

- **Aerial Photographs – with proposed development overlays**



K:\9300\9309\LANDS\Plans\9309-L-03 AERIAL PHOTOGRAPH PLAN.indd

Gladman Developments Ltd
Land off Fryatts Way
Bexhill-On-Sea

AERIAL PHOTOGRAPH - BEXHILL-ON-SEA

Approximately 1:5,000 @ A3

16 May 2022 CMW/TRJ

9309-L-03 - rev

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masterplanning
environmental assessment
landscape design
urban design
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Gladman Developments Ltd
Land off Fryatts Way
Bexhill-On-Sea

AERIAL PHOTOGRAPH - BEXHILL-ON-SEA WITH DEVELOPMENT

Approximately 1:5,000 @ A3

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Gladman Developments Ltd
Land off Fryatts Way
Bexhill-On-Sea

AERIAL PHOTOGRAPH - BEXHILL-ON-SEA WITH DEVELOPMENT (WIDER CONTEXT)

Approximately 1:12,500 @ A3

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environmental assessment



- **East Sussex County Council letter to Rother District Council (dated 08 11 21)**

Mr. Tim Hickling,
Head of Planning,
Rother District Council,
Town Hall,
Bexhill-on-Sea
TN39 3JX

please contact

Virginia Pullan

Environment Team

Direct Dial: 01273 482639

Email: virginia.pullan@eastsussex.gov.uk

date

08.11.21

your ref

RR/2021/1656/P

Dear Mr. Hickling,

For the attention of Ms. C. Gibbons

Proposal Outline: Erection of up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access.

Location Fryatts Way - land at, Bexhill

With reference to your email asking for comments on the above planning application. I have reviewed the submissions and have the following comments regarding the potential landscape and visual implications. This advice is provided to the Local Planning Authority by the County Landscape Architect in line with the Service Level Agreement and is not a statutory consultation response.

Summary Recommendation

Recommend for refusal	It is recommended that the proposed development is not supported as it would have an unacceptable impact on local landscape character and visual amenity.
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Reason for Recommendation

1. The NPPF Section 15 provides policies for conserving and enhancing the natural environment. Paragraph 174 states that:

'Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
2. The planning application is accompanied by a Landscape and Visual Statement (LVS). This report outlines the baseline landscape and visual context of the site along with the relevant policy context. The report goes on to assess the likely landscape and visual effects of the proposal.
 3. The LVS provides an accurate description of the site and surrounding area in the context of published landscape character assessments. The detailed description of the local character fails to draw out the intrinsic characteristics of the site including the topography in relation to the surrounding area.
 4. The topography of the site falls from the Fryatts Way ridge towards Broad Oak Park and High Woods Golf Course. This means that the site is prominent in the landscape and from the surrounding countryside. The perceptual qualities of the site are not explored by the LVS and the local sense of place and tranquillity are not drawn out by the assessment. The character of the site is contiguous with that of the parkland of Broad Oak Park. The structure of the site's rural landscape is intact with historic fieldscapes and well treed field boundaries. This increases the quality, value and sensitivity of the site in the local context.
 5. The area of countryside between the edge of Bexhill and Little Common (which incorporates High Woods Golf Course, Broad Oak Park and the site area) is a key gap defining the separation between the two settlements. The character of this area is more related to the County Landscape Character area the South Slopes of the High Weald than the urban area of Bexhill. This typical wealden character washes over the landscape to the north of the town and up to the urban edges. Much of this character area between the coast and the countryside to the north has disappeared under development masking the characteristics of the south slopes.
 6. There are views into the site from the surrounding publicly accessible areas of the golf course and Broad Oak Park.
 7. The conclusions of the LVS are that the long-term impacts on landscape character would be Major/ Moderate adverse reducing to Moderate adverse in the longer term. It is noted that this assessment is not reflected in the conclusions of the LVS at section 7.7.
 8. The overall visual effects are assessed to be moderate adverse reducing to negligible once the proposed landscape mitigation has matured. The long-term visual effects on Broad Oak Park are assessed to be Moderate adverse in the long term. Due to the rising topography of the site the long-term effects on the public viewpoints in the park and on the golf course are likely to remain significant.
 9. The assumptions regarding the landscape and visual effects are based on an outline scheme with an indicative landscape masterplan. The LVS therefore cannot fully assess the potential effects of a detailed design and layout.
 10. The site access and increase in vehicle movements would have an adverse impact on the character and amenity of the local residential area and this has not been assessed in the LVS.
 11. In conclusion it is considered that the loss of countryside within the rural gap between the settlements of Little Common and Bexhill would be unacceptable. The impacts on the tranquillity and visual qualities of the local area would be significant and adverse.

Whilst the site is not widely visible in the local landscape there are some significant local views that would be adversely affected. The proposed landscape mitigation would not compensate for the loss of open countryside or the impacts on landscape character and views.

12. It is recommended that the proposed development is not supported as it would have an unacceptable impact on local landscape character and visual amenity.

Yours sincerely,

Virginia Pullan

County Landscape Architect,
East Sussex County Council