

# Pevensey Bay

(Inset Map No.46 - Mapsheet)

## Introduction

19.31.1 Pevensey Bay is a seaside village located four miles along the coast east of Eastbourne. The village is a popular holiday resort but remains essentially residential in character, with a large proportion of its 2,550 residents over retirement age.

19.31.2 The Council aims to maintain the residential and tourism functions of the village, whilst protecting its exposed landscape setting.

## Environment

19.31.3 Pevensey Bay has developed along a gently curving bay that extends from Langney Point in the west to Bexhill in the east. From the edge of the village there are far-reaching views both along the coast towards Eastbourne and Hastings, and inland across the low-lying countryside of the Coastal Levels to the Herstmonceux ridge. To the north, the Pevensey Levels Site of Special Scientific Interest and National Nature Reserve form an area of great landscape and wildlife value.

19.31.4 The village itself has a strongly linear form, with two miles of almost continuously built-up frontage along the beach. The settlement mainly comprises inter-War bungalow development, much of it set on an exposed shingle bank along the sea-front, but with further estate development extending inland onto the low-lying Levels. Two Martello towers, constructed in 1806 as a Napoleonic coastal defence, form distinctive landmarks within the village. To the west of Pevensey Bay, several large caravan and camping sites are located either side of the A259 Eastbourne Road, reflecting the area's popularity with holidaymakers during the summer months.

## Development Boundary

19.31.5 It is important to prevent the further outward growth of Pevensey Bay in order to protect the open and exposed landscape setting, to maintain its separation from Eastbourne and to safeguard development from areas at risk of flooding and storm damage from the sea.

19.31.6 On the landward side of the settlement, the development boundary follows the clearly defined line formed by Salt Haven, properties on the Beachlands Estate and existing residential development off the A259. It incorporates the ribbon of houses extending along the eastern extremity of Coast Road towards the District boundary, but excludes the full depths of curtilages since it is considered that development in

this location would be alien to the established settlement pattern and detract from both the open setting of the village and the amenities of neighbouring properties.

19.31.7 Along the sea-front, the development boundary generally follows the established building line of the properties fronting the beach as further development seaward of this line would be intrusive in views along the beach.

19.31.8 At the south-western extremity of the village beyond Timberlaine Road, an area of shingle extends to the Eastbourne boundary, much of it occupied by three large caravan parks. Development here would be contrary to Policy EN17 which seeks to prevent the coalescence of Pevensey Bay and Eastbourne.

19.31.9 Some additional housebuilding within the development boundary may be appropriate, subject to satisfying normal planning criteria. However, the compact nature of existing development provides only limited opportunities for new housing by infilling, by the redevelopment of existing sites and by the conversion of buildings to residential use.

## Coastal Protection

19.31.10 The shingle beach at Pevensey Bay provides an important defence against flooding and storm damage from the sea for a large area of low-lying land beyond. Sea defences are the responsibility of the Environment Agency (EA), whose consent is required, in addition to planning permission, for any development which might affect the stability of the shingle embankment or impede access for maintenance purposes. For these reasons, it also operates a presumption against any development seaward of the existing building line. Furthermore, it considers that the outward expansion of Pevensey Bay into the surrounding Levels and along the shingle bank would be inappropriate because of the flood risk.

19.31.11 Owing to the exposed location of Pevensey Bay between the sea and the Levels, much of the settlement is also at risk from flooding if a breach of the sea defences should occur. To reduce this risk the EA propose to undertake major improvement works to the defences along this stretch of coastline, involving a widened beach. This will have a significant visual impact along the seafront.

## Coast Road

19.31.12 A long ribbon of properties extends along Coast Road atop the shingle bank overlooking the sea.

Mainly built as holiday homes of light construction, many have subsequently been renovated or rebuilt and extended towards the road. An assortment of garages have also been erected adjacent to Coast Road. The relatively elevated position of these properties makes them prominent in views across the Levels inland as well as from the beach itself.

19.31.13 In order to preserve and enhance the particular character of the area, it is considered the low profile, linear form of development should be essentially retained, along with the other criteria referred to in the following policy.

**VB31 Within the Coast Road housing policy area, as defined on the Proposals Map, developments, including redevelopment and extensions, should accord with the following criteria:**

**(1) retain the essentially linear form and the existing building line towards the sea;**

**(2) not normally exceed a single-storey aspect to the sea, but may incorporate dormer bedrooms;**

**(3) roofs should be oriented with a gable or hip facing north-south;**

**(4) design and materials in keeping with the beach-side location.**

## **Tourism**

19.31.14 Pevensey Bay receives a large influx of holidaymakers during the summer, mainly staying on caravan sites and in holiday homes. The Council encourages improvements to existing caravan and camping sites, but will resist proposals for new sites. In view of the importance of tourism to the vitality and viability of the village, the Council will promote environmental enhancements.