



Key Views – from 262 to 23 views

Seaford has some of the most spectacular views in the county, if not the country. We want to ensure these views are protected for future generations to enjoy.

1. The Key Views team identified the significant public views affecting conservation areas as defined in the relevant conservation area appraisals.
2. We then needed to identify other significant public views. To do this we established the following criteria:
 - Views to and from viewpoints and sites of tourist and recreational interest including gateways to the National Park, coastline and the town;
 - Views from publicly accessible areas (including rights of way and open access land) which are within, towards and from the town and which contribute to the viewers' enjoyment of the National Park, the coastline and the town;
 - Views which include or relate to specific features relevant to the National Park, coastline and the town and their special qualities, such as heritage assets and biodiversity features;
 - Where a key view is visible from more than one location, select the viewpoint which is most accessible, the most frequently visited and offers the most panoramic (least obstructed) view.

This resulted in 262 views being photographed. These views were then assessed against visual sensitivity in order to reach the proposed final selection.

Visual Sensitivity assesses the sensitivity to changes in views and visual amenity attached to particular views. The susceptibility to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention or interest may be focussed on the views and visual amenity they experience.

We considered high visual susceptibility to change and visual amenity to be:

- Publicly accessible land where attention is focussed on the landscape and on particular views;
- Visitors to the National Park, the heritage coast, the seafront and other heritage assets around the town, whose attention or interest is likely to be focussed on the landscape and/or on particular views;
- Where change would have an immediately obvious and recognisable visual impact and where there is little scope for mitigating these potential impacts;
- Communities where views make an important contribution to the landscape setting enjoyed by residents; and
- People travelling on recognised scenic routes including the A259, National Cycle Route 2, the South Downs Way, and the Vanguard Way.

23 views were considered to have a high visual sensitivity and have, therefore, been proposed as Significant Public Views.