



Non-Technical Summary

Eastbourne is well known for its high quality environment. The variety of green spaces within Eastbourne, at the centre of Eastbourne and the beach and Downland, are used for leisure and recreation, whilst also being vital for the local wildlife. Eastbourne also has a rich history, which is reflected in the buildings and spaces present in parts of the town.

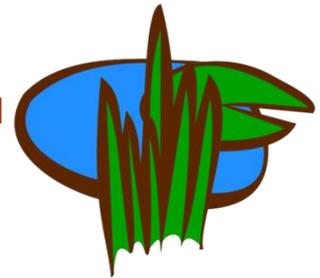
Landscape - The different landscapes that make Eastbourne an attractive place to live and visit need to be protected. Poor quality development in the wrong locations can spoil the enjoyment of these landscapes, and we need to ensure that this does not happen. This needs to be considered not just within Eastbourne, but also how it affects our neighbours, including the South Down National Park. Smaller landscape features, such as hedgerows and trees, also affect the character of an area. We need to ensure that these are not disrupted by development, and that features that have been in place for years are not removed.

45% of the Borough would be at risk of Tidal Flooding if it wasn't for the sea defences

Water and Flooding - Some green spaces are used to capture floodwaters after periods of heavy rain, which is the most common cause of flooding in Eastbourne. These green spaces are 'floodplains' and cannot be built upon, and have to be protected so they can continue to function. Just under half of Eastbourne is at risk of flooding from the sea, though these areas are protected by sea defences to limit the danger posed. Despite these defences, areas are still at risk. Development with Eastbourne will have to

take place in these 'at risk' areas, as we do not have much available space. Where these areas are built upon, they need to contain further measures as part of the development to ensure they are safe, such as increasing floor levels or installing efficient drainage systems. Where a new development will increase the flood risk, it needs to compensate for this increase. Flood risk, from all sources, is likely to increase due to climate change, and we need to consider the future risk to the town.

The largest habitat is Coastal Floodplain and Grazing Marsh



Eastbourne Park – At the centre of Eastbourne is a large area of grazing marsh, connected by a series of ditches that have existed for hundreds of years, and which contain archaeological remains that date back thousands of years. Not only does this area help keep Eastbourne's air fresh, it is a home to a variety of plants and animals, whilst also storing excess flood water, which could otherwise cause a problem for the Borough. This site is similar to the nearby Pevensey Levels, which is recognised as internationally important. We will be looking to protect this area as much as possible to ensure that it can still function for the benefit of Eastbourne, but also to make it accessible for the benefit of local residents.

Biodiversity – Plants, insects and animals found within the different landscapes of the town, are important not just to residents, but the health of the whole planet. Having a variety of biodiversity is the same as the planet having a

healthy immune system – it makes it easier to adapt to problems that occur.



There are 19 Local Wildlife Sites in Eastbourne

There are a number of locations that have protection for their biodiversity importance. New developments across the town will need to ensure that they do not harm the biodiversity, and should actually seek to increase the level of biodiversity.



180 Hectares of accessible green space

Green Infrastructure – There is 180 hectares of accessible natural and semi-natural green spaces within Eastbourne. It is important that development does not disrupt ‘green corridors,’ areas of greenspace that link together to form a network. This network is enjoyed by residents, tourists and wildlife.



Listed Buildings

Historic Environment and Townscape – Eastbourne has an easily recognisable character due to the Victorian and Edwardian buildings. There are several ‘heritage assets’

such as ‘conservation areas’ and ‘listed buildings’ within the town, which are of particular historic interest. There are also ‘Buildings of Local Interest,’ which also hold historical interest, though are not deemed as important as the other heritage assets. New development can ruin the setting of these assets, and this needs to be considered. Despite these concerns, Eastbourne is a modern town, and appropriate development in these areas should be supported. It is also worth considering that historic buildings are best preserved when they are in use; otherwise they are likely to get neglected and forgotten. Historic buildings can face pressures to change, as things need repair or updating, it is sometimes hard to judge what is appropriate. Installing plastic windows in a house in a conservation area can upset its character, so new fittings should be in keeping with nearby buildings. Once the original, historic aspect of building has been removed, it can very rarely be reinstated.



12 Conservation Areas

Public Realm – This is the ‘face’ to the town, and is the first impression for visitors. It is the look and feel of the Borough. It needs to be attractive, distinctive and useful, as it can influence a range of health and social factors. Replacing trees that have died or been removed could improve the public realm, and could help to offer great places for tourist and residents to socialise. Street furniture needs to look good and be functional, whilst also making sure it does not clutter up the streets. Shopfronts and signage should be functional and look good, and visitors should not be inundated with advertisements.