

Landscape Character and Key Views

This **Draft Plan** seeks to:

- retain the distinct local appearance of Seaford and its surroundings
- produce a document that guides developers to produce schemes that best complement the existing fabric and ‘feel’ of the Town.

Two documents, available on request, have been produced with a linked purpose:

- A Statement on Seaford’s **Local Landscape Character and Views** summarised on the boards; and
- A **Character Assessment** that has been written to provide an input to a Specialist Consultancy project to produce a Design Guide which will be used by developers in preparing designs for new property in Seaford. See display board headed Design Proposals and Public Realm Objectives

This Statement on Seaford’s Local Landscape Character and Views **supports Draft, proposed Policy SEA1**, which may be summarised as:

Development will be permitted provided it conserves and enhances the landscape, seascape and townscape character of Seaford including:

- the landscape setting of Seaford, including the South Downs National Park and the Heritage Coast;
- the key views as identified in the Seaford Landscape and Key Views Report;
- tranquillity and dark night skies;
- the natural, locally distinctive and heritage landscape qualities and characteristics of Seaford including trees and hedgerows
- features of biodiversity, geological and heritage interest,
- the River Cuckmere, its margins and associated wetlands,(preventing development which would adversely affect its quiet and natural character or have a direct or indirect effect on its wildlife and geological features).



This Landscape Assessment identifies 55 significant public views from within the town:

- 27 views are already defined within the four Conservation Areas in the town and are already protected under Retained Policy H5 (see photographs below)
- 28 views selected by residents (see photographs below)
Comments are requested on these 28 views

Use of these key views;

- views will ultimately be added to Lewes District Council's planning policies so that housing development must consider the potential impact on these significant public views.
- new development in Seaford will be permitted provided it conserves and enhances these key views. Any adverse impact may lead to rejection of a planning application.

The key views from each conservation area are shown below.