

Eastbourne Tall Buildings Study

Eastbourne Borough Council

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Quality information

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Chapter

01

1. Introduction

This Tall Buildings Assessment was prepared by AECOM on behalf of, and in collaboration with, officers at Eastbourne Borough Council (EBC).

Eastbourne's Local Plan Growth Strategy Consultation¹ establishes that *"there are strong reasons why Eastbourne is unable to meet its development needs in full. The town is surrounded by the protected downland of the South Downs National Park (SDNP) to the west, the English Channel to the south, and the boundary with Wealden District to the north and east, and much of the land through the central area known as Eastbourne Park is functional floodplain."* [see Figure 1a]. However, Eastbourne's Local Plan Growth Strategy Consultation report also acknowledges that *"all sites with potential for development and to ensure that all opportunities are maximised so as many new homes and employment spaces are accommodated as possible in a sustainable way."*

This Study considers the advantages and disadvantages of new tall buildings within the town, in light of the need for new homes and the spatial constraints of Eastbourne.

New tall buildings can form one of the most prominent elements of a townscape, strengthening townscape character and sense of place, improving wayfinding and legibility and contributing positively to skylines. Depending on the nature of the site and its context they may also improve local character and connectivity, improve urban legibility and quality and increase the quantum and/or quality of green infrastructure.

In order to achieve this, it is important that, new tall buildings are located in appropriate locations, responding to the physical, cultural and visual characteristics of the town and its wider setting including the coast and the South Downs National Park.

¹ https://planningpolicyconsult.lewes-eastbourne.gov.uk/ELP_GS/view?objectID=149564741

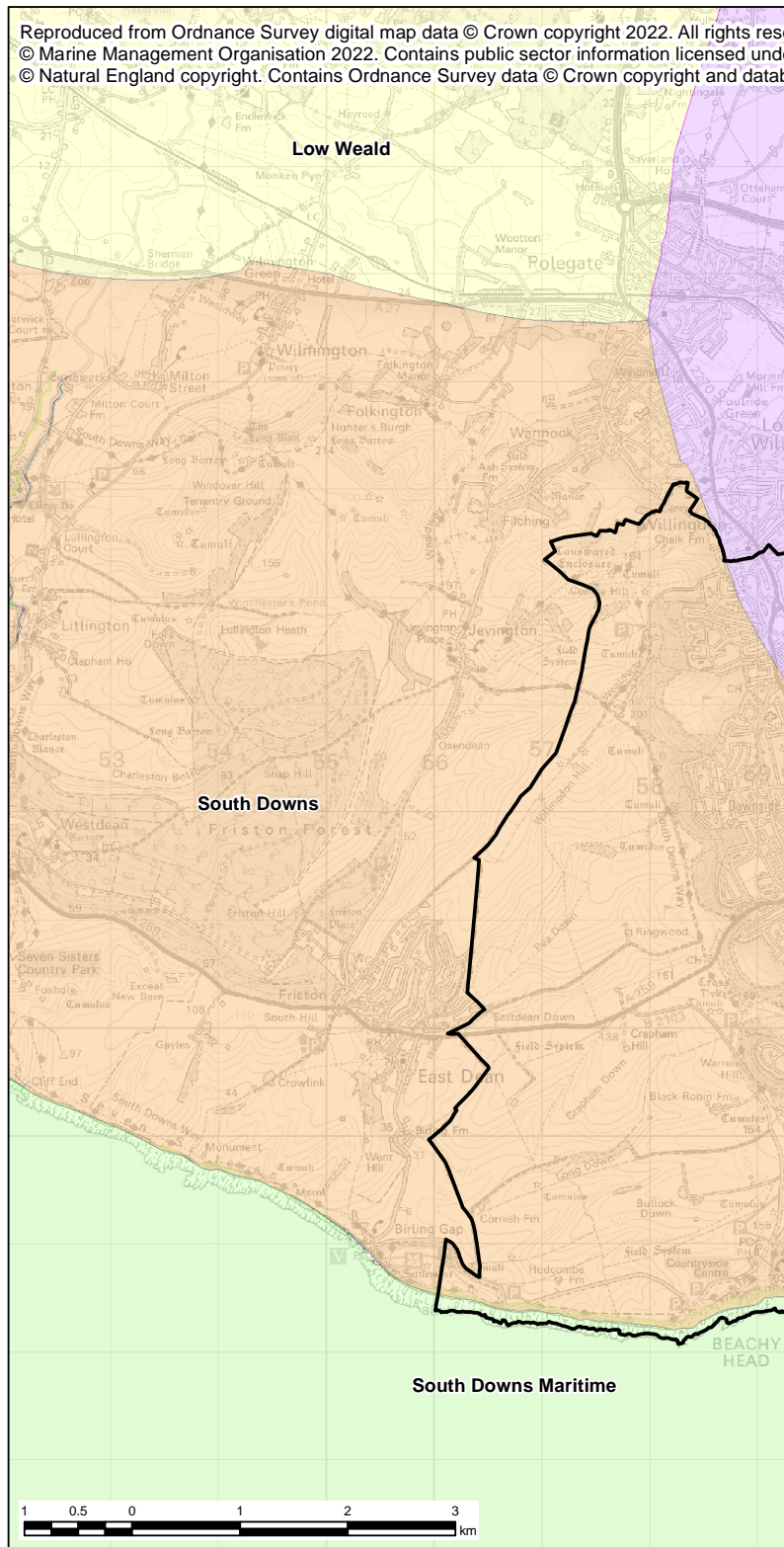
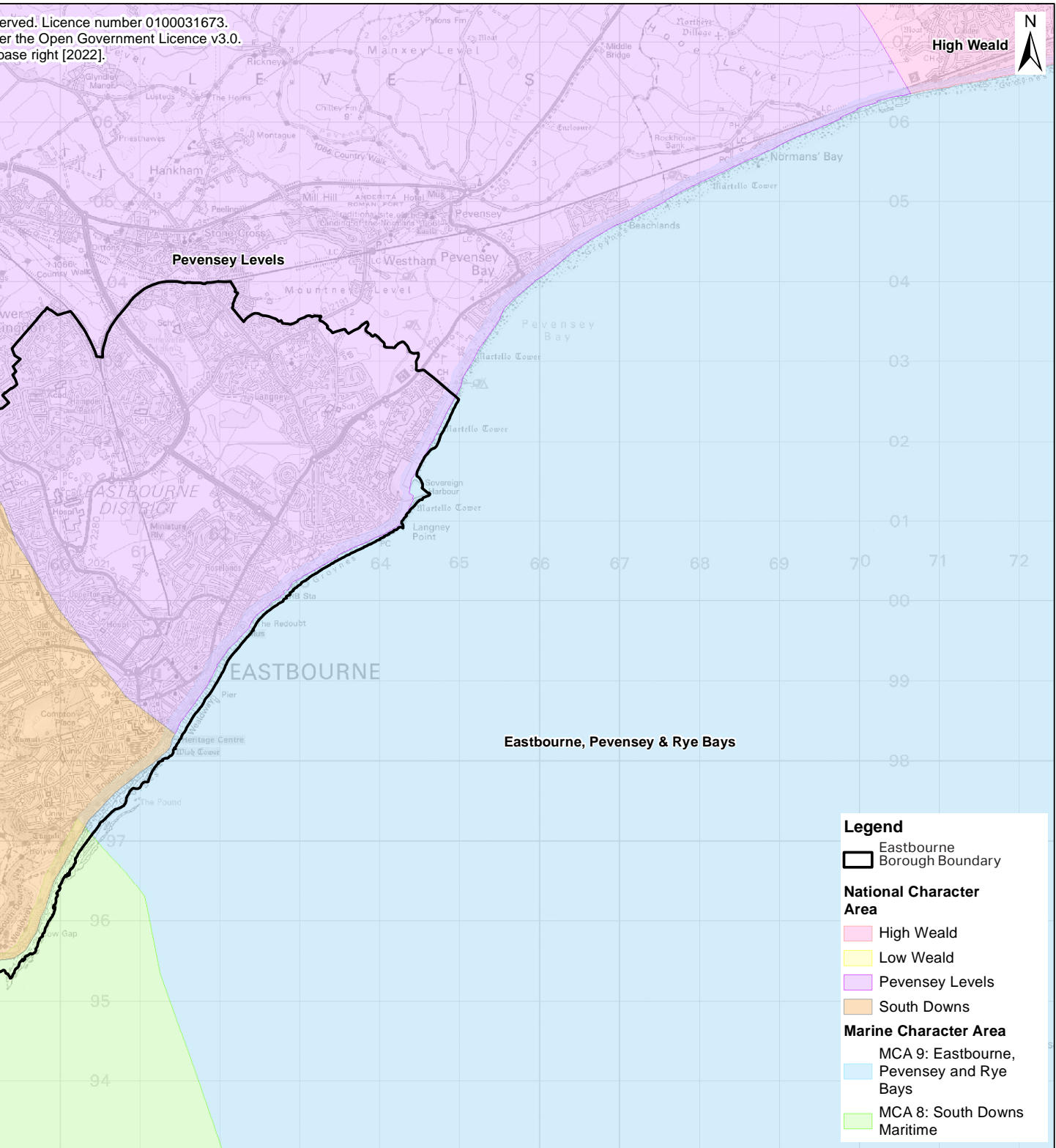


Figure 1a: National Context

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Chapter

02

2. Methodology

2.1 Approach

This is a landscape, townscape and seascape Study that responds to the physical and environmental characteristics of the town and its wider setting. The approach draws on the following best practice guidance:

- Technical Information Note 05/2017: Townscape Character Assessment (Landscape Institute, 2017)²
- An approach to landscape sensitivity assessment (Natural England, 2019)³
- Guidelines for Landscape and Visual Impact Assessment, (Landscape Institute and Institute of Environmental Management and Assessment, 3rd Edition, 2013)⁴
- National Model Design Code (Ministry of Housing, Communities and Local Government, 2021)⁵
- Advice Note 4: Tall Buildings (Historic England, 2022)⁶
- London Plan Guidance: Characterisation and Growth Strategy (Consultation Draft, Mayor of London, 2022)⁷

2.2 Study Area

The study area is presented below and includes the fourteen neighbourhood areas identified in Eastbourne Core Strategy Local Plan 2006-2007 (adopted 2013). Eastbourne Park neighbourhood area is excluded from this Study on the assumption that this low lying area is unsuitable for development of tall buildings.

2.3 Document Structure

Chapter 3 provides a review of existing and emerging planning policy at the national and local level with respect to tall buildings, townscape, landscape and seascape character and visual amenity.

Chapter 4 appraises the existing townscape baseline, including land use, scale, pattern and grain, topography and hydrology, heritage assets, movement and circulation as well as the urban and landscape character. This chapter also introduces the 14 Townscape Character (neighbourhood) Areas which are further discussed in Chapter 5 in relation to their sensitivity and suitability to tall buildings.

Chapter 6 provides a summary of the suitability for tall buildings across the study area and presents the design guidelines for tall buildings.

Chapter 7 presents the conclusions.

2.4 Assessment of Sensitivity to Tall Buildings

Townscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place, by identifying recognisable patterns of elements or characteristics that make one area different from another. The Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment Third Edition' (GLVIA 3), 2013, outlines in Paragraph 2.6 that the definition of landscape applies to townscapes, and is therefore interchangeable with the term 'landscape', with Paragraph 2.7 stating: "*Townscape means the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban spaces, including green spaces, and the relationship between buildings and open space*"

² <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2017/12/tin-05-2017-townscape.pdf>

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf

⁴ Guidelines for Landscape and Visual Impact Assessment, (Landscape Institute and Institute of Environmental Management and Assessment, 3rd Edition, 2013)

⁵ National Model Design Code (publishing.service.gov.uk)

⁶ Tall Buildings: Historic England Advice Note 4

⁷ London Plan Guidance: Characterisation and Growth Strategy (Consultation Draft, Mayor of London, 2022)

The study area has been split into Townscape Character Areas (TCA) which reflect the neighbourhood areas used as a basis for the Local Plan⁸. These areas have been tested and refined through:

- desk based analysis, including a review of existing land use, scale, pattern and grain, topography and hydrology, historical development and heritage assets, movement and circulation, land use, public realm and green infrastructure as well as
- field work, including a site walk over of each TCA, testing the boundaries and identifying perceptual qualities of each area as well as townscape specific features such as urban grain/scale and massing and streetscape/skyline.

An assessment of the sensitivity of each TCA with respect to tall buildings was undertaken. The sensitivity is a combination of the value of the townscape receptor and the susceptibility of the townscape receptor to the specific development type, using professional judgement.

2.4.1 Townscape Value

The GLVIA 3 Glossary defines landscape [townscape] value as: *“The relevant value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a variety of reasons”*.

Townscapes, including their character and features, may be designated at a range of levels (international, national, county and local level), examples of which are set out below.

According to the Landscape Institute’s Technical Guidance Note 02/21⁹ the assessment of value is based on a combination of the importance of landscape-related planning designations and the following attributes:

- Natural heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- Cultural heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.

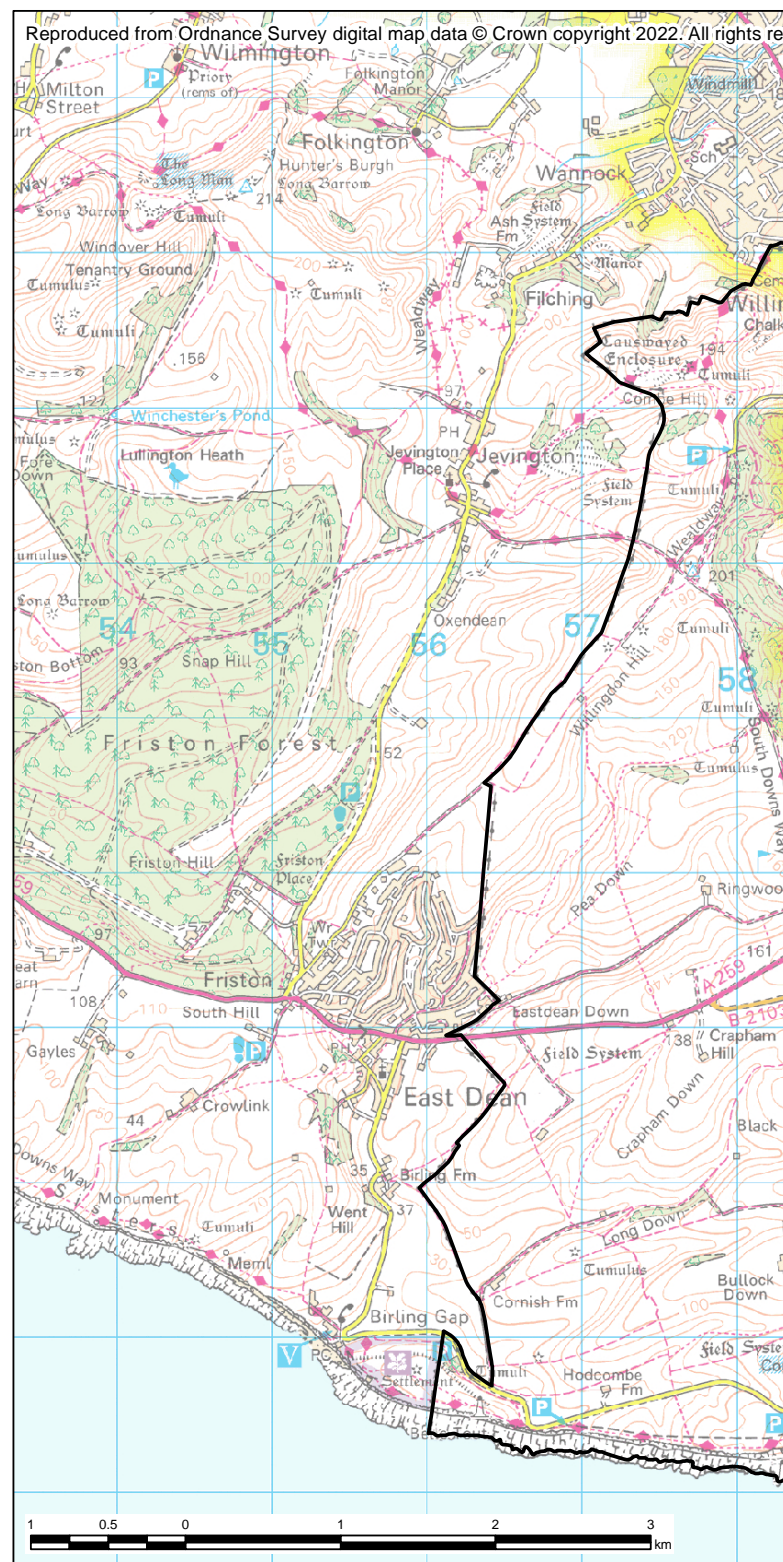
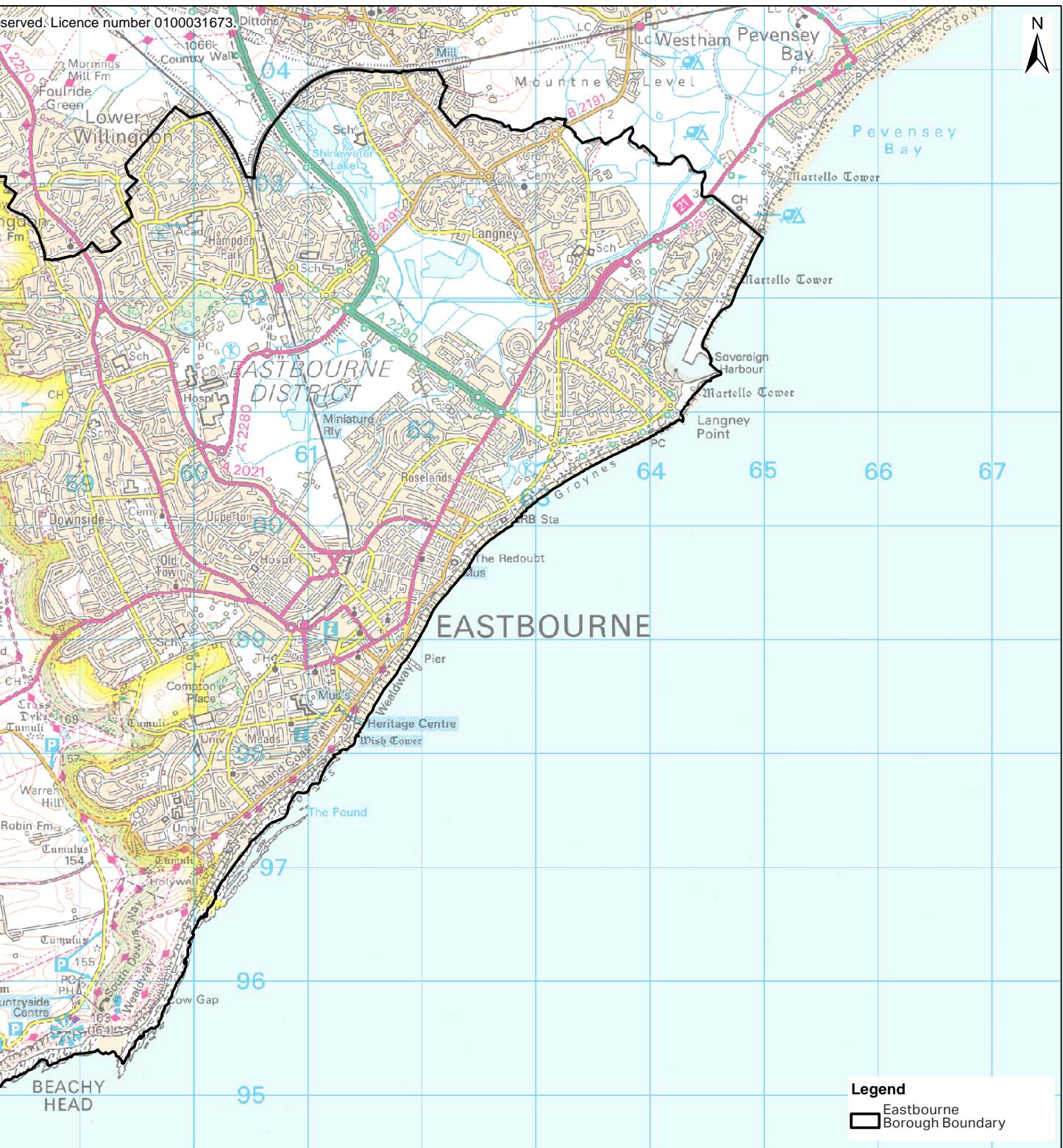


Figure 1b: Site Context

⁸ Eastbourne Core Strategy Local Plan 2017, page 24
⁹ <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2021/05/tgn-02-21-assessing-landscape-value-outside-national-designations.pdf>

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- Townscape condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure
- Associations: Landscape which is connected with notable people, events and the arts
- Distinctiveness: Landscape that has a strong sense of identity
- Recreational: Landscape offering recreational opportunities where experience of landscape is important
- Perceptual (Scenic): Landscape that appeals to the senses, primarily the visual sense

The Landscape Institute Townscape Character Assessment Technical Information Note 05/2017² refers to the following townscape indicators which can contribute to an understanding of value:

- Buildings, open spaces, or other features, which contribute positively to the character of a conservation area and may be designated.
- Buildings, open spaces, or other features of townscape merit outside of conservation area and may be designated.
- Buildings or groups of buildings, and open spaces which have won awards for architecture or design quality, such as Civic Trust or RIBA awards.
- Buildings, open spaces, or other features identified on a local list.
- Greenspaces or other open spaces, which are designated in the Local Plan or have won awards, such as Green Flag or Landscape Institute awards.
- Areas designated and protected for geological or biological conservation, such as SSSIs and, SACs.
- Key or protected views.

The overall value for each townscape receptor is categorised as High, Medium, or Low, as set out in Table A1.

2.4.2 Townscape Susceptibility

The GLVIA 3 Glossary defines landscape [townscape] susceptibility as: *"The ability of a defined landscape... receptor to accommodate the specific proposed development without undue negative consequences"*.

The following indicators are taken into consideration in the assessment of townscape susceptibility, although not all criteria are equally applicable or important within a given townscape:

- Landform;
- Scale, massing and urban grain
- Pattern/Complexity;
- Composition;
- Movement
- Wider urban and landscape context

Townscape susceptibility is categorised as High, Medium or Low, as set out in Table A2.

The overall sensitivity of receptors is determined by applying professional judgement correlating value and susceptibility to change as set out in Table A3 as either High, Medium or Low. Judgements are made about each townscape receptor with the table acting as a guide. Intermediate categories may be used where the value or susceptibility doesn't fall within one of the main categories, or a finer degree of differentiation is required.

Table A1: Townscape Value

Level	Description
High	Features or areas likely to be of national importance, designated at national or international level.
Medium	Features or areas likely to be of county or borough importance, designated at county or borough level.
Low	Features likely to be of importance to the local community but have little or no wider recognition of their value, and are not designated.

Table A2: Townscape Susceptibility

Level	Description
High	The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity,
Medium	The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	The receptor is likely to be able to accommodate the type of change proposed with little or no effect upon its overall integrity.

Table A3: Overall Sensitivity

	Susceptibility to Change		
	High	Medium	Low
Value	High	High	Medium
	Medium	High	Low
	Low	Medium	Low

2.5 Defining Tall Buildings

For the purposes of this study a tall building has been defined as a specific height of at least 18 metres measured above ordnance datum (AOD) from ground to the roof level of the uppermost storey.

A specific height is provided (as opposed to a relative height) as per current best practice.

The tall building definition should not be misinterpreted to mean that all buildings up to 18 metres are automatically acceptable. Such proposals will still need to be assessed in the context of planning policy.

2.6 Limitations

Tall buildings vary significantly in their impact depending on their height, mass and location. What might be perceived as a tall building will vary according to the nature of the local area.

This Study takes a character-based approach to the identification of locations that may be suitable for tall buildings in Eastbourne. It does not consider accessibility, wider environmental factors including daylight/sunlight, microclimate or viability issues.

The areas identified in this Study as having potential for taller buildings assumes that varied architectural design, building line and form and materials would be fundamental to development applications, and necessary mitigation would be embedded in applications to avoid or minimise adverse effects on people and the surrounding environment.

Conservation area appraisals and identification of key views have only been published for four areas: College, Meads, The Park, Torfield, Upperton and Warrior Square. This study should be reviewed as additional conservation area appraisals are published.

2.7 Challenges and Considerations

An assessment of the current context identified a series of key challenges and considerations which any development management application for a Tall Building in Eastbourne will need to address:

The importance of allowing topography to be read, rather than masking it with taller development.

A need to respect and respond to heritage assets and character in the town centre.

Maintaining a clear sense and continuity of neighbourhood character.

Securing high quality design across all types of development as a priority and applying elevated standards to realise exceptionally well-designed tall buildings.

Considering how tall buildings meet the ground and public realm.

Managing the impact of car parking and servicing on the ground floor environment.

Securing affordable housing and achieving a range of dwelling types including family accommodation.

Achieving an appropriate urban grain, specifically the pattern of urban plots, is a key priority which should take precedence over a presumption in favour of taller building typologies.

As noted above, a series of factors including grain, density, placemaking and quality of design all require careful attention before tall buildings are considered.

Chapter

03

3. Planning Policy

3.1 Planning Policy Context

This section sets out a summary of existing and emerging planning policy relevant to tall buildings, townscape character and visual amenity relevant to Eastbourne. This information helps to establish the context and has been used to inform judgements regarding the potential for tall buildings later in this Study. Further detail is presented within Appendix A.

3.2 National Policy Context

3.2.1 National Planning Policy Framework

The National Planning Policy Framework, 2023¹⁰ (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. 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."*

The NPPF includes the following paragraphs which are relevant to this Study:

- Paragraph 90: network and hierarchy of town centres
- Paragraph 123: effective use of land
- Paragraph 124: upward extensions
- Paragraph 128: efficient use of land
- Paragraph 129: area-based character assessments, design guides and codes and masterplans
- Paragraph 131: good design

- Paragraph 132: design policies
- Paragraph 133: design guides
- Paragraph 135: visually attractive developments
- Paragraph 139: standard of design
- Paragraph 180: intrinsic character and beauty of the countryside
- Paragraph 182: National Parks, the Broads and Areas of Outstanding Natural Beauty
- Paragraph 200: heritage assets affected
- Paragraph 203: local character and distinctiveness

3.3 Planning Practice Guidance

Planning Practice 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:

- Design: process and tools (October 2019)¹¹
- Effective use of land (July 2019)¹²

¹⁰ https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

¹¹ <https://www.gov.uk/guidance/design>

¹² <https://www.gov.uk/guidance/effective-use-of-land>

¹³ <https://www.lewes-eastbourne.gov.uk/planning-policy/eastbourne-core-strategy/>

3.4 Eastbourne Planning Policy

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, set out below, comprise the planning framework used to determine planning applications.

Following the adoption of the Eastbourne Town Centre Local Plan in 2013, a number of saved policies from the Eastbourne Borough Plan 2001-2011 have been deleted. The Development Plan for Eastbourne now consists of policies from the Eastbourne Core Strategy Local Plan 2006-2027 (adopted February 2013)¹³ and the Eastbourne Town Centre Local Plan 2006-2027¹⁴, and the Eastbourne Employment Land Local Plan (adopted November 2016)¹⁵ as well as extant policies from the Eastbourne Borough Plan 2001-2011 (adopted 2003)¹⁶. Several Supplementary Planning Guidance and documents are also relevant to this Study and included in Appendix A.

3.5 Policy Overview and Implications

There is a very limited supply of developable land in Eastbourne given the confinement of the urban area by the South Downs National Park, the English Channel, and land subject to flood risk. There are other numerous designations which may affect the viability of developable sites like, SSSIs, scheduled monuments, listed buildings and conservation areas, nature reserves and others. Additionally, there are policies, such as Policy NE 16: development within 250 m of a former landfill site, which whilst not precluding development, further limits the availability of a developable land. Paragraph 176 of the NPPF places great weight on conserving and enhancing landscape and scenic beauty in National Parks and development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Policy UHT2: Height of Buildings of the Eastbourne Borough Plan and Policy TC11 Building Heights of the Eastbourne Town Centre Local Plan put emphasis on a height of the buildings fitting into the existing context. The majority of tall buildings within the town centre range between 3-5 storeys with 6 storeys comprising landmark buildings. However, the policy identifies Development Opportunity Areas where buildings higher than 6 storeys could be considered on the basis of good design and visibility studies.

This Study will test the implications of widening the scope and geographical area where Policy TC11 may be considered suitable, identifying additional Opportunity Areas for tall (or taller) buildings based on a sensitivity approach.

¹⁴ <https://www.lewes-eastbourne.gov.uk/planning-policy/eastbourne-town-centre-local-plan/>

¹⁵ <https://www.lewes-eastbourne.gov.uk/planning-policy/eastbourne-employment-land-local-plan/>

¹⁶ <https://www.lewes-eastbourne.gov.uk/planning-policy/eastbourne-borough-plan/>

Chapter

04

4. Baseline

4.1 Land use, Scale, Pattern and Grain

Eastbourne developed as a seaside resort. It's distinct coastal character is defined by a direct relationship to the foreshore which includes a wide public esplanade on two levels, a long shingle beach, the Graded II* listed Eastbourne Pier and tourist attractions as well as a range of holiday accommodation, pubs and restaurants.

The wider landscape comprises the South Downs National Park to the west, the town of Polegate to the north and Pevensey Bay to the north east, interspersed with agricultural fields and small pockets of urban development. To the south the seaside landscape and frontage dominates the scenery and creates a strong sense of place.

The centre of the modern town is in the area marked east and west by the historic hamlets of Seahouses and Southbourne with landmarks of the pier/the Queen's Hotel and the railway station. Suburbs extend inland c.5.5km to the borough boundary, where they join those of Lower Willingdon and Polegate. To the southwest suburbs rise up the lower part of the Downs and to the north-east they extend to Sovereign Harbour (on the Crumbles) and inland at Langney. The coastal frontage exhibits a high density development pattern with heights of up to 5 storeys. South Cliff Tower enjoys an elevated position and raises above the predominant roofline to over 18 storeys high dominating the townscape in the south western area of the town.

The area surrounding the train station forms the commercial heart of the town. The Beacon, anchoring several national retailers and some smaller independent and corner shops, pubs and cafés is located at Eastbourne High Street (Terminus Road) and up to 8 storeys high. To the northeast of the station are several office blocks, raising to 4-5 storeys in height. Along the A2270 leading to Upperton Road are the tall residential blocks of Arlington House and the Chantry, up to 8 storeys high.

The historic areas of the Meads, Summerdown & Saffrons and Old Town are located to the southwest, beyond which the land raises giving way to the South Downs National Park. The Summerdown & Saffrons and Old Town areas are predominantly two storey residential and the Meads area is a mixture of two storey residential with some taller buildings particularly around Lower Meads in the area close to the town centre.

To the northeast are the inter and post-war residential areas of common townscape character, presenting mainly two storey, detached and semi-detached properties set in large plots, interspersed with commercial / light industrial buildings.

Six storey residential blocks of flats are present at roundabouts such as at the Sovereign Centre and a residential frontage of strong character faces onto Sovereign Park. The harbour is beyond to the northeast edge of the town and has developed a strong recreational identity surrounded with residential blocks of contemporary architecture and heights up to 9 storeys. A large retail and industrial centre is located along the A2290 to the northeast.

To the north of Eastbourne are the smaller scale, lower density residential neighbourhoods of Hampden Park and Langney, with small local centres providing a mix of commercial, educational and community services.

Eastbourne Park is located in the central area of Eastbourne between the A2280 and the urban development to the south creating a buffer between the urban areas of Roselands, Langney and Hampden Park. This area is characterised by a flat, low lying and open landscape of grazing marsh. Medium size irregular fields are intersected by road and rail infrastructure and defined by mature hedgerows as well as water channels filled with reed.

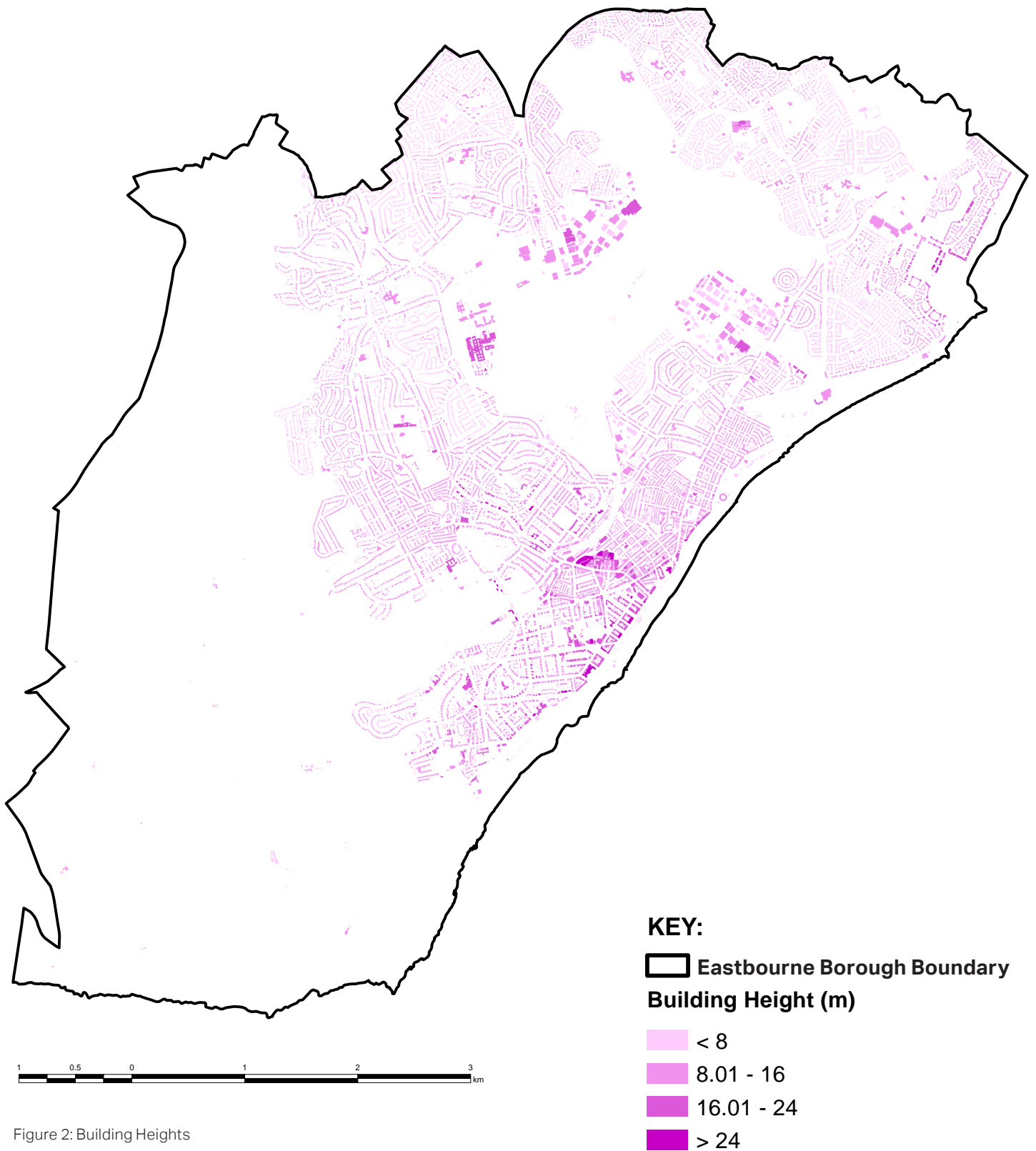


Figure 2: Building Heights

4.2 Topography and Hydrology

Eastbourne is located on the lower slopes of the South Downs National Park, built on geologically recent alluvial drift, resulting from the silting up of a bay. The town is bounded on the west by the South Downs National Park forming chalk cliffs, the highest point of which is known as Beachy Head, by the Low Weald to the north and by the East Langney Levels to the east. The low lying, coastal landscape dominates to the south.

The chalk scarp of the South Downs National Park rises steeply from the sloping urban areas to the west, giving way to a series of convex and concave hillsides before reaching the ridge running circa 150m Above Ordnance Datum (AOD) in a north south direction. This meandering ridge creates several viewpoints into the residential areas below as well as wide panoramas over Eastbourne and the coastal area. Beyond the scarp slopes to the west is a large scale open elevated landscape of rolling chalk downland.

A predominantly flat topography creates nevertheless two distinct areas in the town. The first is the area to the west and northwest, which slopes upwards on a westerly direction and relates visually very closely with the South Downs National Park. The second area is beyond Kings Drive, where the Downs become less prominent and the urban areas relate instead with the coastal landscape around Pevensey, with long distance views present in a northeast direction. These two areas are separated by Eastbourne Park.

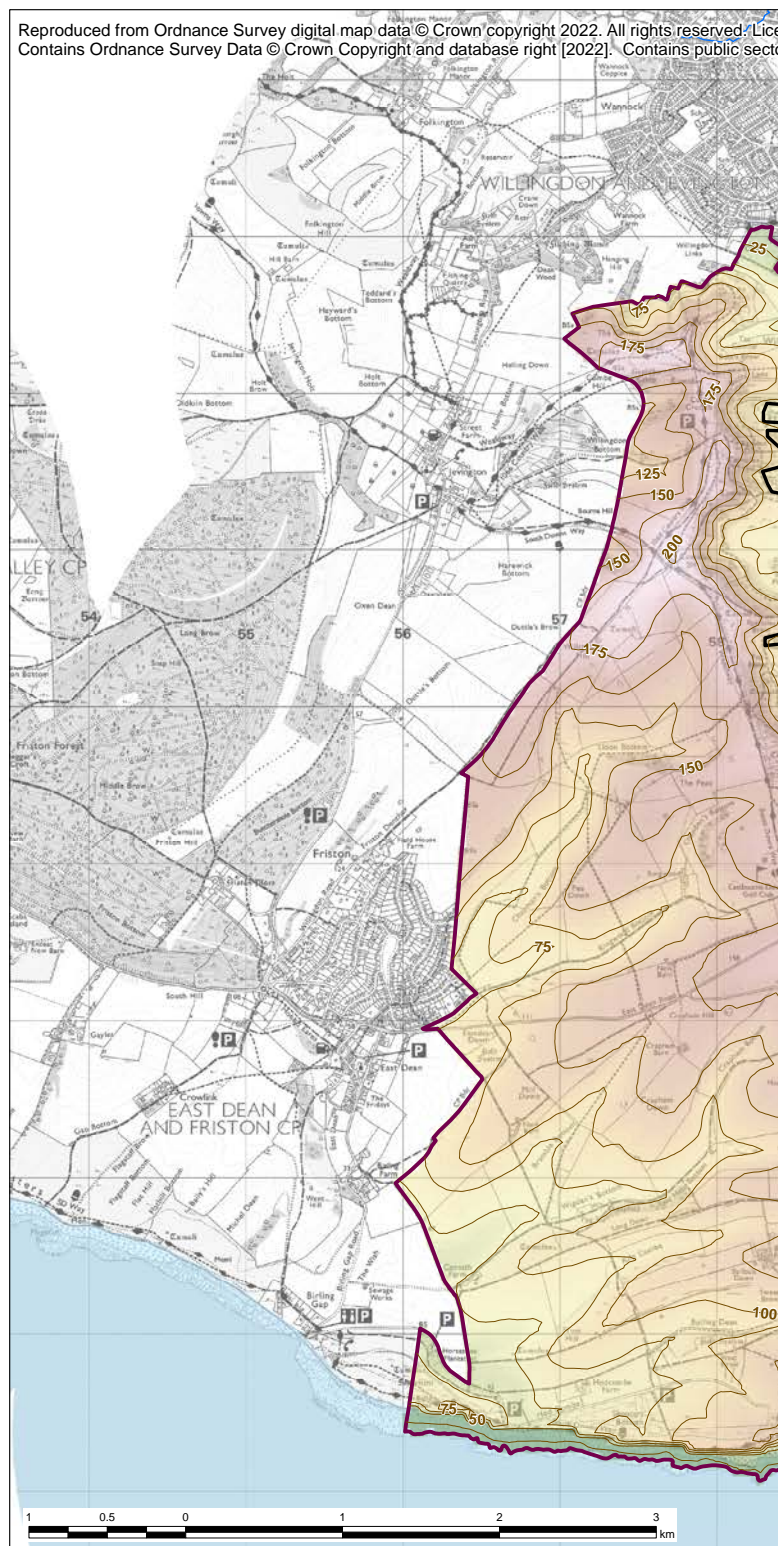
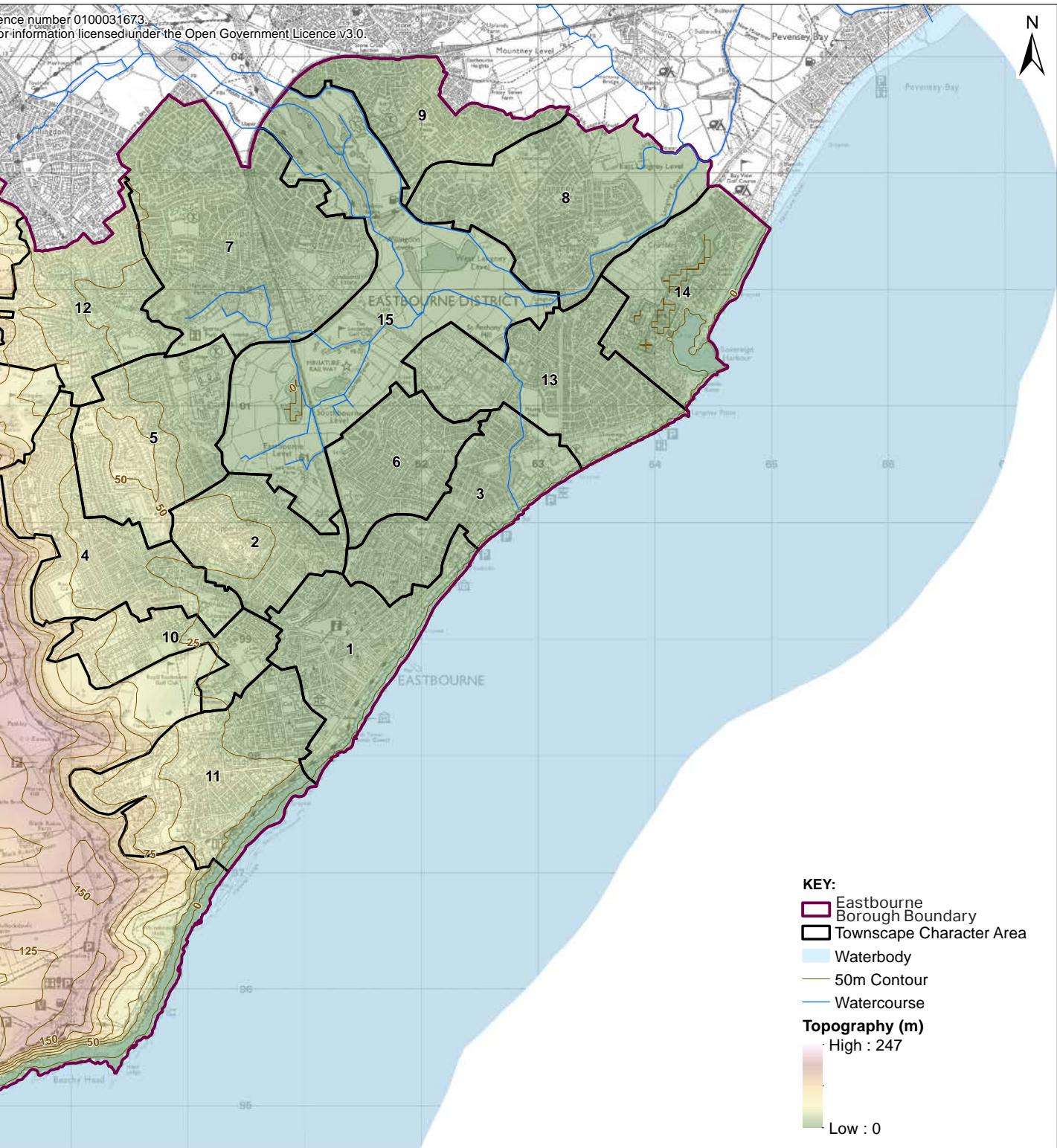


Figure 3: Topography and Hydrology



4.3 Heritage Assets

4.3.1 Historic Development

During the Saxon period (c. 400 - 1066) it is believed that a nucleated settlement developed around the source of the Bourne Stream (now Motcombe Gardens). Bourne grew into a substantial parish, around what is now St. Mary's Parish Church, which was built between 1165 and 1185.

By the sixteenth century there were three small hamlets, South Bourne (Grove Road), Meads and Sea Houses (Marine Parade), which were all under the jurisdiction of the parish and village of Bourne.

At the end of the 18th Century people were being encouraged to visit the seaside to improve their health and this had a direct bearing on Eastbourne's development as a fashionable seaside resort in the second half of the 19th century.

After the arrival of the railway in 1849, the town grew extensively around the railway station and the Town Centre developed significantly during the late Victorian era with landmark developments such as the Pier, Devonshire Park and the Town Hall.

The 7th Duke of Devonshire was instrumental in initiating development of the seafront area including the Grand Parade and Cavendish Place, having created many of the elegant buildings, villas and terraces that characterise the Eastbourne townscape today.

Since the Second World War, redevelopments including the Congress Theatre, the Central Library and the Beacon Centre have been built adding to its importance. During the post-war period the town continued to flourish as an important seaside resort and expand onto the northeast.

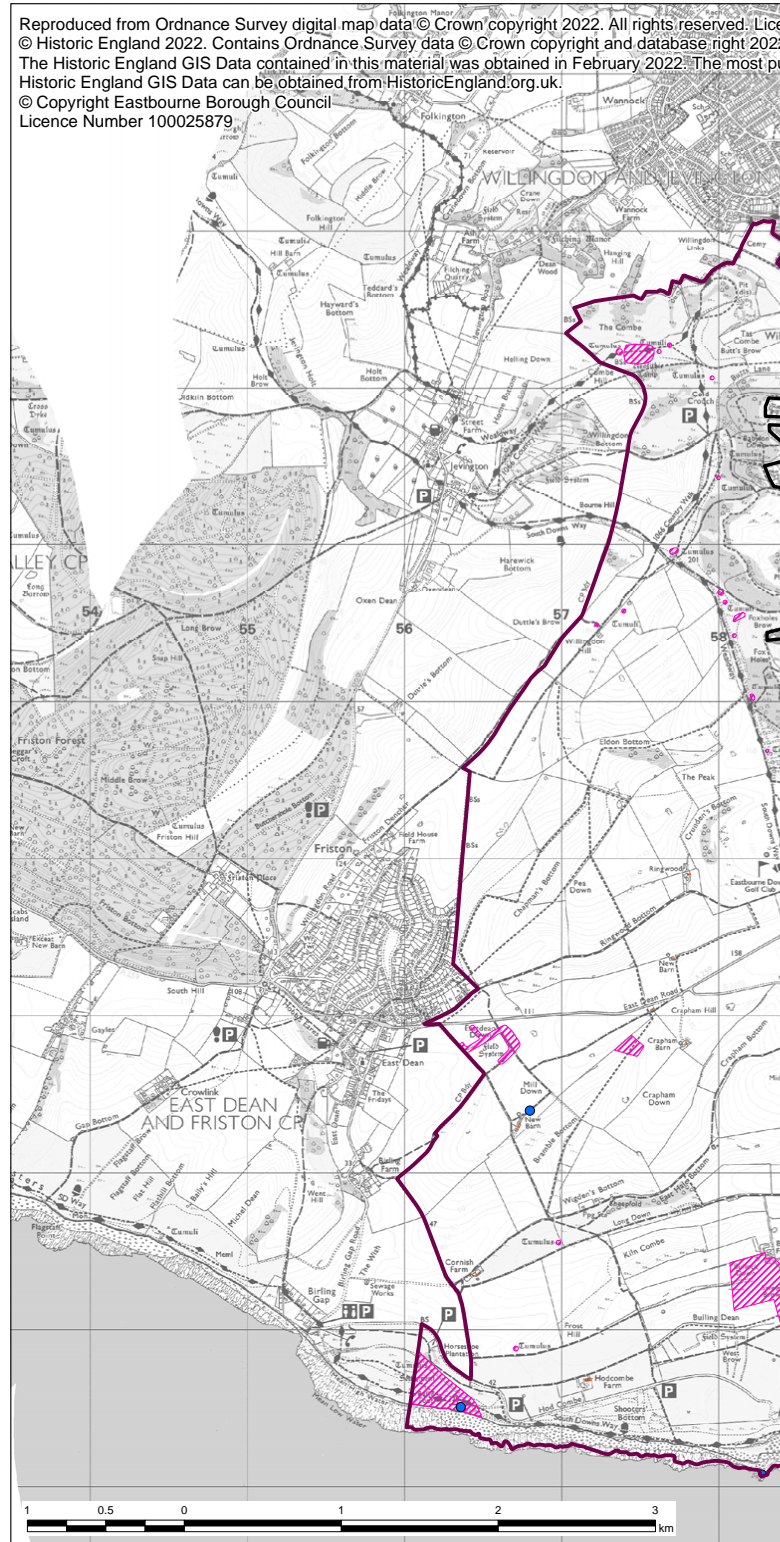
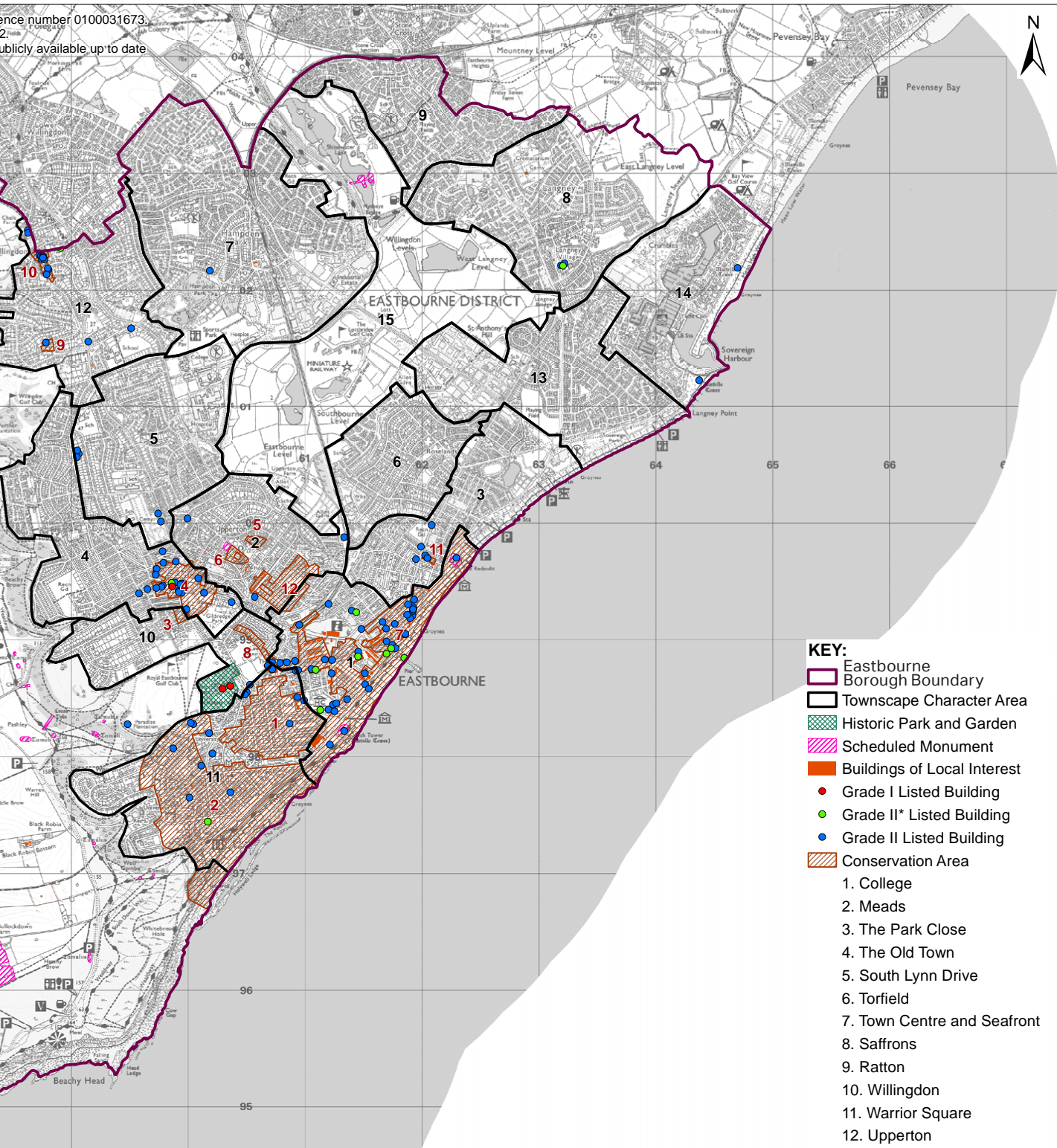


Figure 4: Heritage Assets



4.3.2 Designated Assets

There are over 300 listed buildings, 33 scheduled monuments and 146 locally listed buildings. In addition, there are 49 archaeological notification areas, 2 historic parks and gardens as well as many locally important open spaces, formal gardens, trees and historic spaces between buildings.

4.3.3 Conservation Areas and Areas of High Townscape Value

There are twelve conservation areas and five areas of high townscape value covering a total of 71 hectares. The conservation area appraisals available identify several key views.

4.4 Movement and Circulation

Eastbourne is currently served by the A27, which links the town to Brighton in the west, and the A259, which links the town with Bexhill and Hastings in the east. The A22 provides connections with Uckfield and London.

The A2270 runs from the northwest before splitting into Willingdon Road and Kings Drive/Lewes Road. These roads run alongside each other in a northwest southeast direction towards the town centre's loose geometric road network.

The A22 runs from the northeast and at Marshall Roundabout splits into the A2280 connecting to Kings Drive/Lewes Road to the west and leading onto the seafront via the A2290 to the south, dividing Eastbourne Park in half.

The central area by the seafront is characterised by wide boulevards, squares and tree lined avenues whilst spacious residential streets are present within the low-density residential areas to the west.

To the west King Edward's Parade runs along the seafront providing access to the South Downs National Park along with the A259 to the north.

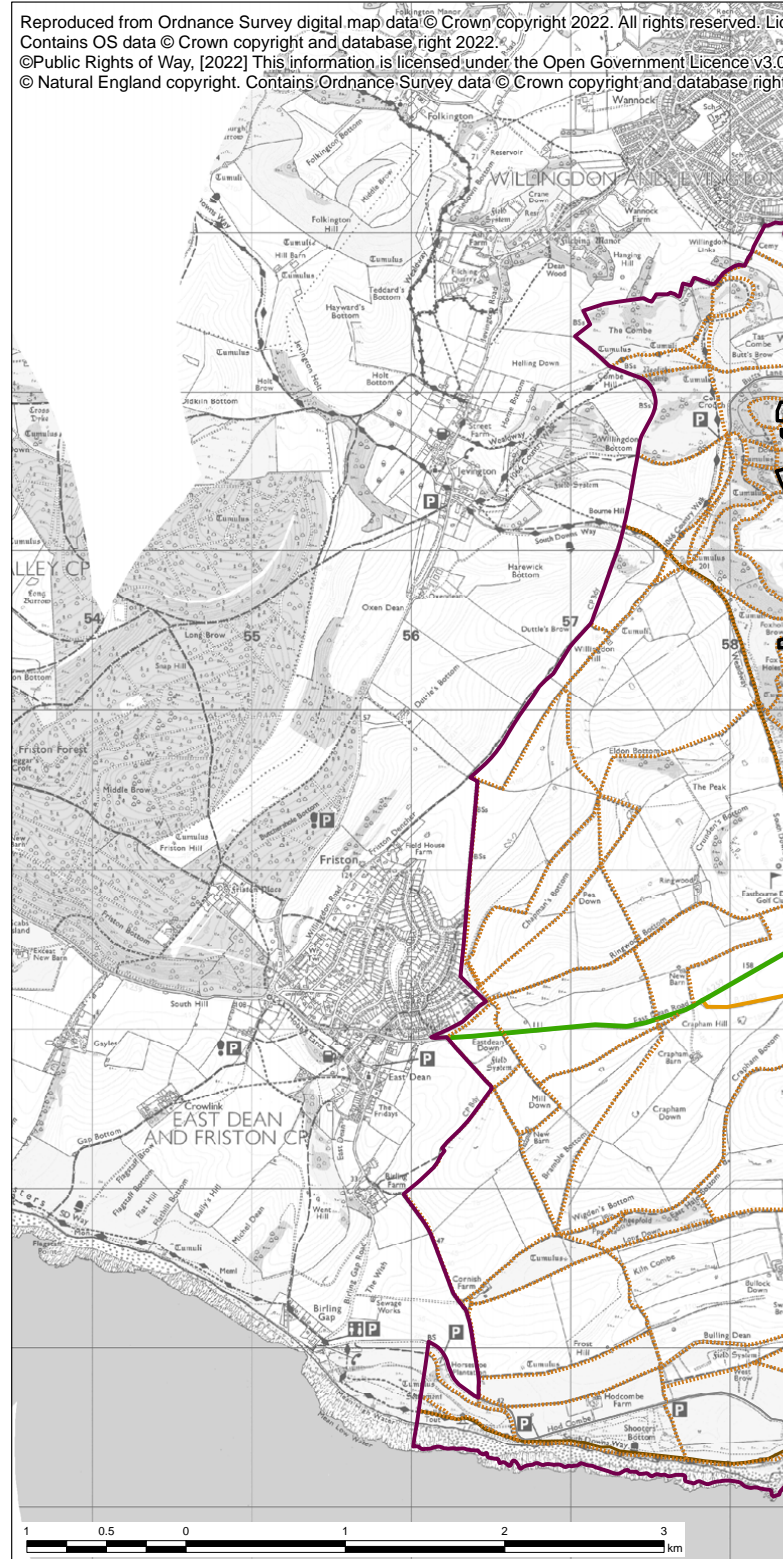
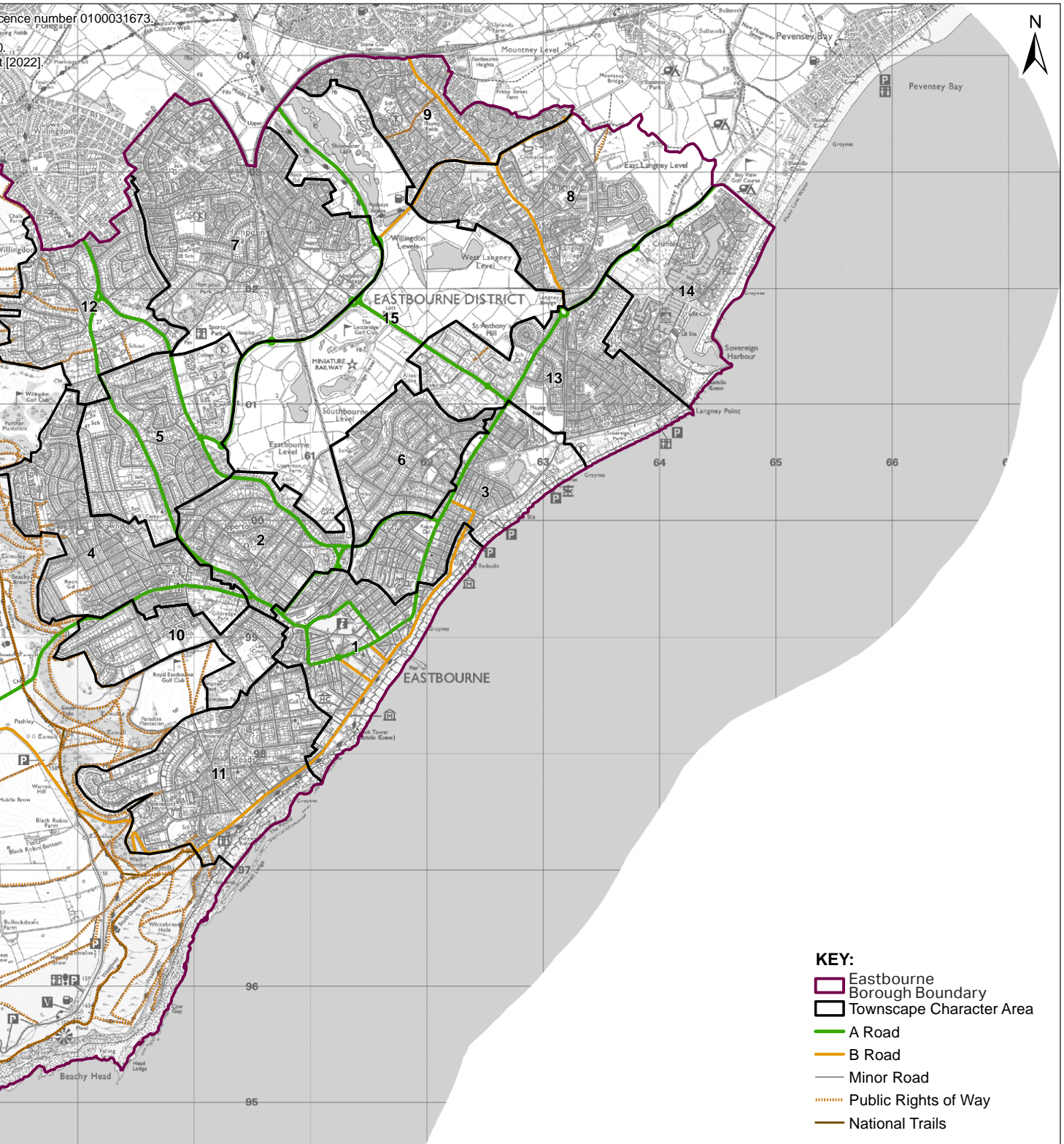


Figure 5: Movement and Circulation



KEY:

-  Eastbourne Borough Boundary
-  Townscape Character Area
-  A Road
-  B Road
-  Minor Road
-  Public Rights of Way
-  National Trails

Along the shore, the A259 connects several low-density residential areas to the east and the retail and industrial area at Lottbridge Drove. The A259 leads to the Harbour before connecting to the B2104. Along the seafront runs Royal Parade, and Prince William Parade.

4.5 Published Urban Character

Sussex Extensive Urban Survey (Sussex EUS)

Eastbourne Historic Character Assessment Report¹⁷ was published in September 2008 and assesses Eastbourne's archaeological, historical, and historic urban character, providing guidance and advice to aid the understanding, protection and management of the historic qualities.

The assessment identifies 9 Historic Urban Character Areas (HUCAs) with consistent visible character and historical development present in Eastbourne, including Old Town, Compton Place, Meads Village, Lower Meads, Devonshire Park, Grand Parade, Seahouses, Terminus Road and Pevensey Road. These HUCAs are generally small in size and located around the town centre.

These HUCA areas at the Old Town and Compton Place have been identified as presenting a high vulnerability to development. Meads Village, Lower Meads, Grand Parade, Seahouses, Terminus Road have been classified as having a medium vulnerability to development, Pevensey Road with low-medium and Devonshire Park with low vulnerability.

4.6 Published National Character

As part of Natural England's responsibilities in delivering the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention, Natural England has developed a series of National Character Area (NCA) Profiles.

These NCA Profiles provide a broad range of information including an outline of the key characteristics of a given area; a description of the ecosystem services provided and how they relate to people, wildlife and the economy; and opportunities for positive environmental change.

The western area of Eastbourne lies within the NCA Profile 125 South Downs¹⁸ NCA whilst the eastern area lies within NCA Profile 124 Pevensey Levels¹⁹ National Character Area.

The NCA Profile 125 South Downs is defined by a prominent ridge of chalk that stretches from Winchester in the west to Eastbourne and the East Sussex coastline in the east, where it meets the sea in the distinctive chalk cliffs of Beachy Head and the Seven Sisters.

The NCA Profile 124 Pevensey Levels includes the low-lying area between Eastbourne and Bexhill in East Sussex - a wetland of national and international conservation importance and a predominantly rural and mostly grazed pasture, and consists of extensive drainage networks and flood plain, but also including the eastern part of the urban centre of Eastbourne.

¹⁷ Eastbourne Historic Character Assessment Report September 2008

¹⁸ National Character Area profile, 125. South Downs, 2015

¹⁹ National Character Area profile, 124. Pevensey Levels, 2013

4.7 Published Local Landscape Character

*East Sussex Landscape Character Assessment 2016*²⁰

There are three Landscape Character Areas relevant to Eastbourne, LCA 23, Wilmington Heritage Downs to the west of the town covering the National Park and landscape beyond to the west, LCA 29, Eastbourne covering to the area to the west of the train station and LCA 24, Eastbourne Levels to the east of the train station and including the landscape beyond the town itself.

LCA 29 describes Eastbourne as an elegant seaside town, sitting on the coast with its back against the easternmost end of the Downs, overlooking the sea, and the Levels to the east. The town has retained its elegant Victorian character, seen in the pier, seafront parades and tree-lined avenues. The central part of the town is coherent and spacious. The Meads area, and the villages of Old Town, Ratton and Willingdon have a leafy 19th Century character. The quiet, unified seafront is the main character focus, with its pier, lawns, winter gardens and grand facades of white buildings. Special features also include the Sovereign Harbour to the east and Langney Point, with the retained original shingle landscape known as the Crumbles.

*Eastbourne Landscape Character Assessment 2010*²¹

Eastbourne Landscape Character Assessment was published in March 2010 following on from the Eastbourne Landscape Character Assessment – Supplementary Landscape Capacity Guidance²² published in June 2009. It provides a baseline inventory of the landscape character in the Borough, along with recommendations.

The urban area of Eastbourne is not covered within this assessment, with the assessment focusing on Willingdon golf club royal, Eastbourne golf club, Willingdon levels, Eastbourne levels, Southbourne levels and Hampden Park. A Landscape Sensitivity Assessment is also being prepared to evaluate land parcels for multi-functional use within Eastbourne.

²⁰ East Sussex Landscape Character Assessment, 2016

²¹ Eastbourne Borough Council Eastbourne Landscape Character Assessment, 2009

²² https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/278460.pdf

4.8 Seascape Assessment for the South Marine Plan Areas

A character assessment for the English coast has been undertaken by the Marine Management Organisation (MMO). The dataset consists of 14 Marine Character Areas (MCA)²³, taking in the full extent of the South Inshore and South Offshore marine plan areas as defined by the MMO. These Marine Character Areas and accompanying descriptions help inform the MMO's evidence base for marine planning in the South of England.

The site is located within MCA 9: Eastbourne, Pevensey and Rye Bays²⁴. The coastal boundaries of the Marine Character Area (MCA) are clearly defined by the prominent headlands of the chalk cliffs of Beachy Head to the west and Dungeness to the east.

MCA 9 is characterised by a predominantly low-lying coastline with a series of long sweeping bays of sand and shingle beaches from Dungeness to Fairlight Cove and larger shingle beaches defended with groynes from Bexhill to Eastbourne. Fairlight cliffs provide a visual dividing point between the largely undeveloped coastline of Rye Bay to the east, and the more developed Pevensey Bay to Eastbourne to the west.

The document acknowledges Eastbourne as a prime seaside resort since the Victorian period, in addition to the more recent development of Sovereign Harbour in the 1990s, which includes a marina.

The document identifies extensive views of the sea from Stone in Oxne, Eastbourne (including areas of the South Downs National Park) and locations around Rye. It identifies the most visible part of the MCA located just offshore from Langney Point between Eastbourne Bay, Pevensey Bay and the Long Shoal.

²³ <https://www.data.gov.uk/dataset/3fed3362-2279-4645-8aaf-c6b431c94485/mmo1037-marine-character-areas>, accessed 11.27.2022

²⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/321940/1037i.pdf, accessed 11.27.2022

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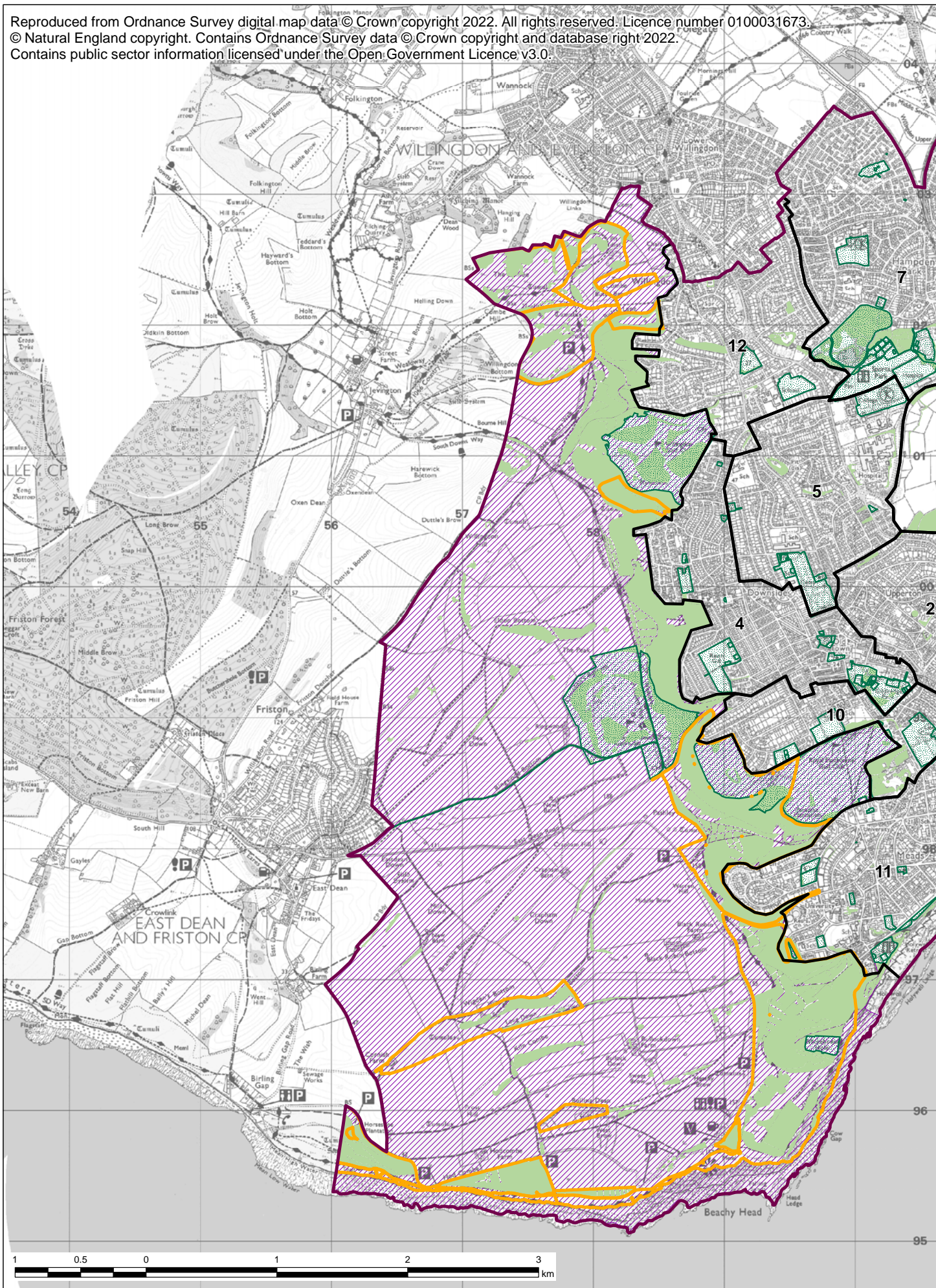
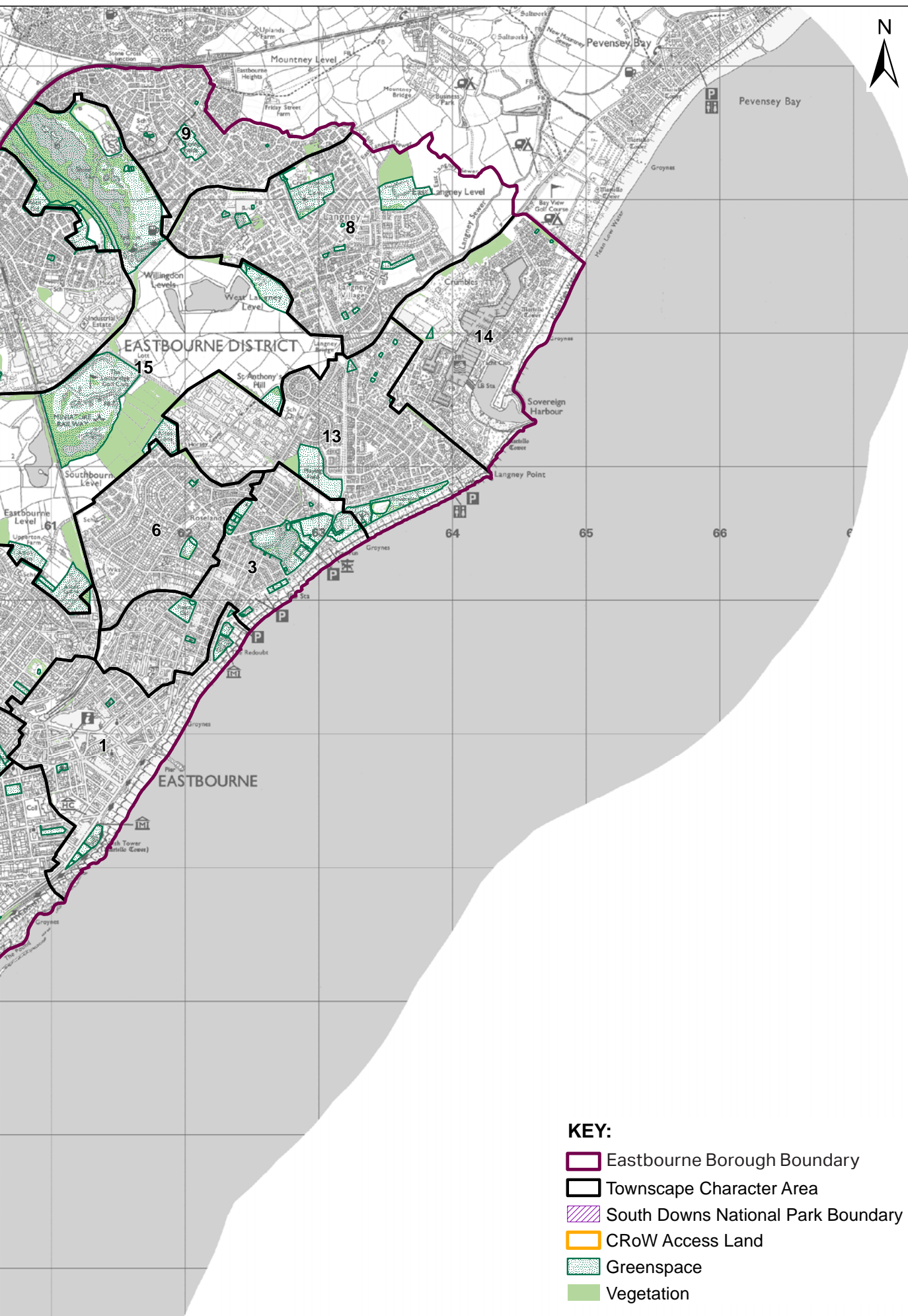


Figure 6: Green Infrastructure



Chapter

05

5. Sensitivity Appraisal

Fourteen Townscape Character Areas (TCAs) have been identified across Eastbourne. A TCA comprises an area of recognisable patterns of elements or characteristics that make one area different from another.

The TCAs identified for the purpose of this appraisal are based on the fourteen neighbourhood areas identified in the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013).

The following section provides a list of the TCAs identified, describes the key characteristics of each area, and provides an analysis of the TCAs sensitivity to new tall buildings based on its value and susceptibility.

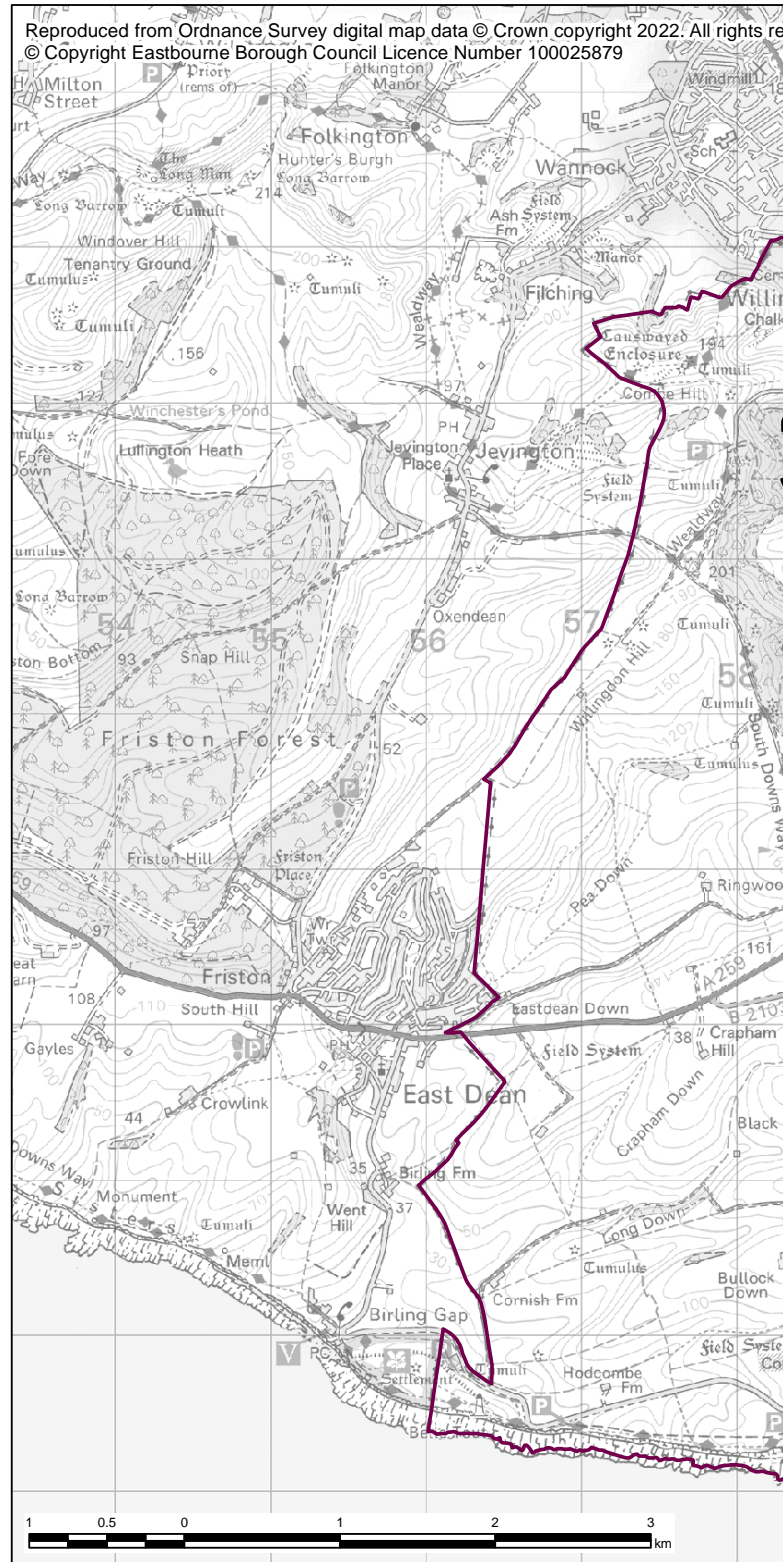
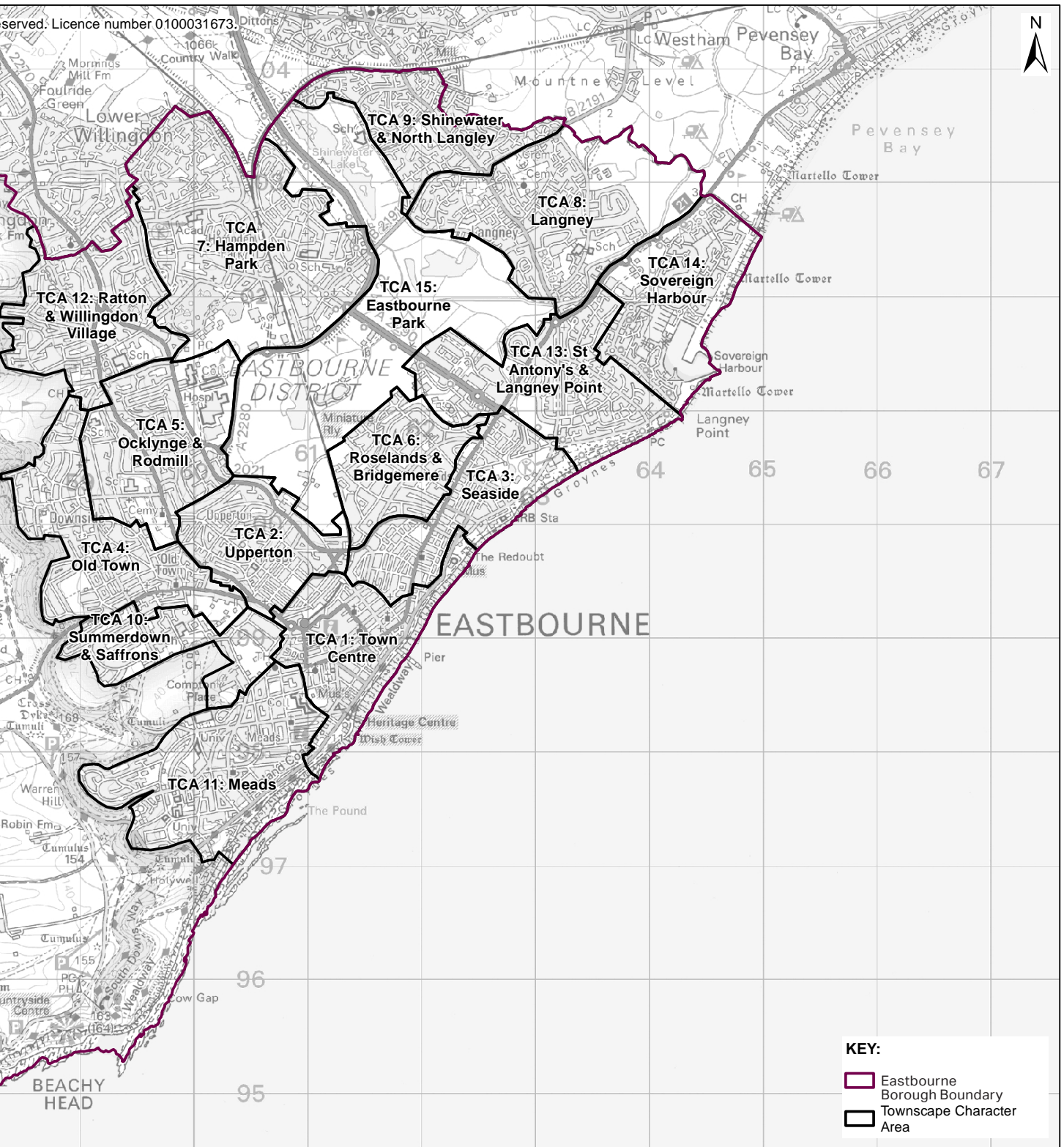


Figure 7: Townscape Character Areas



KEY:

- Eastbourne Borough Boundary
- Townscape Character Area

5.1 TCA 1: Town Centre and Seafront

TCA 1: Town Centre and Seafront has a distinctively coastal character; defined by a direct relationship to the foreshore which includes a wide public esplanade on two levels, a long shingle beach, Eastbourne Pier and tourist attractions. It is a strong example of 19th century urban planning with wide boulevards, regular plots, squares and tree-lined avenues surrounded by terraces or groups of detached Italianate villas.

As illustrated in Figure 8.1b, there are two Areas of High Townscape Value (Hyde Road and Devonshire Park) within the TCA and there is a high concentration of listed buildings. More than two thirds of the total area is designated under the Town Centre and Seafront conservation area.

There are a number of distinctive landmarks including Eastbourne Pier, Eastbourne Town Hall and Eastbourne Railway Station; as well as church spires (St Saviour's Church, All Souls Church and the Church of God Worldwide Mission Pentecostal International Church Deliverance Centre) which rise above residential surroundings, contributing to a sense of place and a legible townscape. The diversity in building style results in a varied roofline, typically with taller buildings at street corners and facing the Grand Parade.

As illustrated in Figure 8.1c, taller buildings form a linear pattern along the seafront and in a nucleated pattern around the train station.

Distinctive trees are present along Devonshire Place, Hartington Place and other key streets.

There are strong visual connections between the town and the sea on account of the grid structured streets running perpendicular to the coastline. Distinctive views are also found along the promenade, including views of the scarp slope of the South Downs National Park.

'A' roads, such as A259 Seaside Road and 'B' roads, such as B2106 Grand Parade, broadly run north east / south west through the TCA, converging on Memorial Roundabout. Terminus Road, characterised by commercial use on the

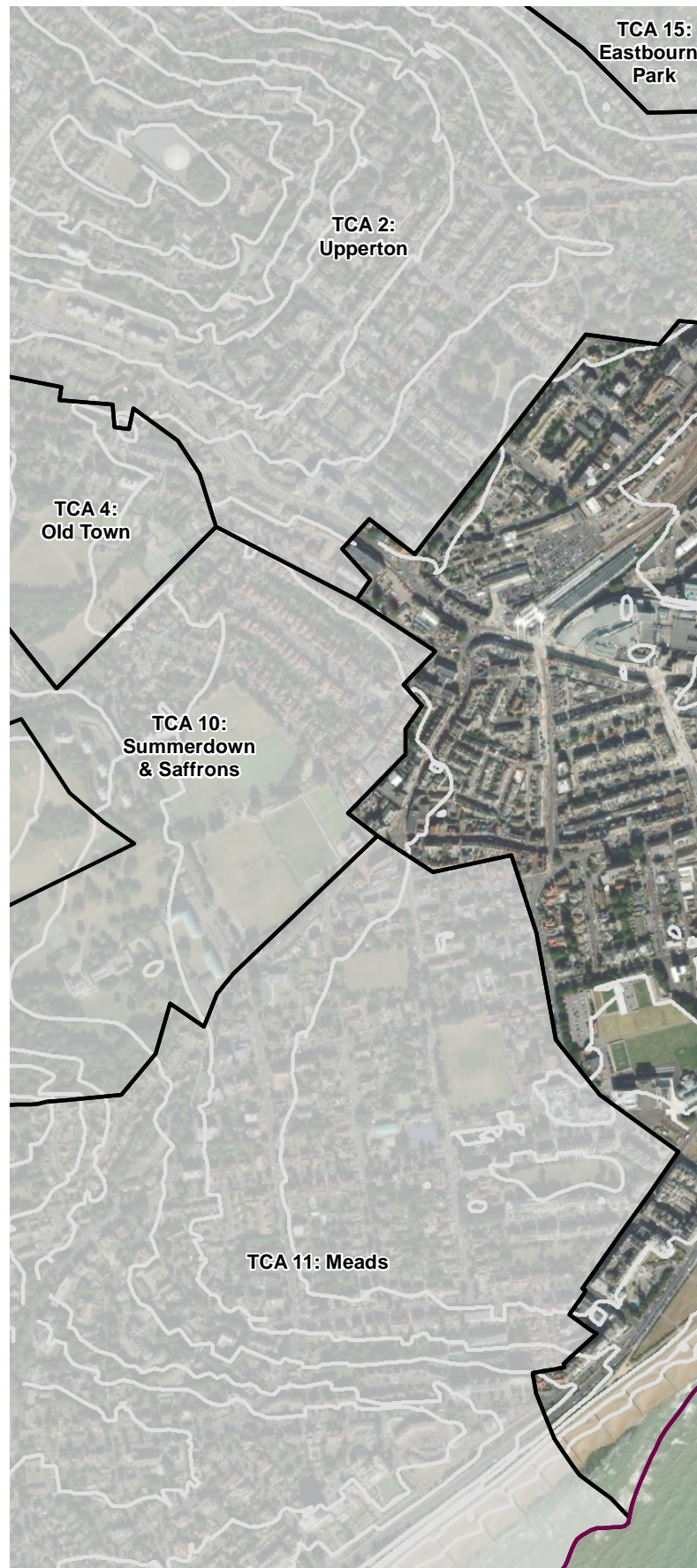


Figure 8.1a: TCA 1 Aerial Photograph and Contours



TCA 1: Town Centre and Seafront

ground floor forms a key spine through the TCA connecting Eastbourne Railway Station in the northwest, to the coast in the east. Outside the commercial centre, a network of smaller streets are set in a grid pattern, perpendicular to the coastline.

The eastern half of the TCA is defined by mostly residential use, including many hotels. The coastline, in the east of the TCA, is mostly used for recreation. The diverse mix of uses brings in many visitors and tourists, promoting a vibrant character with high levels of activity.

Given the historical and cultural associations within the TCA, the area is considered to be of Medium value.

Given the large avenue size, the presence of mature trees, the recreational land use, the open and coastal character and presence of taller buildings, TCA 1: Town Centre and Seafront has scope to accommodate tall buildings within certain areas. Therefore, it is considered to be of Low susceptibility, which in combination with the Medium value, results in a Low sensitivity.

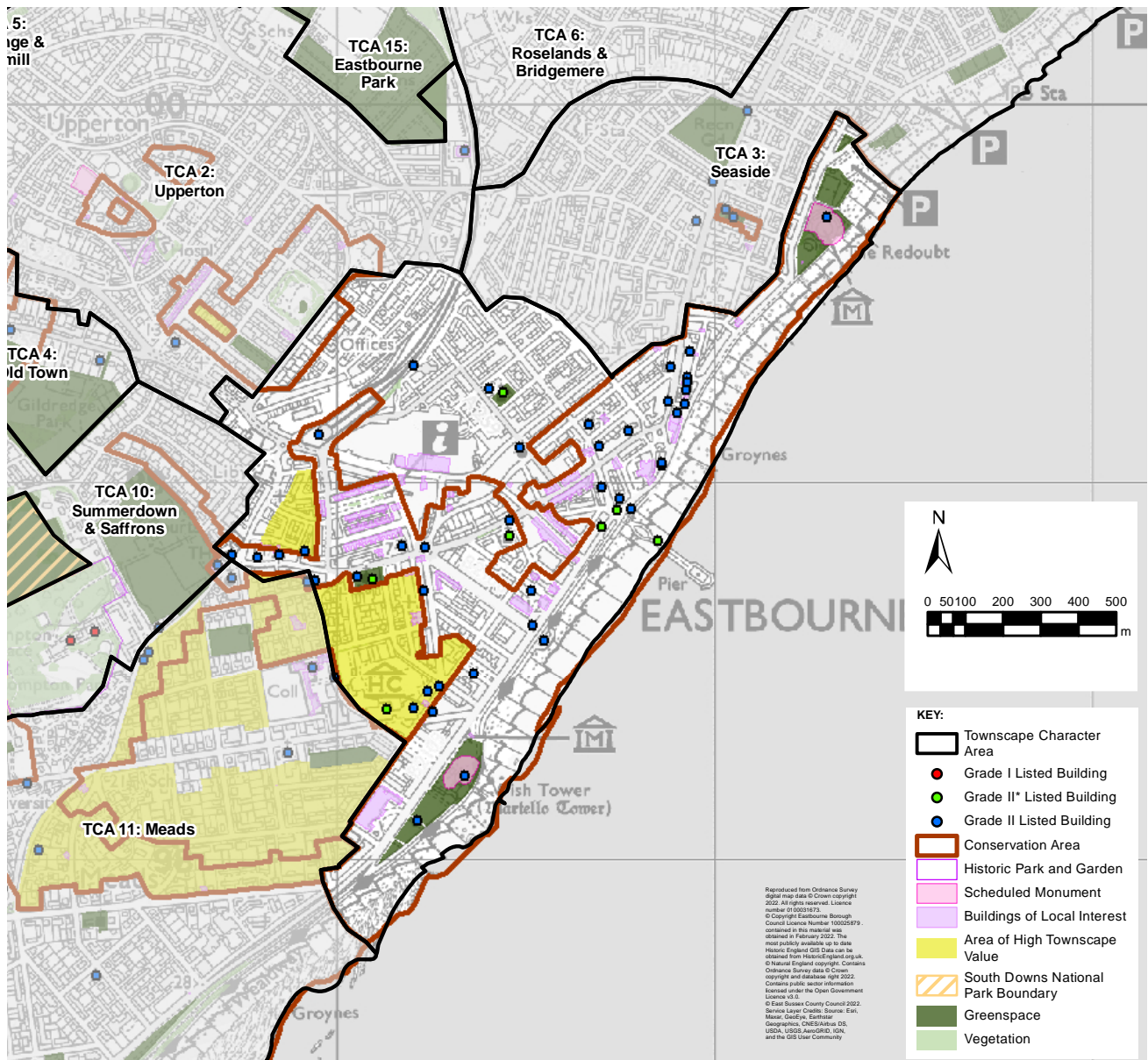


Figure 8.1b - Heritage and Green Infrastructure

Given the low sensitivity, TCA1: Town Centre and Seafront has a High suitability, for tall buildings overall.

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, suitability as a location to accommodate tall buildings is highest within the core areas of the TCA: along the seafront and in a nucleated pattern around the train station. Suitability is much lower in the peripheral, undesignated areas of the TCA to the west and north given the small scale, low density and residential nature present.

Tall buildings should not be located within view corridors relating (or in locations adjacent) to landmarks, such as church spires, in order to preserve the prominence of such buildings in the local townscape. There should be careful consideration of the effects on views towards the South Downs National Park and seaward views. Where tall buildings are located adjacent to existing buildings, they must be of a relatable scale to avoid adverse townscape and visual effects. Tall buildings should be located on the end of plots, acting as a 'book-end' rather than breaking the middle of consistent building lines.

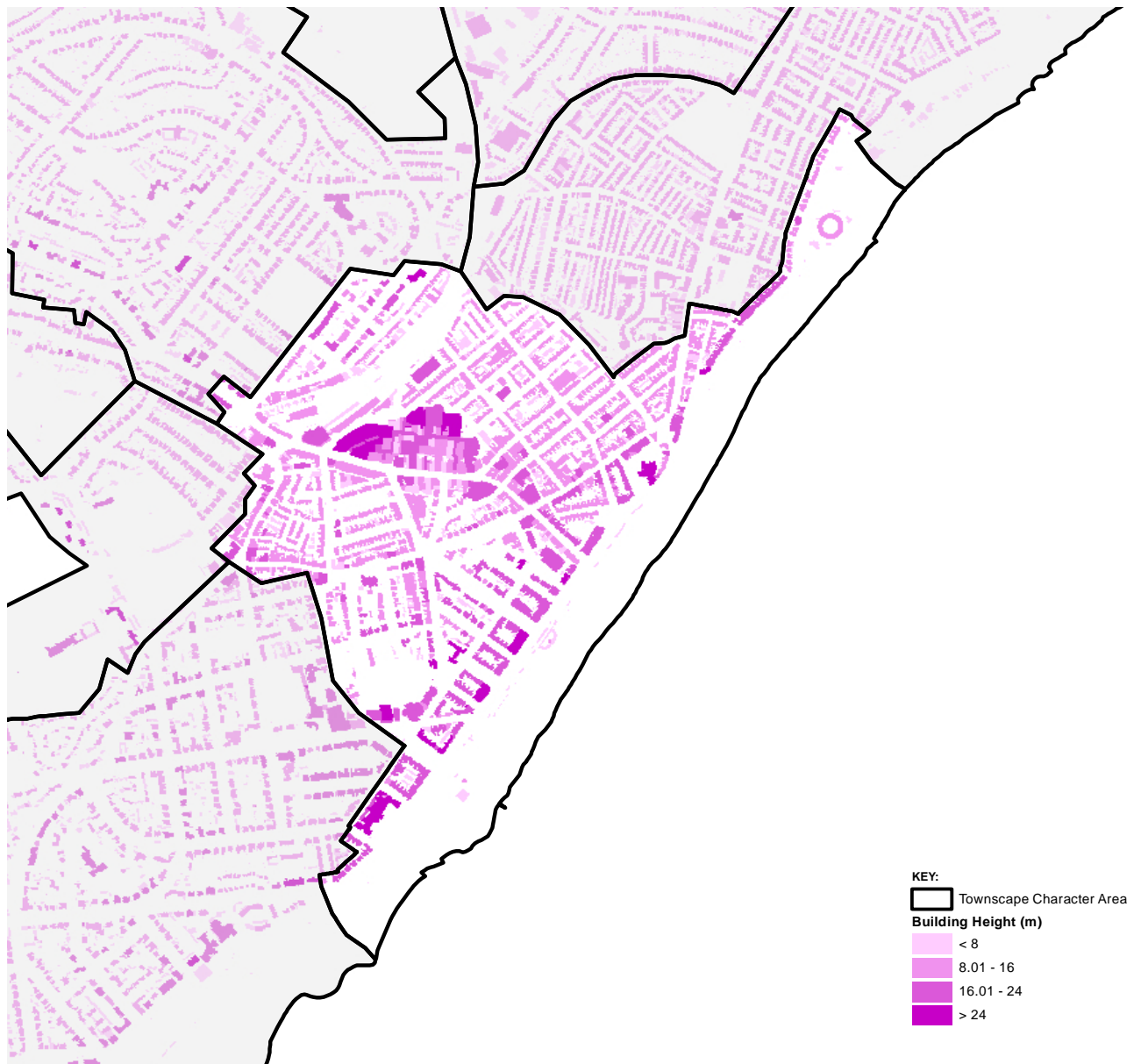


Figure 8.1c - Existing Building Heights

TCA 1: Town Centre and Seafront





Clockwise from top left:

A: The Towner Eastbourne gallery promoting a vibrant culture

B: Tall corner buildings at the corner of Upperton Road

C: The varied roofline of taller buildings adjacent to smaller residential buildings

D: Wide mixed use boulevard around Eastbourne railway station

E: Taller buildings contributing to the seafront coastal character

F: Diverse building styles on square plots

5.2 TCA 2: Upperton

TCA 2: Upperton is located inland and is separated from the sea to the south east by the town centre. There are adjacent urban areas to the north, west and south. The TCA is primarily a residential area which can be split into two parts namely the Upperton Estate to the south, characterised by elegant 19th century houses and a geometric layout of streets, and inter-war development to the north. Undulating topography, as illustrated in Figure 8.2a, influences the character of tree lined streets typically separated from private gardens by stone or brick walls.

As illustrated in Figure 8.2b, the TCA includes three conservation areas namely Upperton, South Lynn Drive and Torfield. The historic character and high-quality architecture of the conservation areas is quickly diminished across the wider TCA.

The elevated position of Upperton in relation to Eastbourne Park floodplain allows for distant views of fields to the east. There are views across the Old Town with its characteristic roofscape and backcloth of hills in the South Downs National Park. Some opportunity for longer distance views is afforded from elevated land in the north of the TCA, however these are typically low-quality views across common townscape elements. Mature trees and shrubs give a verdant character to many streets, screening some taller buildings, for example along Arundel Road.

Outside of the conservation areas, the TCA includes a range of building styles and plot sizes, resulting in a varied roofline, as illustrated in Figure 8.2c. Blocks of flats are scattered across the area including a notable cluster of 5 to 11 storey buildings located on Upperton Road. In the north western part of the TCA there is a mix of styles and quality of buildings, including up to three storey houses and apartment blocks.

The A2270 and A2021 are orientated northwest – south east. Residential roads are set in a grid formation in the south eastern part of the TCA, promoting a more formal and designed character; whilst a looser arrangement of roads is present across the north western area. The undulating topography of the area results in many steep roads, rising northward.

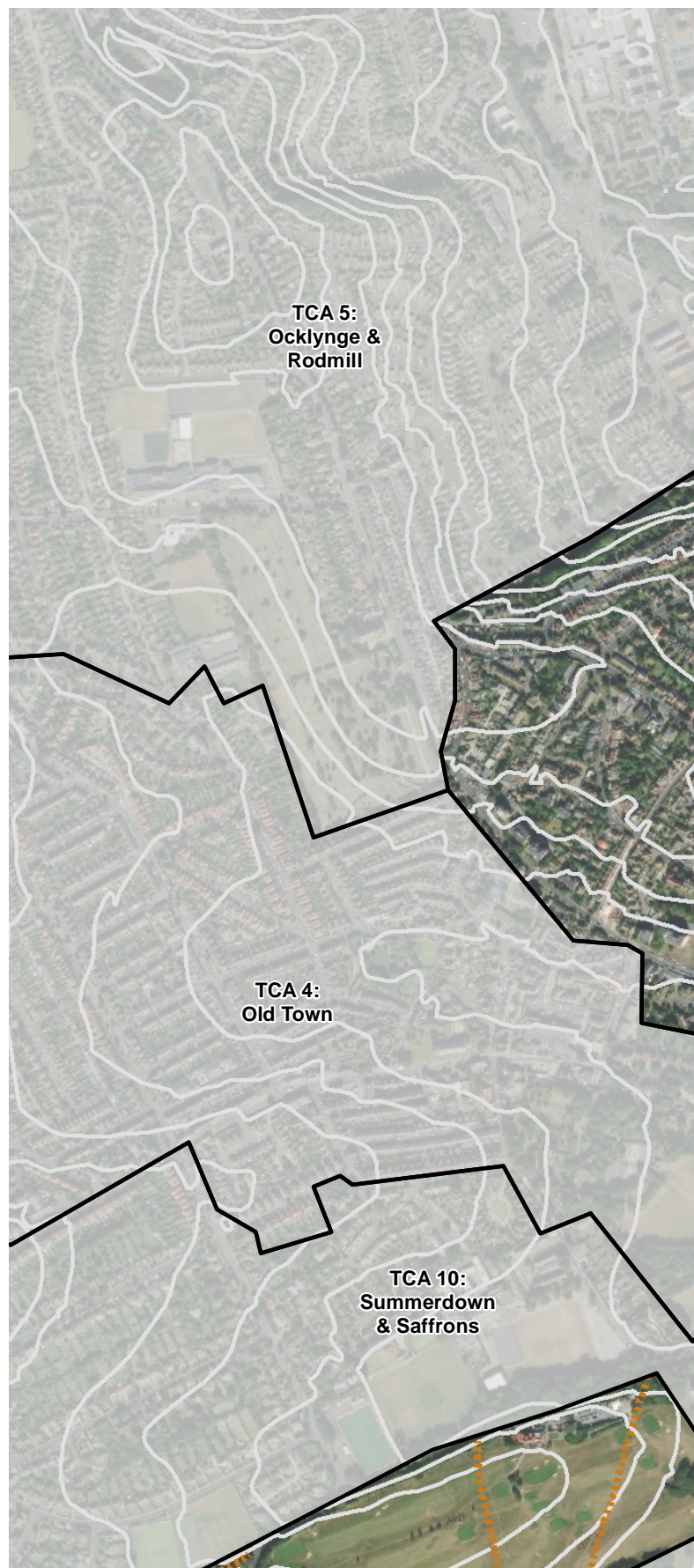


Figure 8.2a: TCA 1 Aerial Photograph, Contours and Public Rights of Way



TCA 2: Upperton

Given the historical and cultural associations within the TCA, the area is considered to be of Medium value.

Given the prevailing urban characteristics and presence of tall buildings within TCA 2: Upperton there is some scope to accommodate additional tall buildings within certain areas. Therefore it is considered to be of Low susceptibility, which in combination with the Medium value, results in a Low sensitivity.

Given the low sensitivity, TCA2: Upperton has a High suitability for tall buildings overall.

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, there is potential for tall buildings in the south of the TCA along Upperton Road on account of the existing tall buildings and the road leading directly to the town centre. In this location consideration should be given to views from the TCA, toward the roofscape of TCA 4 and the South Downs National Park, and also north easterly views from TCA 4.

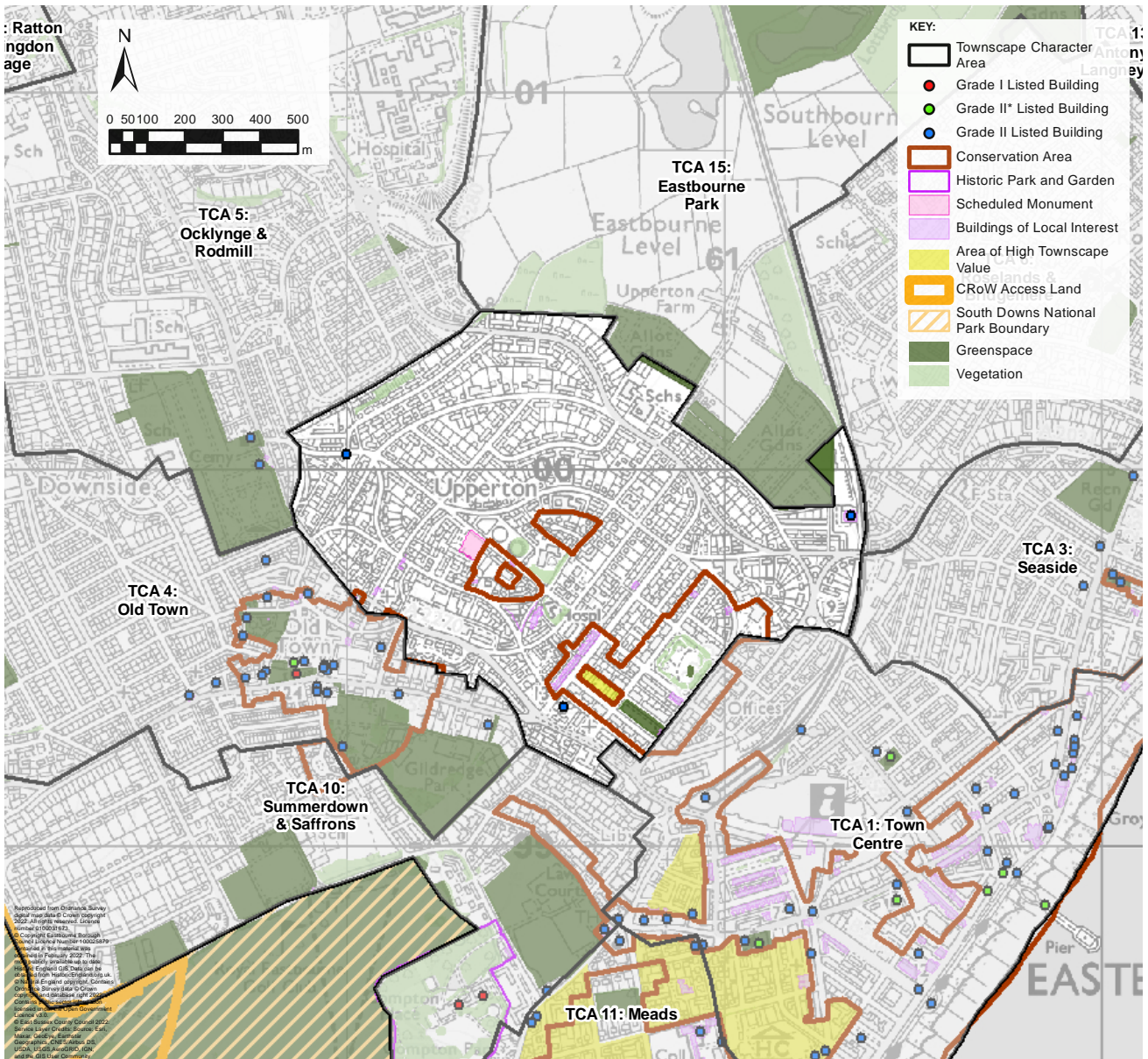


Figure 8.2b - Heritage and Green Infrastructure

The rising land can be used to mask the height of tall buildings. Roof forms should be simple, avoiding visibility of plant and clutter. Given the steeply rising landform, elevated views of the roofline should be considered and the design respond appropriately.

Given the prevailing urban and coastal characteristics and presence of taller buildings TCA 1: Town Centre and Seafront there is scope to accommodate additional tall buildings. Therefore it is considered to be of Low susceptibility, which in combination with the Medium value, results in a Low sensitivity.

Tall buildings should not be located adjacent to landmarks, such as church spires, in order to preserve the prominence of such buildings in the local townscape. Effects on views towards the South Downs and seaward views should also be preserved. Where tall buildings are located adjacent to existing buildings, they must be of a relatable scale to avoid adverse townscape and visual effects. Tall buildings should be located on the end of plots, acting as a 'book-end' rather than breaking the middle of consistent building lines.

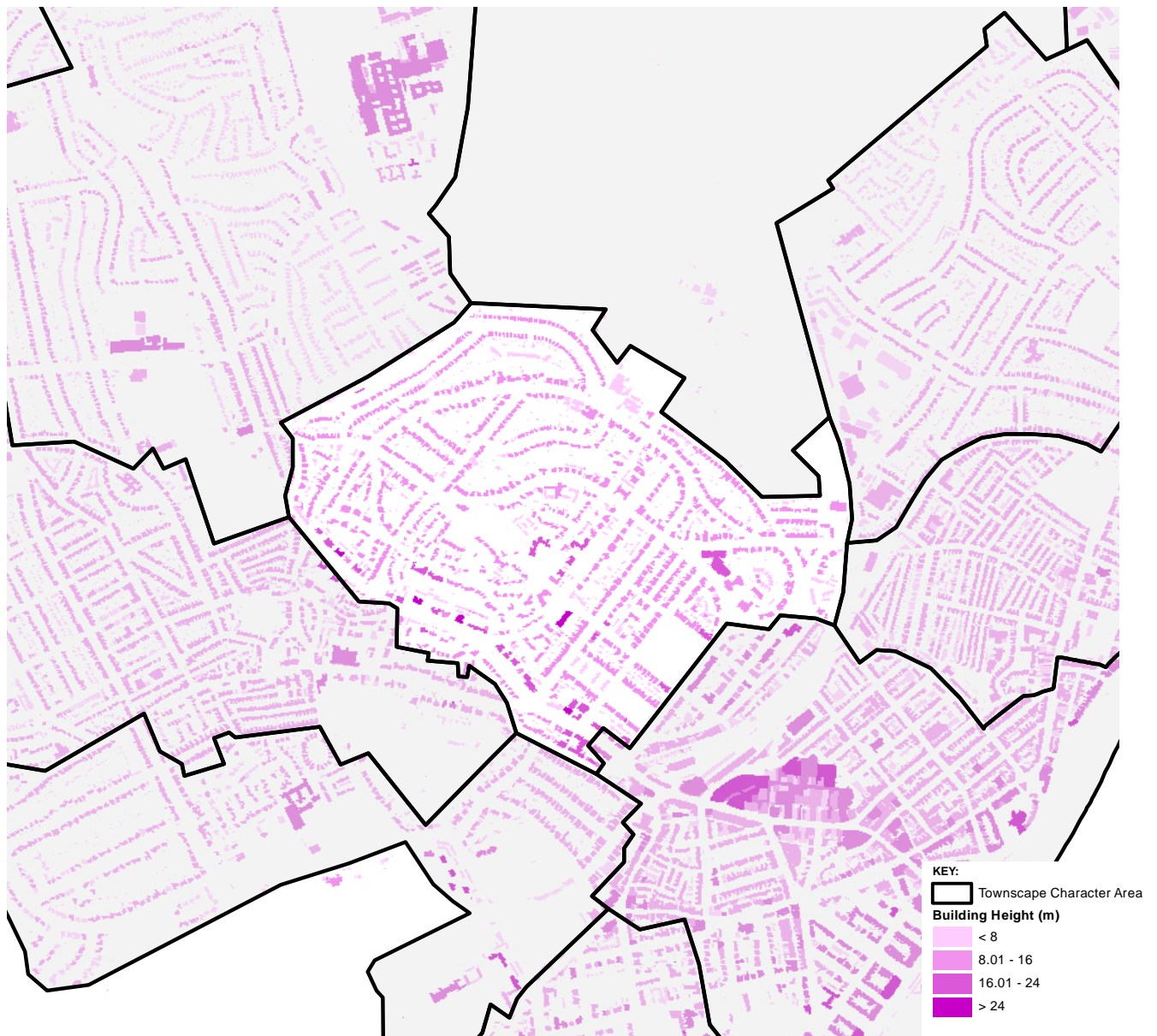


Figure 8.2c - Existing Building Heights

TCA 2: Upperton





B



C



D



E

Clockwise from top left:
 A: Clusters of residential flats with limited longer distance views to the surrounding hills
 B: Views across the characteristic roofscape of the Old Town towards the South Downs
 C: The mixture of styles and building quality of taller buildings within the TCA
 D: The varied roofline of flats along Upperton Road
 E: Residential and commercial tall buildings framing the skyline

5.3 TCA 3: Seaside

TCA 3 defines an area between Bourne Street to the west, Lottbridge Drove to the east and TCA 6 Roseland & Bridgemere to the north. The coast forms the TCA's southern boundary. The TCA comprises a small-scale residential area of primarily terraced houses with some distinctive elements reinforcing the coastal character. There are also some tourist facilities including hotels and B&Bs and recreational pockets including Princess Park, Eastbourne beach, and local play areas.

As illustrated in Figure 8.3b, Warrior Square conservation area covers a very small part of the TCA comprising Christ Church Eastbourne, Brodie Hall, No. 1 and 2 Church Cottages and two terraces of low houses set in a square, framing views of Christ Church.

Redoubt Fort, forming part of the same series of defences as the Martello Towers, is designated as a Grade II listed building and Scheduled Monument and included in the Town Centre and Seafront conservation area which runs along the south of the TCA.

As illustrated in Figure 8.3c, the roofline is very consistent, comprising almost exclusively of two storey terraces. Small blocks of flats, three - four storeys high, are scattered across the area. There is a group of six storeys block of flats along Lottbridge Drove, which appear to be proportionate in relation to the wide road and Five Acres large green space. A lack of trees and other front garden vegetation create a hard and urban appearance to the streetscape.

From Royal Parade there are visual connections with the sea and the scarp slope of South Downs National Park to the west.

The A259 forms the main road through the TCA from northeast to southwest. South of the main road, a series of residential streets set out in a grid formation. To the north, between the A259 and A2021 residential roads follow a looser grid arrangement.

Given the historical and cultural associations within the TCA and its intactness, the area is considered to be of Medium value.



Figure 8.3a: TCA 1 Aerial Photograph, Contours and Public Rights of Way

TCA 14:
Sovereign
Harbour

TCA 13: St
Antony's &
Langney Point

KEY:

- Eastbourne
- Borough Boundary
- Townscape Character Area
- 5m Contour

TCA 3: Seaside

Given the prevailing urban characteristics and presence of tall buildings within TCA 3: Seaside there is some scope to accommodate additional tall buildings within certain areas. Therefore it is considered to be of Low susceptibility, which in combination with the Medium value, results in a Low sensitivity.

Given the Low sensitivity, TCA 3: Seaside has a High suitability for tall buildings overall.

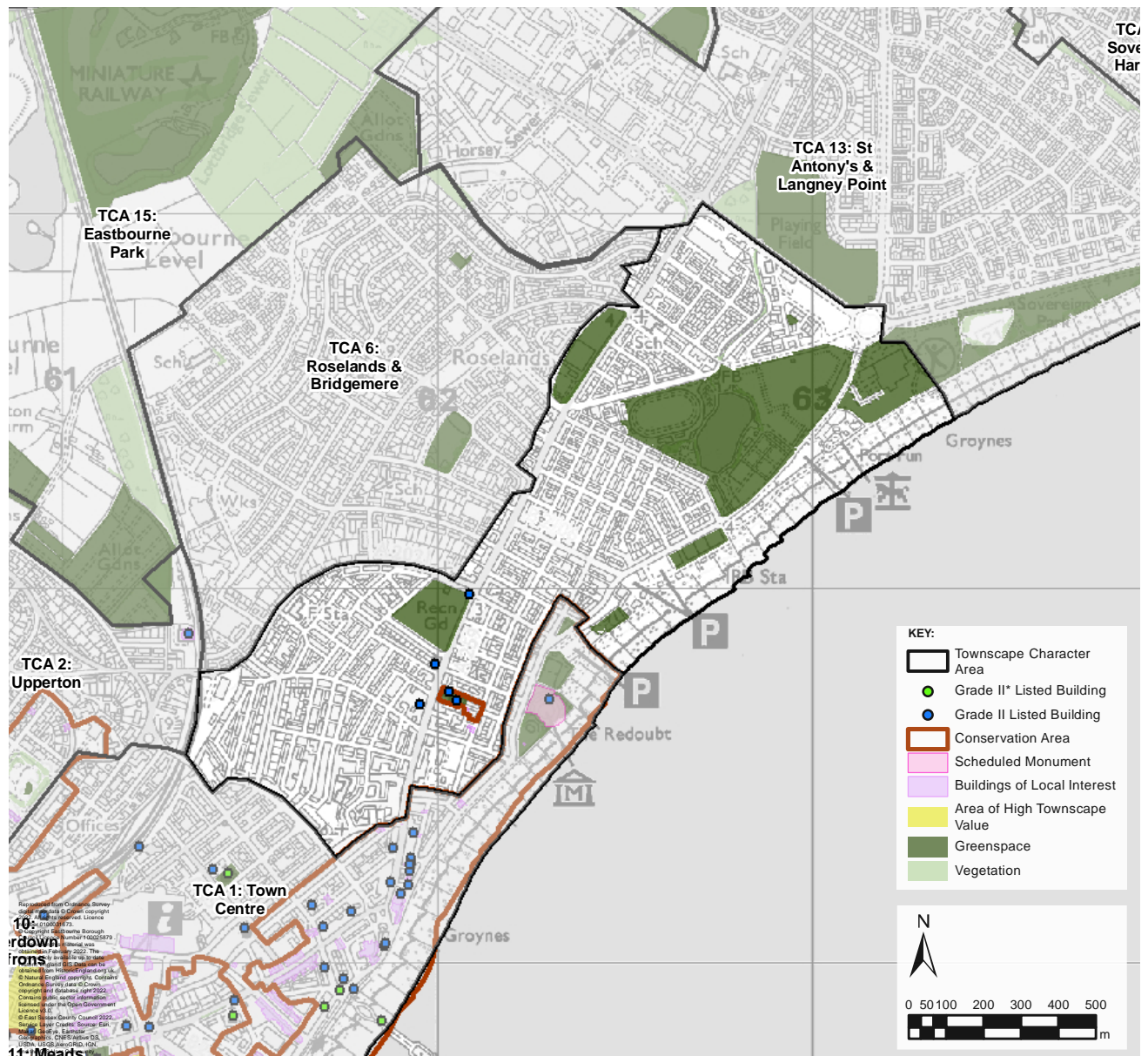


Figure 8.3b - Heritage and Green Infrastructure

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, taller buildings should be positioned in the approach to the town centre, along the A259 and interface with Seaside Road and nearer to the Sovereign Centre roundabout.

Taller buildings should not break consistent rooflines and should therefore be located at the end of streets or on individual plots. Key views should be retained. Taller

buildings should improve legibility and wayfinding across the TCA, marking main roads or commercial centres.

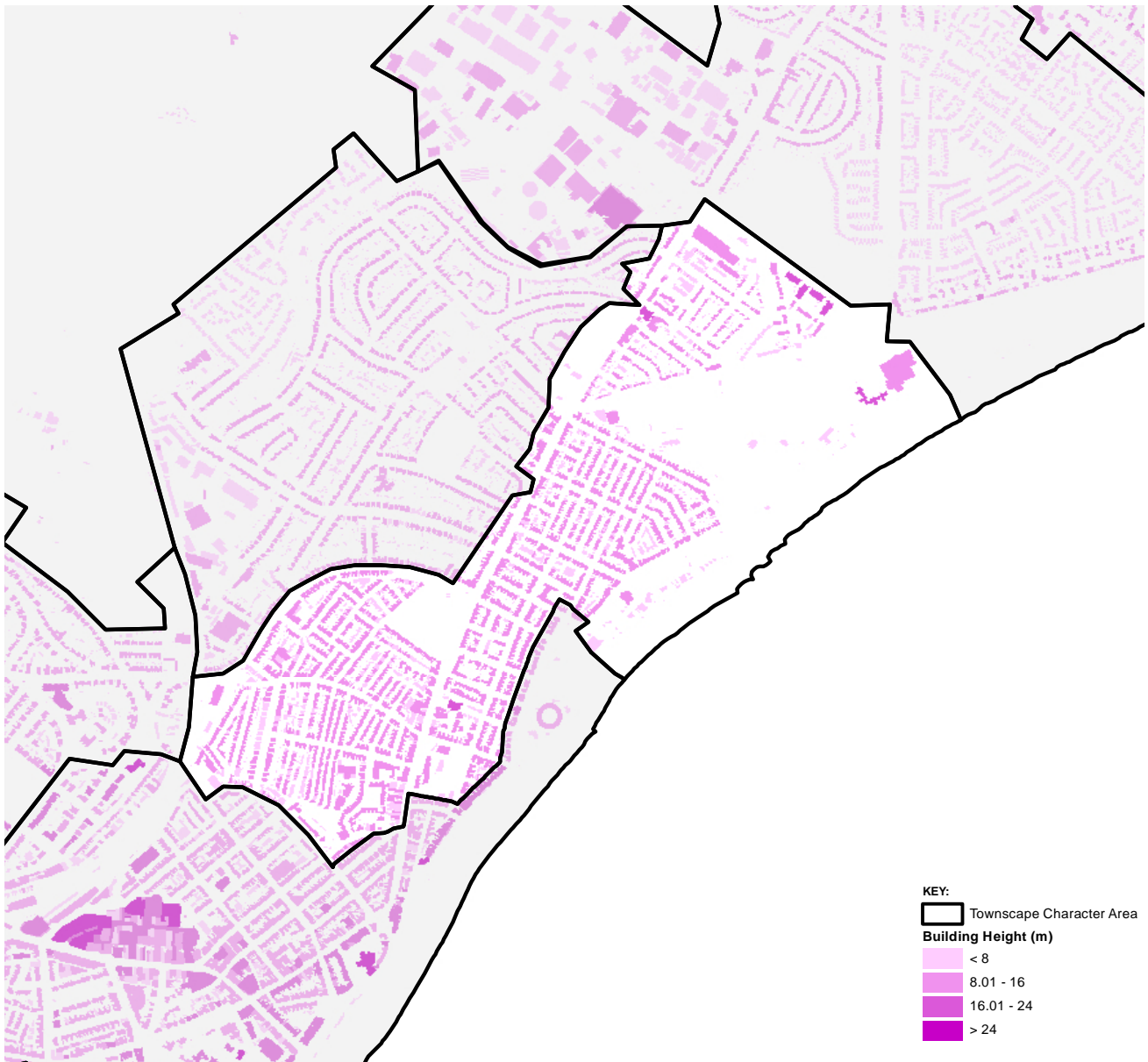


Figure 8.3c - Existing Building Heights

TCA 3: Seaside





Clockwise from top left:
A: Six-storey flats along lining Lottbridge Drove adjacent to Five acres green space
B: Distinctive terraced housing reinforcing the areas coastal character
C: An example of the continuous rooflines within the residential area
D: Coastal flats adjacent to local play areas and tourist recreational facilities

5.4 TCA 4: Old Town

TCA 4 is located in the eastern part of Eastbourne between TCA 5: Ocklynge & Rodmill to the north and TCA 10: Summerdown & Seafront to the south. The area is bordered by the South Downs National Park scarp to the west. It is a residential area of broadly unified architectural character with strong sense of place and historic associations in the eastern part of the TCA.

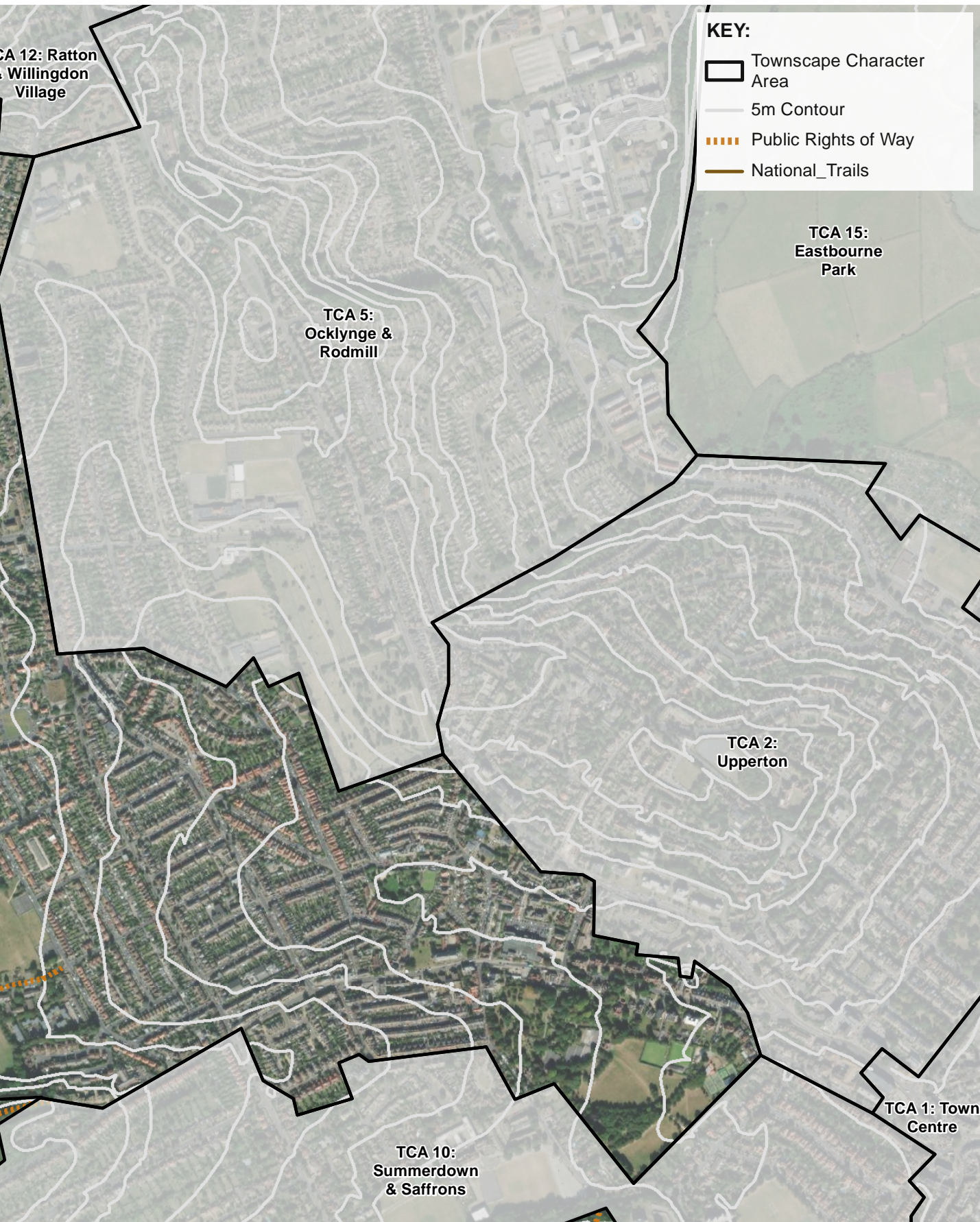
As illustrated in Figure 8.4b, the historic core, located in the south of the TCA, is designated as the Old Town conservation area, exhibiting distinctive buildings, irregular street pattern and high-quality green spaces of Manor Gardens and Motcombe Gardens, whilst to the east the streets assume a grid pattern of semi-detached dwellings. Front garden vegetation and occasional trees add variety to the streetscape.

The TCA comprises almost exclusively two storey terraces with a very consistent roofline, as illustrated in Figure 8.4c. The spire of St. Mary the Virgin Church is prominent in local views, contributing to the legibility of the townscape and the character of the historic core. There is a mix of architectural styles across the area, bringing a distinctive character to individual streets. The majority of houses are two to three storey Victorian and Edwardian homes. The TCA also includes smaller, two storey houses with pitched roofs, made of white or red brick with small porches or simple porticos, large white sash windows and some bay windows. More recent areas of development, to the northwest of the TCA, are less distinctive, comprising simple forms and lacking architectural detailing.

As illustrated in Figure 8.4a, the landform generally rises across the TCA to the north and the west, affording channelled views along streets. The South Downs National Park creates a wooded backdrop in views to the west. The tower of St Michaels and All Angels Church is present in views to the east. Tall buildings along Upperton Road are also present in many views to the east. Views from the southeast of the TCA comprise the roofscape of the historic core, with the South Downs National Park visible in the background, reinforcing the TCAs historic character and verdant setting.



Figure 8.4a: TCA 1 Aerial Photograph, Contours and Routes



TCA 4: Old Town

The A259 stretches across the TCA from east to west, forming the main access into Eastbourne from the South Downs National Park. Beyond the A road a series of residential streets stretch across the area in a grid formation in the south and a radial formation in the north.

Given the historical and cultural associations within the TCA, the area is considered to be of Medium value.

Given its strong relationship with the South Downs National Park and prevailing two storey character there is

limited scope to accommodate tall buildings. Therefore it is considered to be of High susceptibility, which in combination with the Medium value, results in a High sensitivity.

Given the High sensitivity, TCA 4 has a Low suitability for tall buildings overall.

The strong influence exerted by the South Downs National Park scarp topography and the open character of the landscape beyond, which surrounds the TCA, reduces

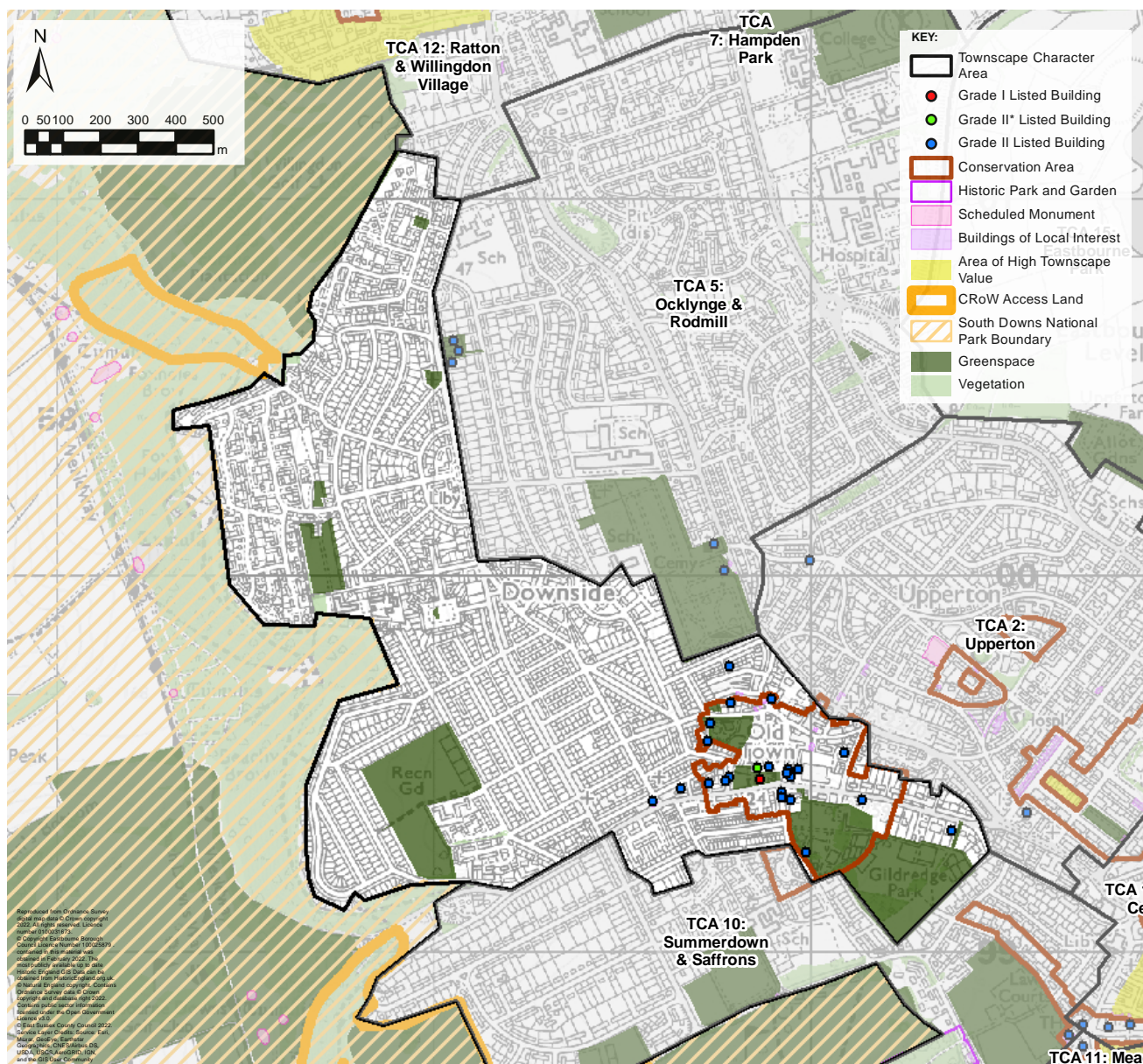


Figure 8.4b - Heritage and Green Infrastructure

its suitability to accommodate tall buildings. Here, due to indirect effects of these landscape features, tall buildings would not be suitable, unless the proposals demonstrated high quality design significantly enhancing the immediate setting as well as being sensitive to the defining characteristics of the local area.

Tall buildings should not be located adjacent to landmarks, such as church spires, in order to preserve the prominence of such buildings in the local townscape. Effects on views

towards the South Downs and seaward views should also be preserved. Where tall buildings are located adjacent to existing buildings, they must be of a relatable scale to avoid adverse townscape and visual effects. Tall buildings should be located on the end of plots, acting as a 'book-end' rather than breaking the middle of consistent building lines.

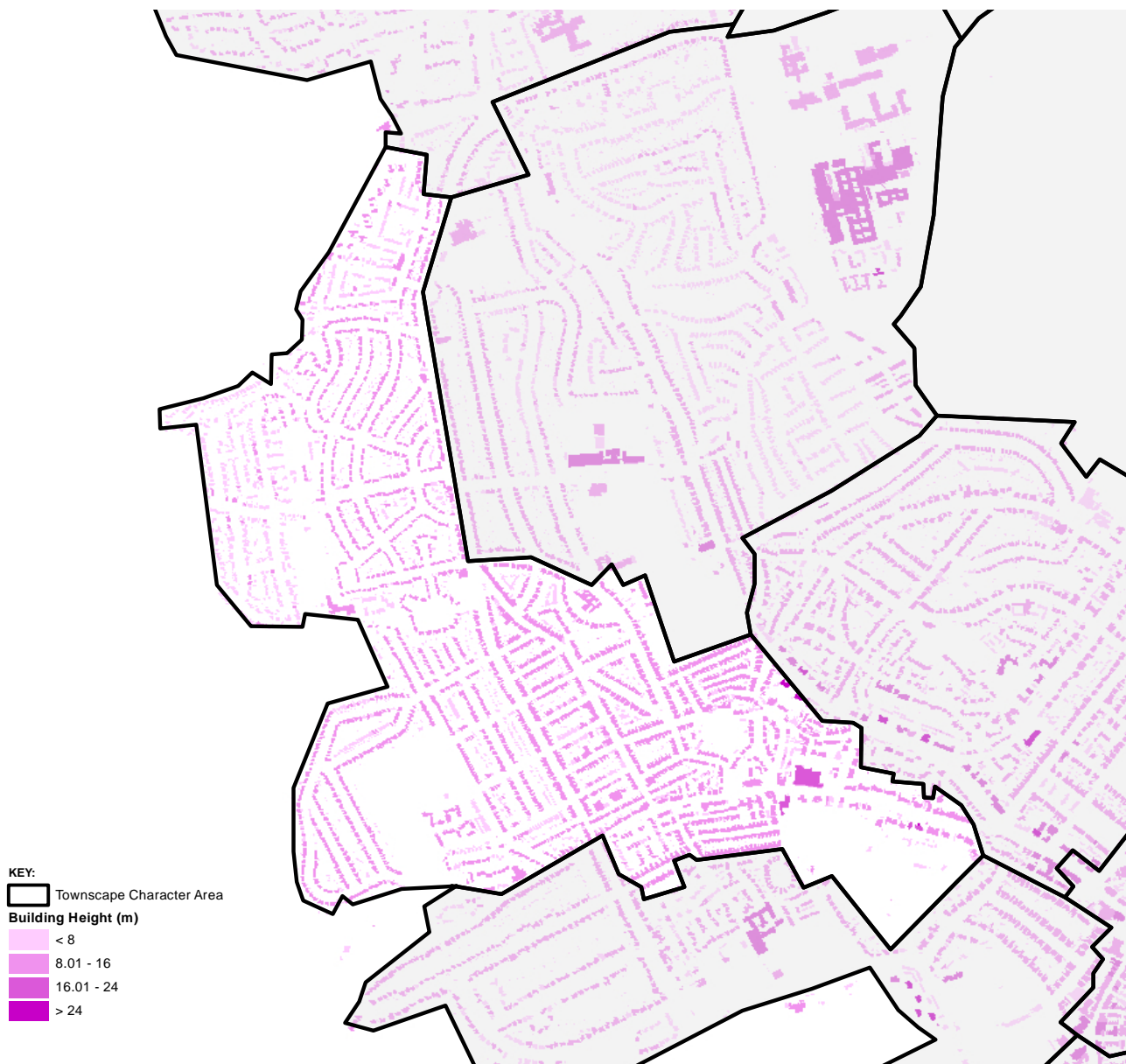


Figure 8.4c - Existing Building Heights

TCA 4: Old Town





Clockwise from top left:
A: The gently falling landform channels views to St Michaels tower and All Angels Church
B: An example of the distinctive architectural features of semi-detached dwellings
C: Unified architectural character and mature street vegetation contributing to a strong sense of place
D: red brick terraced housing within a grid pattern creating a sense of enclosure

5.5 TCA 5: Ocklynge & Rodmill

TCA 5 is located to the west of Eastbourne Park. The boundaries are defined by TCA 12 Ratton & Willingdon Village to the north, TCA 4 Old Town to the west and TCA 2 Upperton to the south. The South Downs National Park is in close proximity to the TCA's western boundary. The TCA is primarily a residential area comprised of single and two storey buildings of broadly unified architectural character of inter-war and later development distributed on the slope falling towards TCA 15: Eastbourne Park, as illustrated in Figure 8.5a. It also includes a cluster of institutional buildings, namely East Sussex College and Eastbourne District Hospital in the north east corner.

As illustrated in Figure 8.5b, Four listed buildings are located in the TCA; three on the western boundary and two in the south. St. Michaels & All Angels Church, in the south of the TCA, and St Elisabeth's Hall in the west, form key focal points in the townscape. Substantial areas of green space, namely Ocklynge Cemetery and Eastbourne Sports Park, combined with substantial private gardens, many containing mature trees, contribute to a verdant character across the TCA.

Views of the scarp of South Downs National Park create a wooded backdrop to westerly views, channelled by two storey houses. Views across Eastbourne Park, to the east, are truncated by vegetation lining the eastern edge of the A2280 and institutional buildings on the eastern edge of the TCA.

As illustrated in Figure 8.5c, the TCA comprises a mixture of two storey residential buildings to the west, and single and two storey terraced buildings to the east creating a consistent roofline and a fine grain townscape. The hospital introduces a different roofline of mostly flat roofs, as well as a different mass and scale to the northeast corner of this area. Some three-storey dwellings are also present.

The A2270 and A2021 run north to south through TCA 5. The A2280 forms the TCAs eastern boundary. An irregular pattern of streets with cul-de-sacs covers the land between the A roads.

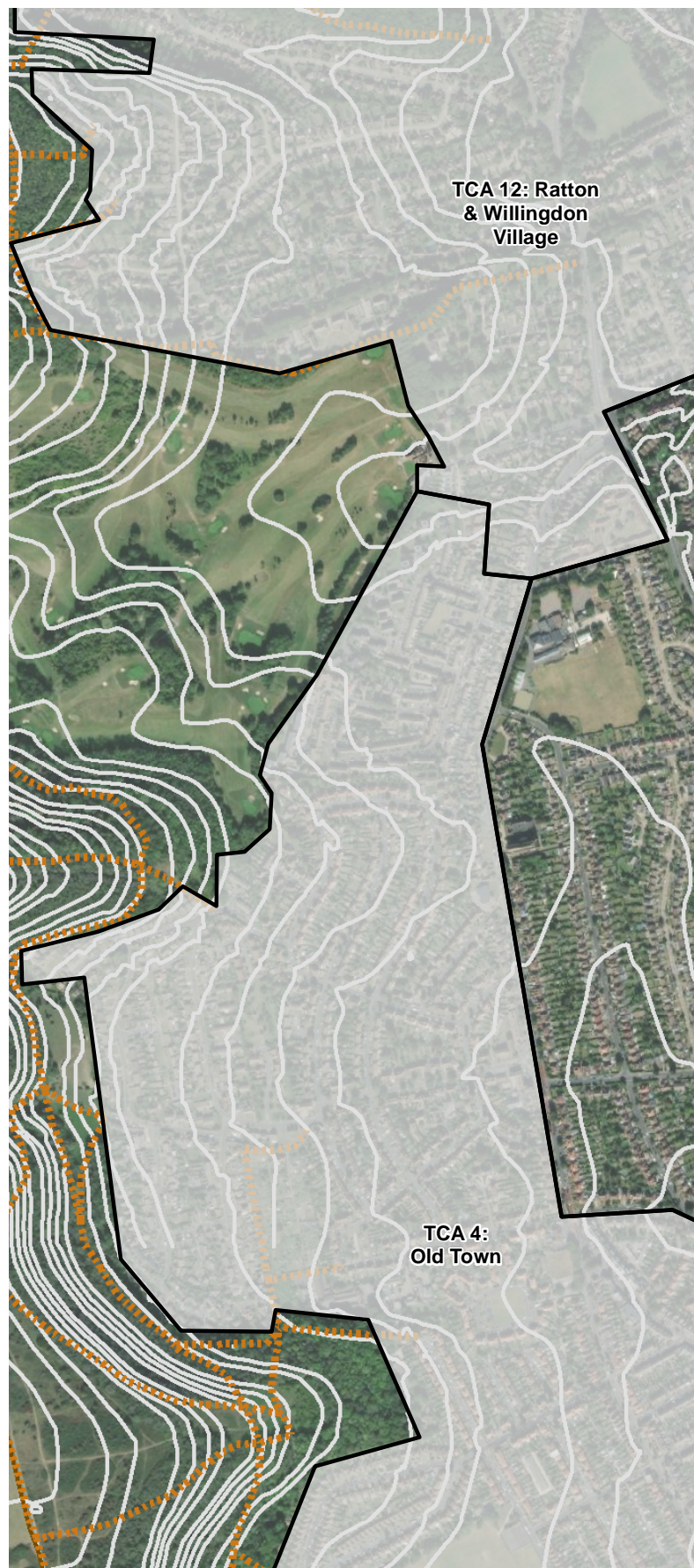
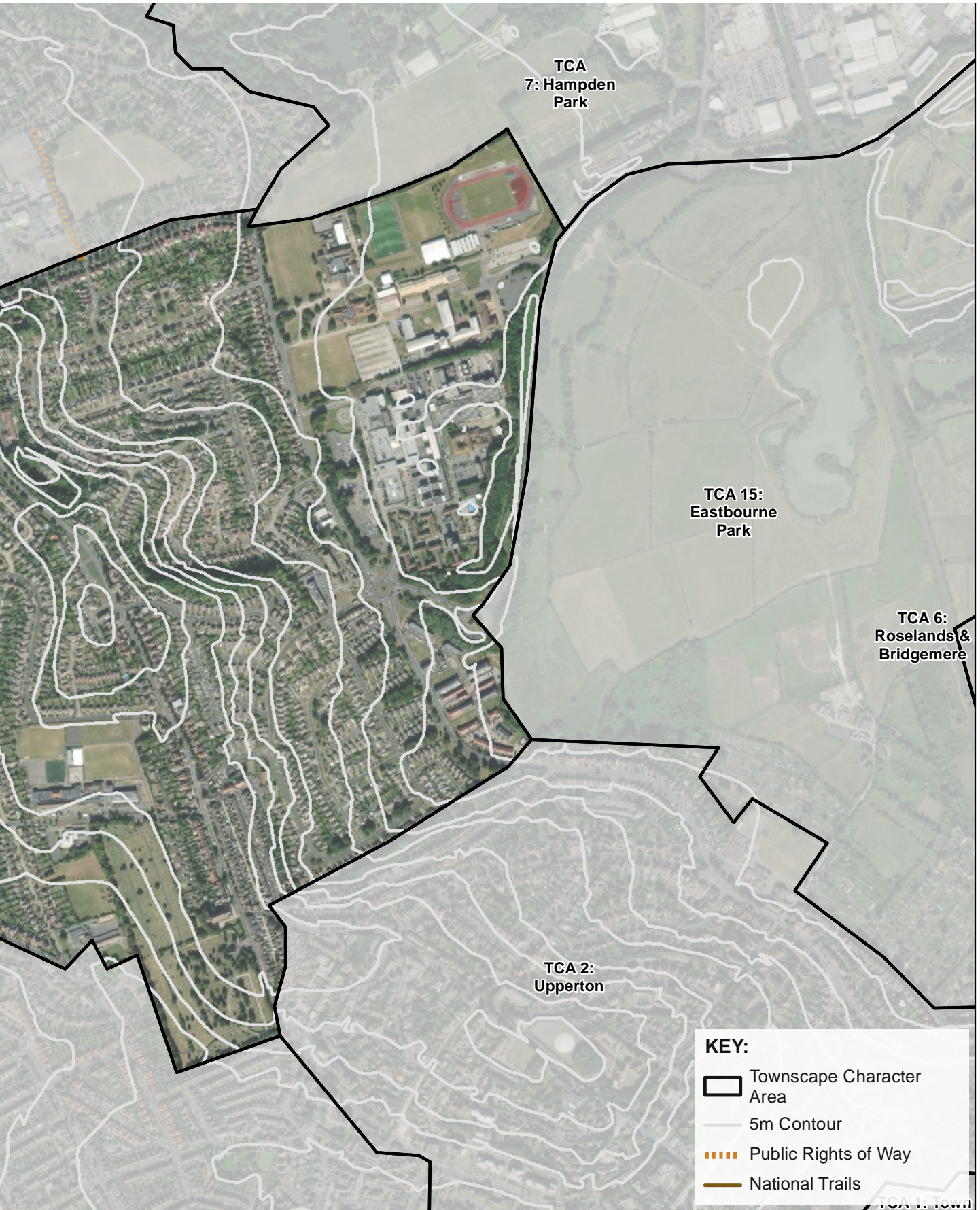


Figure 8.5a: TCA 1 Aerial Photograph, Contours and Routes



TCA 5: Ocklynge & Rodmill

There are very few historical and cultural associations within the TCA, and the area is considered to be of Low value.

Given the prevailing urban characteristics, including areas of mixed character such as the hospital, as well as pockets of existing taller buildings and limited opportunity for views, the susceptibility to accommodate tall buildings is considered Low which in combination with the Low value, results in a Low sensitivity.

Given the Low sensitivity, the TCA has a High suitability for tall buildings within certain areas.

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, tall buildings should not be located in parts of the TCA characterised by fine grain townscape, but rather on the peripheries, for example to the north and south of the Hospital, along Kings Drive. The area north of the hospital is a potential key development site.

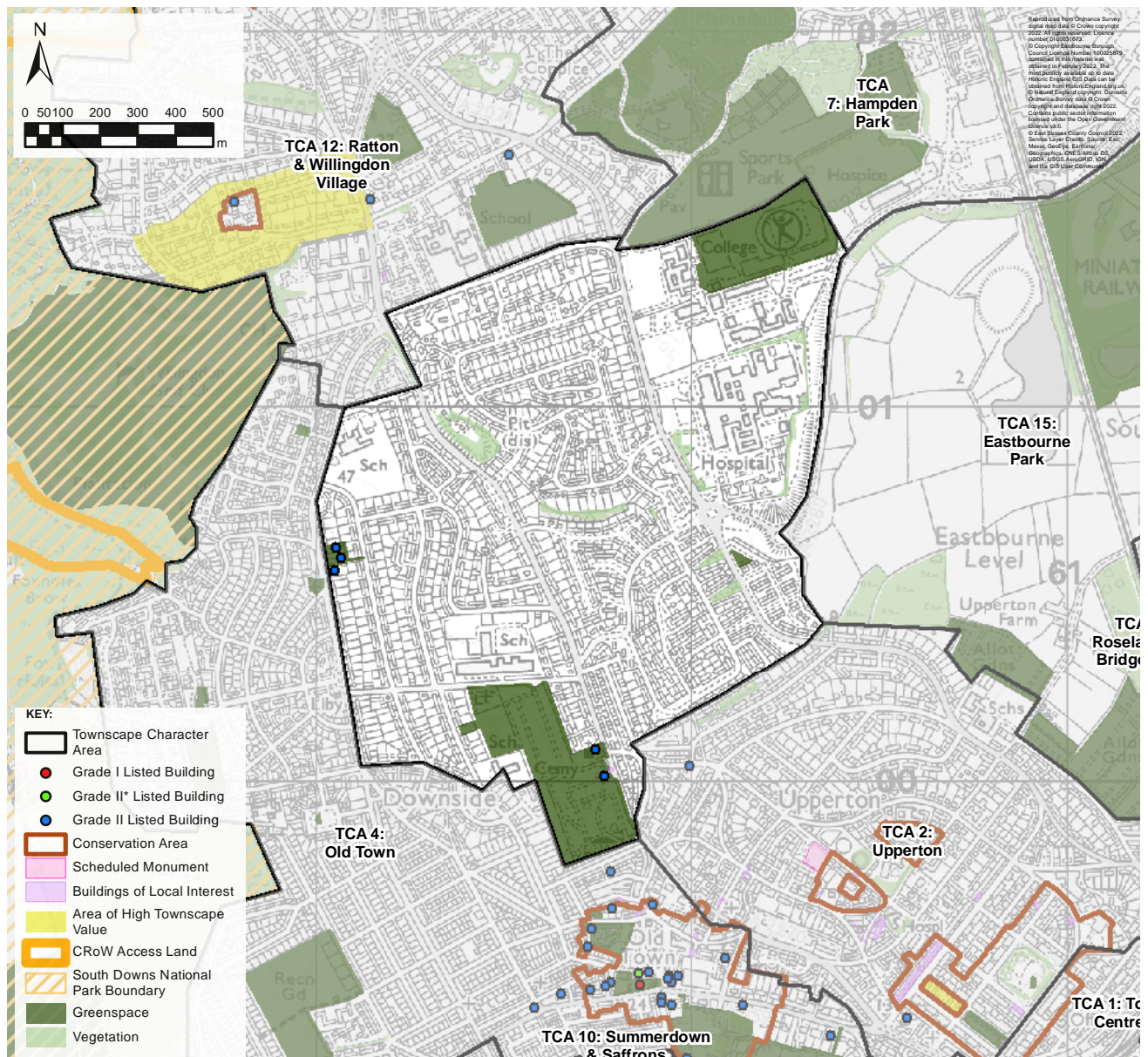


Figure 8.5b - Heritage and Green Infrastructure

Taller buildings should not break consistent rooflines, and should therefore be located at the end of streets or on individual plots.

Taller buildings should improve legibility across the TCA, marking main roads or commercial areas.

Given the prevailing urban and coastal characteristics and presence of taller buildings TCA 1: Town Centre and Seafront there is scope to accommodate additional tall buildings. Therefore it is considered to be of Low susceptibility, which in combination with the Medium value,

results in a Low sensitivity.

Tall buildings should not be located adjacent to landmarks, such as church spires, in order to preserve the prominence of such buildings in the local townscape. Effects on views towards the South Downs and seaward views should also be preserved. Where tall buildings are located adjacent to existing buildings, they must be of a relatable scale to avoid adverse townscape and visual effects. Tall buildings should be located on the end of plots, acting as a 'book-end' rather than breaking the middle of consistent building lines.

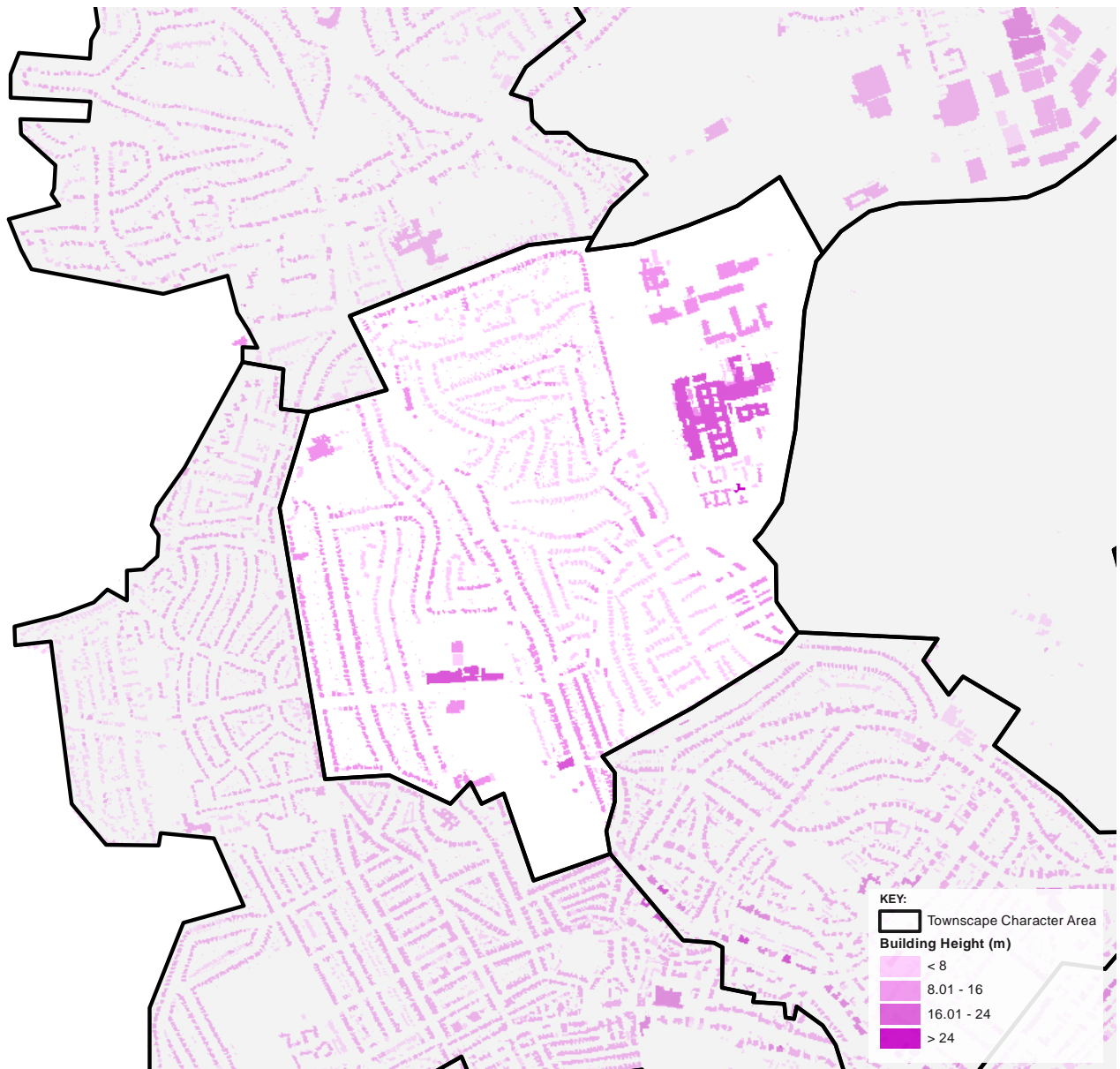


Figure 8.5c - Existing Building Heights

TCA 5: Ocklynge & Rodmill





Clockwise from top left:
A: Mature vegetation contributes to the verdant character of the area
B: 3-storey dwellings at the residential edge adjacent to Eastbourne District Hospital
C: The open character created by consistent rooflines on the gently falling landform
D: A unified skyline punctuated by hospital infrastructure set against the wooded backdrop of Eastbourne Park

5.6 TCA 6: Roselands & Bridgemere

The boundary of TCA 6 is defined by TCA 15: Eastbourne Park to the north, railway line to the west, TCA 3: Seaside to the south and TCA 13: St. Anthony's & Langney Point. TCA 6 is a residential area of unified architectural character of inter-war and post-war housing development with a proportion of large-scale commercial / light industrial buildings, grouped on the western edge of the TCA adjacent to the railway line.

As illustrated in Figure 8.6b, no listed buildings or other heritage features are present and very few elements afford distinctiveness, with street trees and publicly accessible green spaces (such as allotments, greenspace along the Horsey Sewer channel and Roselands Recreational Ground) affording a limited sense of place.

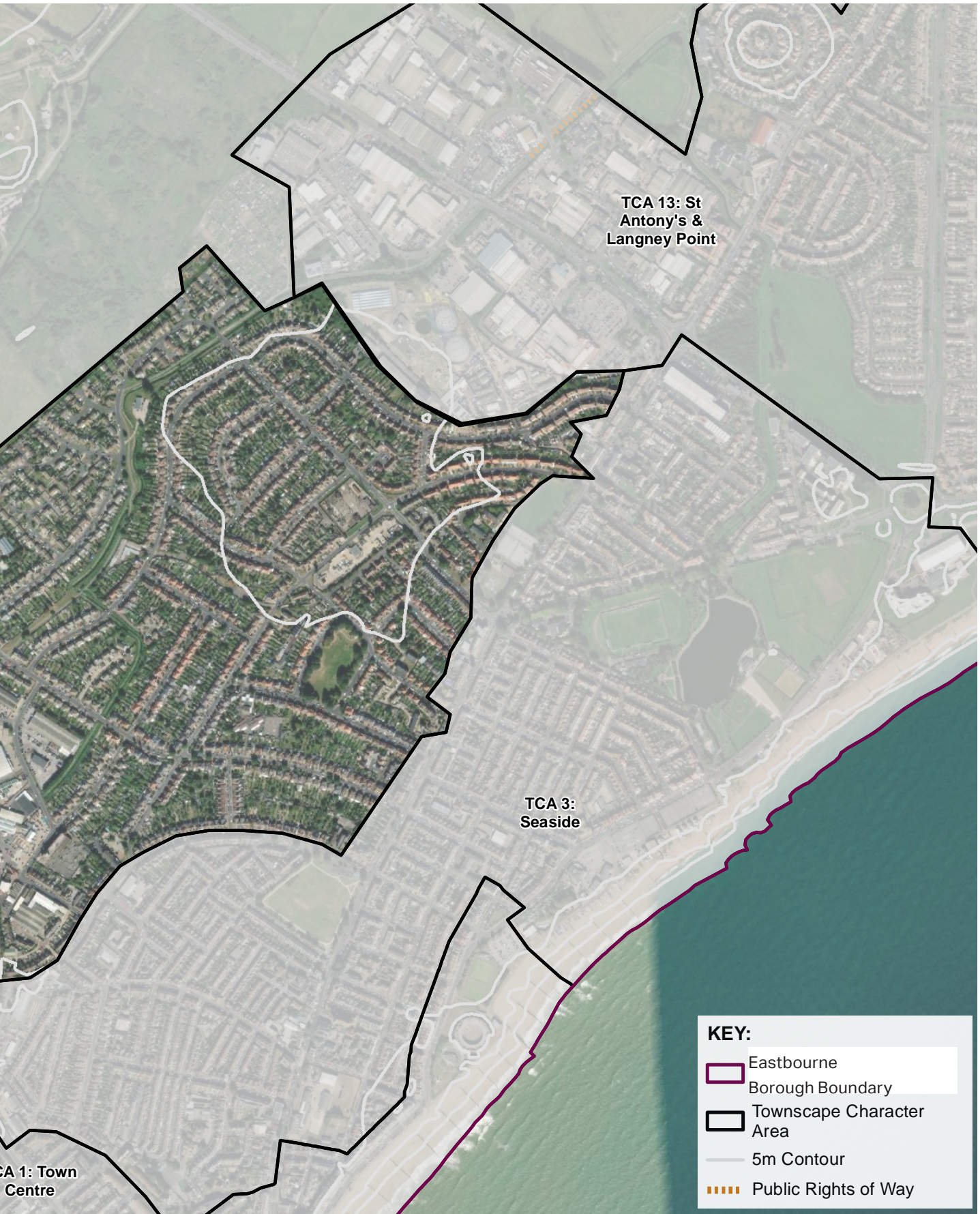
As illustrated in Figure 8.6c, semi-detached, two storey houses are the predominant building typology, with small areas of bungalows and three storeys block of flats also present. Some streets, such as Hunloke Avenue, include more decorative elements such as mock-Tudor / tile / wood cladding, bay windows or colourful renders adding texture and visual interest to the streetscape [FIG]. Along the western boundary of the TCA are some three-storey flat roofed buildings.

Views are mostly truncated by buildings. Occasional channelled, long-distance views of the South Downs National Park to the west and Eastbourne Park are afforded along straight roads, such as Churchdale Road and St. Philip's Avenue, creating a verdant setting to the TCA.

An irregular street pattern comprising residential roads and cul-de-sacs spreads across the TCA. The Southern Railway extending north from Eastbourne follows the western boundary of the TCA.



Figure 8.6a: TCA 1 Aerial Photograph, Contours and Routes



TCA 6: Roselands & Bridgemere

There are very few historical and cultural associations within the TCA, and the area is considered to be of Low value.

Given the prevailing urban characteristics, the susceptibility to accommodate tall buildings is considered Low which in combination with the Low value, results in a Low sensitivity.

Given the Low sensitivity, the TCA has a High suitability for tall buildings within certain areas.

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, tall buildings should be focused on the edges of the TCA, fronting onto the A259, or adjacent to the light industrial/commercial areas on the TCA boundaries.

Given the limited strength of character across the existing TCA. Proposals for taller buildings should therefore consider how they would enhance local townscape character, strengthening the identity of the TCA.

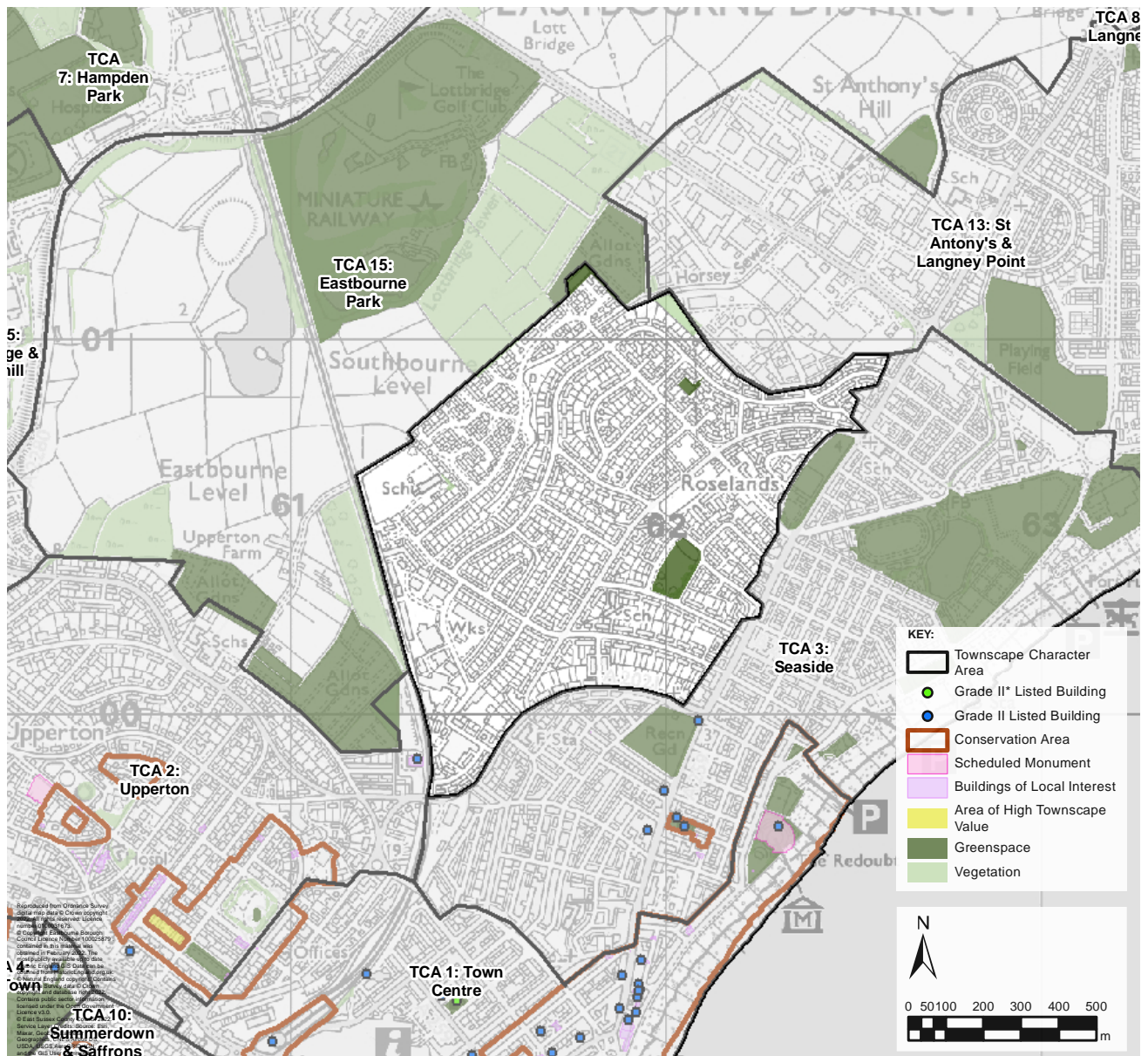


Figure 8.6b - Heritage and Green Infrastructure

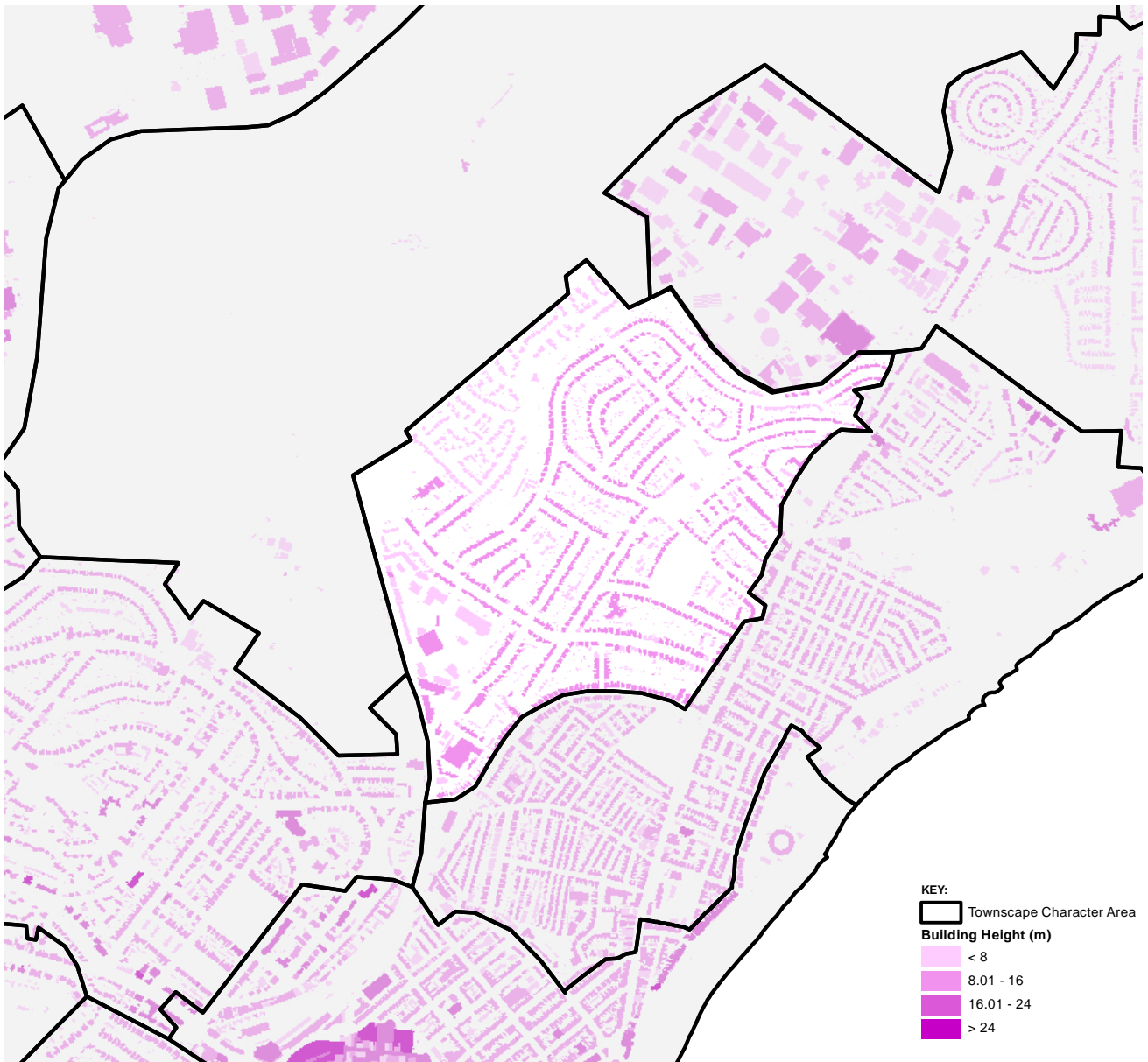


Figure 8.6c - Existing Building Heights

TCA 6: Roselands & Bridgemere





Clockwise from top left:
 A: Taller redundant commercial buildings lacking distinctiveness negatively affect the areas character and sense of place
 B: Large infrastructure elements dominating the skyline
 C: A lack of spatial discrimination at the residential and light commercial boundary
 D: Uniform red brick post war dwellings and verdant vegetation creating a sense of enclosure
 E: Colourful renders and elegant mature street trees contribute to the sense of place

5.7 TCA 7: Hampden Park

TCA 7 is located in the northern part of Eastbourne. Cross Levels Way (A2280) forms the TCA's southern boundary. The A22 follows the eastern boundary. Open farmland lies to the north and TCA 12: Ratton & Willingdon Village to the west. TCA 7 comprises a predominantly residential area of inter-war and post-war housing development, with the three industrial estates adding to the level of activity across the TCA.

As illustrated in Figure 8.7b, a Grade II listed building (Church of St Mary) is present opposite Hampden Park, but otherwise there is no evidence of historic associations across the wider TCA. The area is characterised by terraced and semi-detached houses of mixed character. Residential buildings are typically two storeys tall. Post war four storey apartment blocks are located on the TCA's eastern edge, as illustrated in Figure 8.7c. Large scale light industrial buildings located in the south of the TCA comprise a variety of forms, styles and boundary treatments.

There is a good provision of publicly accessible open space and community facilities including Tugwell Park, Hampden Park and Ham Shaw which provide some elements of distinctive character. The scarp of South Downs National Park gives a wooded backdrop in views to the west.

The Southern Railway extends through the centre of the TCA from north to south, dividing the TCA to the east and west with limited crossing opportunities. Irregular street patterns with a number of cul-de-sacs especially in proximity to the railway reduces permeability across the area. There is a good provision of publicly accessible open space and community facilities including Tugwell Park, Hampden Park and Ham Shaw. Front garden vegetation and occasional trees add variety to the streetscape.

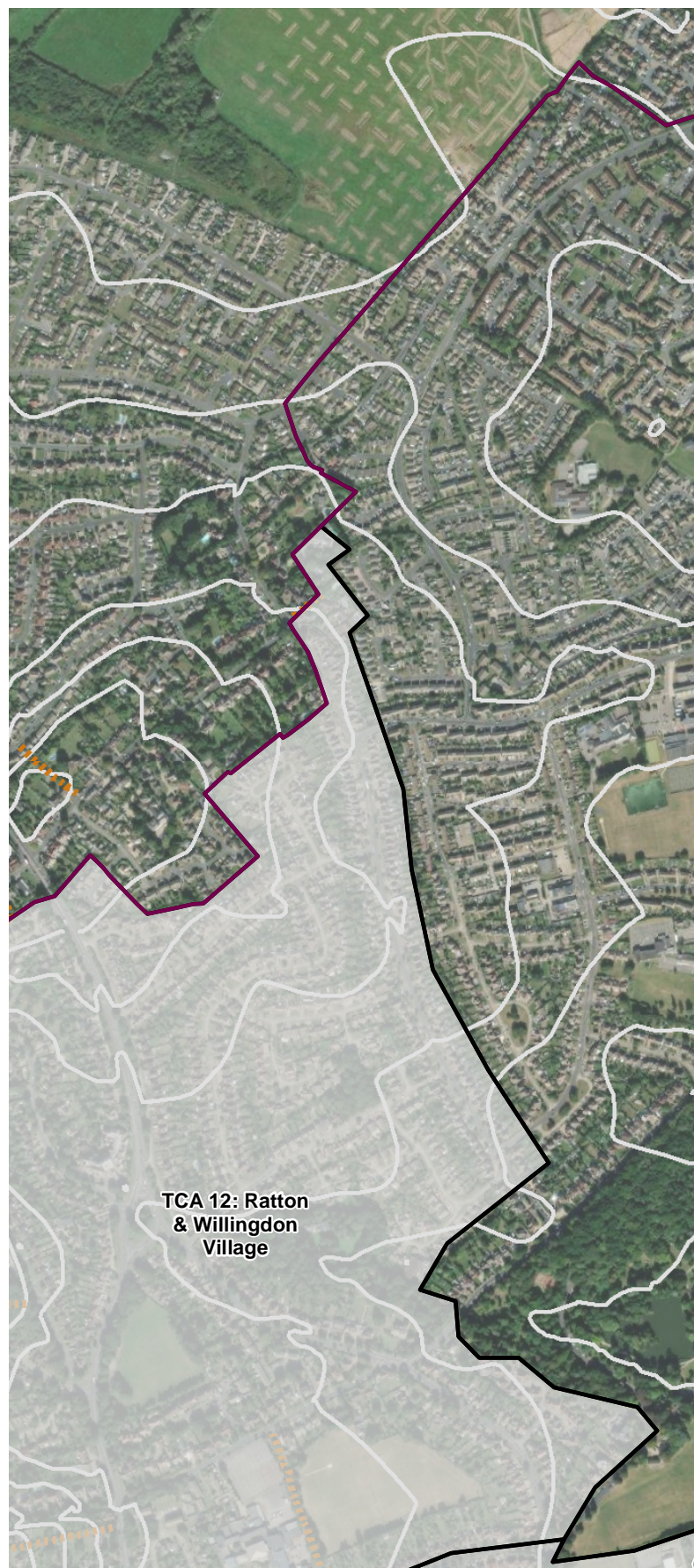


Figure 8.7a: TCA 1 Aerial Photograph, Contours and Routes



TCA 9: Shinewater & North Langley

TCA 8: Langney

TCA 15: Eastbourne Park

TCA 5: Ocklynge &

KEY:

- Eastbourne Borough Boundary
- Townscape Character Area
- 5m Contour
- Public Rights of Way

TCA 7: Hampden Park

Given the lack of historical and cultural associations within the TCA, the area is considered to be of Low value.

Given the prevailing urban characteristics, the susceptibility to accommodate tall buildings is considered Low which in combination with the Low value, results in a Low sensitivity.

Given the Low sensitivity, the TCA has a High suitability for tall buildings within certain areas.

As illustrated in Figure 9: Optimum Disposition of Tall

Buildings, tall buildings should be located in the central and southern parts of TCA 7, improve wayfinding and legibility across the TCA, and marking key destinations such as the commercial centre and railway station to create a sense of arrival and departure.

Tall buildings should be designed to enhance townscape character, improving the sense of identity across TCA 7 through varied architectural design that responds positively to existing context and character.

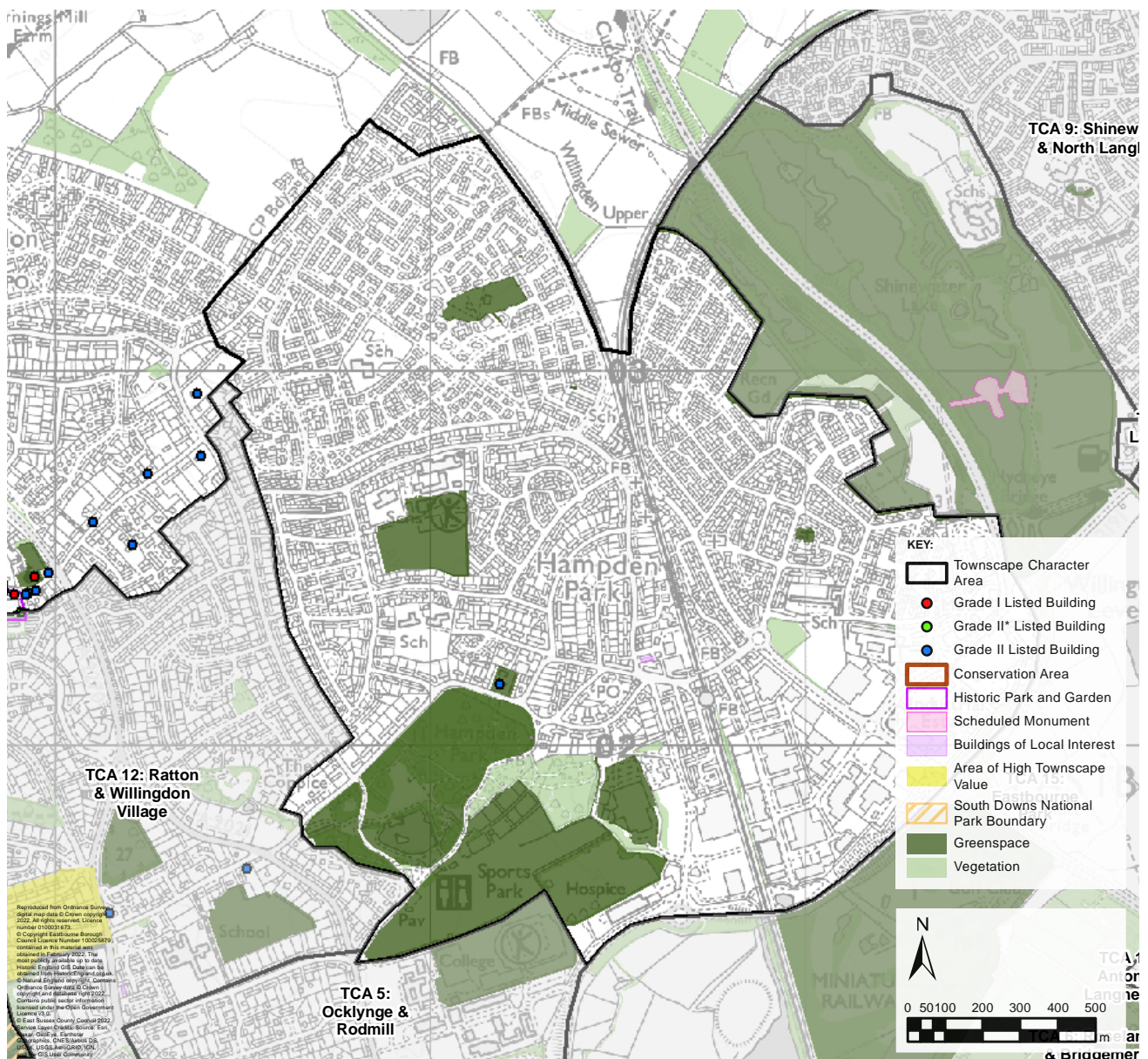


Figure 8.7b - Heritage and Green Infrastructure

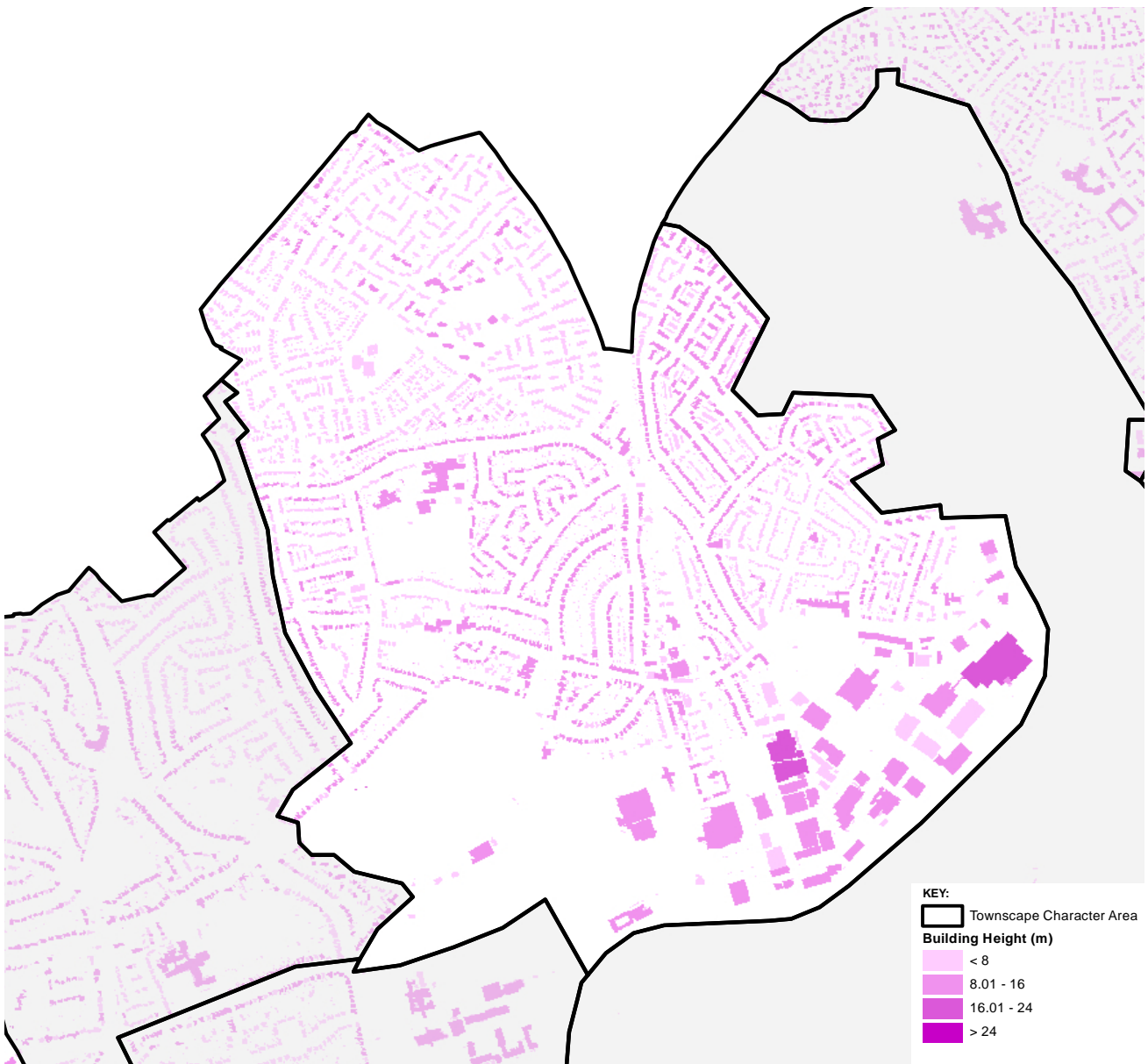


Figure 8.7c - Existing Building Heights

TCA 7: Hampden Park





B



C



D

Clockwise from top left:
 A: Wide streets and low building elevations create an open character
 B: Uniform pitched rooflines and distinctive architectural detailing contributing to wayfinding
 C: An example of the flat, low pitched commercial buildings within the area
 D: Post war four-storey apartment blocks at the eastern edge of the area
 E: Red brick dwellings set against the backdrop of the South Downs escarpment

5.8 TCA 8: Langney

TCA 8 is located in the eastern part of Eastbourne. The boundaries of the area are marked by B2191 to the north, TCA 15 to the west, the A259 to the south and farmland to the east. TCA 8 is predominantly a residential area comprising houses built in between 1970 to 1990, displaying a consistent vernacular resulting in a coherent character.

As illustrated in Figure 8.8b, the TCA includes one listed building, namely Grade II* Langney Priory located in the south of the TCA set in mature woodland set back from Etchingam Road thereby limiting its contribution to the wider townscape. Views across Eastbourne Park and towards South Downs National Park are present to the west.

As illustrated in Figure 8.8c, the area predominantly comprises two storey houses, with some bungalows and three storey buildings distributed across the TCA. A cluster of four storey blocks are located on Pembury Road on the west of the TCA.

A mix of publicly accessible and private green spaces, including Eastbourne Borough Football Club and Eastbourne Crematorium provide a limited element of distinctiveness.

Sevenoaks Road and Priory Road extend around the eastern, southern and western edges of the TCA, connecting to the B2191 in the north. Langney Rise forms a central spine running north / south. The central part of the TCA is defined by a series of residential streets, including numerous cul-de-sacs. In some areas small residential roads are accompanied by grass verges, occasional trees and front garden vegetation, giving the streets an open and verdant character, whilst other streets lack any greening.



Figure 8.8a: TCA 1 Aerial Photograph, Contours and Routes



TCA 8: Langney

There are very few historical and cultural associations within the TCA and the area is considered to be of Low value.

Given the prevailing urban characteristics, the susceptibility to accommodate tall buildings is considered Low which in combination with the Low value, results in a Low sensitivity.

Given the Low sensitivity, TCA 8: Langney has a High suitability for tall buildings within certain areas.

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, tall buildings should be located in proximity to infrastructure corridors and commercial centres, such as the Langney Shopping Centre or areas of existing midrise buildings, such as Pembury Road.

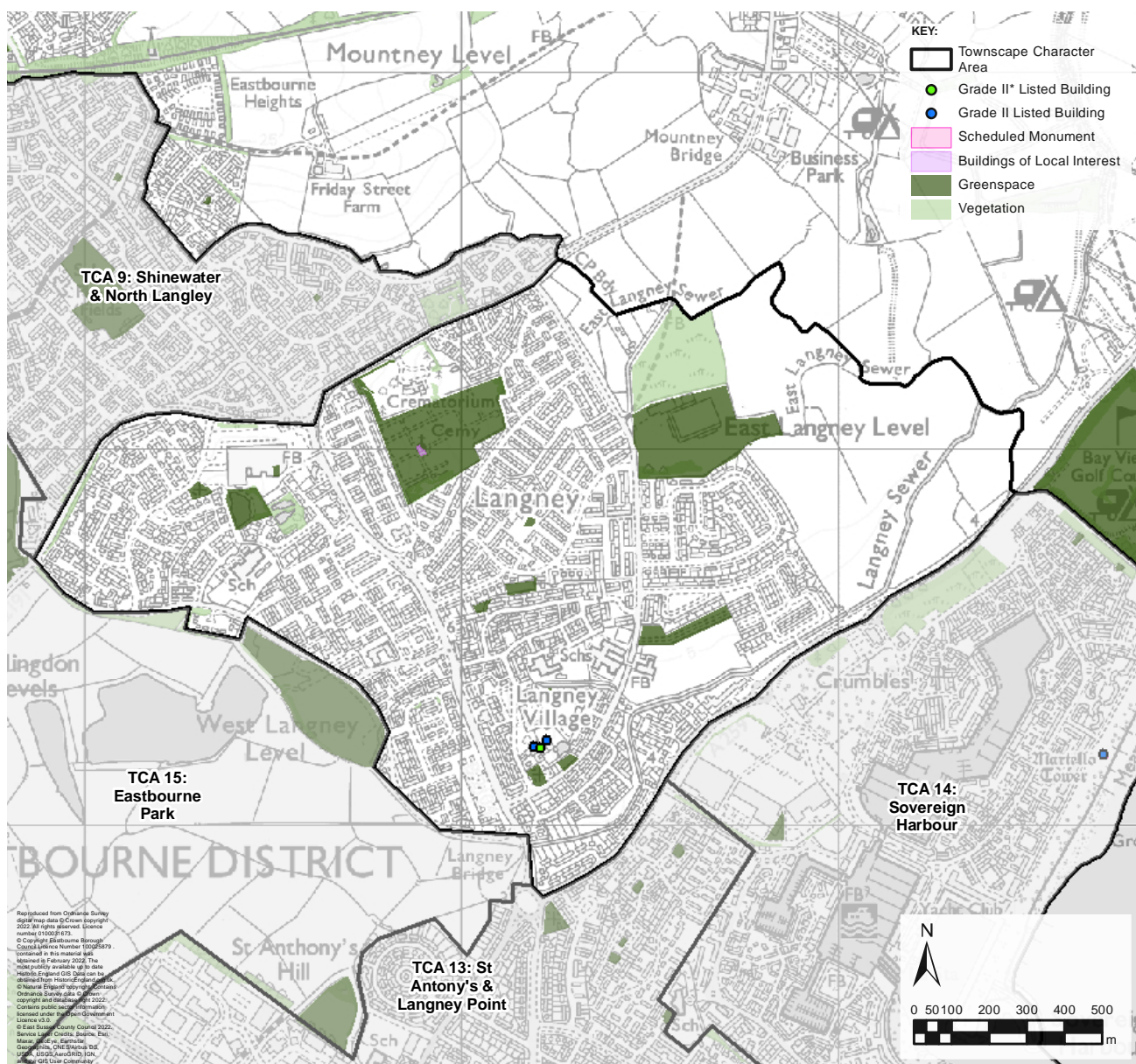


Figure 8.8b - Heritage and Green Infrastructure

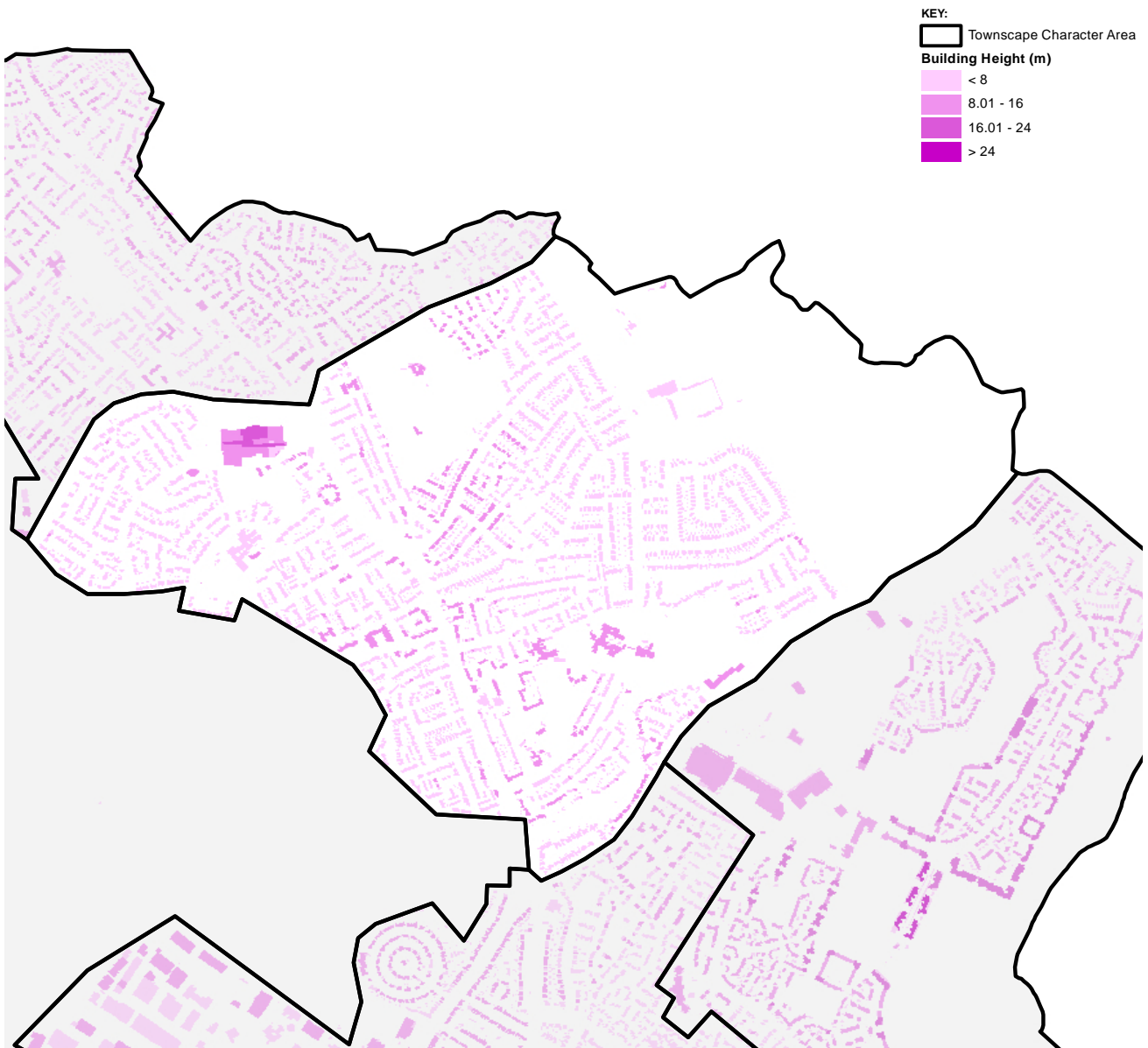


Figure 8.8c - Existing Building Heights

TCA 8: Langney





A



B



C

Clockwise from top left:
A: Porous block arrangements of three-storey apartment buildings with passive green spaces
B: Bungalows set in generous streetscapes that create an open and verdant character
C: Uniform terraced dwellings create a consistent roofline
D: Wide verges and mature vegetation create an open character around taller apartment buildings

5.9 TCA 9: Shinewater & North Langney

TCA 9 is located in north eastern part of Eastbourne. The boundaries of the area are defined by the Southern Railway to the north, Shinewater Park to the west, Willington Drove (B2191) to the south and farmland to the east.

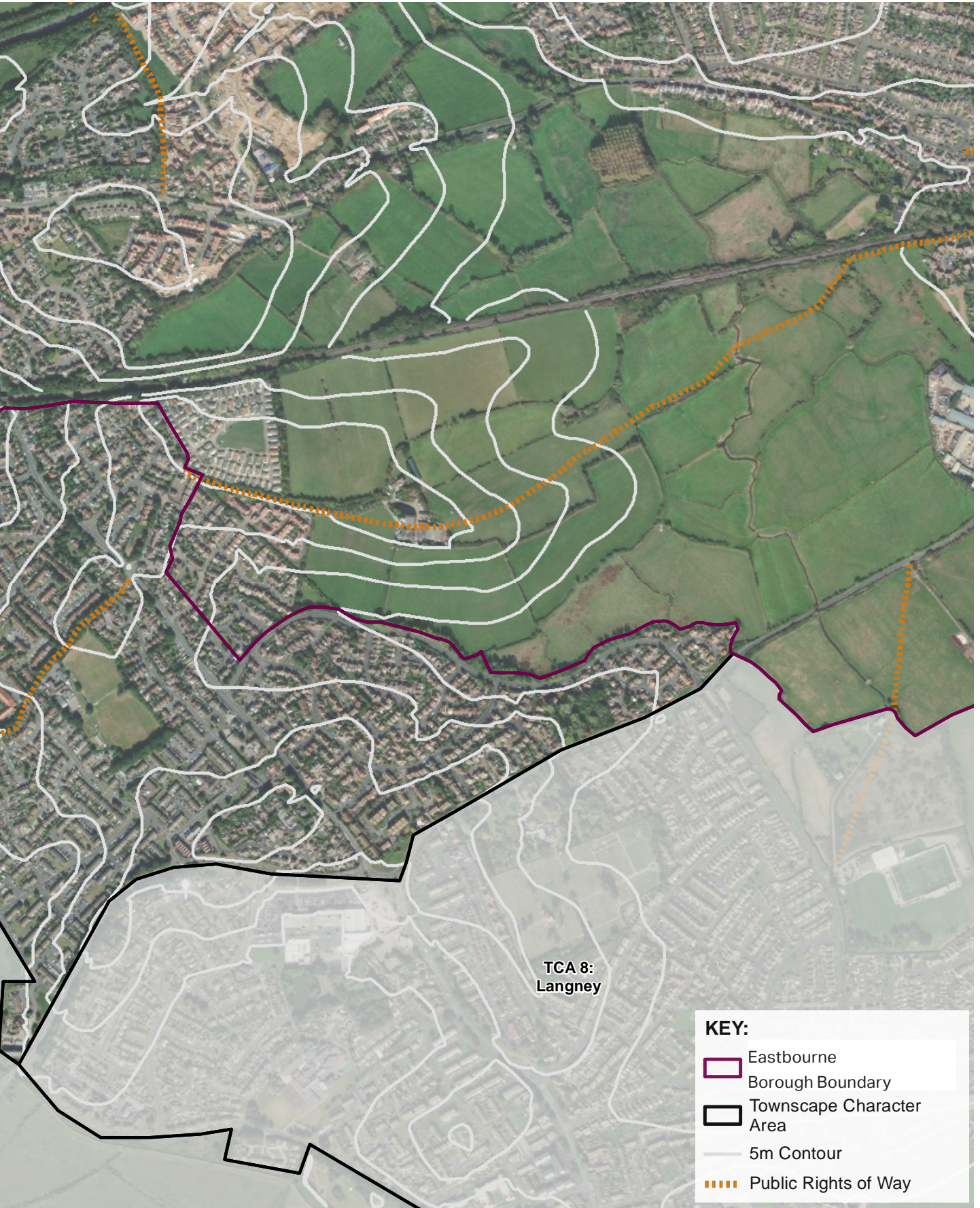
The TCA comprises a residential area built in second half of 20th century with consistent sub-urban character. The buildings typically comprise brick facades with addition of some render and occasional cladding resulting in a coherent, albeit common, townscape character. As illustrated in Figure 8.4c, the TCA comprises common townscape elements with little variation, comprising almost exclusively detached and semi-detached two storey terraces with a very consistent roofline. Open space is limited to Shinewater Community Centre and Oak Tree Lane Playground located towards the centre of the TCA.

There are glimpses of rural landscape to the east. The scarp of South Downs National Park gives a wooded backdrop of views to the west. There are views of wind turbines and pylons to the north. The TCA affords occasional glimpses of Stone Cross Windmill in Pevensey to the east.

The road layout comprises an irregular street pattern with numerous cul-de-sacs. Small residential roads are typically flanked by grass verges, occasional mature trees and well-maintained front garden vegetation. These elements create verdant and open character. An irregular pattern of streets with cul-de-sacs covers the land between the A roads.



Figure 8.9a: TCA 1 Aerial Photograph, Contours and Routes



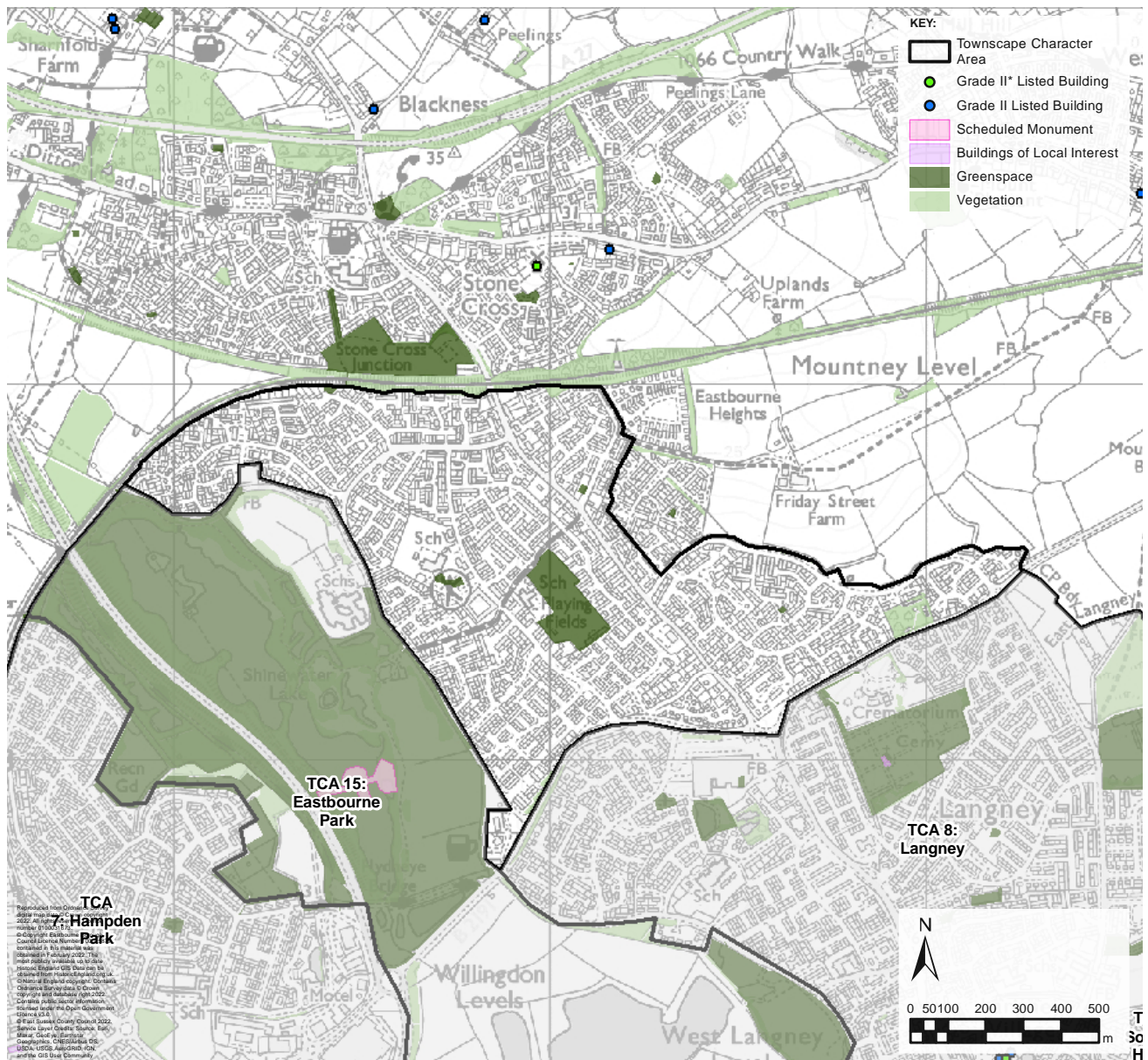
TCA9: Shinewater & North Langney

As illustrated in Figure 8.9b, there are very few historical and cultural associations within the TCA and the area is considered to be of Low value.

Given the prevailing urban characteristics, particularly given the primarily residential and low-level height pattern present, the susceptibility to accommodate tall buildings is considered low, which in combination with the Low value results in a Low sensitivity.

Given the Low sensitivity, TCA 9 has a High suitability for tall buildings overall.

Tall buildings should be located in proximity to infrastructure corridors and commercial centres as illustrated in Figure 9: Optimum Disposition of Tall Buildings.



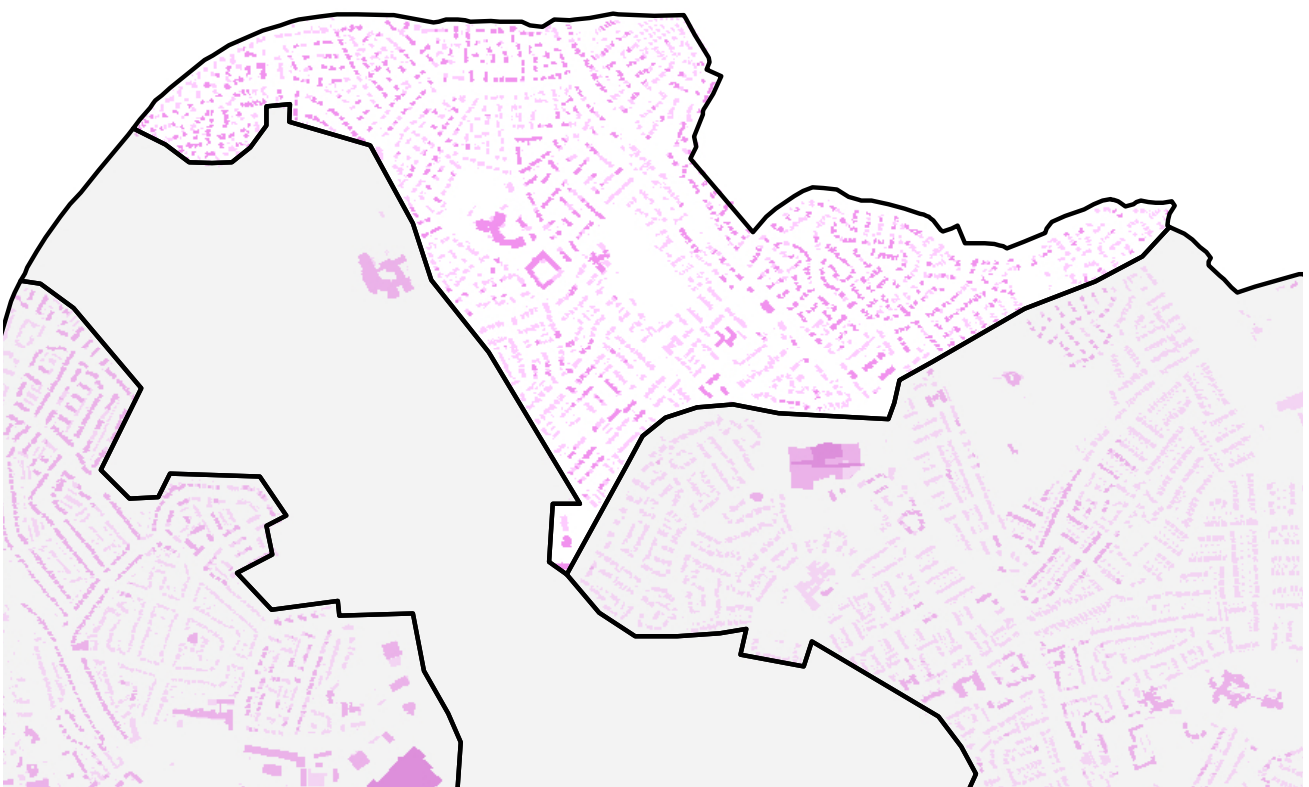
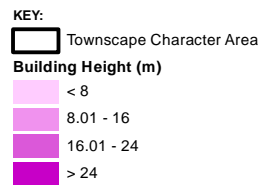


Figure 8.9c - Existing Building Heights

TCA9: Shinewater & North Langney





Clockwise from top left:
 A: Modern, detached dwellings with varied render and architectural detailing
 B: Uniform terraced dwellings within a wide and open streetscape
 C: Limited architectural variations create a coherent, albeit common, townscape character
 D: Wind turbines punctuate the skyline from the largely flat area
 E: Glimpses of Stone Cross Windmill create focal points that aid wayfinding and legibility

5.10 TCA 10: Summerdown & Saffrons

TCA 10: Summerdown & Saffrons is located in the western part of Eastbourne. The boundaries of the area are defined by TCA 4: Old Town to the north, the South Downs National Park to the west, TCA 11: Meads to the south and TCA 1: Towns Centre and TCA 2: Upperton to the east. TCA 10 is a residential area with a verdant character resulting from the TCA's position adjacent to the South Downs National Park and large open spaces within the area.

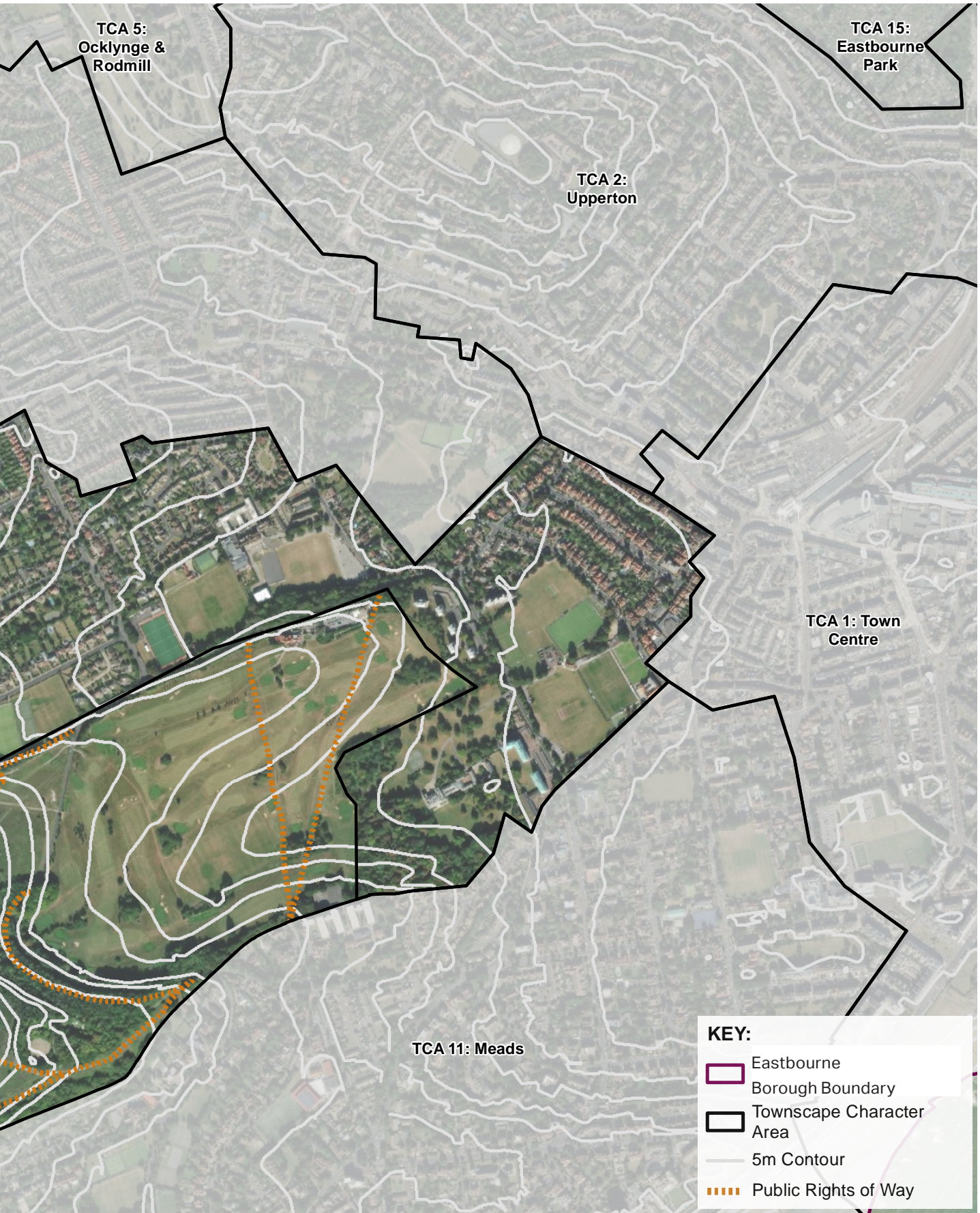
Buildings focused within the Saffrons and Park Close conservation area (illustrated in Figure 8.10b) contribute to the historic sense of place through distinctive building materials and Edwardian architecture. Compton Place Grade I listed building is a distinctive Jacobean house set within a historic parkland (Grade II Registered Park and Garden) contributing to a historic sense of place. The scarp of the South Downs National Park creates a wooded backdrop of views to the west. Mature vegetation in large private gardens and mature street trees contribute to a verdant character. There is a lack of green verges.

As illustrated in Figure 8.10c, the area to the west follows a loose geometric arrangement, while the central area is characterised by the larger plots which have progressively been infilled with cul de sacs as well as the Gildredge House school buildings and playing fields. The houses to the south are larger and exhibit a distinctive and complex form, comprising steep pitched roofs with dormer windows and large chimney stacks. In the northern part of the area houses date back to the inter-war period, consisting of two storey red brick and white render houses include some Edwardian and Victorian elements, creating varied but unified overall appearance. A cluster of six storey buildings is located on the eastern side of the Compton Place Road.

East Dean Road runs along the northwest and north boundaries whilst Paradise Drive runs along the south. Summerdown Road is a key axis road which runs north south connecting Paradise Drive through to East Dean Road and beyond. Other residential streets follow a loose geometric alignment.



Figure 8.10a: TCA 1 Aerial Photograph, Contours and Routes



TCA 10: Summerdown & Saffrons

Given the historical and cultural associations within the TCA, the area is considered to be of Medium value.

Given its strong relationship with the South Downs National Park and prevailing two storey character there is limited scope to accommodate tall buildings. Therefore it is considered to be of High susceptibility, which in combination with the Medium value, results in a High sensitivity.

This area presents a Low suitability for tall buildings overall, due to the strong influence exerted by the South Downs National Park scarp topography and the open character of the landscape beyond, which surrounds the TCA. Here, due to indirect effects of these landscape features, tall buildings would not be suitable, unless the proposals demonstrated high quality design significantly enhancing the immediate setting as well as being sensitive to the defining characteristics of the local area. As illustrated in

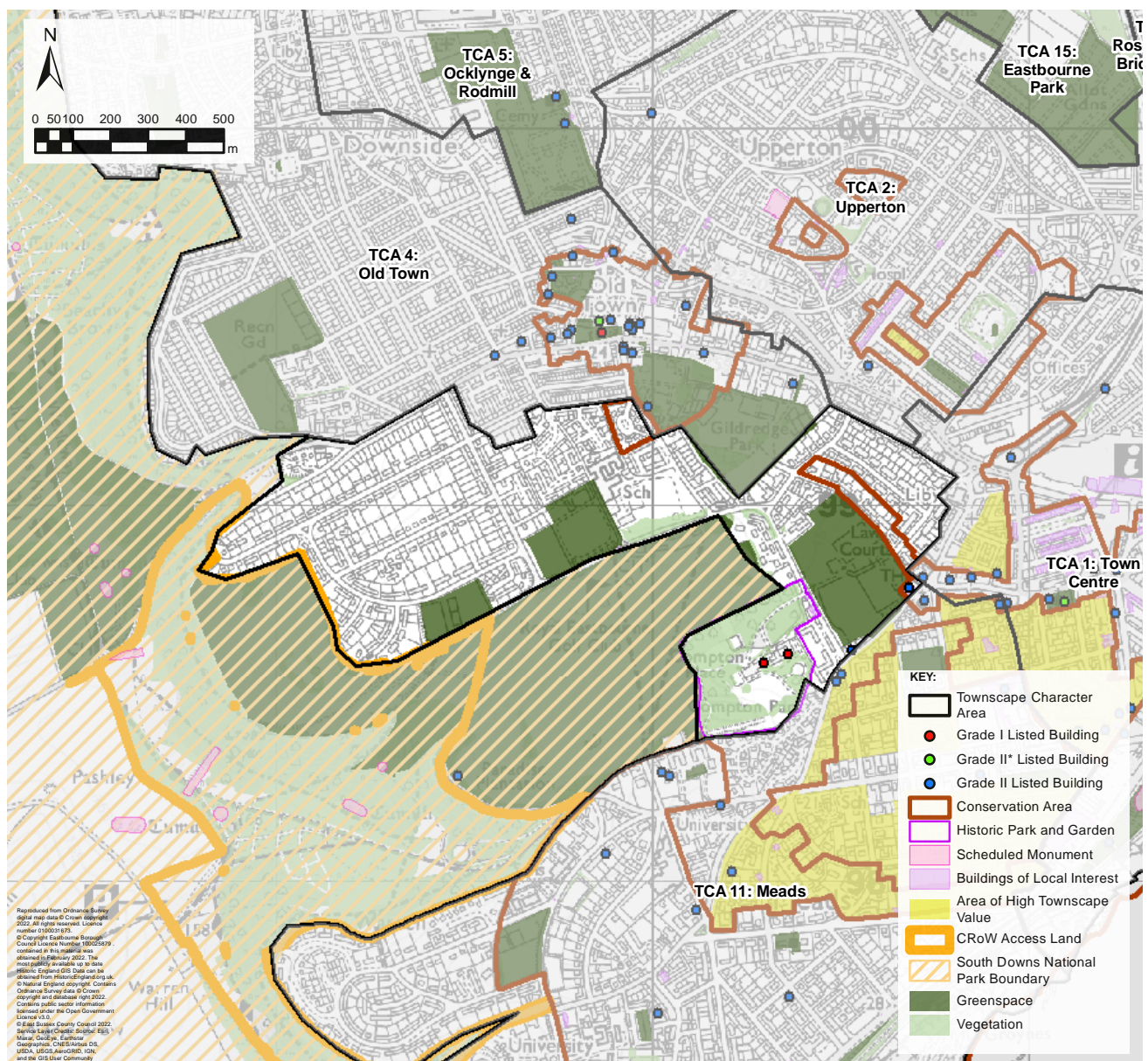


Figure 8.10b - Heritage and Green Infrastructure

Figure 9: Optimum Disposition of Tall Buildings, tall buildings should not be located in proximity to residential streets characterised by consistent rooflines, but rather adjacent to existing taller block of flats such as the area around Compton Place Road. Tall buildings should be set back from the public realm, set behind substantial but sensitive boundaries such as stone walls and mature vegetation (highlighting the importance of retaining existing mature vegetation on-site where possible). Taller buildings should

not be set against the backdrop of the South Downs National Park at the terminus of channelled views.

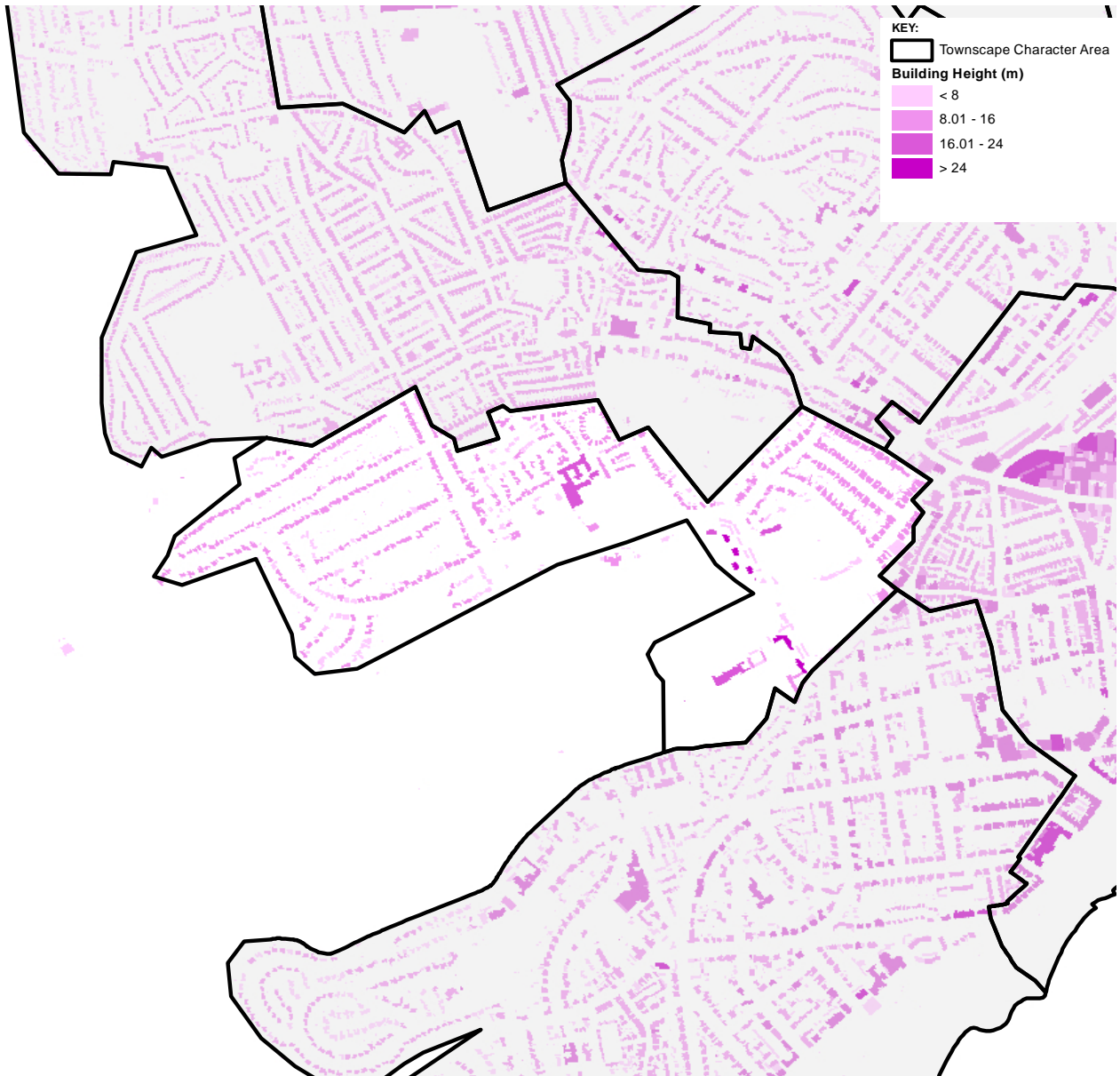


Figure 8.10c - Existing Building Heights

TCA 10: Summerdown & Saffrons





Clockwise from top left:
A: Distinctive steep pitched roofs and large chimney stacks characteristic of the south of the area
B: Uniform red brick dwellings with limited variation set against the scarp slope of the South Downs
C: The loosely geometric spatial arrangement and rising landform create an intimate feel to the area

5.11 TCA 11: Meads

TCA 11: Meads is located in the southwestern part of Eastbourne. The boundaries of the area are defined by TCA 1: Towns Centre to the southeast, the seafront to the south and South Downs National Park to the west and north. Mainly a residential area, characterised by its downland and seaside setting (as illustrated in Figure 8.11a), as well as the public areas along Western Parades and Prince Edward's Parade. Its many street trees, undulating topography, wide vistas, and the quality of the light and seaside air, combine to create a very special environment, quieter and more remote than the bustle of Eastbourne Town Centre.

As illustrated in Figure 8.11b, several listed buildings and two conservation areas (Meads and College) are present as well as Compton Place – a Grade II Registered Park and Garden. Its spacious public areas along Western Parades and Prince Edward's Parade, and its attractive Victorian and Edwardian buildings, predominantly in the Arts and Crafts style as well as many street trees and leafy character contribute to its distinctiveness. The perimeter blocks follow a loose geometric arrangement, with some organically laid streets present. The interiors comprise communal and private areas of green space, with some residential infill visible.

As illustrated in Figure 8.11c, mostly two-storey dwellings are present, however these heights increase to three and four storeys towards the south east. South Cliff Tower (approximately 50m AOD) is present to the southeast of the area. There is an array of long-distance views spreading from the beach towards the iconic chalk cliffs of Beachy Head and the sea.

Carlisle Road sweeps around the western side, past Old Saints Park and Church to the bottom left, past the University of Brighton Eastbourne Campus, past beyond where it meets Meads Road and elongating into a linear stretch of road to where it meets the Birley Centre and Towner Eastbourne. The street pattern around these buildings, to the east of the CA, assumes a grid-like structure, mostly between St John's Road and Blackwater Road, while to the western side the street pattern develops a quasi-radial form, coming together at the junctions

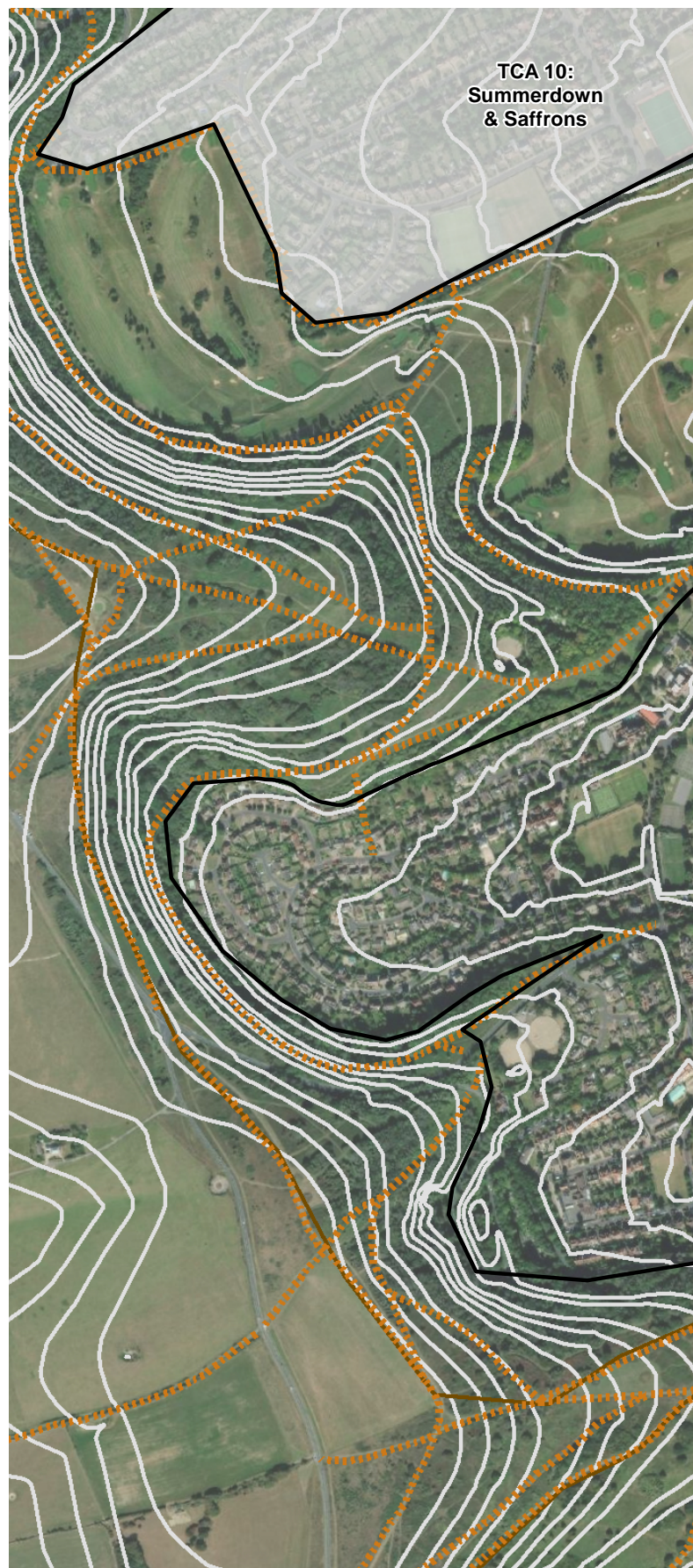
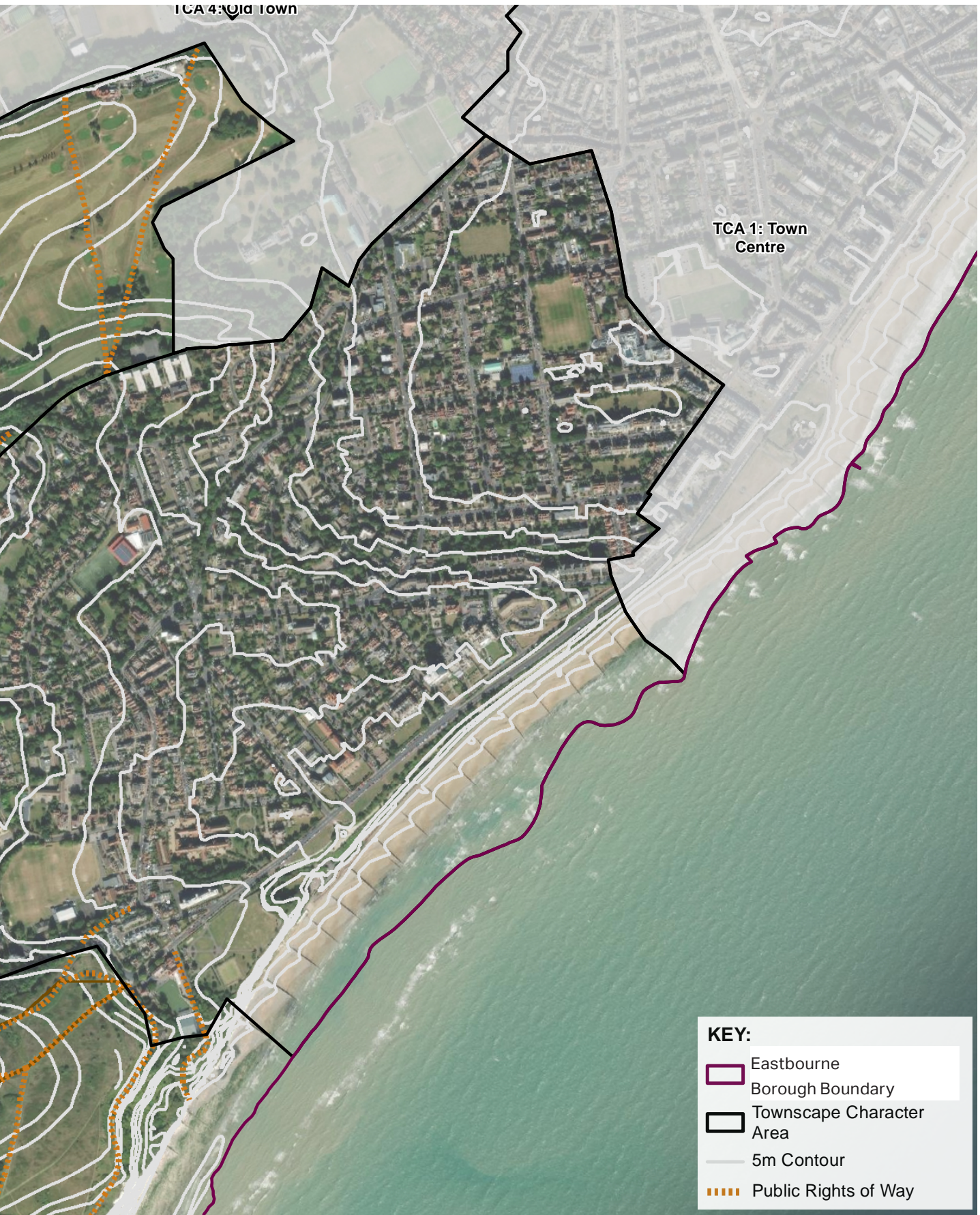






Figure 8.11a: TCA 1 Aerial Photograph, Contours and Routes



TCA 4: Old Town

TCA 1: Town Centre

KEY:

-  Eastbourne Borough Boundary
-  Townscape Character Area
-  5m Contour
-  Public Rights of Way

TCA 11: Meads

between Meads Road, St John's Road and Milnthorpe Road.

Given the historical and cultural associations within the TCA, the area is considered to be of Medium value.

Given its strong relationship with the coast and presence of tall buildings there is some scope to accommodate tall buildings in certain areas. Therefore it is considered to be of Medium susceptibility, which in combination with the Medium value, results in a Medium sensitivity.

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, tall buildings should be located in the area around South Cliff Tower and near the sea front.

This TCA presents a medium suitability for tall buildings overall, given the relationship with the coastal landscape, the strong recreational character and existing height pattern around South Cliff Tower.

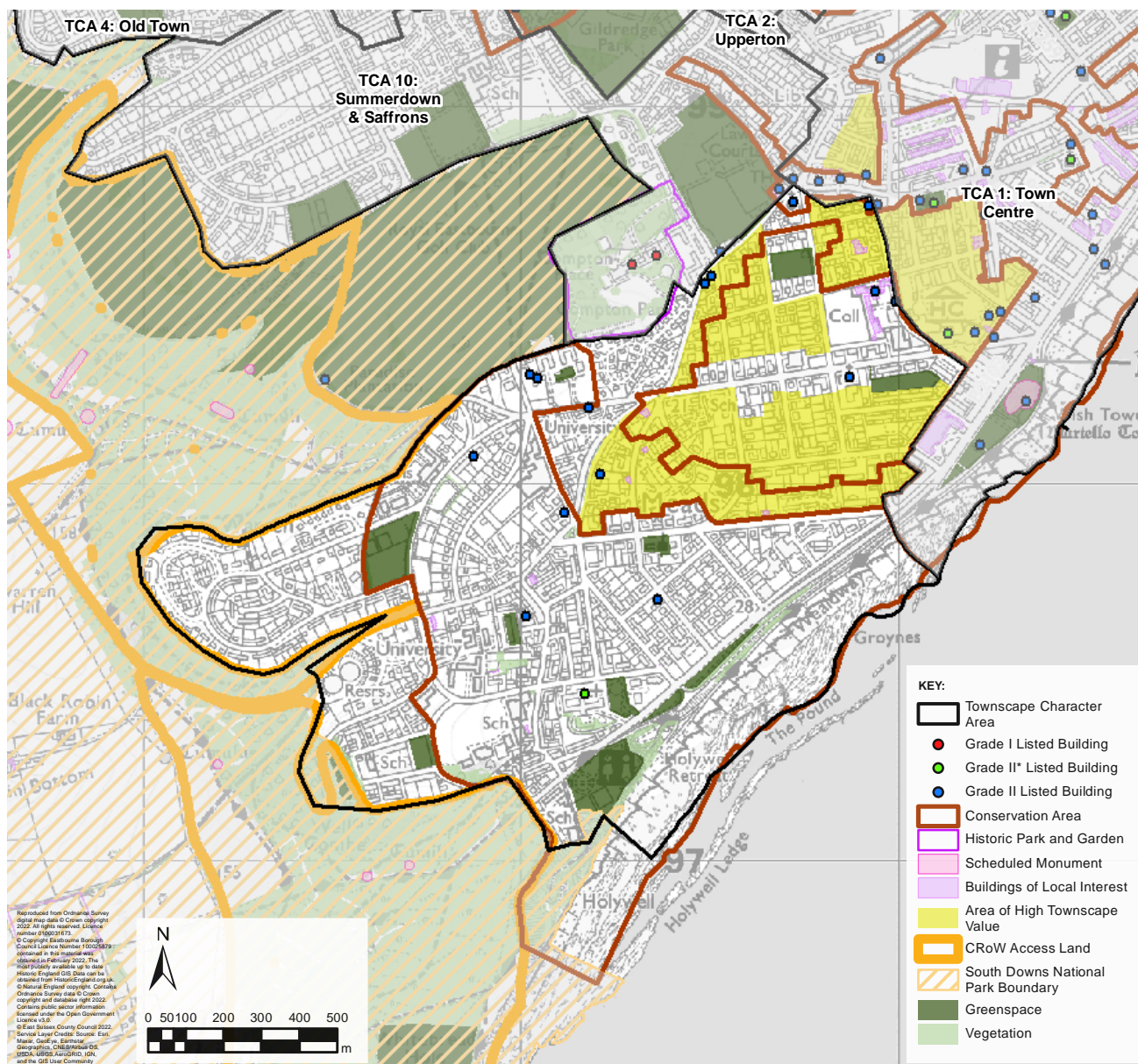


Figure 8.11b - Heritage and Green Infrastructure

Tall buildings within TCA 11 could be introduced in the vicinity of South Cliff Tower. The proposed buildings should seize the opportunity to create an improved transition between the surrounding, lower heights and the Tower.

Tall buildings should not be set against the backdrop of the South Downs National Park at the terminus of channelled views.

Tall buildings should be set back from the public realm, set behind substantial but sensitive boundaries such as stone walls and mature vegetation (highlighting the importance of retaining existing mature vegetation on-site where possible).

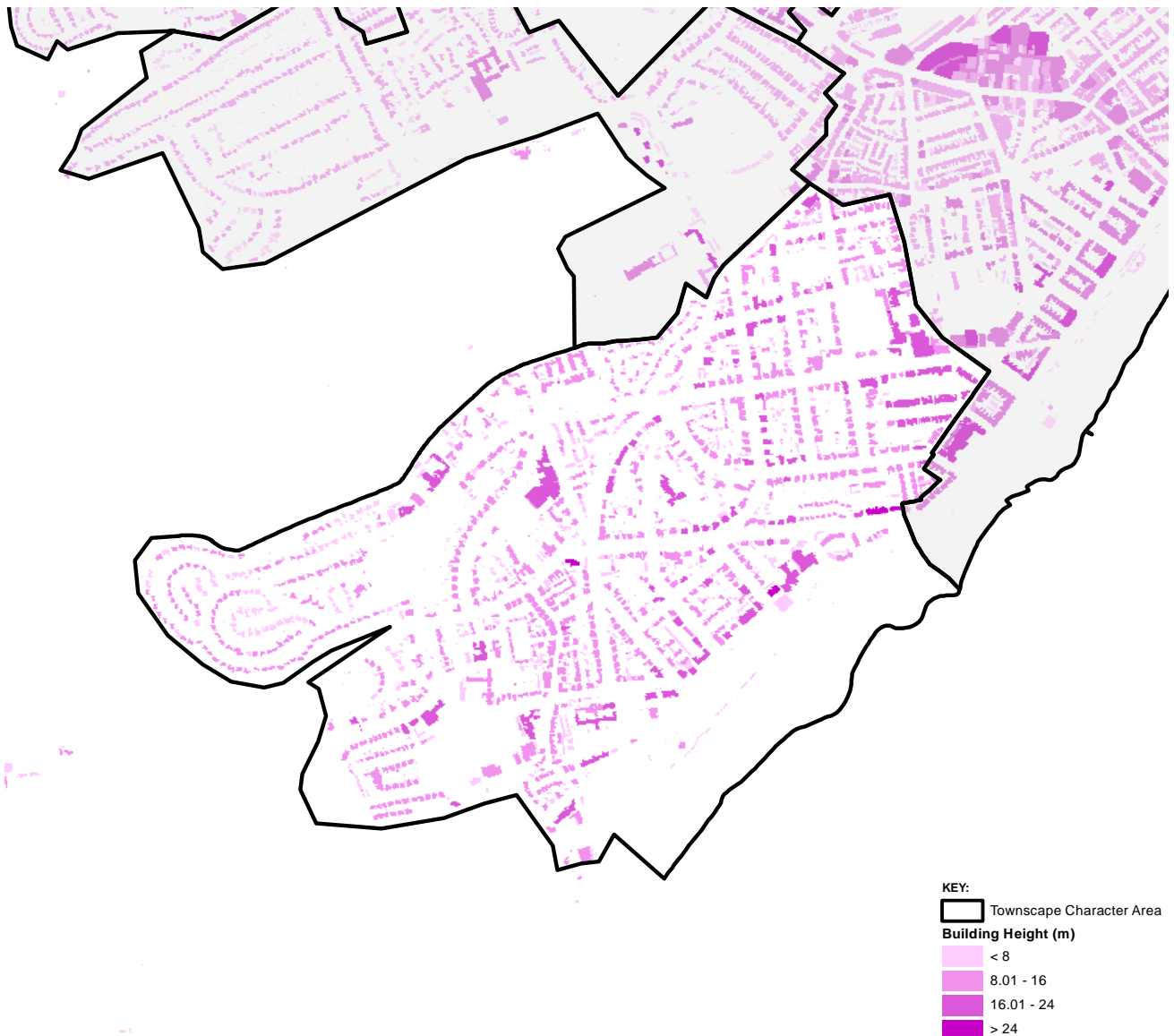


Figure 8.11c - Existing Building Heights

TCA 11: Meads





Clockwise from top left:

A: Mature street trees amongst tall Edwardian and Victorian buildings create an intimate sense of enclosure

B: The 18-storey South Cliff Tower dominates the skyline amongst the mostly two-storey residential dwellings

C: The sloping landform affords distinctive skyline views and glimpses of the sea from elevated western areas

D: Taller buildings adjacent to lower residential dwellings create a diverse character

E: Dwellings in the arts and crafts style share the area with taller commercial buildings

5.12 TCA 12: Ratton & Willingdon Village

TCA 12: Ratton & Willingdon Village is located in the north western part of Eastbourne. The boundaries of the character area defined by the Eastbourne Borough boundary to the north, South Downs National Park to the west, TCA 5: Ocklynge & Rodmill to the south and TCA 7: Hampden Park to the east.

Listed buildings and buildings focused within the Ratton and Willingdon conservation areas contribute to the historic sense of place and introduce distinctive building materials such as knapped flint, red and vitrified brick, slate tiles on hipped roofs and flint garden walls. As illustrated in Figure 8.12b, southwest part of the TCA is locally designated as an Area of High Townscape Value. Picturesque views are present along the sloping streets with direct views of South Downs National Park wooded scarp are also gained from several viewpoints. Ratton & Willingdon Village is located on the hill. The consistent roofline of rather low housing estates, small scale of the streets and proximity to the National Park means that development within the area would be exposed in views.

As illustrated in Figure 8.12c, the TCA comprises almost exclusively two storey detached or semidetached houses with little variation to rooflines along the streets. Well maintained, spacious streetscape with large proportion of trees and other vegetation creates a transition between the town and the National Park. Mainly detached, two storey houses and bungalows are set behind front gardens. Low brick walls, with occasional addition of flint, separate the gardens from the street.

The A2270 cuts across the area from the north to the south. Irregular pattern of residential streets is distributed on the eastern and western side of the A2270.

Given the historical and cultural associations within the TCA, including the adjacent Grade: II* Park and Garden (THE HOO) the area is considered to be of Medium value.

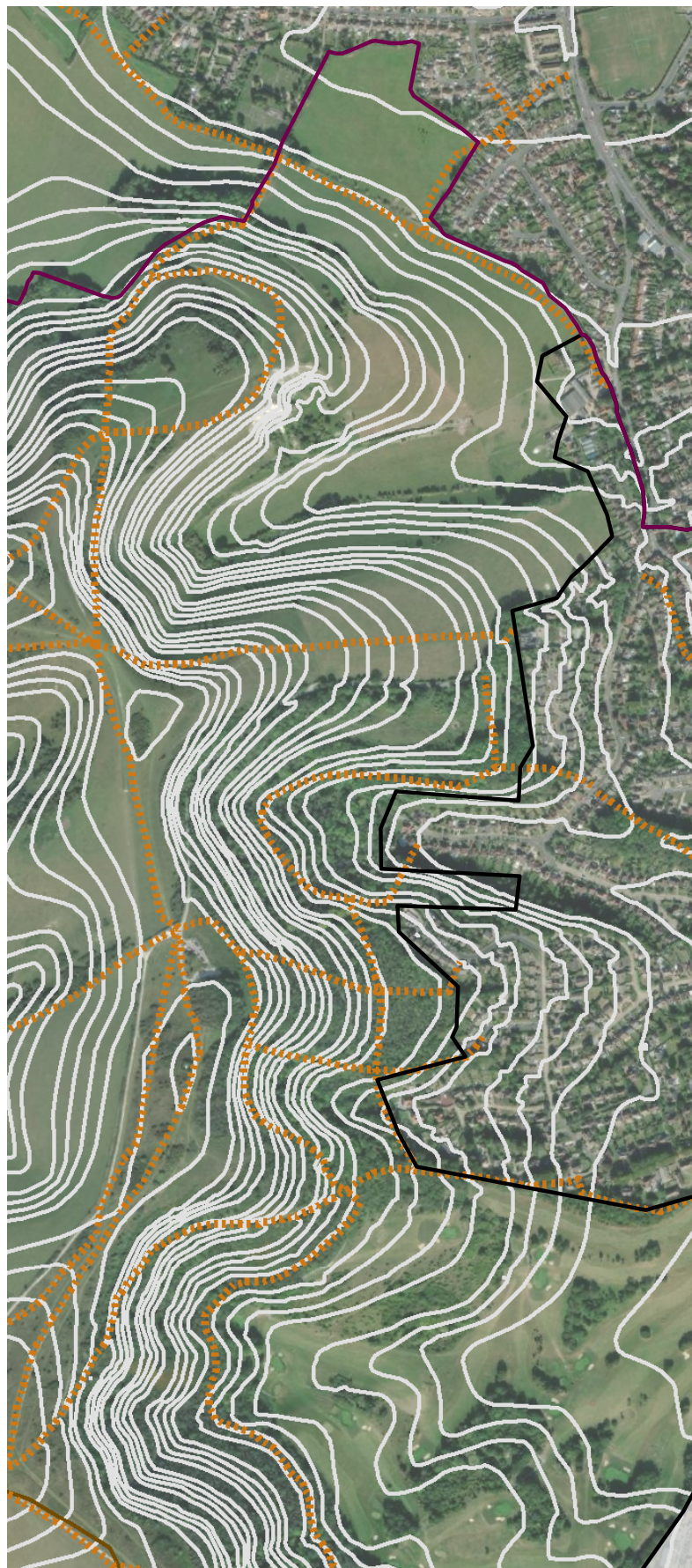
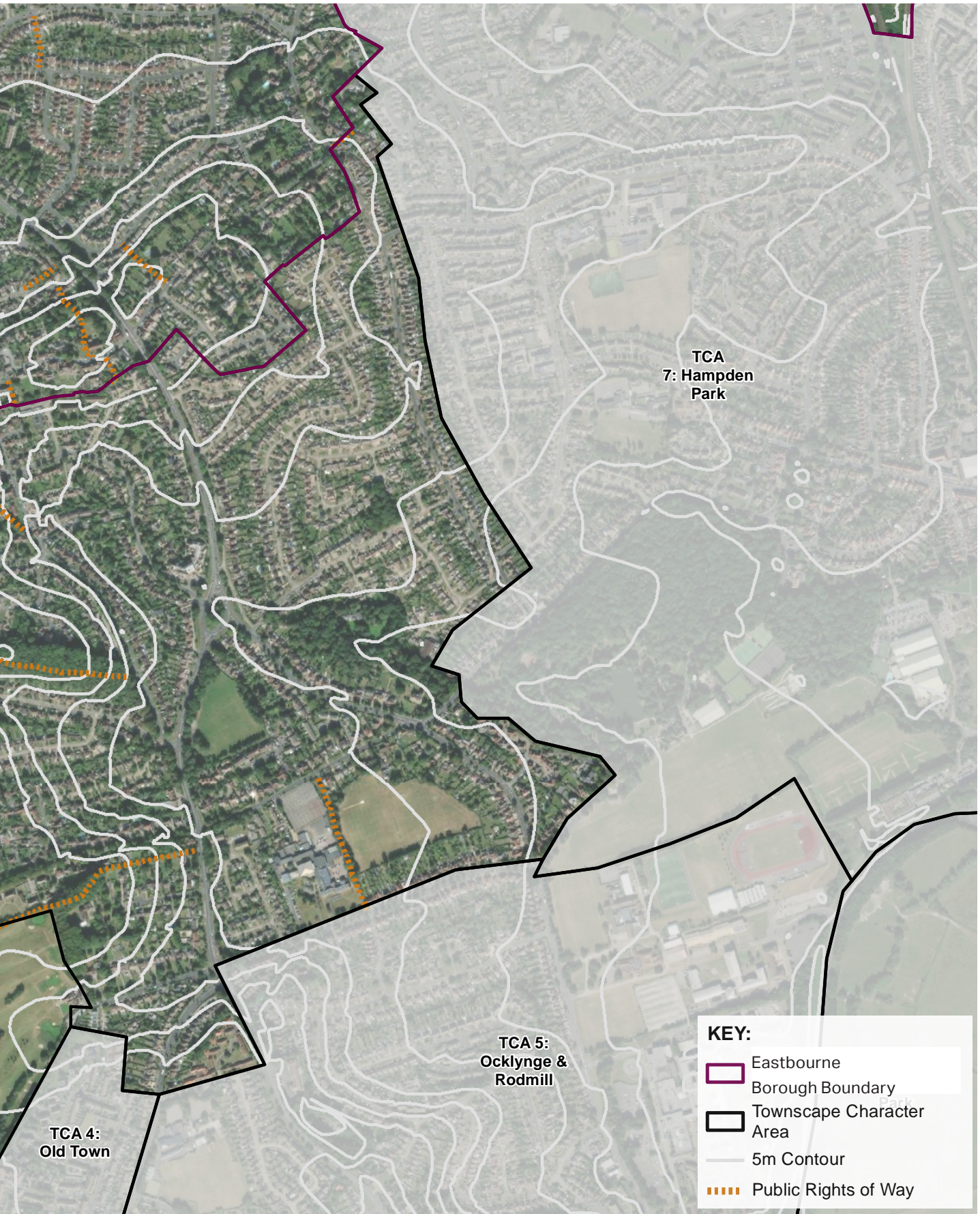


Figure 8.12a: TCA 1 Aerial Photograph, Contours and Routes



TCA 12: Ratton & Willingdon Village

Given its strong relationship with the South Downs National Park and prevailing two storey character there is limited scope to accommodate tall buildings. Therefore it is considered to be of High susceptibility, which in combination with the Medium value, results in a High sensitivity.

TCA12 presents a low suitability for tall buildings.

As illustrated in Figure 8.12a, this TCA is strongly influenced by the South Downs National Park scarp topography and the open character of the landscape beyond, which tightly envelops it and reduces its suitability for tall buildings. As a result, tall buildings would not be suitable, unless the proposals were to represent high quality design, helping to raise standards of design and significantly enhance its immediate setting as well as being sensitive to the defining characteristics of the local area.

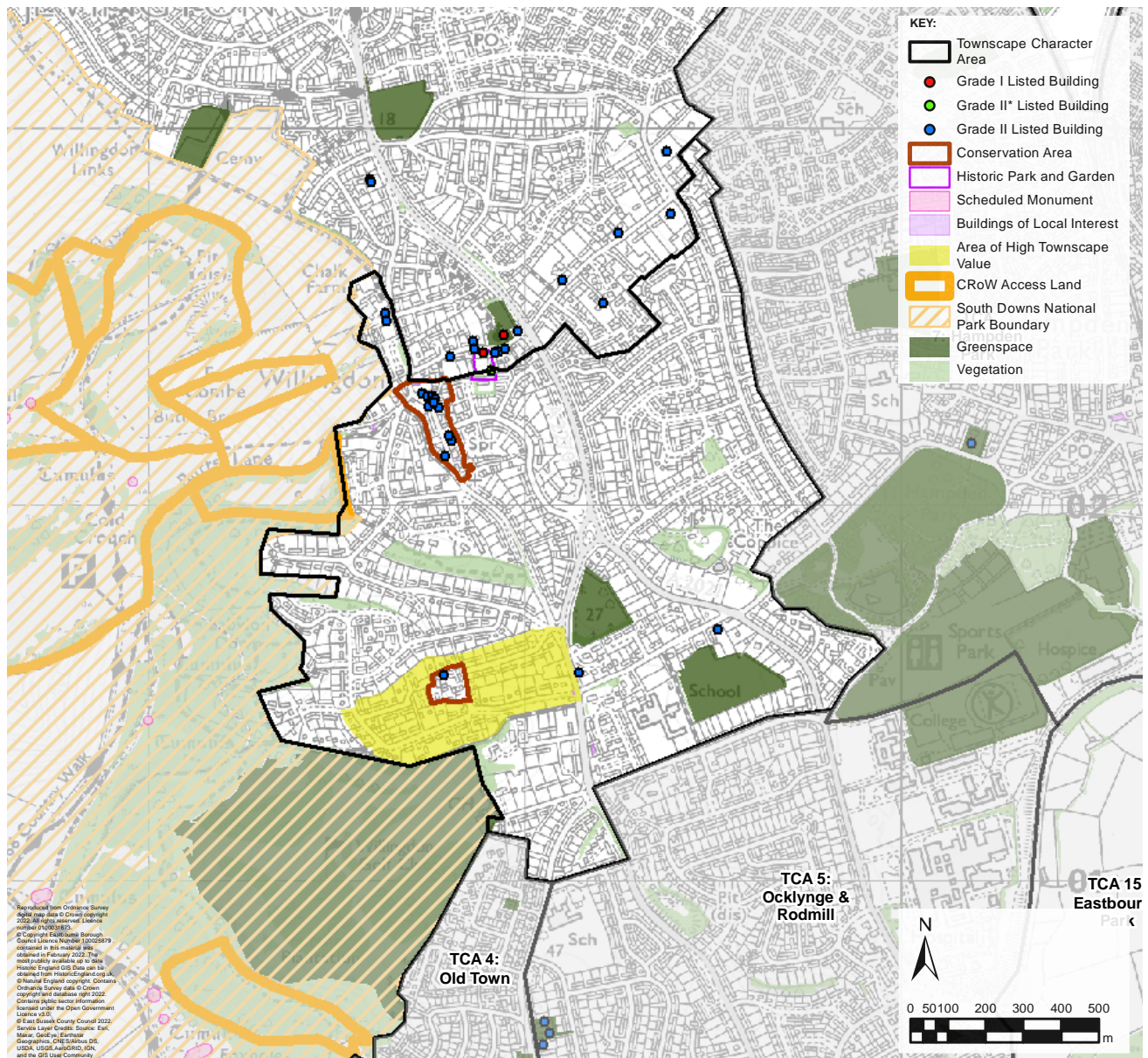


Figure 8.12b - Heritage and Green Infrastructure

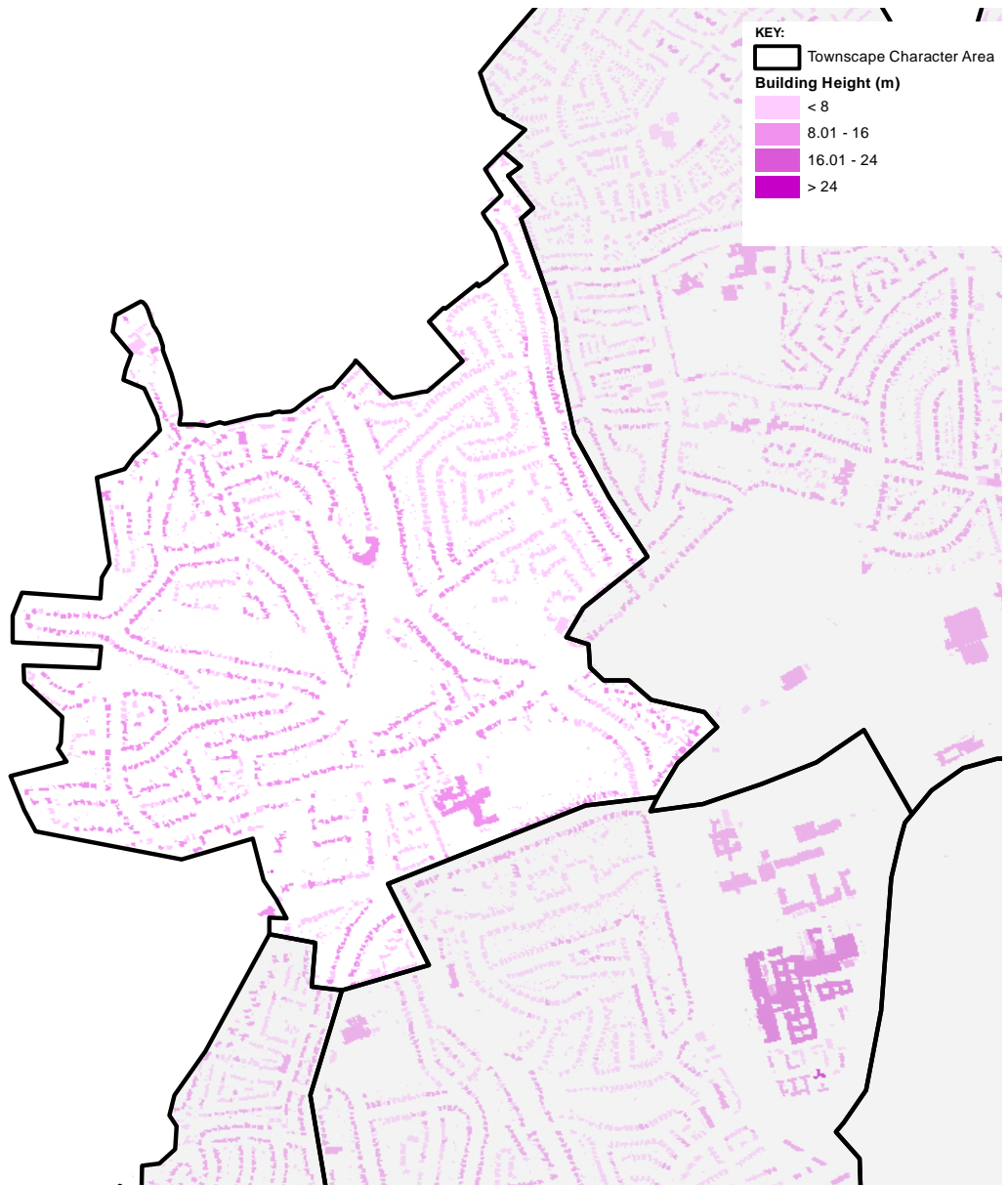


Figure 8.12c - Existing Building Heights

TCA 12: Ratton & Willingdon Village





Clockwise from top left:
A: Spacious streetscapes with verdant vegetation are framed by direct views to the South Downs
B: Distinctive historic architectural detailing within the conservation area creates a sense of place
C: Consistent low rooflines and wide streetscapes create an open character

5.13 TCA 13: St Anthony's & Langney Point

TCA 13: St Anthony's & Langney Point is located in the eastern part of Eastbourne. The boundaries of the area are determined by TCA 15: Eastbourne Park to the north, TCA 14: Sovereign Harbour to the east, sea to the south and TCA 6: Roselands & Bridgemere to the west.

Sovereign Park and sea promenade along the sea front as well as Five Acre Field contribute towards a feeling of distinctiveness. The remainder of the area comprises residential developments which represent the post-war architectural style and comprise a mix type of houses including single storey bungalows in the Langney Point area, two storeys detached buildings and also some 3.5 storeys block of flats present along the seafront and roundabouts, as illustrated in Figure 8.13c. The western area is defined by industrial character, due to the presence of Eastbourne's largest industrial estate.

Long-distance views spread from the beach towards the iconic chalk cliffs of Beachy Head and the sea. Views are limited to occasional glimpses of the sea and sea front, but are very limited across most of the area. St Anthony's Avenue is a prominent movement corridor however offers little elements of particular distinctiveness.

An irregular pattern of residential streets is set between the triangle of main roads connected by large roundabouts. Residential estates arranged in a form of circle and half circle stand out from the more informal arrangement of the remaining part of the area. Some streets like Ramsey Way, appear to be disproportionately wide in comparison to the small-scale houses set far away from the road. As such the streetscape feels incomplete, with excess of space used as lawns.

Given the lack of historical and cultural associations within the TCA, as illustrated in Figure 8.13b, the area is considered to be of Low value.

Given the prevailing urban characteristics the susceptibility to accommodate tall buildings is considered Medium, which in combination with the Low value, results in a Low sensitivity. As illustrated in Figure 9: Optimum Disposition



Figure 8.13a: TCA 1 Aerial Photograph, Contours and Routes



3:
ide

TCA 13: St Anthony's & Langney Point

of Tall Buildings, tall buildings should be collocated in the existing tall building areas around Sovereign Park, along key avenues and near the sea front.

This area presents a Medium suitability for tall buildings overall. Tall buildings should be set along wide roads such as Prince William Parade and Princes Road marking key nodes.

Tall buildings should not impede existing key sea and promenade views and could be located in the approaches

to main nodes such as roundabouts (Sovereign, Langney, Sovereign Park East Car Park roundabout).

Tall buildings should be set back from the public realm, set behind mature vegetation/low boundary walls where appropriate and well-integrated into the existing urban grain and elements (highlighting the importance of retaining existing mature vegetation on-site where possible).

Tall buildings should not break consistent rooflines, and should therefore be located at the end of streets or on individual plots.

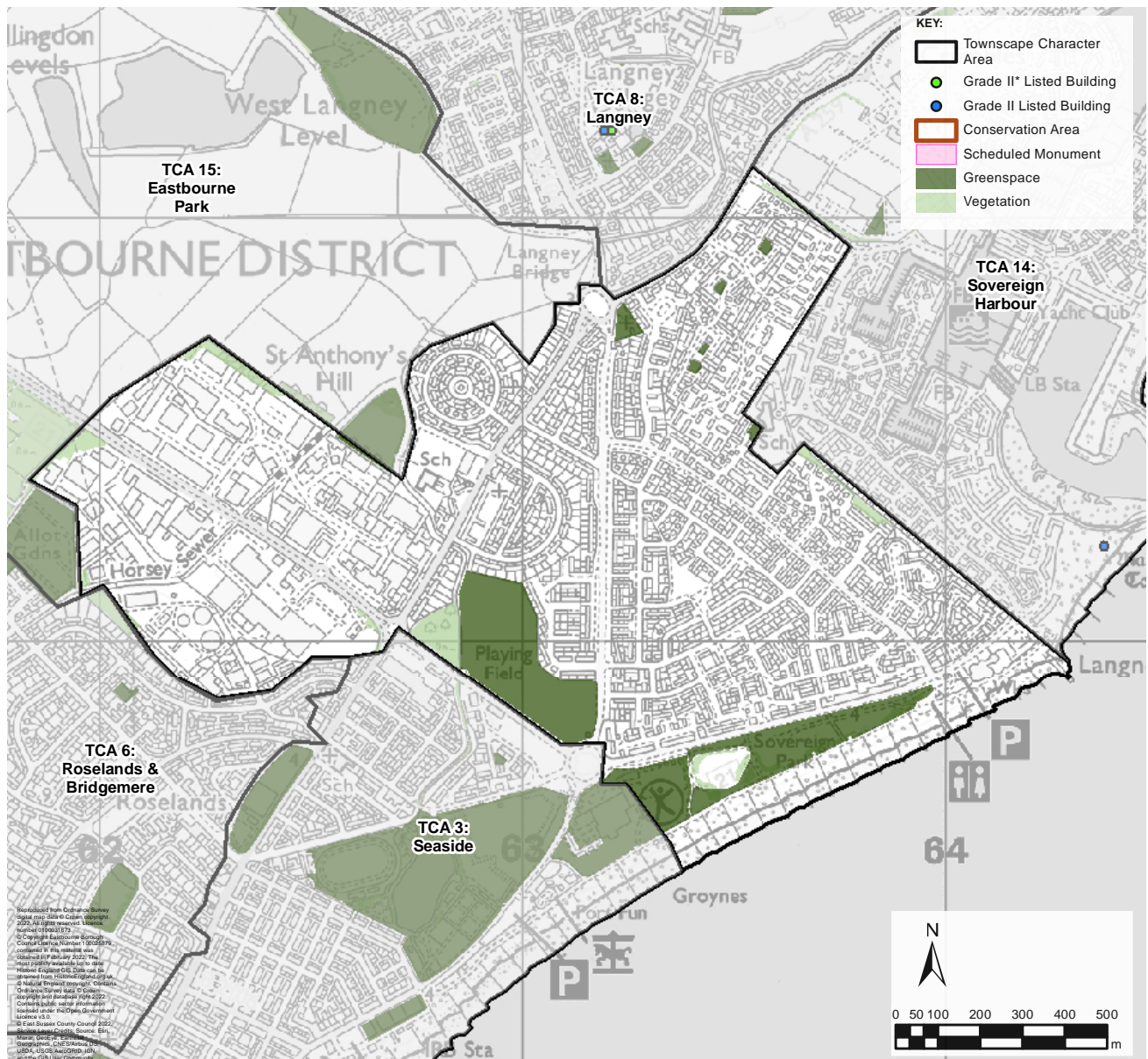


Figure 8.13b - Heritage and Green Infrastructure

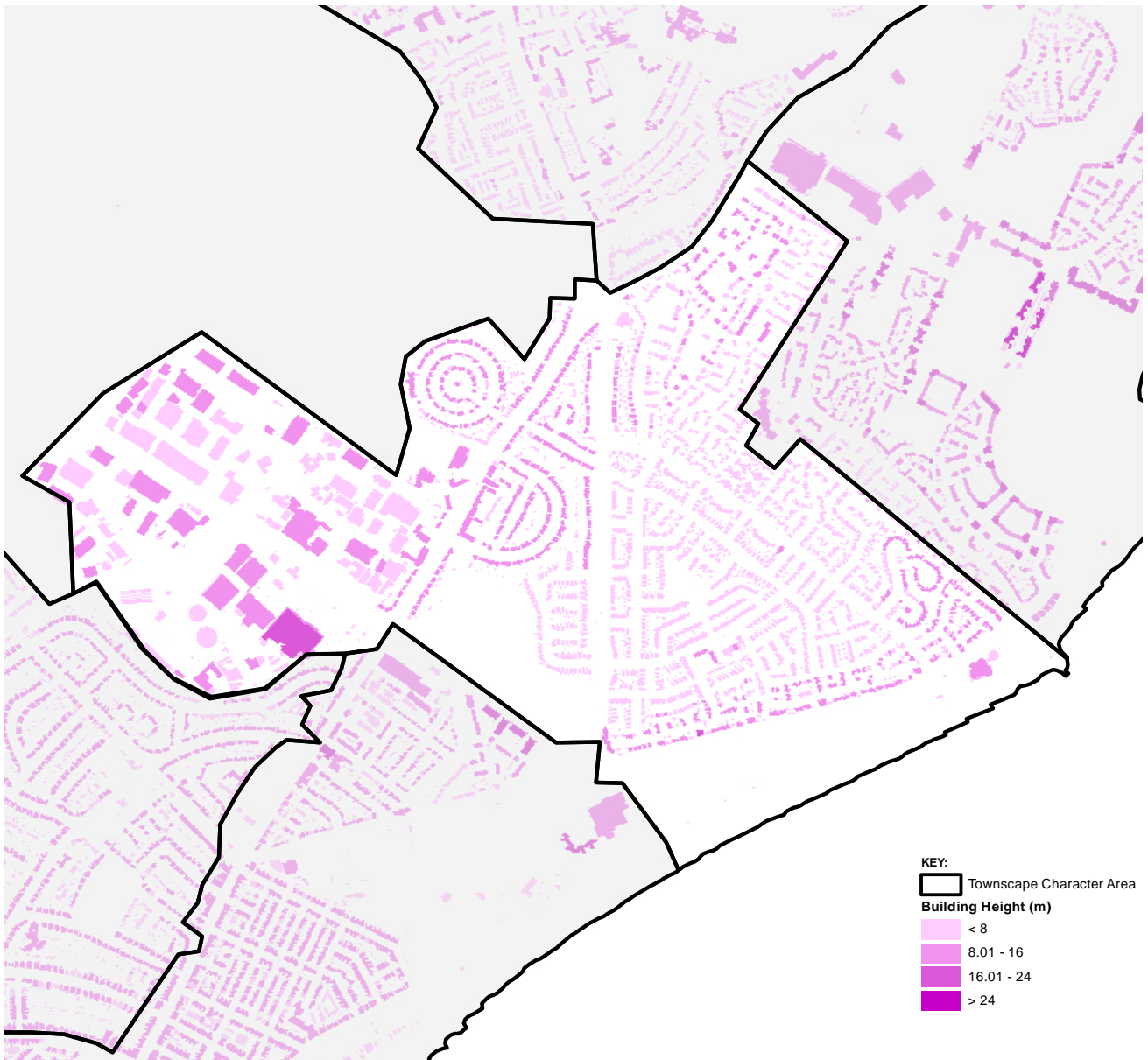


Figure 8.13c - Existing Building Heights

TCA 13: St Anthony's & Langney Point





A

B



C

Clockwise from top left:
 A: Some streetscapes have a disproportionately wide feel creating a sense of incompleteness
 B: Blocks of terraced housing with limited architectural distinctiveness create a uniform character
 C: Taller apartment blocks with enclosed private spaces reduce porosity and cohesion
 D: Bungalows set back from the coast have generous streetscapes and an open character

5.14 TCA 14: Sovereign Harbour

TCA 14: Sovereign Harbour is located at the north-eastern edge of Eastbourne. The boundary of the area is determined by TCA 8: Langney to the west, Eastbourne Borough boundary to the north, sea to the east and TCA 13 St. Anthony's and Langney Point to the south. There are two Martello Towers which mark the line of the historic coastline defence fortifications.

TCA has a distinctive coastal character due to its strong link with the sea through the Sovereign Harbour, the beach and coastline defence fortifications. The residential areas have a contemporary appearance and sense of place. The area includes a mix of flats and apartments with some addition of detached and terraced houses. As illustrated in Figure 8.14c, Building heights range between 1.5 to nine storeys located closer to the harbour. Residential and recreational land use is predominant due to the size and importance of the harbour, which includes a yacht club. The properties to the east of Atlantic Drive and around Pacific Drive have higher density (fewer areas of green space and higher typologies of buildings) than the residential areas to the east such as Hanley Park is a residential estate of formal character to the centre of this area, to the north of the harbour.

Atlantic Drive sweeps around the western side from the roundabout by the Sovereign Park East Car Park and joins in with Hamilton and Harbour Quays to the east, which in turn connects to Pacific Drive to create a loop around the harbour. Residential streets stem from this main network forming small connecting streets leading to a series of cul-de-sacs.



Figure 8.14a: TCA 1 Aerial Photograph, Contours and Routes



TCA 14: Sovereign Harbour

Given the reduced number of heritage features, as illustrated in Figure 8.14b, the value is low.

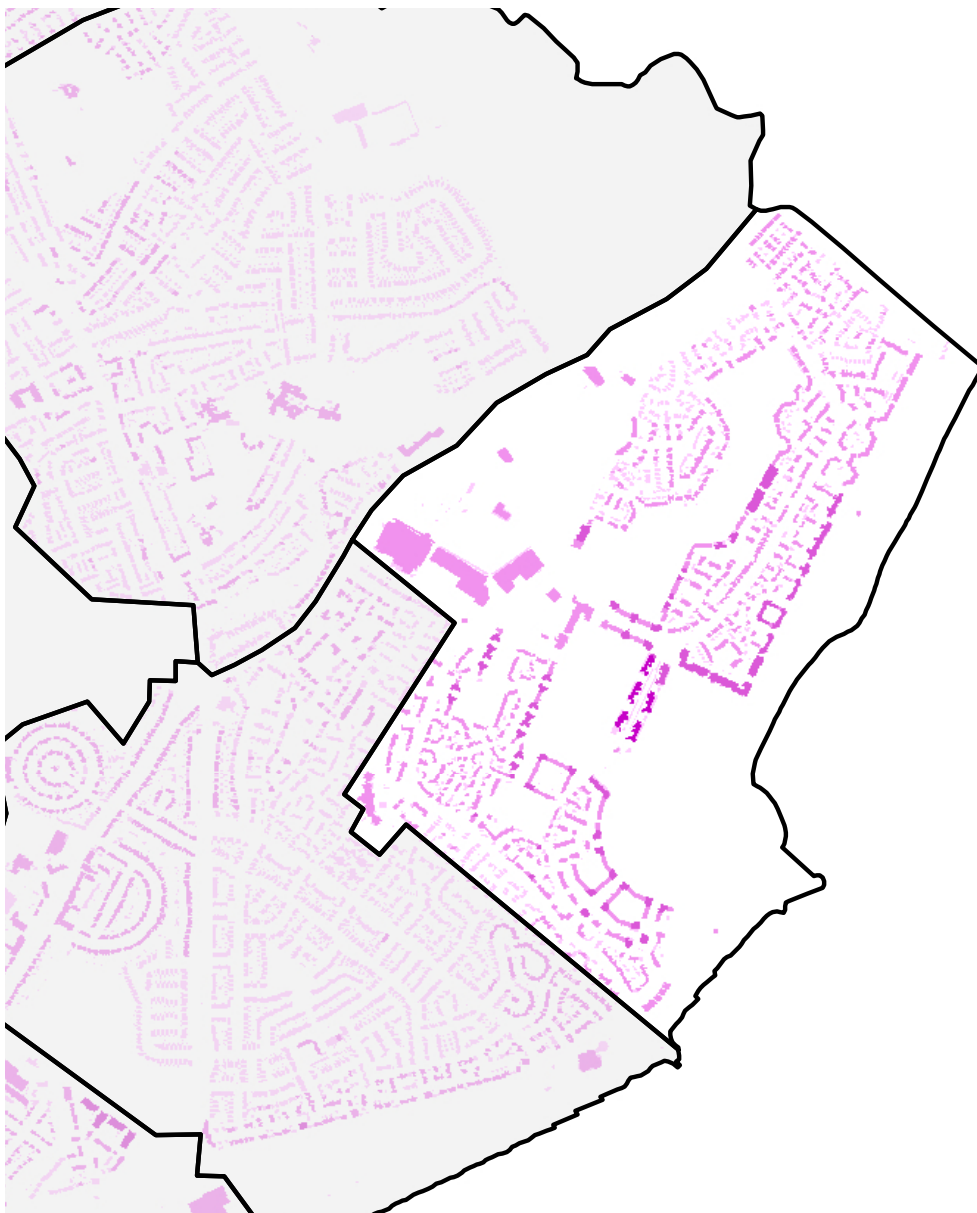
Given the prevailing urban characteristics, such as existing building heights and contemporary nature of the architecture present, the susceptibility to accommodate tall buildings is considered Low, resulting in a Low sensitivity to tall buildings.

TCA14 presents a high suitability for tall buildings.

As illustrated in Figure 9: Optimum Disposition of Tall Buildings, tall buildings should be located nearer to the Harbour and along the seafront.



Figure 8.14b - Heritage and Green Infrastructure



KEY:
Townscape Character Area
Building Height (m)
8.01 - 16
16.01 - 24
> 24

Figure 8.14c - Existing Building Heights

TCA 14: Sovereign Harbour





Clockwise from top left:

A: Tall buildings frame the inland harbour waterways creating an enclosed character

B: Modern residential dwellings set back from the coastline have their own architectural distinctiveness

C: Individual tall landmark buildings reflect the recreational maritime character

D: Taller buildings maximise the available space around the harbour and contribute to the character of the area

E: Coastline facing blocks of apartments form a regular pattern with repeating taller corner units that create rhythm, balance, and coherence to the coastline

Chapter

06

6. Tall Building Design Guidance

6.1 Recommended Local Plan Tall Building Guidance

For buildings above 18m, the following development management requirements will apply, including the submission of a Townscape and Visual Impact Assessment as well as a written and illustrated Tall Building Design Statement which sets out the following information as a minimum:

An assessment of the mean height (in metres) of all surrounding development for a distance of 100m in all directions from the proposed footprint.

Diagrams illustrating the relationship of the proposed site with its surroundings, including heritage designations and views.

A design statement that sets out the rationale for the proposal and the particular qualities of the site that makes it suitable for tall buildings.

Any Townscape or Landscape Visual Impact Assessment should consider impacts upon key views including to and from the surrounding South Downs National Park, Eastbourne Park and surrounding seascape.

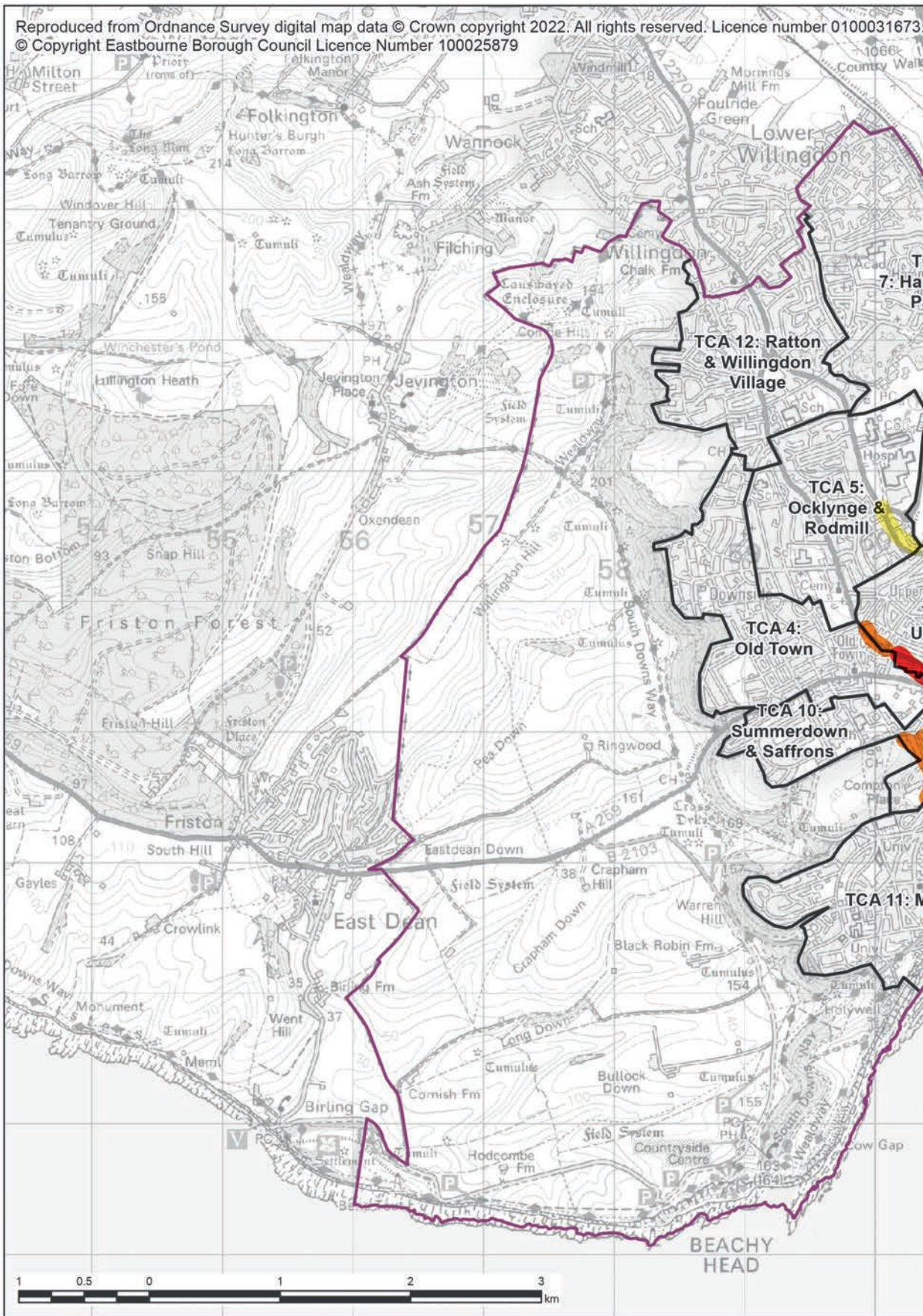
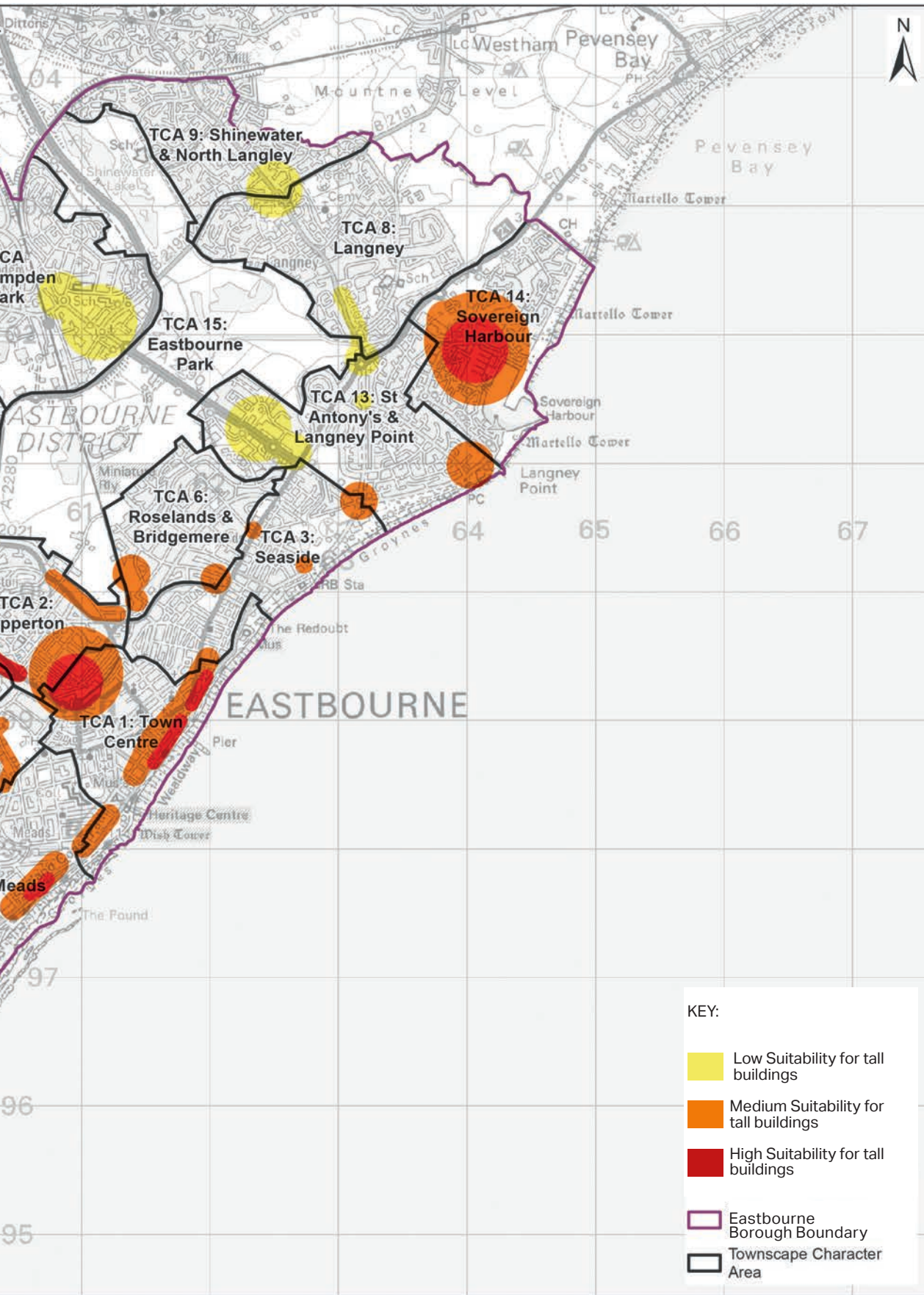


Figure 9 - Tall Building Suitability Appraisal



6.2 Design Guide

- Wherever possible buildings should work with the existing topography and avoid being placed in elevated locations that can exacerbate height and dominance.
- Buildings should respect the existing urban, landscape and seascape character, considering the relationship with the surrounding movement pattern, form, grain, heights, heritage and conservation as well as respecting existing views.
- Proposed materials should respond to or positively contrast with surrounding buildings. New tall buildings should make reference to their physical, cultural and historic surroundings through their architectural language and high-quality materials. Materials should also be chosen with regards to their sustainability. The sourcing of local materials, recycled and renewable resources should be achieved wherever possible.
- The design strategy should articulate the proposed development through form, massing, and architectural language as well as footprint, setback and street and building alignment. New tall buildings should respect surrounding building heights, depths and street frontage and avoid being uncharacteristically out of scale with neighbouring built form.
- Tall buildings should not necessarily equate to wide buildings. The prevailing rhythm of existing plot widths at ground level should be maintained through control of building width and/or design.
- Roof forms should be simple, avoiding visibility of plant and clutter.
- Taller buildings are easier to accommodate when clustered around existing tall buildings. Standalone tall towers are much harder to accommodate.
- Tall buildings should relate well with their surrounding and provide public access where possible, including provision of open spaces, restaurants, cafés and shops. Active frontages should be incorporated on the ground floor and mixed uses considered.
- Buildings should be highly accessible and aim to improve permeability in the local townscape.
- Parking courts should not be located in front of buildings but aimed at being contained within the development or located behind the building.
- Modulating building heights within any new development can achieve a progression of scale that may help to assimilate new tall buildings into their surroundings.

Chapter

07

7. Conclusion

Eastbourne was transformed from a small town and collection of farms and hamlets into a busy seaside resort during the 19th century, particularly after the coming of the railway in 1849.

The town has recently seen an increasingly diverse population established, with many younger families having moved to the area. In addition, several language schools for foreign students have been established in the town.

The geographical location of Eastbourne with the protected downland of the South Downs National Park to the west, the English Channel to the south, the boundary with Wealden District to the north and east, and much of the undeveloped land through the central area being functional floodplain all contribute to reasons why Eastbourne is unable to meet its development needs in full.

The relatively high housing need and corresponding development pressures combined with the constraints that restrict land availability mean that the potential for tall buildings should be explored, with guidance provided to potential developers.

New tall buildings of high architectural quality can form one of the most prominent elements of a townscape, strengthening townscape character and sense of place, improving legibility and contributing to skylines. However, it is important that, as Eastbourne continues to evolve, new tall buildings are located in appropriate locations, responding to the physical, cultural and visual characteristics of the town.

Based on a sensitivity-led approach, this Study has analysed the townscape, landscape and seascape character and identified areas in Eastbourne of varying suitability for tall buildings, subject to meeting the design guidelines and requirements set in Chapter 7 (in addition to Local Plan Policy). The main conclusions of this Study as well as recommendations for development management applications are summarised below.

The suburban parts of Eastbourne that are most strongly

influenced by the South Downs National Park to the west of Eastbourne generally have the highest sensitivity to tall buildings, although, as illustrated in Figure 9: Optimum Disposition of Tall Buildings, pockets of suitability in the south-west have been carved by the presence of tall buildings closer to the town centre, which if redeveloped, could create an opportunity to improve the urban fabric and create contemporary areas of enhanced distinctiveness.

The higher density parts of Eastbourne including the town centre and the seafront are already characterised by taller buildings and as a result these generally have lower sensitivity to potential tall buildings. As illustrated in Figure 9: Optimum Disposition of Tall Buildings, there are opportunities to build on the grand avenues and elegant buildings of substantial height in the town centre and along the coast line, as well as on the commercial character which surrounds the train station and existing pockets of tall development, such as for example in the area around South Cliff Tower and the Harbour.

The suburban parts of Eastbourne to the north and north-east tend to have less distinctive housing and public realm/green spaces in need of enhancing, together with a modest height profile and looser grain. As illustrated in Figure 9: Optimum Disposition of Tall Buildings, tall buildings of a lower height profile are suitable where they help define and improve urban characteristics and legibility, mainly around existing local centres and movements nodes/corridors.

7.1 Development Management requirements:

Proposals for tall buildings (over 18 metres AOD) would be subject to Local Plan Policy and the usual planning approvals process, but should also be encouraged to achieve the design standards set out within Chapter 7. In addition, these applications would trigger a set of tall buildings development management requirements including a consideration of the impact upon key views, an assessment of existing heights and the site's relation with designations, as well as a suitability and viability statements.

Furthermore, proposals for tall buildings should also be tested to ensure that they are providing maximum benefit in design, land use, social, and economic terms.

Design quality is of paramount importance in relation to all buildings, particularly tall buildings that can have far reaching visual impacts. To ensure the best possible built outcome, proposals for tall buildings need to be rigorously assessed in terms of their impact at a city wide and local level. Issues of visual intrusion, contribution to the street scene, climatic effects, as well as complementary to existing uses and community aspirations all need to be considered in detail to ensure a positive design outcome.

Tall buildings offer particular opportunities because of their size and typology to raise the profile and practice of sustainable construction. All proposals for tall buildings in Eastbourne should strive to better current best practice standards in all aspects of sustainability.

APPENDIX A

Appendix A-Planning Policy Context

National Policy Context

National Planning Policy Framework

The National Planning Policy Framework, 2023¹⁰ (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for sufficient housing and other development in a sustainable manner. 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."*

The NPPF includes the following paragraphs which are relevant to this Study:

- 90: "define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters."
- 123: "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment ..."
- 124: "support opportunities to use the airspace above existing residential and commercial premises

for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well- designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers."

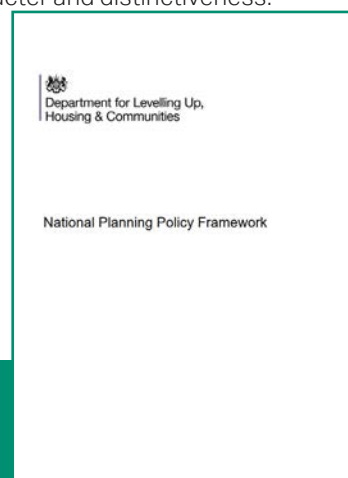
- 128: "Planning policies and decisions should support development that makes efficient use of land, taking into account... the desirability of maintaining an area's prevailing character and setting 38 (including residential gardens), or of promoting regeneration and change; and the importance of securing well-designed and beautiful, attractive and healthy places."
- 129: "Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site."
- 131: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".
- 132: "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an

understanding and evaluation of each area's defining characteristics"

- 133: "To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design."
- 135: "Planning policies and decisions should ensure that developments... are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit..."
- 139: "Development that is not well designed should be refused... Conversely, significant weight should be given to: development which reflects local design policies and government guidance on design... and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."
- 180: "Planning policies and decisions should contribute to and enhance the natural and local

environment by: protecting and enhancing valued landscapes...; recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services...; maintaining the character of the undeveloped coast..."

- 182: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 200: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."
- 203: "In determining applications, local planning authorities should take account of... the desirability of new development making a positive contribution to local character and distinctiveness."



Planning Practice Guidance

Planning Practice 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:

- Design: process and tools (October 2019)XX: sets out how plans, policies, design guides, masterplans and design codes can be used to facilitate good design. 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.
- Effective use of land (July 2019)XX: "Provides guidance on making effective use of land, including planning for higher density development". 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.

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



Ministry of Housing,
Communities &
Local Government

Eastbourne Planning Policy

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, set out below, comprise the planning framework used to determine planning applications.

Following the adoption of the Eastbourne Town Centre Local Plan in 2013, a number of saved policies from the Eastbourne Borough Plan 2001-2011 have been deleted. The Development Plan for Eastbourne now consists of policies from the Eastbourne Core Strategy Local Plan 2006-2027 (adopted February 2013), the Eastbourne Town Centre Local Plan 2006-2027, and the Eastbourne Employment Land Local Plan (adopted November 2016), as well as extant policies from the Eastbourne Borough Plan 2001-2011 (adopted 2003).

Eastbourne Borough Plan (2001-2011)

Adopted in 2003, the Eastbourne Borough Plan includes a number of saved policies used to determine planning applications. Policies relevant to this Study are listed below:

Policy NE16 states *"Planning permission will be refused for developments within 250 metres of a known former landfill site where a risk has been assessed and identified unless remedial action appropriate for the proposed development can be taken."*

Policy NE19 and NE20 inform that planning permission for development which has unaccepted impact, directly or indirectly, on designated Local Nature Reserves (NE19) and/or Sites of Nature Conservation Importance (NE20) will not be granted.

Policy NE22 informs that *"development will not be permitted that will destroy or has an unacceptable adverse effect on the habitats which are considered to be of particular nature conservation value in Eastbourne and cannot be*

satisfactorily moved or replaced under any circumstances."

Policy NE23 states *"permission will be refused for developments which would have a significant adverse effect, either directly or indirectly, on a habitat and/or species of flora and fauna of demonstrable nature conservation importance. Proposals which would increase the number, size and diversity of areas of nature conservation interest will be permitted subject to compliance with other policies in this Plan."*

Policy D1 states that *"within the Area of Outstanding Natural Beauty planning permission will only be granted for development in exceptional circumstances."* Further, the policy sets out the requirements for major and small scale development proposals.

Policy D2 informs that *"the coast between Holywell and the western boundary of the Borough is designated as Undeveloped and Heritage Coast. Planning permission will not be granted for development within this designated area."*

Policy UHT1 states *"all development proposals will be required to:*

- a. harmonise with the appearance and character of the local environment respecting local distinctiveness;*
- b. be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout;*
- c. make the most effective use of the site with the highest density appropriate to the locality;*
- d. comply with the requirements of a planning brief (where appropriate);*
- e. ensure car parking and highway access provision is not visually dominant. The needs of pedestrians, cyclists and public transport should be paramount in the design of access and parking arrangements;*
- f. be supported by the submission of an appropriate design statement and any other additional information to justify the style of the building/major extension in relation to the local townscape;*

g. consider incorporating crime prevention measures and definitely incorporate measures in the layout and design of proposals in excess of 10 or more dwelling units or 1000 square metres of gross non-residential floorspace, as well as all public houses, nightclubs, restaurants and amusement arcades;

h. take into account the needs of people with disabilities which are articulated in other policies in this Plan."

Policy UHT2 states *"It will be a requirement that new development be of a height similar and conform with that of the majority of surrounding buildings and take full account of its effect on the skyline and long distance views. This is also particularly relevant in and adjoining Conservation Area and adjoining listed buildings. In situations where it is considered that there are no surrounding buildings then the height will need to be fully justified in a design statement submitted as a requirement under Policy UHT1."*

Policy UHT3: states that *"development within the urban area that adversely affects the views from or to the Area of Outstanding Natural Beauty will be refused. Views from roads, footpaths, bridleways and other public spaces on the Downland will be particularly sensitive to prominent development. Development will also need to especially comply with Policy NE28 on environmental amenity."*

Policy UHT4: states *"Development proposals will be judged having regard to their effect on visual amenity using the following criteria:*

- a. loss of natural screening;*
- b. the degree to which additional screening enhances the surroundings;*
- c. erosion of local distinctiveness;*
- d. effect on an important vista. Proposals that have an unacceptable detrimental impact on visual amenity will be refused."*

Policy UHT5 states that new development proposals *"will*

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

Policy UHT6 states that *"Trees proposed as part of a new development will be required to be of a species that retains the distinctive character of Eastbourne and be of a size to make a significant visual impact to the locality."*

Policy UHT7 states that *"Development proposals should seek to make improvements to the physical environment through site layout and landscaping. In preparing proposals for development, consideration should be given to landscaping which will include protection and incorporation of existing trees, hedges, shrubs and other natural features on site, including ponds, together with proposals for new planting. The following factors will be taken into account when considering landscape proposals submitted with an application:*

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

species to comprise of indigenous stock that conserve local distinctive character;

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

Policy UHT 9 states that "development proposals which would adversely affect the character, appearance or setting of a registered park or garden, and parks of local interest at Manor Gardens, Motcombe Gardens and the Seafront Gardens, Upperton Gardens, Hartfield Gardens, Hampden Park, The Helen Gardens, Holywell Retreat and Princes Park, will not be permitted."

Policy UHT15 states that "*planning application in a Conservation Area, or affecting the setting of a Conservation Area, will be required to preserve or enhance the character or appearance of the area.*"

Policy UHT16 states "*proposals within Areas of High Townscape Value will be required to generally preserve the character and appearance of the area. Development shall:*

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

Policy UHT17 states "*planning permission will be granted for works affecting the setting of a listed building only where the development would not harm the character or appearance of the setting of the building.*"

Policy UHT 18 states "*proposals which would adversely*

affect the character or appearance of buildings of local interest will not be permitted."

Policy UHT 20 informs that "*developments proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological sites and monuments, their settings and amenity value will be refused.*"

Policy HO20 states that new development proposals should respect residential amenity and "*can demonstrate that they don't cause unacceptable:*

- a. *loss of outlook;*
- b. *loss of privacy by overlooking from habitable rooms;*
- c. *overshadowing and/or loss of light;*
- d. *noise, general disturbance or odour;*
- e. *loss of character to conservation areas or neighbouring listed buildings."*

Eastbourne Core Strategy, 2013

The Eastbourne Core Strategy sets out the key direction and planning framework for Eastbourne. It provides the strategic policies which alongside the saved policies of the Eastbourne Borough Plan (2003), will be used to determine planning applications.

In order to carry out the spatial vision and address the identified issues, a set of key spatial objectives have been developed, including:

- Key Spatial Objective 1: Sustainable Development
To implement a development strategy that delivers sustainable communities and high standards of design and sustainable construction.
- Key Spatial Objective 2: Sustainable Growth
To deliver new housing, employment and shopping opportunities by planning positively and proactively to

meet the needs of all sections of the local community and sustainable growth within environmental constraints.

- Key Spatial Objective 9: Quality of the Built Environment To ensure high standards of design and build throughout Eastbourne, paying particular attention to the historic built environment, Conservation Area and ensuring sustainable construction, in all developments.

The document sets out the Spatial Development Strategy and Distribution. Policy B1 set out a target of 5,022 dwelling by 2027.

Eastbourne Town Centre Local Plan, 2013

The Town Centre Local Plan (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). Policies relevant to this Study are summarised below.

Policy TC11 Building Heights states "The height and distribution of development within the Town Centre will be assessed against the following criteria:

- *Buildings within the Town Centre will be acceptable within a range of 3 to 5 storeys in height having regard to the context of the area and longer distance views.*
- *Landmark buildings of 6 storeys in height will be acceptable on key Town Centre approaches; at gateway sites to signal points of arrival; and adjoining the Seafront, public squares and spaces as set out in Policy TC2 where they are of outstanding architectural quality and add positively to the townscape qualities of Eastbourne. Landmark buildings of 6 storeys in height will not be acceptable in areas where the townscape quality of the area is derived from the uniformity of existing building heights.*
- *Exceptionally, on Development Opportunity Site Two, tall buildings over 6 storeys in height may*

be acceptable if they are of outstanding architectural quality and add positively to the townscape qualities of Eastbourne. Tall buildings shall be designed in the form of slim point blocks, which limit the visual prominence of development.

- *In considering tall buildings over 6 storeys in height careful attention will be paid to accommodating parking and servicing requirements, pedestrian entrances, the mix of ground floor uses and their relationship with the public realm; issues of daylight, sunlight and overshadowing; and wind and micro climate around the base of the building.*
- *Reference will be made to the CABE/English Heritage 'Guidance on Tall Buildings' (June 2007), and any subsequent guidance."*

Policy TC6 Residential Development in the Town Centre states "proposals for new residential development in the Town Centre must demonstrate how the following design issues have been addressed:

- *Protecting the amenity of residential occupiers by minimising potential conflicts between different land uses including noise disturbance, smell and vibration through the design and siting of servicing areas, ventilation and mechanical extraction, and external light sources.*
- *Provision of a mix of different dwellings to include one, two and three bedroom units to suit the needs of a range of different occupiers.*
- *Provision of outdoor amenity space in the form of a shared communal garden, useable private balcony or roof terrace that forms an integral part of the design of the building.*
- *Provision of adequate bin and recycling storage that is screened from publicly accessible locations including adjoining streets, parking facilities and open space. Residential development in the Town Centre will contribute towards the provision of 30% affordable housing in accordance with Policy D5 of the Eastbourne Core Strategy Local Plan and community, sport and health*

facilities in accordance with Policy D7 of the Eastbourne Core Strategy Local Plan.

Policy TC9 Development Quality states "all development proposals within the Town Centre will be assessed against the following criteria in order to achieve the highest architectural and design standards: Development proposals must demonstrate how the Town Centre Design Objectives have been addressed as part of the design, layout, function and appearance of the scheme. Development proposals must build on and respect the pattern of streets and spaces in the Town Centre with buildings fronting the public realm to provide continuity and enclosure and enhance legibility. Development proposals must be contextually sensitive responding to distinctive townscape and streetscape features, buildings, structures and landscape planting and making references to the design vernacular and heritage assets found in the Town Centre through built form, use of materials and detailing. Development proposals must respect the prevailing scale, form, plot size, block structure and urban grain of the vicinity ensuring that the integrity and setting of key historic buildings and areas of historic townscape value are respected. Pastiche of traditional built forms will rarely be considered as an acceptable design response in the Town Centre."

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New Eastbourne Local Plan 2018 – 2039

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.

The Eastbourne Land Availability Assessment 2022 was prepared to update the assessment of land supply in the borough and help to identify land for new housing and employment land uses for the period up to 2039. There is evidence that windfall sites have historically formed a significant part of the housing supply in Eastbourne. An allowance for future windfall provision has been included in the LAA with an allowance of 1,260 homes identified to be delivered through windfall. No windfall allowance has been included in years 1-3 to avoid double counting with extant planning permissions.

The housing capacity of Eastbourne, including sites delivered in the first three years of the plan period, sites with an extant permission or currently under construction as of 1st April 2022, and an allowance for windfall is between 5,135 and 6,401 homes, equivalent to between

257 and 320 new homes per year.

This is an increase compared to the previous Eastbourne Strategic Housing and Employment Land Availability Assessment published in 2019 that identified a capacity of 4,965 homes at an average of 248 homes per year, and this reflects an increased emphasis on making the most efficient use of land.

Eastbourne's Local Housing Need, calculated via the standard methodology in national policy, is 738 homes per year (October 2022). This means that there is a shortfall against the local housing need of between 418 and 481 homes per year, equivalent to between 8,360 and 9,620 homes over 20 years. There is clearly a very significant shortfall in terms of the supply of land for housing and the assessed housing need, largely due to the physical and environmental constraints that are characteristic of the Borough..

Supplementary Planning Guidance (SPGs)

A Planning Brief for the Land Adjacent to the Sovereign Centre, Prince William Parade was approved by the Council in January 2002 (Revised July 2002, September 2004 & March 2005). The brief looks at the land and its surroundings to assess what scale of development could be accommodated on the site, should an application for planning permission be received. It identifies planning constraints associated with the site and provide advice to any future prospective developers.

The Eastbourne Trees and Development SPG 2001 recognises the significant impact trees on private land have on the character of the town and provides detailed information on ways to ensure the maintenance and protection of these existing trees, encourage the complementary planting of new trees and, ensure an appropriate balance is struck between the need for further development within the town and the impact this may have on trees and the landscape.

The Eastbourne Wish Tower Restaurant Site SPG 2000 Planning Brief looks at the planning constraints associated with the restaurant and adjacent Martello Tower and provides advice to any future prospective developers on the redevelopment potential of the site.

Supplementary Planning Documents (SPDs)

Sovereign Harbour is identified in the Eastbourne Core Strategy Local Plan as a Sustainable Centre and sets a vision and policy for the Sovereign Harbour neighbourhood (Policy C14), which is a priority location for balanced housing growth alongside delivering significant improvements to the provision of community facilities and services and improving linkages. The Eastbourne Sovereign Harbour SPD 2013 provides a detailed strategy for the implementation of the policy by providing guidance on the uses considered to be appropriate for each of the remaining development opportunity sites, including details of the size, scale and form of development and the specific community benefits to be delivered.

The Eastbourne Sustainable Building Design SPD 2013 provides detailed guidance on the acceptable design of domestic and commercial development, responding to sustainability policies set out within the Eastbourne Core Strategy Local Plan. The SPD incorporates guidance on energy reduction measures, renewable energy, minimising water consumption, reducing the risk of flooding and surface water run-off, waste recycling, air quality, transport, and the provision of wildlife habitats. This SPD will provide guidance on acceptable design of environmentally friendly developments in order to minimise the environmental impacts of construction and increase the provision of renewable resources.

The Eastbourne Townscape Guide SPG 2004 is a document that provides an expansion of the policies in the Urban Heritage and Townscape Chapter of the Eastbourne Borough Plan 2001-2011 (Adopted September 2003). The Eastbourne Townscape Guide is mainly concerned with

the built historic environment although occasionally the advice is applicable to, or covers all parts of, the general urban area.

Technical Advice Notes (TAN)

The take-up of ULEVs, particularly electric cars, will depend on the availability of infrastructure to service them. Planning policy can assist with this by setting requirements for new development to make provision for Electric Vehicle Charging Points (EVCPs). It is anticipated that such policies will be included within the new Eastbourne Local Plan, which is currently being prepared. In advance of the new Eastbourne Local Plan, EBC Electric Vehicle Charging Points TAN - Approved 15 Sept 2021 TAN has been prepared to encourage applicants to make provision for EVCPs in proposals for new development, and provide guidance and advice on how this infrastructure could be provided.

The EBC Sustainability in Development TAN - Approved 15 Sept 2021 has been prepared to highlight how new development can address and mitigate the impacts of climate change, and ask applicants to demonstrate how they have considered this in formulating their proposals.

About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and [@AECOM](https://twitter.com/AECOM).

