

East Dean and Friston Neighbourhood Plan 2024 to 2040



**Pre-Submission Version for consultation at
Regulation 14**

September 2024

**Prepared by the East Dean and Friston Neighbourhood Plan
Steering Group on behalf of East Dean and Friston Parish
Council**

Foreword

This Neighbourhood Plan documents the community's vision of how the Parish of East Dean and Friston, including Crowlink, Birling Gap and Gayles Farm, should evolve and thrive to meet the needs of its residents. Our plan will align with the plan produced by the South Downs National Park Authority but will have more local detail.

A Neighbourhood Plan gives local people a voice in defining planning policies. It aims to protect green spaces, encourage better designed housing and bring forward required development that genuinely meets local needs. Under the Government's Localism Act of 2011, every community in the country is encouraged to produce their own specific plan. Typically, these plans have a long term outlook and for our parish, this plan will run from 2025 to 2040. However, it will be reviewed every 5 years to make sure that it remains up-to-date and relevant, or on an exception basis if the Parish Council believe that a material change in circumstances warrants an amendment.

A Steering Group, set up by the East Dean and Friston Parish Council, and with considerable support from the Resident's Association, has guided the development of our Neighbourhood Plan since starting the process in 2019. Feedback from the community, gained from a number of consultation sessions, has been central to its production.

Our Neighbourhood Plan describes the community's aspirations for change and development and calls for more sustainable design standards to protect our biodiversity and environment. In addition, it lists our cherished green spaces, views and heritage assets in order to help maintain and support the character of the parish. Also, it endeavours to support the businesses operating within the area, and to maintain and develop our sports and leisure facilities.

Once the plan is approved with a positive referendum result, we will be able to exert a very positive influence on any change and development that is proposed to occur in the parish over the lifetime of the plan.

Acknowledgements

The Steering Group has given many hours of their time: undertaking research, commissioning reports, consulting with residents and businesses and above all, trying to reflect the views of this parish in the policies you see in this plan.

We are enormously grateful to the many residents and businesses that have contributed so many thoughtful suggestions and opinions, and for the continuing support of the Parish Councillors. In particular, our thanks go to our consultant, Alison Eardley, who has guided the Group through this complex process and to our administrative assistant Katrina Larkin.

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Front cover photo acknowledgements (from top, left to right):

1 – Jane Worrell

2 – Jane Worrell

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10 – Lesley Durso

1. INTRODUCTION

- 1.1 This document is the East Dean and Friston Neighbourhood Plan (EDFNP). It sets out planning and land-use policy for the village and wider parish, over the period 2024 to 2040, forming part of the development plan for the South Downs National Park. The South Downs National Park Authority (SDNPA), as the local planning authority, designated the East Dean and Friston neighbourhood area on 10 April 2019. The neighbourhood area shares its boundary with that of the Parish (*Figure 1*).
- 1.2 The EDFNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Development Planning Regulations 2012 (as amended). East Dean and Friston Parish Council, as the qualifying body, set up a Neighbourhood Plan Steering Group comprising local councillors and volunteers from the community, to lead on the preparation of the Plan. In consultation with the community, local businesses and others, the Steering Group has established a vision and framework for the future of the parish and set out how that vision will be realised through planning land use and development change over the period 2024 to 2040.
- 1.3 The EDFNP policies form part of the development plan for the South Downs National Park and must be considered by any interested parties wishing to submit planning applications for development within East Dean and Friston parish. The policies also set out how land-use is a material planning consideration in the determination of applications, alongside the policies of the local development plan.
- 1.4 The process of producing the EDFNP has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance in the parish. Within each section there is a summary of what the policy seeks to achieve and a justification, providing the necessary understanding of why the policy is needed and how it should be applied. The policies themselves are presented in the green boxes and these will be used to determine planning applications. To understand the full context for any individual policy, it should be read alongside the supporting text and evidence documents that have been compiled to underpin the EDFNP.
- 1.5 Beneath each policy is a conformity reference, listing the relevant policies in the South Downs adopted Local Plan and the paragraphs of the National Planning Policy Framework (NPPF) that the policy conforms to.
- 1.6 Finally, the Plan sets out the Community Infrastructure Priorities and a framework for monitoring and implementation.

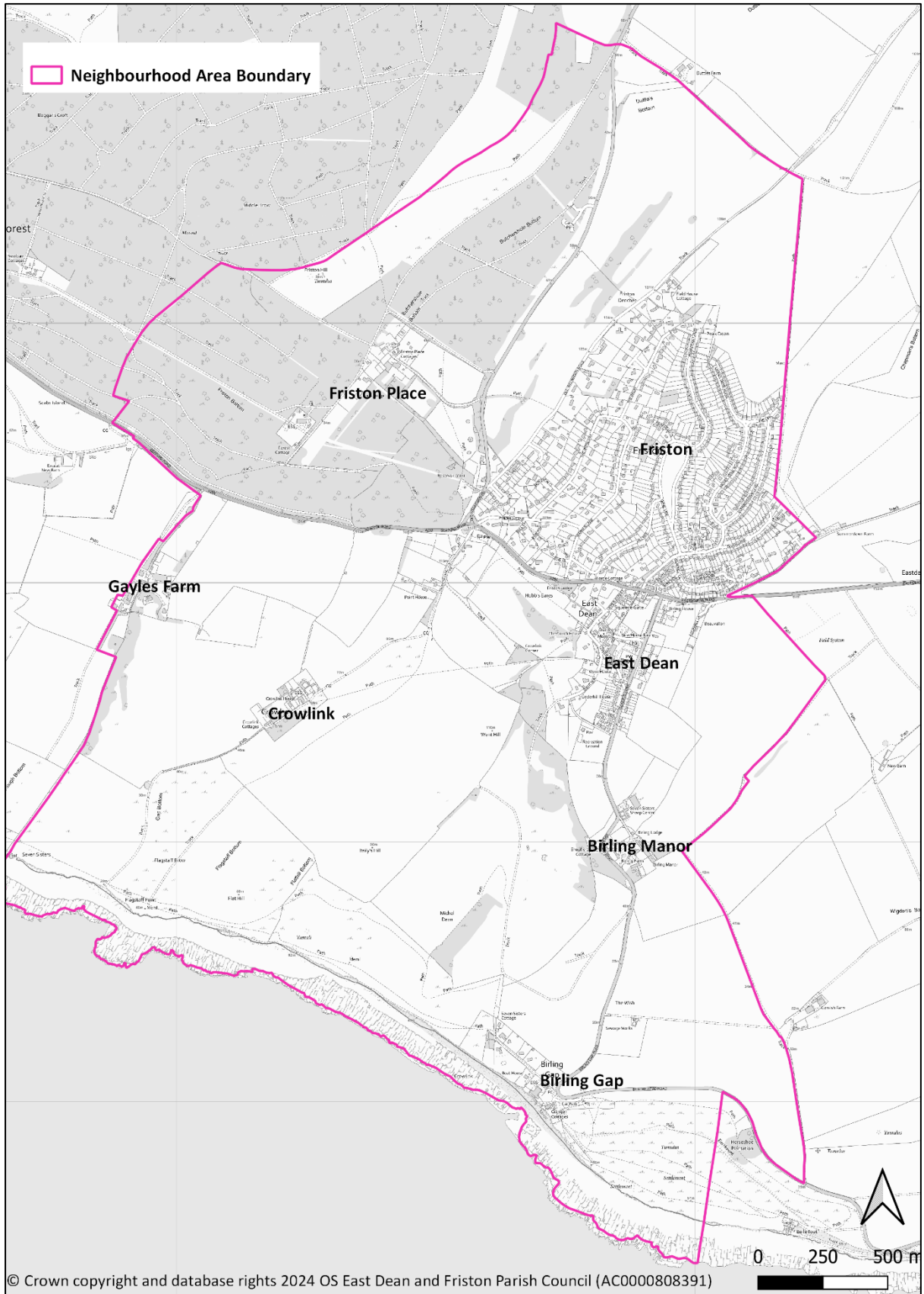
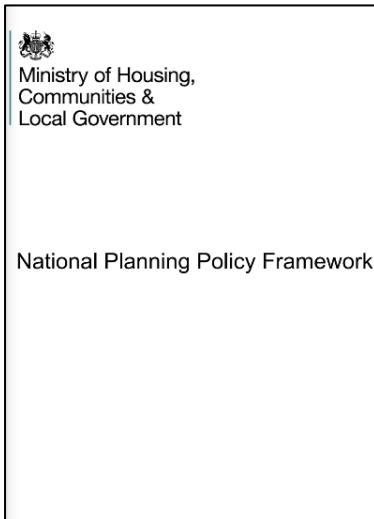


Figure 1: East Dean and Friston Neighbourhood Plan designated area

The Planning Policy Context



National Planning Policy

- 1.7 The EDFNP has been prepared in accordance with the NPPF (most recently revised in December 2023). Paragraphs 29 and 30 state:

*“Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. **Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies** (Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area).*

*Once a neighbourhood plan has been brought into force, **the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict**; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*

Local Planning Policy

- 1.8 The policies of the Neighbourhood Plan must be in general conformity with the strategic policies of the adopted South Downs Local Plan (SDLP) which covers the National Park in its entirety.
- 1.9 The development plan for the National Park also comprises a number of made Neighbourhood Development Plans, which cover individual parishes and several adopted minerals and waste plans prepared at a county level. In addition, there are several Supplementary Planning Documents that cover a wide range of issues giving detailed guidance on how policies or proposals in development plan documents will be implemented.
- 1.10 The SDNPA is undertaking a Local Plan Review. The latest [Local Development Scheme](#) sets out the proposed timetable for this, with the Regulation 18 version planned for consultation during January to March 2025, with adoption currently set for early 2027/28. As the Review is at a very early stage, the strategic policies of the adopted Local Plan have provided the context for this EDFNP, although evidence prepared for the Review will be considered.
- 1.11 The SDLP makes overall provision for approximately 4,750 net additional homes over a 19-year period between 2014 and 2033. East Dean and Friston is located in the ‘Dip Slope’ broad geographic area of the South Downs. A housing provision of 11 dwellings is made for the parish, which was met through sites allocated in the Pre-Submission South Downs Local Plan and the site has been subsequently built out. There is therefore no residual housing allocated in the SDLP relating to the parish, although that is not to say that additional housing may either be allocated in the Local Plan Review or come forward as windfall.

Community engagement

- 1.12 From the beginning, work on the EDFNP has been guided by the need to engage as widely as possible with the local community. Efforts have been made to reach those people who are often more difficult to involve in formal consultations. In addition to the statutory requirements for public consultation at various stages, measures to draw in a wider range of contributions have included presentations, parish surveys, the use of the internet and social media, exhibitions and face-to-face meetings. These will be set out fully in the Consultation Statement, which will be prepared later in the process, at the Submission Version Plan stage. A high-level timeline of activity is summarised in *Table 1*.

Table 1: High-level summary of key activities and engagement

Date	Milestone	Key activities
2019	Neighbourhood Area designated	<ul style="list-style-type: none"> The area was designated and an initial attempt to consider a Neighbourhood Plan was started, but this did not gain traction.
2023	Reviewing the need for a Plan Evidence and engagement gathering	<ul style="list-style-type: none"> The PC opted to prepare a neighbourhood plan, largely focused on design guidance Steering Group established Community Survey launched Working group activities formalised Photo competition Visioning and objectives in draft

		<ul style="list-style-type: none"> • Community events and exhibitions • Meetings with local groups and organisations • Dedicated webpages established • Design guidance and Housing Needs Assessment commissioned
2024	<p>Pre-Submission Version (Regulation 14) Plan published</p> <p>Regulation 16 Plan published</p> <p>Examination</p>	<ul style="list-style-type: none"> • Informal Draft plan prepared for SEA/HRA screening • SEA/HRA Screening Determination prepared • Pre-Submission (Regulation 14) consultation • Plan amended appropriately into Submission Version and submitted, with supporting documents to SDNPA • Regulation 16 consultation run by SDNPA • Plan independently examined
2025	Referendum	<ul style="list-style-type: none"> • Plan finalised for Referendum • Plan 'made' and forming part of the strategic development plan

Sustainability of the Neighbourhood Plan

1.13 The EDFNP has been screened by the SDNPA to ascertain whether a Strategic Environmental Assessment (SEA) is required. The screening document was subject to consultation with Historic England, Natural England and the Environment Agency between June and August 2024. The Screening Determination Statement has concluded that the EDFNP is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment.

1.14 In addition, the screening determined that the 'appropriate assessment' stage of the HRA process (that ascertains the effect on integrity of any recognised protected European Site) does not need to be undertaken. This conclusion was sent to Natural England for consideration and their response is in agreement.

2. ABOUT EAST DEAN AND FRISTON

- 2.1. The parish of East Dean and Friston lies in Wealden District in East Sussex within the South Downs National Park, with the planning authority being the South Downs National Park Authority (SDNPA). Lying just west of the coastal town of Eastbourne and with around 3 km of coastline, its total extent is approximately 900 ha (925 ha including the foreshore) or 9 km².
- 2.2. The settlements of East Dean and Friston, together with the hamlets of Birling Gap, Crowlink, Friston Place and Gayles Farm, form a parish of some 1,600 inhabitants (2021 census) straddling the busy A259 coast road, some four miles west of Eastbourne and four miles east of Seaford. While the settlements were first established by the Saxons, certain settlements in the wider geographic area, such as Belle Tout, have their origins in the Bronze Age. The parish lies wholly within the South Downs National Park.
- 2.3. The parish incorporates a Site of Special Scientific Interest (part of the Seaford to Beachy Head SSSI), a Site of Nature Conservation Importance (SNCI), and the Heritage Coast area, dominated by the chalk cliffs of the Seven Sisters. While these areas are subject to additional development constraints, the importance of some of the habitats in the area cannot be overemphasised, both for the character of the area at a local level and for biodiversity on a national and international scale.
- 2.4. East Dean village is the historic centre of the parish and lies to the south of the main A259 which cuts across the parish. It contains approximately 80 homes plus a small number of holiday cottages and a care home, which can accommodate up to 30 service users.
- 2.5. Facilities in the village include the historic village green outside The Tiger Inn; leisure establishments (a restaurant, café/gift shop, and a delicatessen); and, close by, the modern, well-equipped village hall. A large, landscaped car park (free of charge) with three electric vehicle charging points sits conveniently close to these facilities. A little further south is the historic East Dean Church with the church green at the main entrance.
- 2.6. Friston is the largest of the settlements. Approximately 200 lower density homes lie to the north of the main A259 and to the north west of the old village. South of the main road and west of the old village lies the historic Friston Church and Friston Pond. The surrounds of the Pond include a registered village green with a small, informal parking area for the church.
- 2.7. Post-war housing development in Friston was focussed on the eastern side of the valley and this extended area is now the largest residential area in the parish, containing approximately 450 homes. Together with the Friston Downlands this area is collectively known as the Downlands Estate. At its heart is the open grassy area known as the Greensward, which is registered as a village green. There is a small shopping precinct in Downlands Way, including a general store, butcher and hairdresser.
- 2.8. A further 50 homes are scattered through the countryside in the remainder of the parish, mostly to the south of the main residential area and the main road. The hamlet of Crowlink lies between Friston Church and the open downland of the Seven Sisters. The hamlet of Birling Gap lies on the coast, while Birling Manor (comprising three occupied buildings), one of the three original manors of the parish (the others being Friston Place and Peak Dean Manor), lies between old East Dean and the coast. Gayles Farm is a small collection of properties located

on the western boundary of the parish. Friston Place hamlet, centred on ancient Friston Place manor house, is located within Friston Forest in the north-west of the parish.

- 2.9. There is a recreation ground on the edge of the old village of East Dean, with a cricket pitch, tennis court and play area. Much of the coast and downland is owned by the National Trust; due to cliff erosion, the visitor centre that was there has been partially demolished and moved.
- 2.10. Part of Friston Forest, a designated Local Wildlife Site, is located in the parish. It was planted in the early 1930s to protect water catchment for Eastbourne's water supply. The land is owned by South East Water but is managed long-term by Forestry England, both for amenity and for timber.

Issues and opportunities for East Dean and Friston

2.1. A profile of East Dean and Friston is provided in the evidence base accompanying the Plan. Particular challenges and opportunities and characteristics include:

- The population is aging and there is a need to meet the needs of this cohort in terms of ensuring housing, services and facilities are accessible and suited to their needs. Approximately 52% of parishioners are aged over 65 years, with 12% aged over 80 years. The average across England is 18.4% and 4.9% respectively.
- There has been an ongoing decrease in the number of younger people and families in the parish and consideration should be given to ways to tackle this.
- There is an opportunity to contribute to climate change mitigation, for instance through influencing the design of development, promoting sustainable modes of transport and improving biodiversity.
- There is a notable gap between local average incomes and house prices within the parish.
- There is a need to manage the integration of both prospective Local Plan site allocations and major development in neighbouring parishes.
- The ongoing viability and vitality of the village shops and facilities.
- Considering how best to support sustainable tourism, welcoming visitors to the area and capitalising on the attractiveness of the local area and assets (Birling Gap, walking and cycling opportunities, South Downs Way, etc.), but without compromising the existing landscape. The impact of neighbouring attractions (such as Black Robin Farm) also needs careful thought.
- Inadequate car parking space at Birling Gap to cope with demand.
- Supporting employment that exists in the parish, including opportunities for those wishing to work from home or more flexibly.
- Improving biodiversity in the parish, including access to open spaces, where this can be achieved effectively.
- The settlements have their own distinct character and identity, and there is a desire to maintain this.
- There is a high dependence on car travel locally. Access for those on foot/ bike needs to be improved, particularly for residents and visitors.
- Land ownership in the parish is very skewed with almost 70% in the hands of three large landowners, including the National Trust. The settled area represents approximately 9% of the parish land.

3. A VISION FOR EAST DEAN AND FRISTON

Vision for the Neighbourhood Plan

3.1. After consultation with the community, the vision for East Dean and Friston up to 2040 is:

Building upon the open and friendly village atmosphere and sensitively preserving the rural and built character of the Parish, our vision for East Dean, Friston, Crowlink, Birling Gap and other settlements sees this parish continuing to be a thriving and sustainable place to live, work and visit, where everyone can play a full part in their community.

The mitigation of and need to adapt to climate change is a central strand of the vision. We aim to support householders in protecting and enhancing our natural environment, whilst promoting healthy living and connectivity for the benefit of all.

Any additional development within the Parish should reflect the priority to provide homes on smaller plots, suitable for downsizing for existing residents as well as for attracting and retaining younger people, and contributing to net zero environmental targets wherever possible.

Neighbourhood Plan Objectives

3.2. The overarching principles and objectives of the Neighbourhood Plan are as follows:

Overarching Principles that all policies seek to contribute to:

- **Social** (promoting community, health and wellbeing)
- **Cultural** (protecting the cultural legacy of the parish)
- **Natural Environment** (safeguarding and enhancing opportunities for biodiversity)
- **Built Environment** (conserving existing assets and designing new build sustainability and to a high quality)

Six objectives:

Objective 1: To conserve and enhance the natural environment, taking opportunities to mitigate and adapt to climate change, whilst protecting and enhancing this environment.

Objective 2: To support development that enhances the design, character and appearance and landscape of the Parish in a sustainable manner.

Objective 3: To support the provision of smaller homes allowing for those downsizing and for attracting younger people, particularly those with local connections.

Objective 4: To champion healthy living in the parish whilst supporting and promoting community facilities - both leisure and local businesses - to ensure a thriving community.

Objective 5: To protect and develop the built and rural environment whilst attracting and developing sustainable tourism.

Objective 6: To support opportunities for walking, cycling and equestrian pursuits in the parish.

4. HOUSING

Policy EDF1: Meeting local housing needs

Purpose

- 4.1. This policy seeks to ensure that new housing delivered in the parish is focused on local need in terms of type, size, tenure and affordability and is designed to be capable of meeting the specific housing needs of the parish.

Justification

- 4.2. Policy SD27 of the SDLP supports “residential development that delivers a balanced mix of housing to meet projected future household needs for the local area”. To understand what this means at the parish level, a [Housing Needs Assessment for East Dean and Friston](#) was prepared in 2024. The main findings are summarised below.
- 4.3. **The parish has an ageing population** and the numbers of residents in the 65 years and over age bracket is expected to increase over the lifespan of the EDFNP.
- 4.4. **House prices in the area are high.** Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher-than-average income, is likely to remain out of reach to most. The median house price would require an annual income 73% higher than the current average.
- 4.5. **The majority of homes in the parish have 3- and 4- bedrooms.** This could cause issues for affordability due to the large gap in the market for smaller properties (in terms of bedroom numbers) in the parish. It also reduces options for those wishing to downsize. Furthermore, families wanting to move to larger homes in the area may also struggle as there are few of this size that are affordable.
- 4.6. **There is a lower number of social and private rented properties in the parish compared to the wider geographic area.** This could make it more difficult for those not able to purchase a property to access housing in the parish. Private rentals that are available are only affordable to higher earners.
- 4.7. In terms of addressing housing need, the adopted policy of the SDNPA on this subject (Policy SD28) requires 50% of all new housing to be affordable. The Local Plan guideline mix of 75% rented to 25% ownership for the National Park appears to offer a suitable benchmark for the tenure mix within affordable housing for the parish as well as the wider District, and also complies with the various minimum requirements mandated nationally.
- 4.8. The affordable rented sector performs a vital function in East Dean and Friston as the only option for a large segment of those in the greatest need.

- 4.9. Of the 25% affordable ownership, the East Dean and Friston HNA suggests that the first 25% of these are delivered as First Homes. These should provide a discount of at least 25% but ideally 50% to make them more affordable. The remaining affordable housing should be delivered as a 75:25 split between affordable social rent and intermediate housing to buy.
- 4.10. In terms of the size of new homes, the HNA for East Dean and Friston recommends that priority should be given to 2-bedroom properties (53.2%), followed by 1-bedroom (22.0%) and 4-bedroom properties (12.5%). 3- and 5+ bedroom properties form a much smaller proportion of the suggested mix. The headline recommendation here is diversification away from a large current mix, with a particular emphasis on the smallest options (*Table 2*):

Table 2: Suggested dwellings size mix for East Dean and Friston

	1 – bedroom	2 – bedrooms	3 – bedrooms	4+ bedrooms
Market	5-10%	35-40%	35-40%	15-20%
Affordable home ownership	15-20%	35-40%	30-35%	10-15%
Affordable housing (rented)	30-35%	30-35%	25-30%	5-10%

- 4.11. In the context of the ageing population, the HNA considers that East Dean and Friston’s position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation (e.g. care homes) on the basis of the accessibility criteria and the considerations of cost-effectiveness given above. It is therefore important that housing is well tailored to older people’s requirements in terms of space, flexibility, quality, location and accessibility. The [“Housing our Ageing Population Panel for Innovation \(HAPPI\)”](#) has, since 2009, promoted a series of principles for good design of housing generally. Many of the principles are recognisable from good design practices - good light, ventilation, room to move around and good storage - but they have particular relevance to the spectrum of older persons’ housing which needs to both offer an attractive alternative to the family home and be able to adapt over time to meet changing needs. The ten principles are:
- Space and flexibility
 - Daylight in the home and in shared spaces
 - Balconies and outdoor space
 - Adaptability and 'care ready' design
 - Positive use of circulation space
 - Shared facilities and 'hubs'
 - Plants, trees, and the natural environment
 - Energy efficiency and sustainable design
 - Storage for belongings and bicycles
 - External shared surfaces and 'home zones'

POLICY EDF1: MEETING LOCAL HOUSING NEEDS

A. Other than in development designed to meet an identified specialist housing need, the mix of housing sizes, types, tenures, and affordability in proposed development should, in so far as is reasonably practicable and subject to viability, assist in meeting needs identified in the most recently available East Dean and Friston Housing Needs Assessment. In particular, the following provision will be supported:

- i. Proposals which provide a mix of dwelling sizes based on the following distributions across the site, to address the needs of single people, young couples, smaller families and those wishing to downsize:

	1 – bedroom	2 – bedrooms	3 – bedrooms	4+ bedrooms
Market	5-10%	35-40%	35-40%	15-20%
Affordable home ownership	15-20%	35-40%	30-35%	10-15%
Affordable housing (rented)	30-35%	30-35%	25-30%	5-10%

- ii. Proposals that deliver an appropriate mix of affordable housing, based on a 75:25 split between social rent and affordable housing for sale (intermediate housing).
 - iii. At least 25% of all affordable housing units should be delivered as First Homes. Proposals that enable an uplift of 50% to the discounts provided on the First Homes element of the development to assist single occupants on median and lower quartile income, will be particularly supported. Where such an uplift is demonstrated to be unviable, proposals should provide at least a 30% discount. Such proposals should seek to prioritise those with a local connection to East Dean and Friston parish (see Glossary) and key workers.
- B. Residential development that could reasonably be expected to meet the needs of older people (by virtue of its size and location) should demonstrate how it has reflected the [Housing our Ageing Population Panel for Innovation \(HAPPI\) principles](#) and the guidance contained in the RTPI’s [“Dementia and town planning: Creating better environments for people living with dementia”](#).
- C. Affordable homes should be well integrated with market housing. The type and size of affordable homes should meet the specific needs identified for the neighbourhood area. Where exceptional circumstances exist to demonstrate that affordable housing cannot be met on-site, a commuted sum will be required to ensure that the provision of affordable units is not lost.
- D. Subject to the other policies of this plan, proposals for self- and custom build housing will be supported.

Conformity Reference: NP objective: 3; SDLP: SD1, SD3, SD4, SD25, SD27-SD29, [SDNP Affordable Housing SPD](#); NPPF: 60, 63, 64, 66

5. CHARACTER, HERITAGE, AND DESIGN

Policy EDF2: Character and Design of development

Purpose

- 6.1. Good quality housing design can improve social wellbeing and the quality of life by improving the built environment, reducing crime, improving public health, easing transport problems and providing supportive neighbourhoods. The policy seeks to encourage development proposals within the parish to comply with the highest design standards and adhere to the locally specific Design Guidance and Codes (Appendix A) prepared for the Parish. The policy and its supporting text add greater detail to the Local Plan policies, in particular Policy SD5 which requires development to reflect local distinctiveness but which is not specific.

Justification

- 6.2. Past generations of people and development have created the features that give the parish its identity today. This process has been gradual, taking place over a few centuries, and the settlement that exists today has a distinctiveness that derives from variety. The village contains heritage assets of all kinds, including characterful buildings, historic landmarks and archaeological features, both exposed and still beneath the ground.
- 6.3. The importance of good design has received renewed attention over recent years. In October 2019, a [National Design Guide](#) was launched, forming part of the Government's collection of Planning Practice Guidance. The document sets out the ten characteristics necessary for creating a well-designed place, contributing to its physical character, a sense of community and addressing environmental issues affecting climate. The [National Model Design Guide](#) expands on the ten characteristics and was used in the creation of the East Dean and Friston Design Guidance and Codes.
- 6.4. Furthermore, the guide [Building for a Healthy Life 2020](#) is the Government-endorsed industry standard for the design of new housing developments. It is a tool for assessing the design quality of homes and neighbourhoods. The criteria also link to other standards for housing design, including [Secured by Design](#). It should be used to inform development proposals along with other policies contained within this plan to achieve the industry standard's 'Building for a Healthy Life' commendation.
- 6.5. Development needs to be designed from a landscape-led perspective and the [South Downs Design Guide SPD](#) provides a comprehensive set of advice, to promote well-designed places and conservation and enhancement.
- 6.6. The Neighbourhood Plan Steering Group commissioned AECOM to develop a more localised set of design codes guiding future development in the village – note the SDNPA will no longer recognise Village Design Statements as Supplementary Planning Documents upon adoption of the new Local Plan.
- 6.7. The Design Guidance and Codes for East Dean and Friston form part of formal policy for the EDFNP, to support the creation of distinctive places that are well-integrated with the existing settlements in the parish and to promote high-quality and popular built forms. It draws on the design guidance available at national, regional, and county levels, and that which exists at the

South Downs level. It was also informed by local engagement drawn from the community survey and Open Day. The East Dean and Friston Design Guidance and Codes should be applied to all development proposals in the parish including the strategic site allocations.

- 6.8. Guidance and Codes identifies four Character Areas in the parish (*Figure 2*):
- The Old Village of East Dean (incorporating the Conservation Area, which also has separate additional guidance)
 - Friston
 - East Dean Downlands Estate
 - Outlying Settlements
- 6.9. The character of each is described, along with favourable design outcomes, which should inform development proposals in each area. The guidance also contains general principles applicable to the entire parish.
- 6.10. Policy EDF2 has a close relationship with Policy EDF3 (Energy Efficiency and Design) of this Plan. Where it is appropriate to do so developments should take account of both policies.

POLICY EDF2: CHARACTER OF DEVELOPMENT

- A. Development proposals should incorporate a high quality of design, which responds and integrates well with its surroundings, meets the changing needs of residents and minimises the impact on the natural environment of the South Downs National Park. The scale, character, and siting of the proposal should respect the landscape and its features, valued views into and out of the settlement, the local streetscape and heritage assets. It should reflect the variety of architectural styles found locally, using materials that are in keeping with those used in existing buildings in the immediate locality. Innovation in design will be supported where this demonstrably enhances the quality of the built form in a local character area.**
- B. Where relevant, development proposals should demonstrate how they have sought to address the following matters as they are appropriate to their scale, nature and location:**
- i the East Dean and Friston Design Guidance and Codes, the East Dean Conservation Area Appraisal and the South Downs Design Guide; and**
 - ii make a positive contribution to the visual appearance of the main highway approaches into the settlements (the A259, Birling Gap Road and Jevington Road). Improvements and enhancements should include, where appropriate, additional tree planting, the enhancement of roadside green spaces (for instance through planting), the reduction/consolidation of road signs and other street furniture and wider green infrastructure improvements that are identified as being necessary; and**
 - iii incorporate soft landscaping and other boundary treatments including the retention and enhancement of established trees and hedgerows; and**

- iv provide adequate vehicular access and space for cycle parking and vehicular off-road parking for residents, visitors and service vehicles, in accordance with the following adopted minimum parking requirements:**
- v respect and protect the buildings and environment of the Conservation Area, listed buildings and the other heritage assets (including non-designated assets) of the parish;**
- vi there is no unacceptable loss of amenity for neighbouring uses through the loss of privacy loss of light or visual intrusion on the views and surroundings that create the backdrop to an area; and**
- vii traffic generation and parking does not adversely affect vehicular and pedestrian safety, notably on Gilberts Drive and near Birling Gap.**

C. Where development abuts open countryside, development on the rural boundary edge should mitigate any detrimental visual impacts on the countryside. This should be achieved through the siting of lower density development at the rural boundary of the site in order to provide a gradual transition from the built form to open countryside, or by other means such as through a layout that clearly minimises the visual impact of any larger buildings on both the open countryside and existing village-scape.

Conformity Reference: NP objectives: 2; SDLP policies: SD4, SD5, SD22; NPPF: 108, 131-139

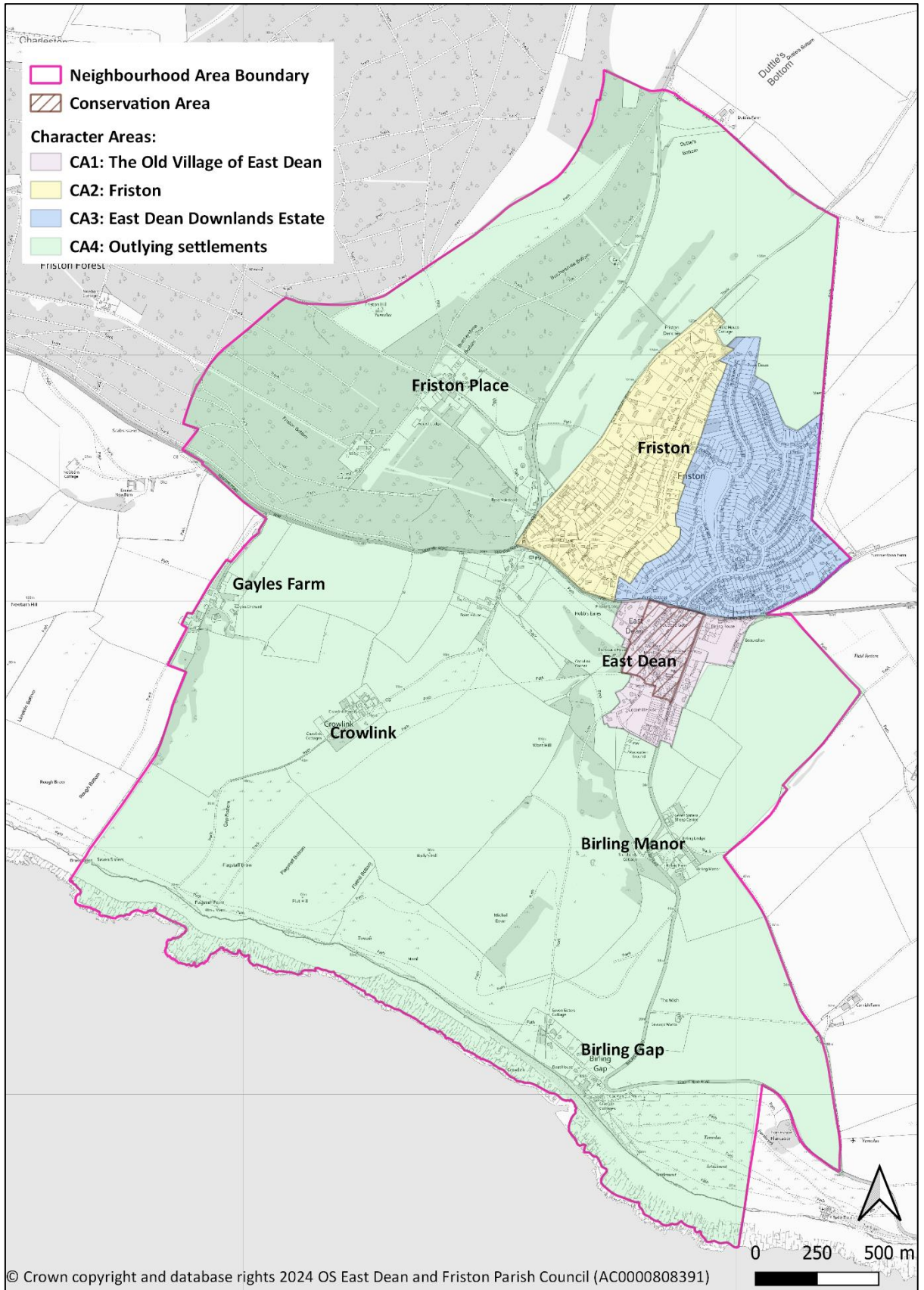


Figure 2: Conservation and Character Areas

Policy EDF3: Energy efficiency and design

Purpose

6.12. This policy seeks to ensure that development meets the highest environmental standards in terms of its construction, materials and energy use. This will help to mitigate against climate change and contribute to achieving the national target of zero net carbon by 2050.

Justification

6.13. On 12 June 2019 the Government voted to amend the Climate Change Act 2008 by introducing a new target for at least a 100% reduction of greenhouse gas emissions (compared to 1990 levels) in the UK by 2050. This is otherwise known as a net zero target. This is a demanding target which will require everyone to be engaged, from households and communities to businesses and local and national government. As part of this, the government has set an interim target to cut the country's greenhouse gas emissions 78% by 2035 compared to 1990 levels.

6.14. The Future Homes Standard from 2025 will require CO₂ emissions produced by new homes to be 75-80% lower than those built to current standards. Homes will need to be 'zero carbon ready'. Fossil fuel heating (such as gas boilers) will be banned in new homes, with an expected shift to reliance on heat pumps and heat networks.

6.15. Unlike Local Plans, Neighbourhood Plans are more limited in what they can dictate in terms of environmental standards, as they must conform to the minimum requirements as set out by national policy and building regulations. The EDFNP can, however, strongly encourage the design and layout of new development to maximise its potential to be as energy efficient as possible and to encourage the use of renewable energy.



Examples of discreet solar panels (source: Historic England)

6.16. East Sussex County Council recognised the UK climate emergency in 2019, as a response to the need to act locally and in the context of climate change impacts being observed at the local level: dry riverbeds, reduced water supply, intense weather events, localised flooding and loss of habitats and species. It supports a range of projects designed to help adapt to climate change and these have informed the Neighbourhood Plan.

6.17. The SDNPA also declared a climate emergency in 2019 and principles are embedded in the emerging local plan. Policy SD51 of the SDLP supports development proposals to be designed to enable significant carbon dioxide emissions reductions and more sustainable energy

sources, through energy efficiency improvements and facilitating low and zero carbon technology to ensure development supports a path to net zero emissions by 2030.

- 6.18. At the local level, the Community Survey revealed strong support by respondents for sustainably designed development. The [Carbon Footprint Report](#) for the parish provides more detail including recommendations as to where the community and individuals themselves can focus attention to tackle climate change.
- 6.19. Opportunities provided by the planning system to improve and promote sustainability in the neighbourhood area, which would help to deliver the government's climate change targets, include:
- following basic Passivhaus (net zero) environmental design including use of efficient and insulative materials;
 - integrating renewable energy systems (e.g. solar panels, heat pumps) into new development, including existing and new public buildings;
 - reducing water consumption including through grey water systems;
 - reducing the risk of overheating in warmer months by designing in features such as trees and shutters for shading, appropriate fenestration, orientation of development and ventilation; and
 - promoting sustainable forms of transport through priority systems for pedestrians and cyclists.
- 6.20. The retrofitting of existing development, for instance to incorporate solar panels, is encouraged where this can be achieved sympathetically (see EDF Design Guidance and Codes Section 3.9). For older buildings, Historic England's guidance, "*Retrofit and Energy Efficiency in Historic Buildings*" should be consulted.

POLICY EDF3: ENERGY EFFICIENCY AND DESIGN

- A. Proposals which incorporate design and environmental performance measures and standards to reduce energy consumption, to reduce carbon emissions and climate effects will be supported, subject to compliance with other policies in this Plan.**
- B. Proposals which incorporate the following sustainable design features as appropriate to their scale, nature and location will be strongly supported, where measures will not have a detrimental impact on character, landscape and views:**
- i Siting and orientation to optimise passive solar gain.**
 - ii The use of high quality, thermally efficient building materials.**
 - iii Installation of energy efficiency measures such as loft and wall insulation and double glazing.**
 - iv Incorporating on-site energy generation from renewable sources such as solar panels, ground source heating and energy generation etc.**
 - v Reducing water consumption using water re-use measures including rainwater harvesting, surface water harvesting and/or grey water recycling systems.**
 - vi The use of soft landscaping to reduce water run-off.**
 - vii Providing low carbon sustainable design and avoid or mitigate all regulated emissions using a combination of on-site energy efficiency measures (such as insulation and low energy heating systems), on-site zero carbon technologies (such as solar panels) and, only where necessary, off-site measures to deal with any remaining emissions.**
- C. Alterations to existing buildings, including sensitive measures to alter historic buildings, demonstrating designs to achieve energy reduction and compliance with current sustainable design guidance and construction standards, will be supported, subject to other policies in this Plan.**
- D. Proposals for individual and community scale energy schemes, for instance the installation of solar panels on community and public sector buildings, will be supported subject to the following criteria:**
- i. the siting and scale of the proposed development is appropriate to its setting and position in the wider landscape; and**
 - ii. the proposed development does not create an unacceptable impact on the amenities of neighbouring residents; and**
 - iii. the proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance.**

Conformity Reference: NP objectives: 1, 2; SDLP policies: SD1, SD5, SD12, SD14, SD51, [SDNP Sustainable Construction SPD](#), [Sustainable Construction Technical Advice Note](#); NPPF: 157-161

Policy EDF4: Conserving heritage assets

Purpose

- 6.21. This policy recognises the important contribution that heritage assets – designated and non-designated – make to the local character and distinctiveness of the parish, both individually and collectively. Where possible, they should be conserved, enhanced and celebrated.

Justification

- 6.22. Part of East Dean is covered by a Conservation Area, and development here is guided by the Conservation Area Appraisal. Further guidance is also provided in the East Dean and Friston Design Guidance and Codes (see Policy EDF2).
- 6.23. There are 34 individual/groups of buildings and assets in the parish today that are recognised through a listing for their contribution to national heritage. Three are Grade I listed: the two churches and Friston Place (see Appendix B). There are also four Scheduled Monuments. There are many other heritage assets, however, that contribute to the historic local context and story of the parish, but which are not nationally important enough to be included on the statutory List of Buildings of Special Architectural or Historic Interest compiled by the Government.
- 6.24. The National Planning Practice Guidance supports the identification of non-designated heritage assets through the neighbourhood planning process (Paragraph 018-039). An audit of local buildings and assets was undertaken to determine non-designated heritage assets that exist in the parish, recognising their value to the local character and history of the parish. Descriptions and photographs of the assets identified are provided in Appendix B and *Figure 3* shows their locations on a map. This list is not exhaustive and additional assets may be identified as the plan process progresses and individual owners of assets are contacted.
- 6.25. In parallel with this policy, it is proposed that the identified non-designated heritage assets are considered by SDLP for inclusion on their list of local heritage assets. However, the inclusion of any building or structure on such a register is not necessary for the application of this policy.
- 6.26. The [East Sussex Historic Environment Record](#) contains details of additional assets in the parish, some of which are not nationally listed. Furthermore, SDNP's "[Sussex Heritage Coast: Archaeology on the Edge](#)" Phase 1 Report (December 2019) includes a large number of archaeological records from the Heritage Coast area, including within the parish. These records should be consulted by prospective developers but is not subject to the Policy EDF4.
- 6.27. Further information on the historic landscape of the area can be found in the [Sussex Historic Landscape Characterisation](#).

Local Heritage at Risk

- 6.28. Historic England produces an annual Register of Heritage at Risk. Outside of London it does not include Grade II listings, apart from churches. Whilst no assets within the parish have been identified at this time, an audit of buildings and assets should be undertaken to keep track of this.

- 6.29. Opportunities to restore assets should be taken when they arise, in partnership with the owner.

POLICY EDF4: CONSERVING HERITAGE ASSETS

A. Designated Heritage Assets:

Development proposals affecting designated heritage assets either directly or indirectly, should conserve or enhance the significance of the asset and those elements of the setting that contribute to the significance. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with specific focus on the prevailing styles of design and use of materials in a local area. These details should be explained in a Heritage Statement.

In addition, development proposals should demonstrate that they have considered the potential impact on above and below ground archaeological deposits. Where a scheme has a potential impact on archaeological remains (below or above the ground) a Heritage Statement or similar should be prepared to address how archaeological deposits will be safeguarded.

B. Non-designated Heritage Assets:

The buildings and structures as shown on *Figure 3* and detailed in Appendix B are identified as non-designated heritage assets.

1. Friston Pumping Station
2. Friston Water Tower
3. PostBox ,Jevington Road
4. Tapsell Gate,Friston Church
5. Post Box ,Deneside
6. Flint Wall ,Dene Close
7. Post Box,Downsview Lane
8. Second World War Field Hospital
9. Crowlink dewpond
10. Crowlink Coastguard Cottages
11. Sarsen Stone ,Flagstaff Point
12. Mary Gilbert memorial stone
13. Gallops Cottage
14. Red Barn
15. Stone style and pinch gate
16. East Dean village pond
17. Telephone box in Gilberts Drive
18. Dog Gravestone,Upper Street
19. Post Box,East Dean Village Green
20. Tapsell Gate East Dean
21. Telephone Box ,Birlinging Gap
22. Post Box Birling Gap

Proposals affecting non-designated heritage assets will be determined based on national planning policy (NPPF paragraph 209).

C. Conservation Areas:

Particular care should be taken in the East Dean Conservation Area to ensure that alterations and new buildings conserve or enhance the historic environment, in accordance with the guidance set out in the East Dean Conservation Area Appraisal.

D. A proactive stance will be taken to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back into optimum viable use consistent with their conservation.

Conformity Reference: NP objectives: 5; SDLP policies: SD4, SD14-16; NPPF: 196, 200, 201, 205-209

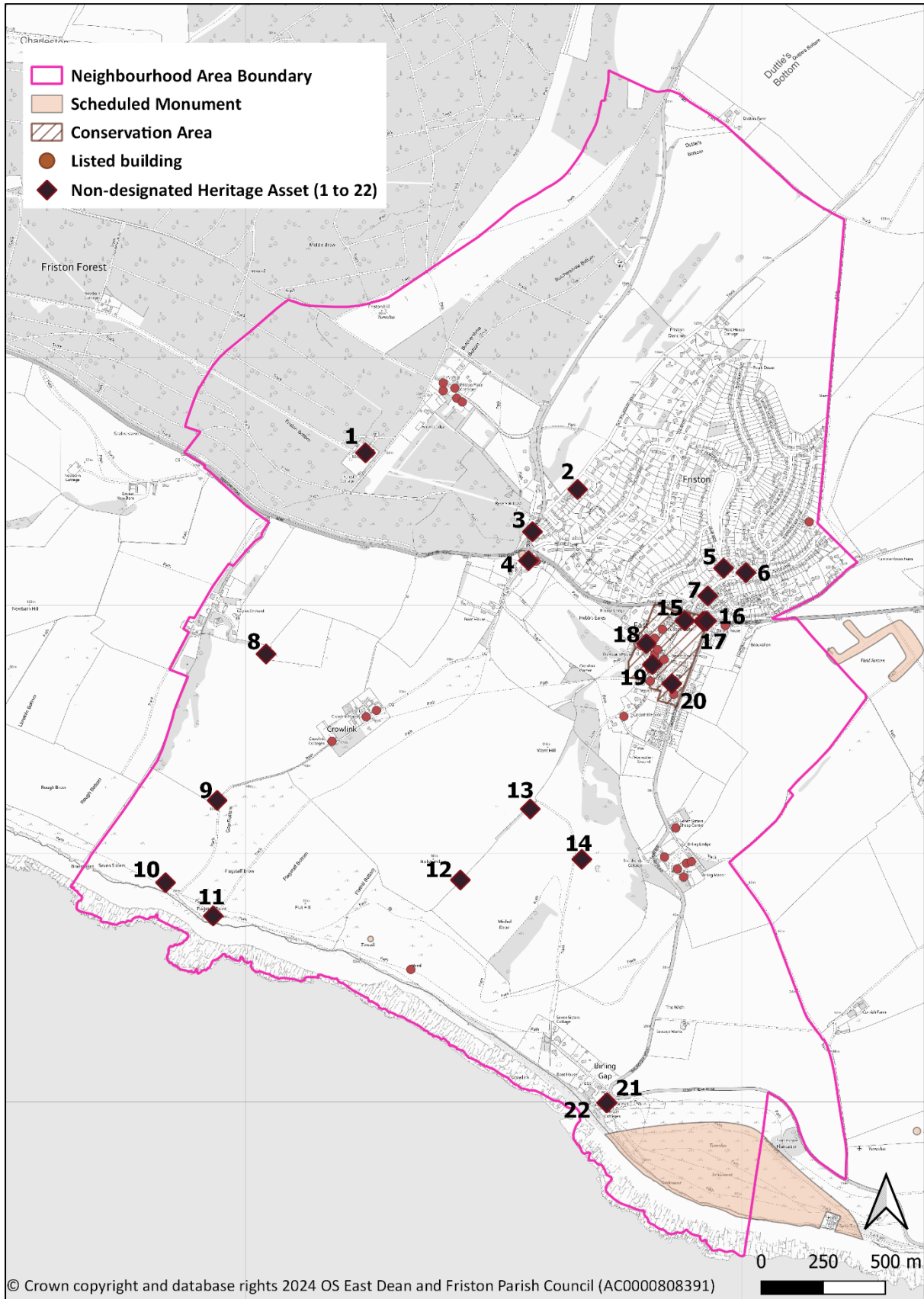


Figure 3: Map showing designated and non-designated heritage assets in the parish. Numbers for non-designated heritage assets correspond to Policy EDF4

6. SUSTAINABLE TOURISM

- 6.1. The parish is extremely popular with visitors in light of its coastal location within the South Downs National Park. The National Trust advises that each year more than 600,000 people visit Birling Gap, which offers stunning views across the landscape and out to sea. It is one of the few places along this section of coastline offering access to beach/sea. The villages themselves also attract visitors, many of them accessing the South Downs Way. The Tiger Inn offers food and accommodation in the centre of East Dean, with 12 holiday cottages in the Conservation Area.
- 6.2. Policy SD23 (Sustainable Tourism) of the SDNP provides a comprehensive overarching approach to managing tourism sensitively across the National Park.



The parish is popular with visitors from all over the world

- 6.3. At the parish level, there are particular local issues at play that need to be carefully considered. Some of these issues sit outside the scope of planning policy, which others are addressed either via the SDNP policy or a policy in the EDNP. The issues and potential ways to address them, as informed by the community engagement are described below:

Key issues and potential solutions:

- i. The sheer volume of visitors to the parish could be putting an unacceptable strain on the sensitive natural environment.
- ii. Many visitors arrive by car either into the village or to Birling Gap. There are insufficient car parking spaces at Birling Gap to handle the volume of cars. Consequently cars often park along verges or road edges.
- iii. Birling Gap attracts a large number of coach parties. Coach parking at Birling Gap will soon be restricted by the National Trust, putting pressure on adjacent roadsides and possibly on East Dean village carpark. The National Trust advise that they are undertaking changes to address this: their main car park will be reduced in size in response to their proactive approach in managing coastal erosion. Coach parking will be removed from the car park altogether in 2025. They will be introducing dedicated motorcycle parking, a growing audience in the

summer months, minibus parking, another area of significant growth and improving the current accessible parking bay provision.

- iv. A large number of visitors are from outside the area, many from overseas. There is a lack of information guiding them as to the best routes to use when accessing Birling Gap from the villages. As a result, visitors often resort to walking along Birling Gap Road, which has no footways. This is dangerous for all road users.
 - v. Traffic speeds along certain roads are dangerous for all road users. Excessive road noise (e.g. racing bikes) has been raised as a local issue, as well as vehicle numbers and speed.
 - vi. There is a high number of second/holiday homes in the parish. This can negatively impact village life, for instance where there are fewer residents living year-round in these homes. It also inflates house prices, making it more difficult for those on lower incomes wishing to move into the parish.
 - vii. Lack of visitor facilities – notably there is a lack of public toilet provision for visitors.
 - viii. The impact of nearby developments and attractions on the parish – for instance the extension of Eastbourne’s art gallery at Black Robin Farm may increase the number of people seeking to visit Birling Gap – an approximate figure of 100,000 visits per year has been cited.
- 6.4. An effective way to address the issues relating to tourism would be to develop a visitor strategy for the parish. The [South Downs National Park Sustainable Tourism Strategy](#) (2015 to 2020) has yet to be reviewed, but contains a range of initiatives that can be readily applied to the parish. Equally, the [Sussex Heritage Coast Strategy and Action Plan 2016-2020](#) also has aspects that can be adapted to the local level. It will be important to bring together key partners including the local authority, significant local landowners (National Trust, the Gilbert Estate, Forestry England), local businesses and neighbouring areas to collectively consider how visitors to the parish can be most effectively managed.
- 6.5. The EFNDP does not include a policy on tourism. However, in conjunction with the adopted SDNP policies, many of the policies in this EDNP would underpin a visitor strategy:
- Policy EDF1 sets out the housing need priorities for the parish. In terms of second homes, legislation passed in December 2023 allows local authorities to charge up to double council tax rates on second homes. The change, which brings the second home council tax rules into line with long-term empty homes, was effective from April 2024. In addition, national policy reforms have been announced in February 2025 to tighten up the short term letting market, with planning permission required for future short-term lets.
 - Policy EDF5 considers the environmental impact of development and how this can be managed.
 - Policy EDF8 sets out areas where walking, cycling and equestrian opportunities can be maximised. The improvements may be funded via national or local funding or through developer contributions. They will benefit residents and visitors alike and support the East Sussex County Council Highways objectives in relation to health and well being and promotion of ‘active travel’ (walking and cycling).

- Policy EDF9 provides scope for the provision of additional / improved facilities, which would benefit visitors and residents alike.

Action:

The Parish Council will work proactively with partners across the parish and beyond to develop a Sustainable Tourism Strategy for the Parish. This can draw from strategic tourism strategies and should explore how economic benefits to be gained from the tourism sector can be optimised, while minimising impacts on the sensitive historical and natural environment and on the local community.

7. ENVIRONMENT AND GREEN SPACE

Policy EDF5: Conserving and enhancing the natural environment

Purpose

- 7.1. The parish is a mostly rural area that is both biodiverse and with much of its extent protected in one form or another. There are also many wildlife corridors. This policy seeks to ensure that this network of green spaces – including their importance in combating pressure on wildlife, habitats, biodiversity and geodiversity and in off-setting the effects of air pollution – is recognised and enhanced. This applies particularly where individual spaces have a greater collective value as part of wider chains of green infrastructure. This will serve to support the requirement to conserve and, where possible, provide a net gain in biodiversity through planning policy whilst accommodating sustainable development.
- 7.2. It also sets out how development proposals should incorporate biodiversity effectively.

Justification

- 7.3. The NPPF states that plans should seek to protect and enhance biodiversity and geodiversity. A useful starting point is to map the existing habitats and networks as well as those that offer opportunities for the future.
- 7.4. The parish is situated in the South Downs National Park and such areas are afforded the highest level of protection in national planning policy. The parish is unusual in that it extends from high Downland to the coast and hence supports a great diversity of habitats from terrestrial to marine: almost 75% of the area of the parish is within an area managed for conservation, as Higher-Level Stewardship Scheme (HLS), National Trust land (30%), Forestry Commission and Local Green Space. 17% of the parish is designated as Site of Special Scientific Interest (SSSI). Only approximately 13.5% is settled. Although there is a significant extent of rocky coastline and shallow sea, there is very little open freshwater and there are no streams or rivers.
- 7.5. Much of the area's biodiversity reflects this chalk downland and rural, small farm origin, along with species associated with large gardens and road verges. Historically, the parish was not a particularly wooded area (at least within the last 500 years), as can be seen in old photos and drawings. As all of the farmed area is now given over to livestock (sheep, with some cattle) and not arable, there are probably now fewer species associated with arable farming than there were 100 years ago.
- 7.6. To inform this policy, the Steering Group developed a Biodiversity Profile for the parish. Its compilation incorporates data and information from many local sources. In particular, it draws heavily on a recent report produced by the Sussex Biodiversity Records Centre for the parish (ref. SxBRC/23/084, 12 May 2023) which contains all the records they hold for the geographic area. A comprehensive plant survey has also been carried out, along with the addition of many local biodiversity records and observations from residents. A number of local residents have assisted with additional information and suggestions.
- 7.7. The green stepping-stones and, importantly, the unbroken green and blue corridors within the area provide critical spaces as wildlife refuges and routes for wildlife such as bats to prevent

species becoming isolated. Where it can be achieved sustainably, they can also be important spaces and routes for the local community to access for recreational purposes, contributing to people’s physical well-being and mental health.

- 7.8. The landscape assets of the parish should be maximised and made properly accessible, where feasible. Development proposals are encouraged to facilitate improved connectivity between these wildlife areas and green spaces that are used by the community.
- 7.9. If significant harm resulting from a development cannot be avoided (for instance by locating to an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 7.10. Formally designated natural assets in the parish are shown in *Table 3* and mapped on *Figure 4*.

Table 3: Formally designated/defined natural assets

Designated Sites - Designation	Local Examples
<p>National Park</p> <p>World-class landscapes with the power to inspire everyone, they've been designated on behalf of the entire nation because of their special qualities.</p>	South Downs National Park
<p>Sites of Special Scientific Interest (SSSI)</p> <p>Describes an area that is of particular interest to science due to the rare species of fauna or flora it contains - or important geological or physiological features that may lie in its boundaries</p>	Seaford to Beachy Head
<p>Country Park</p>	Seven Sisters
<p>Ancient woodland</p> <p>Woods that have existed since at least AD 1600 and have developed irreplaceable, complex ecosystems.</p>	Hobb’s Eares, Went Hill
<p>Section 41 habitats</p> <p>Habitats of principal importance</p>	<p>Intertidal mudflat</p> <p>Maritime cliff & slope</p> <p>Intertidal chalk</p> <p>Traditional orchard</p> <p>Lowland meadow</p> <p>Lowland calcareous grassland</p>

	Deciduous woodland Ancient woodland
<p>Heritage Coast</p> <p>Heritage coasts are ‘defined’ rather than designated, so there isn’t a statutory designation process like that associated with National Parks and National Landscape areas.</p> <p>They were established to conserve the best stretches of undeveloped coast in England. A heritage coast is defined by agreement between the relevant maritime local authorities and Natural England.</p>	The entire coastline in the parish
<p>Marine Conservation Area</p> <p>Areas that protect a range of nationally important, rare or threatened habitats and species.</p>	Beachy Head West
<p>Local Wildlife Site</p> <p>Areas of land with ‘substantive nature conservation value’. They are identified and selected at a county level, based on important, distinctive and threatened habitats and species that have a national, regional and importantly, a local context.</p>	Friston Forest and adjacent patches
<p>Local Geological Site</p>	TV59/09 - Coastal section: Birling Gap TV59/10b - Coastal section: Seven Sisters TV59/10c - Coastal section: Belle Tout to Birling Gap

<p>Designated road verge</p> <p>Support either a notable species and/or a species-rich semi-natural habitat. There may also be examples where a RVEI doesn't carry planning policy protection, for example verges designated for the presence of glow worms which aren't themselves a 'notable' species.</p>	<p>The following are Meadow and Wildlife verges designated by ESCC:</p> <ul style="list-style-type: none"> • Gilberts Drive/Birling Gap Road – two long stretches (from Birling Manor southwards to Birling Gap & from Birling Manor northwards to the Rec) • Gilberts Drive/Old Willingdon Road – two short stretches (North opposite Friston Down & South alongside SE Water Tower)
<p>Tree Preservation Orders (TPO): A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the: cutting down, topping, lopping, uprooting, wilful damage, wilful destruction, of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.</p>	<p>There are many TPOs in the parish. Records of these are held by Wealden District Council.</p>

	Neighbourhood Area Boundary
	SSSI
	Marine Conservation Zone
	Village Green
	Local Green Space (SDNPA)
	Local Green Space (EDFNP)
	Local Wildlife Site
	Local Geological Site
	Ancient woodland
	Meadow and wildlife verges designated by ESCC
	Designated road verges

Key to Figure 4 (overleaf)

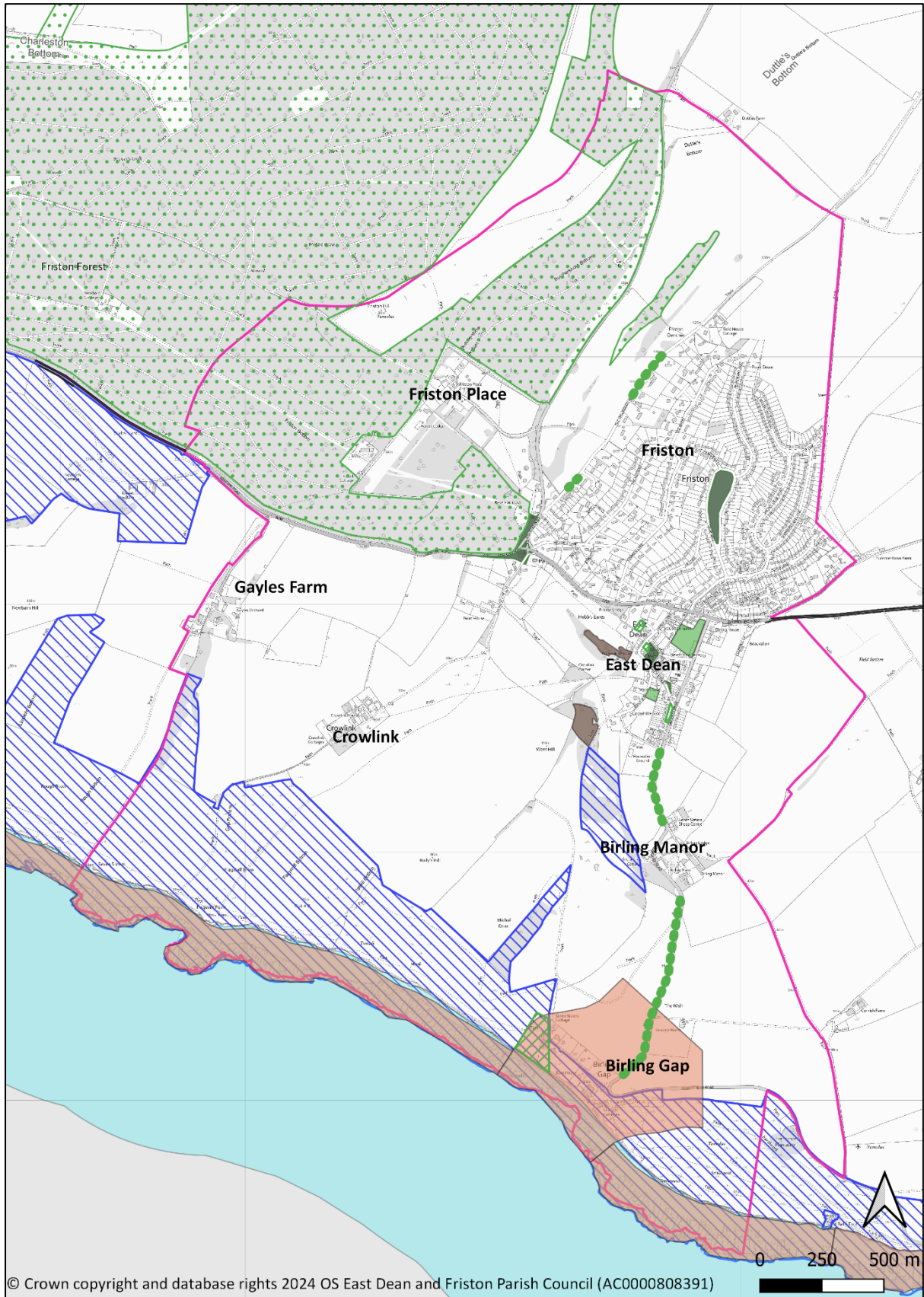


Figure 4: Biodiversity features in the parish

Biodiversity and Nature Recovery Network

- 7.11. The Environment Act includes provision for a mandatory requirement for new developments to provide a 10% biodiversity net gain. Often this net gain is delivered on site, but where this is not possible, locations within the parish should be sought. An SDNP-funded project is looking at possible nature recovery and climate action opportunities within the parish, but results are not yet available. However, some smaller areas important for biodiversity have already been identified that would benefit from greater protection, with some on private land. In addition, restoration of some hedgerows and poorly-regenerating woodland would be suitable for more conservation input. Grazing management of good-quality chalk grassland is also a priority.
- 7.12. The Biodiversity Profile identifies 12 areas of particular biodiversity significance within the parish, most of which are already protected and/or managed for conservation and which should continue to be left as they are. There are a few, covering just a few hectares, which could be additionally protected or better managed. Appendix C contains details of 13 areas that offer opportunities for improving local biodiversity, some of which coincide with the location of the areas of particularly biodiversity value. These are shown in *Figure 5*.
- 7.13. The Environment Act also recognises the need to protect what it describes as “Nature Recovery Networks”, joined-up system of places important for wildlife on land and at sea. At the Sussex level the [Seaford to Eastbourne Nature Recovery Project](#), covers an areas of approximately 12,000 ha of the iconic landscape and seascape of the Sussex Heritage Coast and hinterland. Part of this incorporates the Chalk Coast Partnership. There should be scope to identify linkages connecting the parish to this wider network.
- 7.14. Trees and hedgerows: Trees are encouraged to help create green space. They also provide a natural water store, provide shade for people, reduce noise and air pollution, as well as support nature. The South Downs National Park Trust has a [campaign](#) to plant 100,000 trees across the National Park. Species such as the whitebeam, as well as specially-bred disease resistant cultivars of elm should be prioritised. Hedgerows are a distinctive feature of the parish and should be retained and maintained. Where possible, new native species-rich hedgerow should be planted, ideally to connect existing hedgerows. This will help to attract wildlife and provide corridors to link fragmented habitats.
- 7.15. Flora and fauna-friendly development: Provision for wildlife needs on-site includes, for example, swift bricks, bird and bat nesting-boxes and wildlife friendly communal green spaces. Ponds too provide an important habitat and are encouraged. In April 2024, the EDF Residents’ Association carried out a [pond survey](#) recording at least 74 ponds scattered across the parish from Gayles Farm and Crowlink to the Downlands Estate and East Dean; only a few settled areas did not have. Restoration of dew ponds is also encouraged.
- 7.16. Light pollution: Policy SD8 of the SDLP supports the tackling of light pollution. The entire parish lies within a designated dark skies zone.

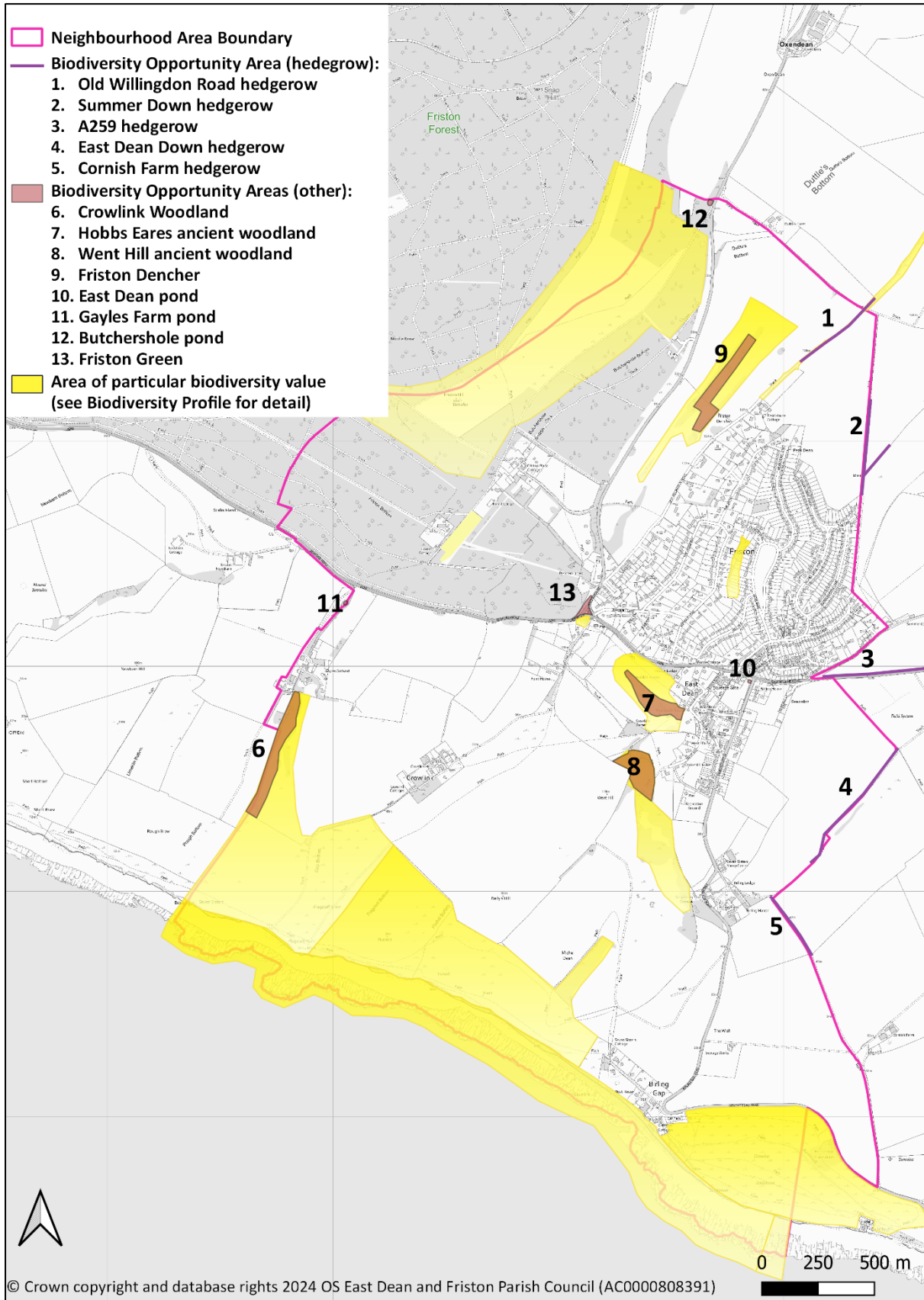


Figure 5: Potential areas for biodiversity improvement (see Appendix C for detail)

POLICY EDF5: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

- A. Development proposals should maintain and enhance the natural environment, landscape features and the rural character and setting of the neighbourhood area. Where possible, development proposals should seek to incorporate natural features typical of the parish.**
- B. Where it is appropriate to the type of development being considered, proposals should be designed to create, conserve, enhance and manage green spaces and connect chains of green infrastructure, as identified on the Policies Map. Development proposals should demonstrate a minimum 10% net gain in biodiversity. Where this is not achievable on site, applicants are encouraged to seek opportunities within the parish.**
- C. Proposals that seek to improve the management of and connectivity between areas of high biodiversity value areas and green spaces will be encouraged. Conversely, proposals which threaten to damage such connectivity will be strongly resisted.**
- D. As appropriate to their scale, nature and location, development proposals should demonstrate that they have addressed the following matters:**

Trees and thicket/woodland:

- i There is no unacceptable loss of, or damage to, existing trees, thickets and woodlands during or as a result of development. Ancient woodland must not be removed except in exceptional circumstances and then they should be replaced with native trees of a similar potential size elsewhere on the site, unless this is clearly not possible.**
- ii Where trees and/or shrubs are replaced with new plantings, native or locally appropriate varieties attractive to insects, birds and other wildlife must be used. Where possible, at least two trees should be planted for every tree removed.**

Hedgerows

- iii Development that would result in the loss of, or the deterioration in the quality of, hedgerows will not be supported with the exception of removal for vehicular access; in this case, the access should include trees at either end of the retained hedgerow to aid wildlife to cross overhead from crown to crown.**
- iv The restoration of hedgerows will be supported as will the addition of new hedgerow including the link up existing hedgerows. Native species should be used.**

Fauna:

- v Development proposals which provide swift bricks, bird and bat nesting boxes will be supported.**
- vi The provision of hedgehog-friendly boundary treatments will be supported.**
- vii The provision of communal and private garden ponds will be supported as will the restoration of dew ponds.**
- viii The provision of wildlife friendly communal 'green spaces' will be supported.**

Incorporate open space that is:

- ix in usable parcels of land.**
- x safe, easily accessible and natural barriers would be preferred, where it is necessary for the space.**
- xi is accessible to the general public.**
- xii creates a safe environment considering lighting and layout.**
- xiii where appropriate, complemented by high quality landscaping schemes.**

Policy EDF6: Local Green Spaces

Purpose

7.17. The policy designates Local Green Spaces within East Dean and Friston that are demonstrably special to the local community.

Justification

7.18. Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to the community. This will afford them protection from development other than in very special circumstances. Paragraph 106 of the NPPF says that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

7.19. Two spaces are already designated in the SDLP: The Horsefield and Went Way Allotments.

7.20. A survey of all green spaces in the parish was undertaken by the Steering Group. Building on feedback from the local community via the survey and Open Day, the longlist of proposed green spaces across the parish was reviewed to ascertain whether they might be suitable for designation as a Local Green Space. Several green spaces that are considered important to the local community, for instance the [Greensward](#), have not been proposed because they are already adequately protected from inappropriate development by other mechanisms, such as Village Green Status. There are in fact four Village Greens in the parish: Friston Pond, Greensward, East Dean Church and East Dean/Tiger Inn Village Green.

7.21. The following four areas – additional to those already designated in the Local Plan - are considered to fulfil all the criteria of the NPPF:

- Land in front of Fridays houses
- East Dean allotments
- Birling Gap thicket
- The Bowling Green

7.22. *Figure 4* maps the spaces and Appendix C provides information about how they are considered to meet the criteria.

POLICY EDF6: LOCAL GREEN SPACES

In addition to those designated in the South Downs Local Plan (The Horsefield and Went Way Allotments), the following are designated as local green space as shown on *Figure 4*:

- Land outside Fridays houses
- East Dean allotments
- Birling Gap thicket
- Bowling Green

Development proposals within the designated local green spaces will be consistent with national policy for Green Belt.

Conformity Reference: NP objectives: 1; SDLP policies: SD4, SD11, SD12; NPPF: 105-107, 152-156

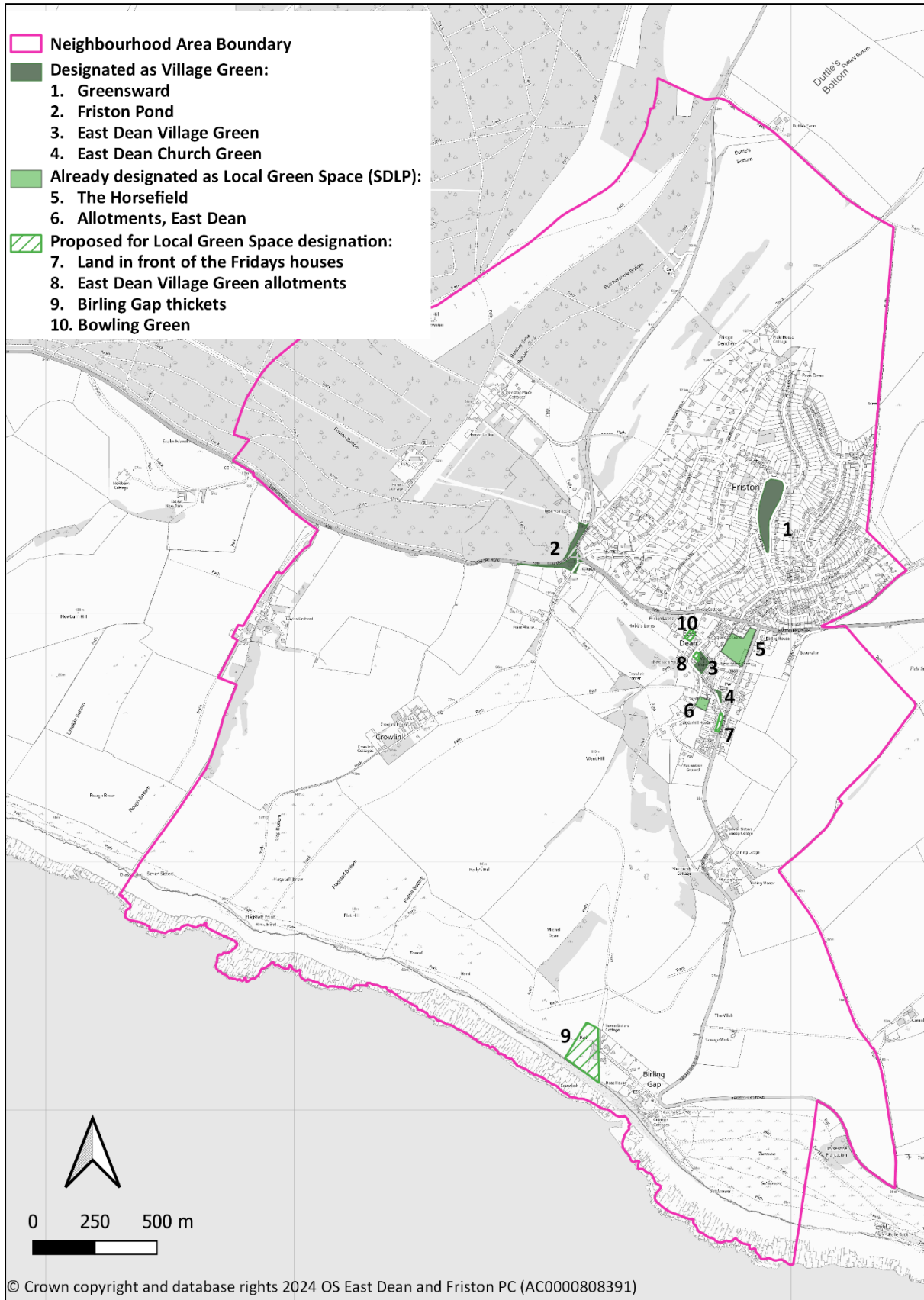


Figure 6: Local Green Spaces and Village Greens in the parish

Policy EDF7: Locally significant views

Purpose

7.23. This policy sets out a series of views in and across the parish which have been identified by the community as being important to safeguard. The policy seeks to safeguard the views from inappropriate development. The policy adds local detail to Policy SD6 (Safeguarding Views) of the SLNP.

Justification

7.24. East Dean and Friston lies in the rolling countryside of the dip slope in the eastern section of the South Downs National Park, with wonderful panoramic views across the Downs to the sea. The topography of the area means that there are some significant long-distance views which contribute to the character of the parish, both for residents and for visitors. There are also important views within the settlements themselves, taking in built and natural features.

7.25. The village of East Dean is clearly visible from two main access routes, the A259 coast road and the Beachy Head/Birling Gap road from the south, as well as the network of bridleways and footpaths in the surrounding countryside, including the South Downs Way. This means that future development should be sensitive to the preservation of the skyline and both long and short views. Applicants should maintain long distance views between properties, as these are an important feature of the village. This is considered further within the Design Guidance. The loss of views can occur as gaps between buildings are small and made smaller due to extensions which are changing the character of the area. Gaps between buildings in Summerdown Lane, for instance, were originally set at approximately 4 metres, as expressed in the East Dean and Friston Design Guidelines and Codes.

7.26. A long-list of potential views was drawn up in consultation with the community. This was refined to focus on those considered to be the most important and where threats from development could arise, notably within the settled areas. In consultation with the community, the following views have been identified as being particularly special to the area. *Figure 7* provides a map of the views and further details about why they are important is contained in Appendix D. The views are:

View 1: The Gallops, Friston Hill

View 2: Summer Down to sea

View 3: Top of the Link

View 4: The Greensward

View 5: Hobbs Eares

View 6: Crowlink Valley

View 7: Crowlink Corner

View 8: Went Hill (a)

View 9: Went Hill (b)

View 10: A259 looking west

- 7.27. The policy requires that development proposals are designed in a way that safeguards, where possible, the locally significant view or views concerned. It attempts to provide the flexibility required for the range of development proposals which will come forward within the Plan period.
- 7.28. In circumstances where the proposed development would be likely to have a significant impact on an identified significant view, the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Appropriate mitigation measures should be incorporated within the design of the development proposed and captured in the assessment.
- 7.29. Where identified views stretch into neighbouring parishes, it is the intention of the Parish Council to discuss with those parishes the impact on views in their area, if development is planned for those areas.

POLICY EDF7: PROTECTION OF LOCALLY SIGNIFICANT VIEWS

The Plan identifies ten locally significant views as shown on *Figure 7*, with descriptions in Appendix D.

As appropriate to their scale and nature, development proposals within of the extended arcs of the various views as shown on *Figure 4* should be designed in a way that demonstrates how it has taken into consideration the importance of the locally significant view or views, in the layout, design or masterplanning of the site(s) and mitigates any adverse impact on those views.

Conformity Reference: NP objectives: 1; SDLP policies: SD4, SD6; NPPF: 131-135

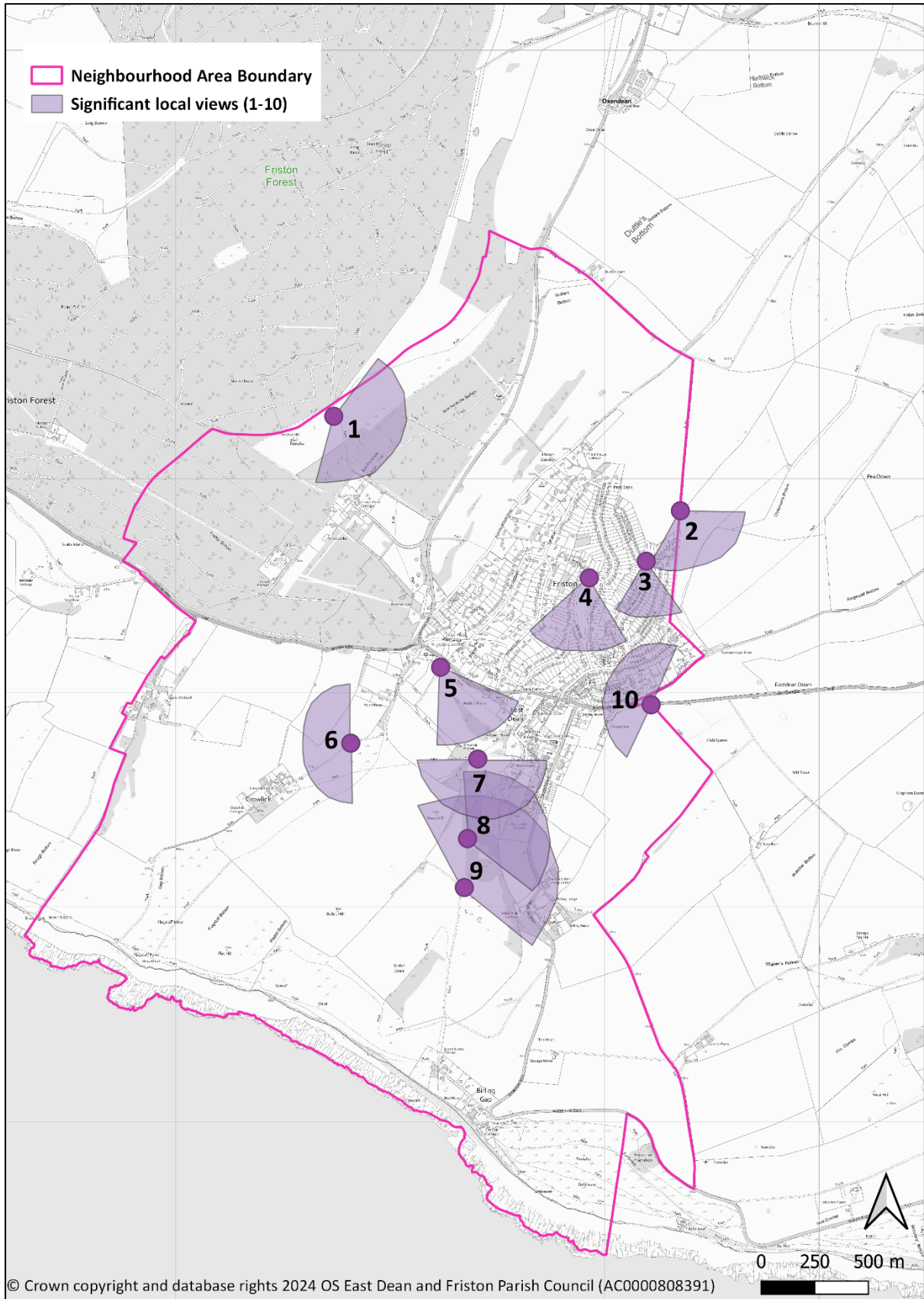


Figure 7: Locally significant views in the Parish (arcs are demonstrative and views may extend further)

8. TRANSPORT AND MOVEMENT

Policy EDF8: Walking, cycling and equestrian pursuit opportunities

Purpose

- 8.1. This policy seeks to enhance walking, cycling and, where feasible, horse riding opportunities along routes which are most likely to encourage a shift away from the private car for short journeys in and around the parish. This will support the ambitions of the East Sussex Local Transport Plan and support the physical and mental wellbeing of local residents and visitors.

Justification

- 8.2. The rural history of the parish, combined with its coastal location at the eastern entrance to the National Park and with Birling Gap at its southern point, has left the parish with a legacy of footpaths and bridleways throughout. Connections within and between the individual settlements are important as they enable the community access to the community facilities such as shops, the recreation ground and the village green.
- 8.3. However, the presence of the A259 impacts greatly on the parish. This is particularly notable at peak times or when there have been accidents and delays on the strategic route network, causing traffic to divert through the village and along the more rural roads. It is a difficult road for people to cross.
- 8.4. Traffic through the parish is likely to be exacerbated, if there is the Exceat Bridge, which crosses the Cuckmere River to the west of the parish just before Seaford, is replaced. The current bridge is old and fairly narrow and is to be replaced by a new parallel full-width bridge. Once complete it will increase the traffic speed and density significantly between Seaford and Friston, taking some load away from the A27 which is fairly congested most of the time. Crossing the road at peak times, already difficult, will become difficult and/or dangerous for elderly people who need more time to cross.
- 8.5. Furthermore, the planned development in areas beyond the parish boundary, for instance the large-scale housing development at Polegate and tourism development at Black Robin Farm, will likely further increase through-traffic.
- 8.6. The EDNP has little influence over strategic transport matters, including rail and roads. This is largely the responsibility of the Highways Authority although, via a company created specifically for the purpose, the residents of the Downlands Estate maintain the private streets by way of an annual levy per household. Recognising that construction traffic may have a detrimental impact of the private estate roads, an additional levy may apply where properties are developed.
- 8.7. The EDFNP can encourage more travel to be undertaken by foot or by bike. This would help to reduce the amount of (local) traffic on the roads, reduce congestion, contribute to air quality improvements and would have a positive impact on the physical and mental health and wellbeing of local residents and visitors.

- 8.8. As noted in Section 6, the parish attracts a significant number of visitors, many arriving by public transport. Improving the walking and cycling network will benefit visitors by keeping them away from the roads and onto the safer network of paths.
- 8.9. Engagement for the EDNP highlighted a number of areas where improvements would be helpful in relation to transport and movement. Specific opportunities to progress these improvements (shown on *Figure 8*) should be sought:
1. Promotion of the East Dean to Birling Gap walking routes – diverting residents and notably visitors away from the main roads when walking to Birling Gap. Birling Gap Road has no footways but is often seen as the most direct route from East Dean to the coast. Many visitors arriving by bus naturally walk this way. Whilst a path alongside the road may be sought, there is an opportunity to signpost the existing alternative off-road rights of ways to visitors and also to ensure that those routes are accessible throughout the year. Co-ordination with the SDNPA and the NT to promote these alternative, safer routes is required. For instance, additional access information for those arriving into East Dean could be provided on the [NT website](#). Bridleway 13b would provide the most direct route to and from the village. A circular route taking in the South Downs Way and Bridleway 9c could be signed. The use of the informal paths and tracks could also be explored.
 2. Promoting (a circular) East Dean to Birling Gap cycle path – a cycle path, distinct from the road would be supported. Bridleway 13b could be improved for this purpose, as could Bridleway 9c.
 3. A car parking solution for Birling Gap is required – possibly to incorporate a park and ride facility to locations elsewhere. This would restrict cars from parking on the rural roads which impacts verges and causes congestion. A car park location further away from Birling Gap itself would reduce the number of cars accessing this part of the parish. Similarly the impact of cars travelling to Birling Gap from the nearby tourist development at Black Robin Farm should be carefully considered in discussion with the site owners and the National Trust.



Car parking at Birling Gap

4. Maintenance of the car park in Downlands Way
5. Reopening the footway alongside Recreation Ground from Went Way. Currently the playground is only accessible via Gilbert's Drive because of this closure.

6. Provision of a (segregated) cycle lane between Friston Hill and East Dean.
 7. Access along Bridleway 26b needs to be retained and protected. It is important that statutory public footpath access is maintained after a minor change to routing took place, which was then not statutorily designated.
 8. Explore provision of a safe crossing point for pedestrians at the junction of Old Willington Road and Seaford Road. This was highlighted by the community as difficult to cross. It is a key point on the route network for pedestrians from the settlements to the north of the A259 to reach the rights of way to the south.
- 8.10. Additional improvements, which are not location specific include:
- Provision of cycling route access to Eastbourne.
 - Encouraging people to use buses rather than cars.
 - Controlling the use of footpaths at certain seasons (e.g. nesting season) to limit impacts on wildlife.
 - More signage of the rights of way network including sites of interest along the routes – directions, history, environment, walks, flora and fauna etc.
 - Better control of traffic and parking and speeding including along Gilberts Drive and the coast road.
 - Maintenance of footpaths, including from erosion. The footpath over the Seven Sisters has been particularly mentioned as has the Forest Mountain Bike Trail.
 - Provision of public car parking spaces for those with disabilities.
 - Introducing slower traffic speeds / traffic calming off the main A259.

Public Transport in East Dean and Friston

- 9.1. In addition to the proposals set out above, there is a general desire locally to improve access to, frequency and reliability of public transport in the parish. The Community Surveys revealed that the community have concerns about the frequency of buses, particularly in the evenings and at weekends.
- 9.2. Whilst such improvements sit outside the scope of the neighbourhood plan itself, they are noted within the Non-Policy Actions section as activities for the Parish Council and wider community to pursue with private operators and the highways authority.

POLICY EDF8: WALKING, CYCLING AND EQUESTRIAN PURSUIT OPPORTUNITIES

- A. To ensure that residents can access social, community, public transport, local shops and other important facilities in the parish and in neighbouring settlements in a sustainable and safe way, all new residential developments should ensure safe pedestrian, and where possible cycle, access to link up with the existing footpath and cycleway network, and public transport network, as defined in *Figure 8*.**
- B. The provision of new, or the enhancement of existing, cycle and pedestrian routes that are, where feasible, physically separated from vehicular traffic and from one another will be strongly supported. Such routes should be of permeable material and ensure that access by disabled users and users of mobility scooters is secured.**
- C. The design and layout of works related to the widening of footpaths or the provision of traffic-calming measures should enhance the rural, village character, for example retaining and/or providing hedgerows, trees and soft verges where possible. Materials and layout must be sympathetic to local character.**
- D. Proposals for new bridleways will be supported wherever possible; in all new developments existing bridleways must be retained where they exist or, alternatively, new or amended bridleway links provided together with safe road crossing points that enable connectivity between the village and the wider countryside.**

Conformity Reference: NP objectives: 6; SDLP policies: SD19-24; NPPF: 104, 108-110, 116

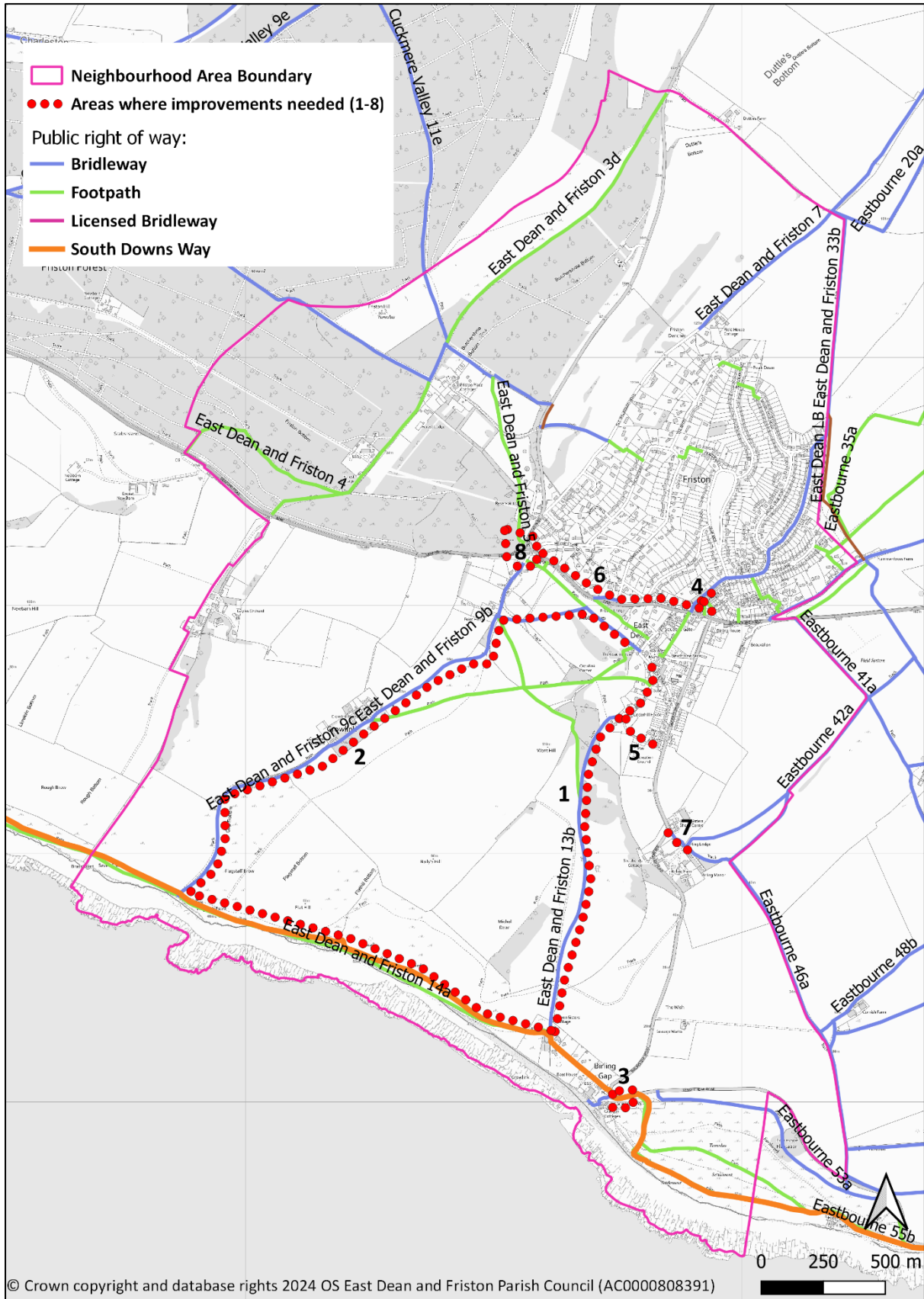


Figure 8: Movement map of the parish (see supporting text for explanation of 1-8)

9. COMMUNITY FACILITIES

Policy EDF9: Improving opportunities for community and cultural facilities, sport and recreation

Purpose

9.1. This policy seeks to support the delivery of a range of community facilities in the parish, to serve all parts of the community.

Justification

9.2. There is a thriving set of community groups and organisations operating in the parish including the East Dean and Friston Residents' Association, the Local History Group and the Cricket Club. There is a regular market and coffee morning held at the Village Hall. There are also a range of community facilities, as shown on *Figure 9*, including the Recreation Ground which is protected as a QEII Field in Trust. Through the engagement, residents revealed that they would like to protect such community facilities. In addition people would like a Post Office, surgery and pharmacy and want to improve the areas around the shops on Downlands Way to incorporate more community space.

9.3. There is a need for better mobile and wifi services, which are very poor in areas and restrict business opportunities, especially working from home. This is beyond the scope of the planning framework and is included as an action in Section 12.

9.4. The EDNP supports the ongoing provision of the range of facilities and in particular the following priorities have been highlighted by the community:

- Additional provision of public spaces for play and recreation – many residents have called for additional natural playspace for younger and older children, ideally to the north of the A259. This would consist of elements and textures from the earth such as tree logs, tree stumps, boulders, plants, and drainage paths, among others instead of a traditional steel playground structure that includes slides and climbers. There has been some consideration of using a space on the Greensward for younger children in the parish. At the moment, the only provision is at the recreation ground, which is far from the majority of residential properties. Playspace should incorporate disability/wheelchair friendly apparatus.
- Facilities aimed at teenagers – specific suggestions have not been made, therefore any future provision should be undertaken in discussion with this age group.
- Improvements to the cricket pavilion – the Parish Council is investigating the possibility of building a new hall to provide practical activities for younger people, storage for museum items and providing services to tackle isolation. This would be on the same site as the existing cricket pavilion.
- The redevelopment of the tennis courts – the current court at the recreation ground is short and the surfacing is in need of replacement. An associated action would be providing easier access to the court, for instance through an automated booking system.

- Provision of a permanent table tennis table – a location near the cricket pavilion has been suggested.
- Community space around the shops on Downlands Way – opportunities to expand this space for community use are supported, which would have the added benefit of attracting additional footfall for the businesses located here.
- Provision of public toilet facilities – which are designed in a way to reduce anti-social behaviour.

POLICY EDF9: IMPROVING OPPORTUNITIES FOR COMMUNITY AND CULTURAL FACILITIES, SPORT AND RECREATION

- A. Proposals for new community, recreational, cultural and leisure facilities, or the improvement of existing facilities - in particular facilities for children and teenagers, improvements to the recreation ground and sports pavilion and Downlands Way community space - will be supported where:**
- i. the proposal contributes to the overall character and landscape setting of the area; and**
 - ii. the proposal would not have significant harmful impacts on the amenities of surrounding residents and the local environment; and**
 - iii. the proposal would not have significant adverse impacts upon the local road network; and**
 - iv. the proposal would not have harmful impacts on heritage aspects, including the setting.**
- B. The provision of new and upgraded play areas to serve the needs of children of all ages, in accordance with South Downs Open Space, Sports and Recreation Standards, will be supported. A broad location to the north of the A259 is supported. Where possible, these should incorporate areas for ‘natural play’ (defined as play provision with predominantly natural materials as opposed to ‘man-made’ ones).**
- C. Proposals which deliver publicly accessible toilet facilities and, where possible, a Changing Places facility, will be strongly supported.**

Conformity Reference: NP objectives: 4; SDNP: SD37, SD42; NPPF: 92, 93

10. IMPLEMENTATION AND PLAN REVIEW

- 10.1. East Dean and Friston Parish Council is the qualifying body responsible for the Neighbourhood Plan.
- 10.2. Once the Plan has been developed ('made'), there will be a series of actions that to be undertaken to ensure that the policies within the EDFNP are being interpreted and used in the way intended. It will also be necessary to maintain a watching brief on changes to the planning policy landscape, both at the national and local planning authority levels, which may have an impact on the Plan's policies. Finally, any non-planning-related projects and activities that were identified will need to be prioritised for delivery, in partnership with other organisations.
- 10.3. Specific actions to be undertaken are as follows:
- Pursuing the projects and activities that are not policy-based, but nevertheless contribute to the delivery of the Plan - these are set out in Section 13, divided into priorities towards which developer contributions may be directed and broader, community projects, which have been collated throughout the process, but which sit beyond planning policy. A range of organisations may be involved in delivering these projects and there will be a need for a co-ordinated approach. Many will require funding and therefore it would be helpful to consult with the community to understand the potential costs and achievability of each. Funding may be sourced from developer contributions or tailored funds, such as the Big Lottery Fund and SDNP grants.
 - Commenting on planning applications or consultations relating to the neighbourhood plan area – the Parish Council has a role in ensuring that the EDFNP policies are being adequately considered, where relevant, in decisions to determine the outcome of planning applications in the Parish. A meeting between local councillors, planning committee members (as necessary) and the supporting planning officers at SDNPA would be a useful step in ensuring that the purpose and application of the policies is fully understood by all parties. This will assist in ensuring that policies are interpreted and applied in the way intended.
 - Monitoring the application of the EDFNP policies to ensure they have been applied consistently and interpreted correctly in response to planning applications – there is scope to identify indicators to measure the effect that each policy is having and the extent to which this is delivering against the associated objective. As a minimum, the Parish Council would wish to maintain a log of planning applications relating to the neighbourhood area, detailing which Neighbourhood Plan policies have informed the Parish Council response and the outcome of the decision. This will assist in understanding whether the policies have been used in the manner intended or whether changes may be required, for instance in any future review of the Neighbourhood Plan.
 - Maintaining a dialogue with the SDNPA regarding the timing and content of the emerging Local Plan – it will be important to consider the policies in the emerging document and how these may impact the EDFNP policies. The adoption of the new Local Plan may trigger a light-touch review of the EDFNP.

- Maintaining a dialogue with the SDNPA and the promoter/developers of the sites allocated within the Local Plan.
- 10.4. Maintaining a watching brief on the national policy landscape – changes at the national level may impact on the policies contained in the Local Plan and the Neighbourhood Plan. It is therefore important to keep abreast of this, as this could also provide a trigger to undertake a light-touch review of the Neighbourhood Plan.
- Maintaining a dialogue with neighbouring parishes on cross-boundary projects.
 - Maintaining a dialogue with the local community on the plan implementation – ensuring that all records of how the plan has been used should be made public. It is also recommended that a regular update – for instance at the Annual Parish Meeting – is provided, to feed back to the community on progress about both the effectiveness of the policies and the pursuing of the projects.
- 10.5. Considering gaps in the Neighbourhood Plan – local issues, concerns or opportunities may arise during the lifespan of the Plan that trigger the need for the inclusion of a new policy. Such issues can be most effectively understood by maintaining open dialogue with the community and other partners.
- 10.6. Whilst it is not a legislative requirement to review a Neighbourhood Plan, it is good practice to do so periodically. This may be because of any of the points noted above. A light-touch review will enable the Parish Council to keep the Neighbourhood Plan up to date in general terms, and to ensure that it remains in general conformity with the wider development plan. Any review should be undertaken in partnership with and ensuring the engagement of the wider community.
- 10.7. The Parish Council will consider how best to progress these actions.

11. INFRASTRUCTURE IMPROVEMENTS AND PROVISION

11.1. The Parish Council is keen to influence the way in which developer contributions are spent in the neighbourhood area to the full extent of their powers under national legislation and planning guidance.

11.2. There are different types of contributions arising from section 106 agreements, section 278 agreements and the Community Infrastructure Levy (CIL):

- A section 106 agreement (based on that section of the 1990 Town & Country Planning Act) or planning obligation is a private agreement made between local authorities and developers and can be attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
- A section 278 agreement refers to a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make alterations or improvements to a public highway as part of a planning application.
- The Community Infrastructure Levy (CIL) is a non-negotiable charge on development based on a fixed rate per square metre of net additional development on a site, and levied by the SDNPA. Different charge rates apply for different types of uses and in different areas: see the [SDNPA CIL Charging Schedule](#). The levy is intended to fund the provision, improvement, replacement or maintenance of infrastructure required to support development in an area as set out in its local plan. With a 'made' (adopted) Neighbourhood Plan, the local community would benefit from an uplift in the level of CIL received, from 15% (capped at £100 per existing property) to an uncapped 25% of CIL receipts from neighbourhood area.
- The neighbourhood portion of the levy can be spent on a wider range of things than the rest of the levy, provided that it meets the requirement to 'support the development of the area' (see regulation 59C inserted by the 2013 Regulations for details). The wider definition means that the neighbourhood portion can be spent on things other than infrastructure (as defined in the Community Infrastructure Levy regulations) provided it is concerned with addressing the demands that development places on the parish's area. For example, the pot could be used to fund affordable housing.

11.3. The Parish Council regularly reviews its spending priorities. Any proposed changes to spending principles or priorities will be published for comment by the community and other interested parties. Once finalised, any updated list will be published on the Parish Council website and in relevant literature.

12. NON POLICY ACTIONS

The following issues are not land-use or spatial planning related, but have been raised by the community as important to consider collectively.

Ref.	Issue	Potential actions	Lead agencies / partners
1.	Lack of affordable homes	<ul style="list-style-type: none"> Explore potential for a Rural Exception Site / Community Land Trust 	Parish Council Local landowners residents
2.	Mitigating climate change – steps to be taken at the grassroots level to help this global agenda	<ul style="list-style-type: none"> Considering the findings of the Carbon Footprint Report and how these might be achieved. 	Parish Council SDNPA Residents' Association Climate Friends Businesses Landowners Residents
3.	Mobile and wifi connectivity – service is poor in parts of the parish	<ul style="list-style-type: none"> Audit of accessibility to the infrastructure and considering, with providers, potential solutions including potential site for a mobile network mast. 	East Sussex County Council SDNPA Broadband providers Mobile network provider
4.	Supporting biodiversity – the parish is rich in biodiversity, which needs to be protected and enhanced	<p><u>Communal areas:</u></p> <ul style="list-style-type: none"> Longer period between grass cutting on village greens and verges to leave some areas 'wild'. Planting wildflowers in designated areas e.g. local green spaces, verges etc. Reinstate dried up pond at the corner of Gilbert Drive and A259. Work with Wildlife Trust to maintain Friston Pond. Become a Pesticide Free Zone (part of Pesticide Free Network - www.pan-uk.org/pesticide-free). Maintain scrub or scrub planting (brambles and hawthorn). Adding a green roof to buildings/ bus shelters etc. Provision to support migrating birds. 	Parish Council SDNPA Residents' Association Climate Friends Businesses Landowners and Managers Residents The National Trust Forestry England Sussex Wildlife Trust Wealden District Council Friends of the South Downs Countryside Charity
























		<ul style="list-style-type: none"> • Identify non-residential land areas in the parish suitable for nature recovery and to link up wildlife areas (links to Recovery and Climate Action project) • Explore options to officially register biodiversity opportunity areas. <p><u>Encouraging individual action:</u></p> <ul style="list-style-type: none"> • Encourage residents to consider creating a garden pond. • Advice to residents on how to minimise external lighting. • Encouraging native tree and hedgerow planting and wildflower gardens / ‘no mow’ areas. • Use of climbing plants on walls which can provide shelter and foraging opportunities for wildlife. • Supporting grassland or permeable ‘living driveways’. 	
5.	Getting around - enhancing opportunities for walking, cycling and equestrian	<ul style="list-style-type: none"> • Exploring options to reduce speed limits on village approach roads and towards Birling Gap. • Additional signage of safer off-road walking routes. • Working with National Trust to promote specific walking routes aimed at visitors, notably to and from Birling Gap • Exploring options for cycling routes. • Maintenance of footways. 	East Sussex County Council Highways Parish Council National Trust Sustrans SDNPA
6.	Local facilities – supporting the need for a core of local facilities to serve parishioners	<ul style="list-style-type: none"> • Consider listing key local shops and services as Assets of Community Value. • Explore whether community provision of key services can be achieved e.g. Post Office, pop-up GP surgery. • Provision of more seating in green areas inc. around the pond. 	SDNPA Residents Residents’ Association Parish Council Village Hall Committee
7.	Sustainable tourism – there is a need to balance the impact of tourists on the environment versus their input to local economy.	<ul style="list-style-type: none"> • Explore ways to manage visitors more sustainably through provision of primary visitor routes, information etc. • Consider how to encourage visitors to spend time in the village – activities, events etc. 	SDNPA Parish Council Landowners National Trust Residents’ Association

		<ul style="list-style-type: none"> • Address parking issues at Birling Gap, where parking on verges is a problem. Work with landowners to explore alternative parking provision, link to the foot/cycle network. • Explore the use of disused shepherds' huts as places for writers and artists. 	
8.	<p>Communications – opportunities to enhance communication of activities with residents.</p>	<ul style="list-style-type: none"> • Village website expansion: to improve communication within our community; to help address loneliness amongst the elderly, young people and hard to reach members of our community; to help communicate opportunities for socialisation which can help improve mental health of residents and local people; to promote increase in activity and physical fitness. • Work with mobile and broadband providers to improve access throughout the parish. 	<p>Parish Council Local groups and organisations Residents' Association Mobile/ broadband providers</p>

13. POLICIES MAPS

Figures 9 and 10 show the designations in the Parish.

Key to Policies maps:

-  Neighbourhood Area Boundary
-  Settlement Boundary
- Character Areas (Policy EDF2)**
-  East Down
-  Friston
-  Old Village
-  Outlying
-  Conservation Area (Policy EDF4)
-  Listed building (Policy EDF4)
-  Non-designated heritage assets (Policy EDF4)
-  SSSI (Policy EDF5)
-  Ancient Woodland (Policy EDF5)
-  Local Wildlife Site (Policy EDF5)
-  Area of high Biodiversity Value (Policy EDF5)
-  Biodiversity opportunity area (Policy EDF5)
-  Biodiversity opportunity area (hedgerow) (Policy EDF5)
-  Local Green Space (SD Local Plan) (Policy EDF6)
-  Local Green Space (EDFNP) (Policy EDF6)
-  Village Green
-  Local Geological Site (Policy EDF5)
-  Meadow and wildlife verges designated by ESCC (Policy EDF5)
-  Locally significant view (Policy EDF7)
-  Rights of way improvements (Policy EDF8)
-  South Downs Way (Policy EDF8)

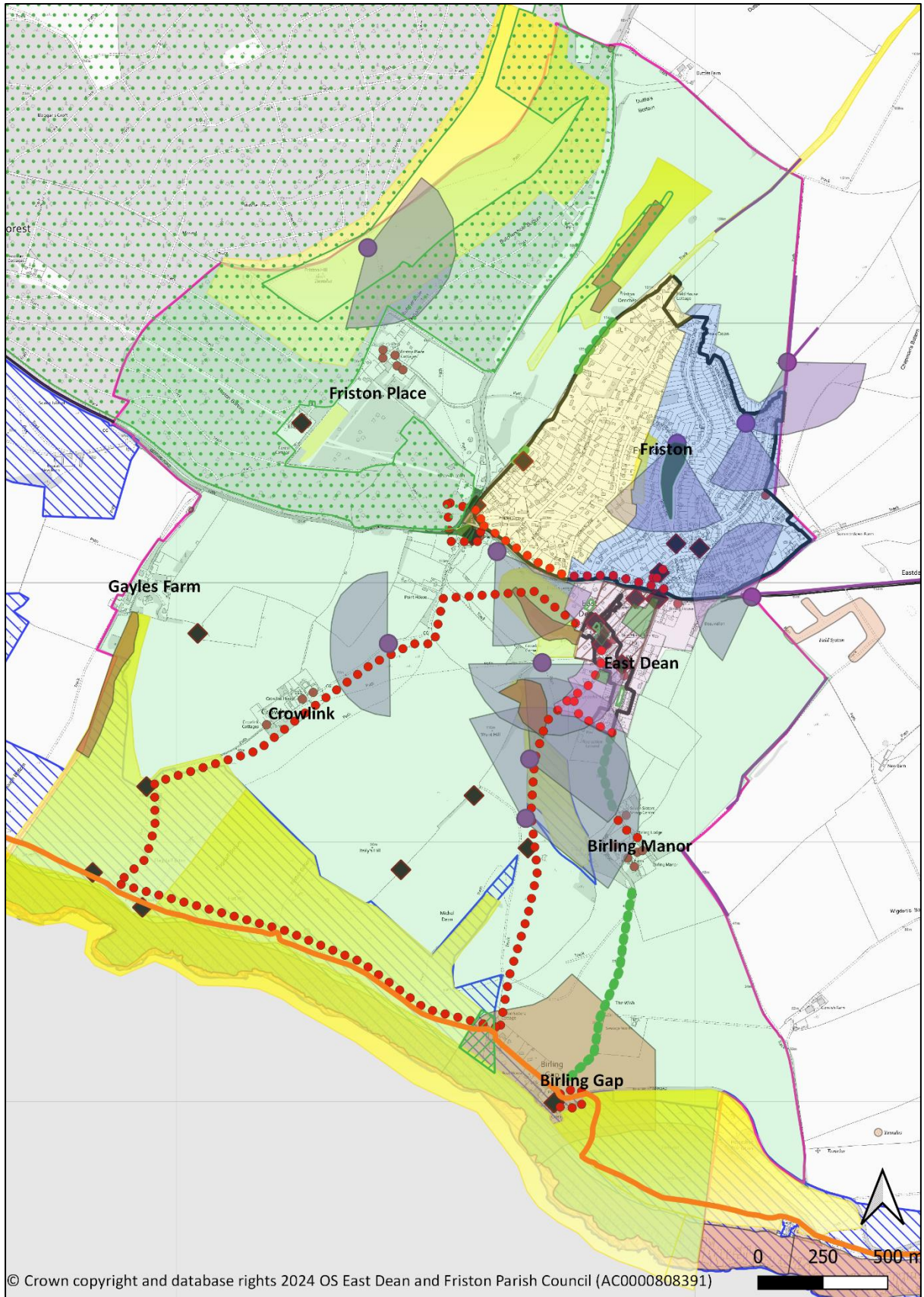


Figure 9: Policies Map - whole parish

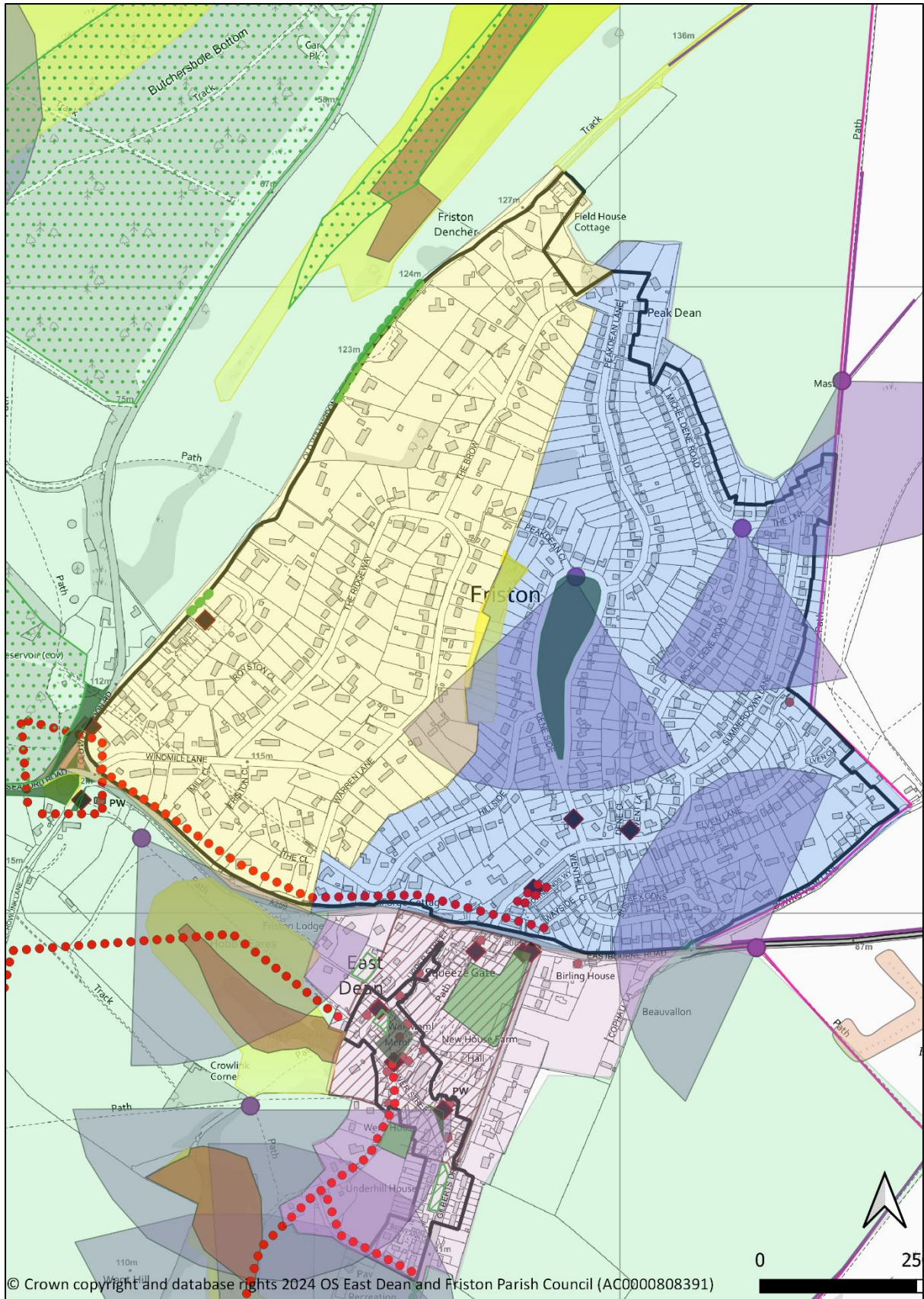


Figure 10: Policies Map - Friston and East Dean villages

14. GLOSSARY

- **Active travel:** defined as walking or cycling as a means of transport, in order to get to a particular destination such as work, the shops or to visit friends.
- **Affordable housing:** Social rented, affordable rented, intermediate housing, and First Homes provided to eligible households whose needs are not met by the market
- **Ancient or veteran tree/tree of arboricultural value:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Blue infrastructure:** Blue infrastructure refers to water elements, like rivers, canals, ponds, wetlands, floodplains, water treatment facilities, etc. Green infrastructure refers to trees, lawns, hedgerows, parks, fields, forests, etc. These terms come from urban planning and land-use planning.
- **Change of Use:** A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL):** a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by the SDNPA.
- **Conservation area:** an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation
- **Disability:** There is no single definition for 'disability'. Under the Equality Act 2010, a person is defined as disabled if they have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on their ability to do normal daily activities.
- **East Sussex County Council:** The county-wide authority has responsibility for strategic matters including waste and minerals planning, maintaining the public rights of way network, education, libraries and roads.
- **European (protected) site:** This refers to what were previously known as 'Natura' sites. They are Special Protection Areas (SPAs) and Special Areas of Conservation (SACs), which protect species and habitats shared across Europe and which were originally designated under European legislation.
- **Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- **Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- **Historic Environment Record (HER):** HERs contain details on local archaeological sites and finds, historic buildings and historic landscapes and are regularly updated. This information is usually held in a database with a digital mapping system (Geographic Information System). There are over 80 across the country, including one for Sussex. The Sussex one is maintained by East Sussex County Council in partnership with Historic England.
- **Local connection:** For the purposes of allocating affordable homes, housing shall be occupied in accordance with the standard allocation procedures with priority given to applicants who can

demonstrate that they have a local connection to the parish of East Dean and Friston at the time of occupation.

- **Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning guidance.
- **Local Plan:** Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting-point for considering whether applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.
- **Local Wildlife Site:** Areas of land with ‘substantive nature conservation value’. They are identified and selected at a county level, based on important, distinctive and threatened habitats and species that have a national, regional and importantly, a local context.
- **Major Development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government’s planning policies for England and how these are expected to be applied.
- **Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
- **Permitted development:** Permitted development rights are an automatic grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Most houses have permitted development rights, but flats and maisonettes do not, so planning permission is required. A further example is the conversion of offices, for instance to flats, without the need for planning permission.
- **Previously developed land/ brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.
- **Section 106 agreement:** A mechanism under Section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Settlement boundary:** This identifies the areas of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). It does not include a presumption for the development of greenfield land such as playing fields and other open space. Identified settlement boundaries do not

necessarily include all existing developed areas. The EDFNP shows the current, adopted Settlement Boundary but this may be subject to amendment in the Local Plan Review.

- **Supplementary Planning Documents (SPD):** Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

15. LIST OF EVIDENCE DOCUMENTS

All links correct at August 2024. Evidence documents relating to the engagement activities that took place are also available on the [Parish Council website](#).

Document/ Evidence	Author	Year
Biodiversity metric	Defra	2021
Building for a Healthy Life	Homes England	2020
Building with Nature	Building with Nature	ongoing
Carbon Footprint Report: East Dean and Friston Civil Parish	Centre for Sustainable Energy	2024
Census	Office for National Statistics	2011, updated 2021
CIL and S106 Charging Schedule	South Downs National Park Authority	No date
Climate Change Act	HM Government	2008
Dementia and town planning: Creating better environments for people living with dementia	Royal Town Planning Institute	2020
Distinctively Local	HTA Design, Pollard Thomas Edwards, PRP, and Proctor & Matthews	2019
East Dean and Friston Biodiversity Profile (available from the Parish Council website)	East Dean Neighbourhood Plan Steering Group	2024
East Dean and Friston Design Guidance and Codes	AECOM	April 2024
East Dean and Friston Housing Needs Assessment	AECOM	April 2024
East Dean Conservation Area Appraisal	South Downs National Park Authority	2015
East Sussex Local Transport Plan 4	East Sussex County Council	Draft 2024
Environment Act 2021	HM Government	2021
Future Homes Standard (consultation and response)	HM Government	2019
Housing our Ageing Population Panel for Innovation (HAPPI)	Housing LIN	2012
Heritage at Risk Register	Historic England	ongoing
Historic Environment Record (accessed via the Heritage Gateway)	Historic England	ongoing
Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (2 nd Edition)	Historic England	2021
Localism Act 2011	HM Government	2011
National Design Guide	HM Government	2019
National Planning Policy Framework (amended September 2023)	HM Government	As amended Sept 2023
National Planning Practice Guidance	HM Government	Last updated 2021
Neighbourhood Development Planning Regulations 2012 (as amended)	HM Government	2012
Planning and Compulsory Purchase Act 2004	HM Government	2004

Document/ Evidence	Author	Year
Pond Survey	East Dean and Friston Residents Association	2024
Retrofit and Energy Efficiency in Historic Buildings	Historic England	Updated 2024
Seaford to Eastbourne Nature Recovery Project	Environment Agency	2023
Secured by Design – suite of guidance	UK Police Service	2005-2019
The 20-minute neighbourhood	Town and Country Planning Association	ongoing
South Downs Design Guide Supplementary Planning Document	South Downs National Park Authority	2022
South Downs Landscape Character Assessment (LCA)	South Downs National Park Authority	2020
The South Downs Local Plan	South Downs National Park Authority	2019
South Downs Local Development Scheme	South Downs National Park Authority	Dec 2022
South Downs Local Plan Review	South Downs National Park Authority	2022 (ongoing)
South Downs National Park Supplementary Planning Documents and Technical Advice Notes	South Downs National Park Authority	ongoing
South Downs Tourism Strategy	South Downs National Park Authority	2015
Sussex Heritage Coast Strategy and Action Plan 2016-2020	South Downs National Park Authority	2016
Sussex Heritage Coast: Archaeology on the Edge Phase 1 Report	Oxford Archaeology	2019
Sussex Historic Landscape Characterisation	Historic England	2014
Town and Country Planning Act 1990	HM Government	1990

Appendix A – East Dean and Friston Design Guidance and Codes

The East Dean and Friston Design Guidance and Codes forms an integral part of the Neighbourhood Plan, underpinning a number of the policies.

The document can be accessed on the [Parish Council website](#).

Appendix B – Designated and Non-Designated Heritage Assets

Nationally-significant buildings, monuments and archaeological sites are selected and designated by Historic England, the government agency responsible for protecting our heritage. Once listed, all these will have statutory protection in the planning process.

The Listed Buildings and Scheduled Monuments found within the parish are shown in *Table 4*. These conform to national criteria laid out by Historic England. Unsurprisingly, most lie within the East Dean Conservation Area, with others in particular at Friston Place, Crowlink and Birling Manor. There are three Grade I listed buildings in the parish – the two churches and Friston Place – but only three Scheduled Monuments.

However, each parish has a number of buildings, monuments or sites with cultural or historical associations that help define the local character and history of the area. They are special to the community but do not reach the level of importance to be formally listed nationally by Historic England. Once selected, these are termed Non-Designated Heritage Assets (NDHA).

Historic England states that “non-designated heritage assets are locally identified buildings, monuments, sites, places, areas or landscapes identified by planning bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.” These buildings, structures or sites could be of archaeological interest, architectural or artistic interest, or of historic interest.

These assets are selected according to locally developed criteria. This neighbourhood plan used criteria outlined by the South Downs National Park (A Local Heritage List for the South Downs National Park Authority: Criteria for Selection (undated), available at <https://www.southdowns.gov.uk/wp-content/uploads/2018/06/Local-List-Selection-Criteria-consultation.pdf>). A working group of the Neighbourhood Plan Steering Group went through a long list of over 150 buildings, monuments and sites, and tried to strike a balance between different types, ages and locations. No assets were selected that are younger than 1950, except in specific circumstances. Buildings and structures from World War Two are included, but not those after that period. The selection is based in part of lists prepared some years ago by Esther Worsfold and the East Dean and Friston Local History Group; many are described further in booklets produced by the history group.

Although there were 49 NDHAs initially selected under the working draft Neighbourhood Plan, owners have not yet been informed or consulted with. Those not in private ownership, of which there are 22 - are described the tables below. Others will be added during the consultation process and submitted with the final draft to the SDNPA.

Reasons for listing NDHAs

- a) Although NDHAs have no legal status (unlike Listed Buildings or Local Green Spaces) and in themselves impose no planning restrictions, they can be considered in any planning and development decisions. Their significance is in their recognition as structures and assets that form an important part of our local history and heritage, and which contribute to shaping the character of the area.

- b) Through a consultation process, the identification of heritage assets helps our community to articulate what we regard as being locally important and significant. It helps us define what we see as the character of our area.
- c) Basic inventory and documentation of the parish's historical assets is necessary so that their importance, relevance and attributes are registered and not inadvertently lost. Such a list can be updated at regular intervals, both through additions and deletions, and can be an important tool in helping the Parish Council and the SDNPA make more informed decisions.

Criteria Used for Selection

Following the SDNPA document, there are four main groupings followed by five specific categories:

Groupings

- 1. Evidential Value – “the potential of a place to yield evidence about past human activity”, e.g. archaeological sites.
- 2. Historical Value – connections to past, whether through people, events or aspects of life. Includes homes of famous people.
- 3. Aesthetic Value – e.g. architectural, gates, gardens.
- 4. Communal Value – meaning or value of a place or building to the community, e.g. war memorial, utilities/street furniture.

Categories

- A. Buildings and sites which display architectural, design, artistic interest, e.g. gravestones, memorials, public art, built landscape, work of a particular famed architect, special designed garden.
- B. Good surviving examples of vernacular buildings, e.g. flint walls, barns.
- C. Buildings and sites with particular historic interest, e.g. with links to the past, local remains of historical events.
- D. Buildings which have a wider group value in the landscape, e.g. Crowlink hamlet. This is at a lower level than a Conservation Area.
- E. Buildings and sites with communal value, such as local landmarks, sites of particular significance, street furniture/ Peers of the Realm.

Table 4: Listed buildings and scheduled monuments


no.	Listed Building Name	Grade	Date listed	Website
FRISTON PLACE				
1353300	Barn to North West of Friston Place entry/1353300	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1353300
1043261	Garden Walls and Gate Piers to North West of Friston Place entry/1043261	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1043261
1286068	Cottages to North of Friston Place entry/1286068	II*	30/08/1966	https://historicengland.org.uk/listing/the-list/list-entry/1286068
1353299	Friston Place entry/1353299	I	13/10/1952	https://historicengland.org.uk/listing/the-list/list-entry/1353299
1193661	Wellhouse to South East of Friston Place entry/1193661	II	13/10/1952	https://historicengland.org.uk/listing/the-list/list-entry/1193661
FRISTON				
1043259	Parish Church of Saint Mary the Virgin, Friston entry/1043259	I	30/08/1966	https://historicengland.org.uk/listing/the-list/list-entry/1043259
DOWNLANDS ESTATE				
1353308	Manor Cottage Summerdown Cottage, Elven Lane entry/1353308	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1353308
GAYLES FARM				
no entries				
CROWLINK				
1353298	The Granary entry/1353298	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1353298
1286087	Crowlink House entry/1286087	II	13/10/1952	https://historicengland.org.uk/listing/the-list/list-entry/1286087
1043260	Crowlink Cottages and Crowlink End, 1, 2 & 3 entry/1043260	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1043260

1438452	Robertson War Memorial Bequest Obelisk at Michel Dene, Crowlink II	12/10/2016	https://historicengland.org.uk/listing/the-list/list-entry/1438452
EAST DEAN CONSERVATION AREA			
1193294	Little Lane Cottage, Upper Street, East Dean	II	30/08/1966 https://historicengland.org.uk/listing/the-list/list-entry/1193294
1043282	1, 2 & 4 Upper Street, East Dean	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1043282
1193279	Derby Cottage and 2, 3 & 4 The Derbies, East Dean	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1193279
1353310	Glebe Cottage and house attached to Weller's Stores, Upper Street	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1353310
1043283	The Old Bakehouse, Went Way	II	30/08/1966 https://historicengland.org.uk/listing/the-list/list-entry/1043283
1193307	Stables to North East of The Dipperays, Upper Street	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1193307
1353311	The Dipperays and Gazebo, Upper Street	II*	13/10/1952 https://historicengland.org.uk/listing/the-list/list-entry/1353311
1043280	1, 2, 3 and The Tiger Inn, The Green, East Dean	II	30/08/1966 https://historicengland.org.uk/listing/the-list/list-entry/1043280
1243696	East Dean War Memorial	II	10/02/1993 https://historicengland.org.uk/listing/the-list/list-entry/1243696
1286250	Stables and Barn to South East Edge of The Green	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1286250
1043281	New House Farmhouse, Yard Cottage	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1043281
1193275	Barn to South West of New House Farmhouse	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1193275
1366117	Parish Church of St Simon and St Jude, Gilbert's Drive	I	30/08/1966 https://historicengland.org.uk/listing/the-list/list-entry/1366117
1043279	The Cottage & The Croft, Lower Street	II	12/08/1981 https://historicengland.org.uk/listing/the-list/list-entry/1043279

1353309	Gore Cottage, Went Hill Cottage	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1353309
EAST DEAN -- REMAINDER				
1193144	The Old Parsonage, Eastbourne Road	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1193144
1043284	Underhill House, Went Way	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1043284
BIRLING MANOR				
1043278	Barn to North of Birling Manor	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1043278
1353307	Three Barns to North West of Birling Manor	II	30/08/1966	https://historicengland.org.uk/listing/the-list/list-entry/1353307
1043277	Summer-House to South-East of Birling Manor	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1043277
1043276	Birling Manor	II	13/10/1952	https://historicengland.org.uk/listing/the-list/list-entry/1043276
1286296	Outbuildings and Gate-Pier to South-West of Birling Manor	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1286296
1193109	Bardolf's Hall, Birling Manor	II	12/08/1981	https://historicengland.org.uk/listing/the-list/list-entry/1193109
BIRLING GAP				
no entries				
SCHEDULED MONUMENTS				
no.	place/name		date listed	website
FRISTON PLACE				
1002237	Dewpond, Friston		29/05/1974	https://historicengland.org.uk/listing/the-list/list-entry/1002237


CROWLINK			
1016684	Pair of bowl barrows on Baily's Hill	07/04/1967	https://historicengland.org.uk/listing/the-list/list-entry/1016684
BIRLING GAP			
1002288	Camp near Belle Tout lighthouse, Birling Gap	15/05/1946	https://historicengland.org.uk/listing/the-list/list-entry/1002288

Non-designated heritage assets

Building Name/ Structure	1. Friston Pumping Station
Property Address/location	Friston Place, Friston Forest
Local Heritage Asset Type	Building
Age of Property/Structure	90 years
Is the property occupied?	Yes
Ownership details	South East Water
Significance	A: Buildings and sites which display architectural, design, artistic interest C: Buildings and sites which have historic interest
Description	Large building built in 1932 as a main pumping station from boreholes into the chalk aquifer below. The building was designed in the industrial architecture style of the time. The site has housed an Eastbourne Water Company pump station since the 1880s, and originally used a steam engine. The foundations of the original pump station are still visible.
Photograph	

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Building Name/Structure	2. Friston Water Tower
Property Address/location	Old Willingdon Road, Friston
Local Heritage Asset Type	Utility monument
Age of Property/Structure	90 years (1928)
Is the property occupied?	No
Ownership details	South East Water

Significance	C: Buildings and sites which have historic interest E: Buildings which have a wider group value in the town or village-scape
Description	Concrete water tower built in 1928 by the Eastbourne Water Company to store water pumped from Friston Pump Station, in particular for the then-new Downlands Estate. It forms part of the Friston skyline and is a local landmark. It has not been used for water storage for many years and is now showing signs of decay; it is currently used to support mobile phone aerials. The grounds and road verge are maintained in a wildlife-friendly way by South East Water.
Photograph	

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Building Name/ Structure	3. Post Box, Jevington Road
Property Address/location	Jevington Road, by Friston Green
Local Heritage Asset Type	Street furniture
Age of Property/Structure	Around 100 years (between 1910 and 1936)
Is the property occupied?	No
Ownership details	Royal Mail
Significance	C: Buildings and sites which have historic interest E: Buildings and sites with communal value
Description	A George V wall-mounted post-box; the cipher was in use between 1910 and 1936. Post-boxes of such age are now scarce. The post box now painted black and not in use.




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Building Name/ Structure	4. Tapsell Gate, Friston Church
Property Address/location	Friston Church, Friston
Local Heritage Asset Type	Church
Age of Property/Structure	Dates back 200+ years, but restored since.
Is the property occupied?	No
Ownership details	Benefice of East Dean, Friston and Jevington
Significance	<p>A: Buildings and sites which display architectural, design and/or artistic interest</p> <p>B: Good surviving examples of vernacular buildings</p> <p>C: Buildings and sites which have historic interest</p>
Description	A central-pivot swinging Tapsell gate at the entrance to Friston Church, one of only six in Sussex. It has been restored in recent years. It is not clear if the gate is covered by the Grade I listing for Friston Church itself.

<p>Photograph</p>	
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<p>Building Name/Structure</p>	<p>5. Post Box, Deneside</p>
<p>Property Address/location</p>	<p>Next to #1 Deneside, the BT telephone exchange, East Dean</p>
<p>Local Heritage Asset Type</p>	<p>Street furniture</p>
<p>Age of Property/Structure</p>	<p>90 years, between 1910 and 1936</p>
<p>Is the property occupied?</p>	<p>No</p>
<p>Ownership details</p>	<p>Royal Mail</p>
<p>Significance</p>	<p>C: Buildings and sites which have historic interest E: Buildings and sites with communal value</p>
<p>Description</p>	<p>A wall-mounted, red post box with George V cipher, probably one of the first to be installed on the Downlands Estate. It is still in use.</p>
<p>Photograph</p>	

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Building Name/Structure	6. Flint wall, Dene Close
Property Address/location	11 Micheldene, East Dean
Local Heritage Asset Type	Historical artefact
Age of Property/Structure	150 years, but could be much older
Is the property occupied?	No
Ownership details	Privately owned
Significance	B: Good surviving examples of vernacular buildings which contribute to local distinctiveness C: Buildings and sites which have historic interest
Description	One of the original flint walls of Gore Farm, many of which have been destroyed or modified. It formed part of the original Summer Down cottages (#11 and 13 Micheldene), now on the Downlands Estate. The photo on right is possibly an old outhouse.
Photograph	

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Building Name/Structure	7. Post Box, Downsview Lane
Property Address/location	Halfway along Downsview Lane, next to house #2.
Local Heritage Asset Type	Street furniture
Age of Property/Structure	c.90 years (between 1936 and 1952)
Is the property occupied?	No
Ownership details	Royal Mail
Significance	E: Buildings and sites with communal value
Description	A post-mounted, red post box with a George VI cipher. Still in use.


<p>Photograph</p>	
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<p>Building Name/Structure</p>	<p>8. Second World War field hospital</p>
<p>Property Address/location</p>	<p>400 m north-west of Crowlink hamlet, Crowlink Valley</p>
<p>Local Heritage Asset Type</p>	<p>Military artefact</p>
<p>Age of Property/Structure</p>	<p>80 years</p>
<p>Is the property occupied?</p>	<p>No</p>
<p>Ownership details</p>	<p>National Trust or farmer at Gayles Farm?</p>
<p>Significance</p>	<p>C: Buildings and sites which have historic interest</p>
<p>Description</p>	<p>Field hospital used during Second World War by the nearby RAF Friston airfield. It is built of concrete slabs with iron roof beams, now rusting. There is still a cast-iron Dover stove inside. In recent years it has been used as a sheep shed. Unique in the area.</p>
<p>Photograph</p>	

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<p>Building Name/Structure</p>	<p>9. Crowlink dewpond</p>
<p>Property Address/location</p>	<p>Crowlink Valley, 650 m south-west of Crowlink Hamlet</p>

Local Heritage Asset Type	Monument
Age of Property/Structure	Possibly 200-300 years, but cement-lined and restored since
Is the property occupied?	No
Ownership details	National Trust
Significance	C: Buildings and sites which have historic interest E: Buildings and sites with communal value
Description	A perennial dewpond that appears on Ordnance Survey maps from the 1890s but is probably much older. Now concrete-lined, presumably from a more recent renovation. The pond is now not used for livestock and is fenced off as it contains interesting aquatic biodiversity such as newts and aquatic plants, and is also a breeding site for dragonflies.
Photograph	

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Building Name/Structure	10. Crowlink Coastguard Cottages [ruins]
Property Address/location	Near edge of cliffs at the end of Crowlink valley, around 1 km south-west of Crowlink hamlet.
Local Heritage Asset Type	Archaeological site
Age of Property/Structure	230 years
Is the property occupied?	No; foundations only
Ownership details	National Trust
Significance	C: Buildings and sites which have historic interest
Description	The remaining foundations of old coastguard cottages dating from the late 1700s, with no walls now visible. Still visible is an outline of the kitchen gardens used by inhabitants. The last walls were destroyed during World War Two. Limited archaeological excavation was done by the National Trust in 2010s.




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Building Name/Structure	11. Sarsen Stone, Flagstaff Point
Property Address/location	Flagstaff Brow at edge of cliffs, c.1 km south-south-west from Crowlink Hamlet
Local Heritage Asset Type	Monument
Age of Property/Structure	100 years
Is the property occupied?	No
Ownership details	National Trust
Significance	C: Buildings and sites which have historic interest E: Buildings and sites with communal value
Description	Monument to William Campbell, a benefactor in the purchase of this part of South Downs in 1926 as protection against uncontrolled post-First World War housing development. It consists of a non-local Sarsen stone (silicified sandstone) cemented into a monument with a surrounding wooden bench. It is an important local landmark and resting place for walkers.



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<p>Building Name/Structure</p>	<p>12. Mary Gilbert memorial stone</p>
<p>Property Address/location</p>	<p>Michel Dene</p>
<p>Local Heritage Asset Type</p>	<p>Monument</p>
<p>Age of Property/Structure</p>	<p>180 years</p>
<p>Is the property occupied?</p>	<p>No</p>
<p>Ownership details</p>	<p>National Trust</p>
<p>Significance</p>	<p>C: Buildings and sites which have historic interest</p>
<p>Description</p>	<p>A small rectangular memorial stone, about 40 cm high, on what was probably an old field boundary or track, inscribed "M.G 1844". It presumably commemorates Mary Gilbert (died 1845) and her construction of the farmworker's cottages on Michel Dene in the 1840s. The stone appears to be part of a Sarsen stone (silicified sandstone) including fragments of mollusc shells.</p>
<p>Photograph</p>	

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Building Name/Structure	13. Gallops Cottage
Property Address/location	Michel Dene
Local Heritage Asset Type	Agricultural building
Age of Property/Structure	180 years (but renovated)
Is the property occupied?	No (storage only)
Ownership details	National Trust
Significance	B: Good surviving examples of vernacular buildings C: Buildings and sites which have historic interest
Description	An old farm worker's cottage at top end of Michel Dene, 700 m south-west of East Dean church. It was originally built by Mary Gilbert for retired Gilbert Estate agricultural workers in the 1840s, and is currently used for storage by the National Trust and is in a moderate state of repair. It is the only remaining intact cottage of the three originally built. The remains of an old pigsty with a cistern are situated 120 m to south-west (photo); there is another cistern associated with the third cottage (now destroyed) about 440 m further to the south-west. Openings to both these cisterns are still visible, but the cisterns themselves are now infilled. The cistern design was first used on Gilbert estate properties in Cornwall.
Photograph	


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Building Name/Structure	14. Red Barn
Property Address/location	Michel Dene

Local Heritage Asset Type	Agricultural Building
Age of Property/Structure	180 years, originally dating from early 1840s but with probable restorations since
Is the property occupied?	No (but used for storage)
Ownership details	National Trust
Significance	B: Good surviving examples of vernacular buildings C: Buildings and sites which have historic interest E: Buildings and sites with communal value
Description	Old-style stone barn on east side of Michel Dene, 800 m south-south-west of East Dean church. It was originally built by Mary Gilbert to house estate workers in the early 1840s when there was a lot of disease in the village. It has a distinctive (faded) red corrugated iron roof and is a local landmark. Currently used for storage by the National Trust, it was used in the recent past for sheltering livestock, but is in relatively good state of repair. There is an adjacent underground cistern that was used to store captured rainwater, which was still intact below in 1987 but is now capped with a cast-iron manhole cover (photo). It is an important local landmark.
Photograph	

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Building Name/Structure	15. Stone style and pinch gate, Horsefield
Property Address/location	Between The Dipperarys and the Old Village Hall, East Dean
Local Heritage Asset Type	Street furniture

Age of Property/Structure	Over 100 years
Is the property occupied?	No
Ownership details	Gilbert Estate?
Significance	B: Good surviving examples of vernacular buildings C: Buildings and sites which have historic interest E: Buildings and sites with communal value
Description	Large old stone steps or stile over a low wall on the public footpath (twitten) along the eastern edge of the Horsefield behind The Dipperarys, along with an unusual, narrow pinch gate nearby (now restored). The pinch gate was put in as sheep could still climb out over the steps.
Photograph	 The photograph section contains two images. The left image shows a set of stone steps leading up a stone wall, with a wooden post and a pipe nearby. The right image shows a wooden pinch gate set in a stone wall, with a path leading through it.

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Building Name/Structure	16. East Dean village pond
Property Address/location	Horsefield, corner of Gilberts Drive and A259
Local Heritage Asset Type	Pond
Age of Property/Structure	older than 200 years
Is the property occupied?	No
Ownership details	Gilbert Estate
Significance	C: Buildings and sites which have historic interest E: Buildings and sites which have a communal value or significance
Description	Site of the old East Dean village pond in the Horsefield adjacent to the main road through the old village and opposite the original Gore Farm of which it formed part. Gore Farm dates from Saxon times, so there may have been a pond here since then. Old photos exist of ducks on the pond in the middle of the last century. The tree-lined pond is currently drained and mostly dry, but was full – fed by runoff from main road – until the 1960s. It is hoped to restore it.



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Building Name/Structure	17. Telephone box, Gilberts Drive
Property Address/location	Corner of Gilberts Drive and A 259, East Dean
Local Heritage Asset Type	Street furniture
Age of Property/Structure	60 years; probably dates from 1960s
Is the property occupied?	No, but in use
Ownership details	British Telecom
Significance	E: Buildings and sites which have a communal value
Description	Red, cast-iron K6-style telephone box, designed by Giles Gilbert Scott. One of only two public telephones in the parish, it is still in use. Similar telephone boxes in nearby parishes have been listed.

<p>Photograph</p>	
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<p>Building Name/Structure</p>	<p>18. Dog gravestone, Upper Street</p>
<p>Property Address/location</p>	<p>opposite 2 Upper Street, East Dean</p>
<p>Local Heritage Asset Type</p>	<p>Monument</p>
<p>Age of Property/Structure</p>	<p>110 years (dated 1909)</p>
<p>Is the property occupied?</p>	<p>No</p>
<p>Ownership details</p>	<p>Uncertain</p>
<p>Significance</p>	<p>C: Buildings and sites which have historic interest</p>
<p>Description</p>	<p>A small stone monument next to an old Sussex flint wall of the East Dean Village Green allotments. It is inscribed "SPOT, Jan 18 09", ie. January 18th 1909, and refers to a dog burial from the local Fuller family.</p>
<p>Photograph</p>	

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Building Name/Structure	19. Post Box, East Dean Village Green
Property Address/location	Near corner of Went Way and Upper Street, by East Dean Village Green
Local Heritage Asset Type	Street furniture
Age of Property/Structure	Probably 70-80 years (1936-52)
Is the property occupied?	No
Ownership details	Royal Mail
Significance	E: Buildings and sites which have a communal value
Description	Red stand-alone cast-iron post box, with a George VI cipher, standing on the edge of the East Dean Village Green. It replaced an original wall-mounted post box on a nearby house in the 1980s. It is still in use and the main post-box for the Conservation Area.
Photograph	

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Building Name/Structure	20. Tapsell Gate, East Dean church
Property Address/location	East Dean church, Upper Street entrance
Local Heritage Asset Type	Church
Age of Property/Structure	150 years or more
Is the property occupied?	No
Ownership details	Benefice of East Dean, Friston & Jevington
Significance	A: Buildings and sites which display architectural, design and/or artistic

	<p>interest</p> <p>B: Good surviving examples of vernacular buildings which contribute to local distinctiveness</p> <p>C: Buildings and sites which have historic interest</p>
Description	<p>Central-pivot swinging Tapsell gate, one of only six in Sussex, situated at what is now the rear entrance to East Dean Church. The timbers have been restored in recent years. It is unclear if the gate is covered under the Grade I listing for the church itself.</p>
Photograph	

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Building Name/Structure	21. Telephone Box, Birling Gap
Property Address/location	Birling Gap, adjacent to Coastguard Station
Local Heritage Asset Type	Street furniture
Age of Property/Structure	1950s, but possibly later replaced
Is the property occupied?	No, but still in use
Ownership details	British Telecom
Significance	<p>C: Buildings and sites which have historic interest</p> <p>E: Buildings and sites with communal value</p>
Description	<p>K6-type red cast-iron telephone box, still in use with functioning telephone. The cipher is from Elizabeth II. It is kept functional as a public and emergency service. Most such boxes elsewhere have now been removed.</p>



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Building Name/Structure	22. Post Box, Birling Gap
Property Address/location	Birling Gap, adjacent to Coastguard Station
Local Heritage Asset Type	Street furniture
Age of Property/Structure	80 to 90 years (1910 to 1936)
Is the property occupied?	No
Ownership details	Royal Mail
Significance	C: Buildings and sites which have historic interest E: Buildings and sites with communal value
Description	Old-style wall-mounted red post box with a George V cipher, one of the older ones in the parish. It is still in use, although with signs of rust owing to its position close to the sea.

Photograph



APPENDIX C – LOCALITIES FOR BIODIVERSITY OFFSETS AND INTERVENTIONS

Below is a brief outline of a selection of projects or actions that could be used to enhance biodiversity within the parish using the statutory 10% biodiversity net-gain funds or other similar funding.

All projects would need to be appropriately discussed with land owners, managers and ecologists to ensure acceptable management interventions as well as good environmental outcomes.

Hedgerows

Restoration or planting of hedgerows along field margins or tracks inside or adjacent to the parish provides shelter and a corridor for many species, especially mammals, birds and butterflies. There were more hedgerows in the past, along with the characteristic flint walls. But most hedgerows have suffered from senescence and a lack of regeneration due to frequent sheep grazing of saplings. When re-established, planted saplings would need some level of initial protection from grazing, but this is probably not feasible against rabbits. Hedgerows are best as 2 to 3 meters in depth, not a single line, and 1.5 to 2 m high, and should not be established alongside existing flint walls.

1. Old Willingdon Road hedgerow: Restoration of around 450 metres of existing hedgerow along the Old Willingdon Road/Duttles Brow. Some hedgerow already exists but is not in good condition in parts. A better developed hedgerow here would facilitate animal movement along the Old Willingdon Road, which has been identified as one of the parish's significant biodiversity areas. Ownership of the trackway is thought to be with East Sussex Council. There is an existing fenceline on both sides of the public track so no additional fencing would be required.
2. Summer Down hedgerows: Planting and restoration in parts of two stretches of hedgerow along and adjacent to the parish boundary near the TV mast at end of Footpath 33. The total extent would be around 600 metres. Hedgerow here would help facilitate animal movement between the Old Willingdon Road, Friston Dencher and Friston Forest into the Downlands Estate. Some proposed hedgerow will be on Eastbourne Council Downland but the main north-south stretch could be on either Eastbourne Council or EDF Parish Council land. Some fencing or special protection would be needed against regular sheep grazing, although 400 m is already fenced on one possible side.
3. A259 hedgerow: Restoration and replanting of around 700 metres of hedgerow along the north side of A259 on East Dean Down, from the parish boundary towards Eastbourne, but all is visible from public spaces within the parish. A number of hedgerow trees were planted here in the 1990s by East Sussex Council, but have suffered from poor maintenance; restoration and gap-filling are required. As the road verge (a designated Meadow Verge by East Sussex County Council) is already fenced, additional fencing would not be required. Hedgerow here would help facilitate reduction in pollution from heavy traffic along the main road.
4. East Dean Down hedgerow: Planting and restoration of an approx. 650 metre stretch of hedgerow along the parish eastern boundary above fields belonging to the Gilbert Estate. The remnant patches of hedgerow are actually on Eastbourne Council Downland, which may be a better place to locate missing hedgerow. Together with restored hedge-lines at Cornish Farm and along the A259, this would provide shelter and a corridor for animals on this otherwise rather open grazing

area. Protection would be required against sheep grazing, probably best done through fencing. Although there is an existing wire fenceline, additional protective fencing of around 650 metres may be required.

5. Cornish Farm hedgerow: Create and/or restore around 320 metres of hedgerow along the public access track leading from Cornish Farm to Birling Manor. Scattered old hedgerow trees still remain on the field bank, but there is no regeneration or shelter now. The most appropriate land belongs to Eastbourne Council, with old flint walls marking the parish boundary and Gilbert Estate land. Some protection of planted saplings from seasonal grazing would be required.

Woodland protection

There are few patches of deciduous woodland in the parish, aside from the planted Friston Forest, and two of these are designated as Ancient Woodland. However, both are not in good condition owing to excessive grazing by sheep, which destroys the regenerating saplings as well as many woodland herbs. In many respects they do not have any remaining characteristics of Ancient Woodland such as large or over-mature trees and a rich herbaceous flora with woodland indicator species. For regeneration to occur, the main input required is simple fencing against grazing. It is recognised that any fences should include many easy-access gates for people, but vehicle access and wide gates are not specifically required.

6. Crowlink Woodland: An area of ash-dominated mixed woodland along the western parish boundary in the Crowlink valley belonging to the National Trust. It forms part of the Seven Sisters SSSI and has some unusual chalk grassland plants growing lower down. Some of the ash trees are wind-swept and mature, but there is little or no regeneration. The herbaceous layer comprises grazing grasses and has been excessively enriched with sheep droppings. Fencing is necessary to protect the c.2.8 hectare area from grazing and allow possible regeneration. As it is already fenced on two sides, only around 650 metres of additional fencing would be required.
7. Hobbs Eares Ancient Woodland: Fencing of an area of Ancient and adjacent woodland on the sides of Hobbs Eares below Friston Church. This woodland is also somewhat moribund with little regeneration apart from sycamore, and a very poor and non-characteristic herbaceous flora. There are not many truly mature trees, and additional trees have been planted along the lower margin around the 1980s. The land belongs to and is managed by the National Trust. Basic fencing is required to protect this 1.8-hectare woodland from sheep grazing to allow for regeneration, establishment of a woodland understorey and to reduce nutrient levels. The woodland had historically been fenced, but this has now fallen and is in disrepair. Excluding existing fences at the south-east end, around 650 metres of new fencing would be required.
8. Went Hill Ancient Woodland: Fencing of an area of designated Ancient Woodland with some adjacent woodland on the steep slopes of Went Hill above East Dean village. The woodland belongs to the Gilbert Estate and lies adjacent to an extension of the Seven Sisters SSSI and to National Trust land. Basic fencing is required to protect this 2.2-hectare woodland from sheep grazing to allow for regeneration and establishment of a woodland understorey. Historically, at least part of the area was fenced against sheep, but the fences are now in a significant state of disrepair. Excluding existing flint walls and good fences about 300 metres of additional fencing would be required.

9. Friston Dencher: Fencing against grazing of a long section of open deciduous woodland called Friston Dencher below the Old Willingdon Road. The area is designated as part of the Friston Forest Local Wildlife Site and belongs to South-East Water/Forestry England. However, it has been under moderate levels of sheep grazing for many years, many trees are becoming moribund and there is very little regeneration. Friston Dencher is an important part of the wildlife corridor from the extensive Friston Forest to the Old Willingdon Road hedges and thickets and thence to the Downlands Estate. The wildlife of the area is the main reason for the designation of the Local Wildlife Site. Protection is required if tree regeneration is to be successful, along with the development of a woodland understorey and herb layer to provide more shelter for animals. None of the area is fenced at present; around 1200 metres of simple sheep fencing would be required, along with footpath access gates.

Ponds

10. East Dean pond: Reestablishment of a large village pond adjacent to the Gilberts Drive junction with the A259 road in East Dean. The original pond, which was drained in the 1960s, was fed by runoff from the main road, but this caused drainage problems for an adjacent property. Ponds are a valuable focal point for much biodiversity and reestablishment of this one would enhance both amphibian and aquatic invertebrate populations, as well as being an amenity for residents as it would be readily visible from the bus stop and footpaths. The land – The Horsefield – belongs to the Gilbert Estate and is now a designated Local Green Space. At present the pond is surrounded by scrub and overhanging trees, which would need to be cut back to allow more light in. The area involved is around 200 square metres. The main issues would be to establish a relatively unpolluted inflow from the adjacent roads and to ensure flooding does not occur. Fencing is probably not required. Aquatic plants and invertebrates will establish themselves without any additional help.
11. Gayles Farm pond: Clearing of an old pond along the Gayles Farm access track, not far from the A259. The pond was originally excavated in the 1920-30s but now needs cutting back of overhanging trees. It appears to be fed primarily from rainfall, not runoff, and dries out in a dry summer. The area involved is around 250 square metres. This part of the parish is poor in freshwater so - with some level of opening - this one could act as an important amphibian breeding site, including for the bordering National Trust property of Gayles Farm just outside the parish boundary. The pond lies on private land and is not publicly accessible or visible.
12. Butchershole pond: Clearance of an existing pond north of Butchershole carpark inside Friston Forest. At present the pond is very overgrown and shaded and needs clearing and cutting back to be able to support more breeding amphibians, aquatic plants and other aquatic life. Although now concrete-lined, it may have been an old farm pond or dewpond dating back over 100 years. The land, part of Friston Forest and a Local Wildlife Site, is managed by Forestry England and is full accessible to the public, being just a few hundred yards from a major carpark. The pond is probably fed from road runoff, and there would appear to be no other drainage issues. The area involved is less than 100 square metres.

Village Greens

13. Friston Green: Reestablishment of an amenity area on Friston Green. This is perhaps the most complex of the proposals outlined here as it could involve significant changes in the road layout at the A259–Jevington Road–Downlands Estate road junction. At present there are five roads

criss-crossing what is a designated Village Green, making much of the area north of the A259 practically unusable for amenity purposes and of no value as a wildlife corridor or refuge. The area, about 2700 square metres in extent, belongs to the Parish Council; Friston Pond forms part of the same Village Green on the south side but would be unaffected directly by this proposal. It is proposed that the road system is rationalised leaving a much larger green space in front of the stone wall by Friston Forest, and the provision of one or two benches for the many footpath users coming through the forest to the coast path. Much of the existing Village Green area here comprises brambles and scrub in front of the flint wall forming the boundary with Friston Forest. At least part of this low-value and unsightly scrub area should be cut back to allow greater amenity and scenic value, as well as to allow wild flowers to flourish.

Additional notes

Otherwise, the main threats to biodiversity in the parish appear to be (a) the main A259 road that inhibits animal movement or results in fatalities, and (b) the use of garden and agricultural herbicide and pesticides. Thought could be given to possible interventions to address these threats.

APPENDIX D - Local Green Spaces

What is a Local Green Space?

The Local Green Space designation (LGS) provides a mechanism to protect local green areas of special importance to local communities. The mechanism is established in the National Planning Policy Framework (NPPF) at paragraphs 105 to 107.

The policy enables communities, in particular circumstances, to identify and protect areas that are of value to them through local and neighbourhood plans.

LGS is designated by the planning authority (borough, district, metropolitan or other unitary authority) and once it is in place, it is subject to the same strong development restrictions as Green Belt, ruling out new development except in special circumstances.

The NPPF sets out the criteria that a space must meet in order to be designated. There are three criteria, which are described by the Open Spaces Society as:

1. The land has to be 'reasonably close to the community it serves'.

There is no definition of this in the NPPF and it will be up to individual planning authorities to define. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community.

2. The land has to be 'demonstrably special to a local community'.

Evidence must be provided of the land's value to and use by the local community to show that it holds a particular local significance. The land must fulfil one or more of the following criteria:

(a) Beauty: This relates to the visual attractiveness of the site, and its contribution to landscape, character and or setting of the settlement. The LGS would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.

(b) Historic significance: The land should provide a setting for, and allow views of, heritage assets or other locally-valued landmarks. It may also hold significance historically itself. It may be necessary to research historic records from the County Archaeologist or National or Local Records Office.

(c) Recreational value: It must have local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community.

(d) Tranquillity: Areas that provide an oasis of calm and a space for quiet reflection. Some authorities have an existing tranquillity map showing such areas.

(e) Richness of wildlife: This might include the value of its habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, like a wildlife site or Local Nature Reserve.

3. The land needs to be ‘local in character, not an extensive tract of land’.

The criteria may differ between settlements depending on their physical size and population. The areas would normally be fairly self-contained with clearly-defined edges.

Process of identifying potential spaces in East Dean and Friston

The Steering Group undertook a high level audit of spaces in the parish that might be suitable for the designation. This was informed by local knowledge and also input from the community via the Community Survey and local events.

Table 1 provides a summary of the potential local green spaces identified within the parish. Some are already designated as Local Green Spaces by the South Downs National Park Authority (SDNPA), although two recent candidate submissions were rejected (two were accepted). Some spaces are owned and managed by the Parish Council, some are privately owned, one of which is open access and managed by the Parish Council.

The East Dean Greensward is a bit of an anomaly. It is owned by a company – East Dean Greensward Limited – with a set of local Directors after purchase through the Resident’s Association over 10 years ago. However, it is partly managed by the Parish Council.

In practice, the Parish Council contractor regularly cuts the grass on all areas that are public access, except for the Friston Church area which is managed by the church itself.

Table 5: Long list of potential Local Green Spaces

Table 6: Long list of existing designated and proposed Local Green Spaces and Village Greens

Name	Approx size (ha)	Public access	Ownership	Existing designations	Usage	NOTES
Greensward	1.7	Y	EDGL (RA)	Y (VG)	Recreation	Village fete. Small part not EDGL. Important for dog walkers and playing games
Friston Pond	0.75	Y	PC	Y (VG)	Amenity	much is road & scrub
East Dean Village Green	0.2	Y	Private	Y (VG)	Amenity	Well-used by local residents
Horsefield	1.0	N	Private	Y (LGS)	grazing, used for overflow car parking	Already an LGS
Recreation Ground	1.7	Y	PC	Y - QEII Field in Trust	Recreation	Cricket, playground
Allotments, Went Way	0.21	N	Private	Y(LGS)	Gardening	Used by local residents, already an LGS
East Dean Village Green Allotments	0.1	N	Private	N	Gardening	Privately let to residents

East Dean Church green	0.1	Y	Private	Y (VG)	Amenity	Up to road junction; only triangle by church is designated VG
Front of Fridays houses	0.1	Y	Wealden District council	N	Amenity	Used by local residents
Bowling Green	0.1	N	Private/Gilbert Estate	N	Recreation	A central green space used for recreational bowling.
Friston churchyard + extension	0.2	Y	Benefice of EDF and Jevington	Y (consecrated ground)	Amenity	Accessible space
The Fridays field	1.0	N	Private/Gilbert Estate	N	Grazing	Rejected as LGS
Birling Gap thicket	1.9	N	Private	N	Wild area	Left to wild for many decades, wildlife value
Approx. total	7.1					

Notes:

Designation refers to whether it has been designated as a Local Green Space by SDNPA. VG means a designated Village Green.

Ownership of church lands is unclear.

In addition to the areas shown in *Table 6*, there are large areas of more/less open access areas of chalk downland and planted forest (Friston Forest) in and around the parish, readily accessible by all residents. These areas are owned by the National Trust, South East Water/Forestry England and Eastbourne Council. Agricultural fields in the Birling Gap valley south of the A259 road to the coastal strip are mostly owned by the Gilbert/Beachy Head Estate (Mr Davies-Gilbert) and are not open for access, except along Public Footpaths.

Name	Consideration of whether space should be a Local Green Space
Greensward	No – the space is already adequately protected as a VG
Friston Pond	No – the space is already adequately protected as a VG
East Dean Village Green	No – the space is already adequately protected as a VG
Horsefield	The space is already designated as Local Green Space.
Recreation Ground	No – the space is owned by the Parish Council and also a Field in Trust. It is considered to be adequately protected as a recreational space.
Allotments, Went Way	The space is already designated as Local Green Space.
East Dean Village Green Allotments	Yes – the spaces are let to allotment users. The space is central to the village and is considered to meet the LGS criteria.
East Dean Church green	The space forms part of the Church and is not considered to be under threat as a green space in the parish. LGS designation considered to be unnecessary.

Front of Fridays houses	<p>The space forms an important historic frontage to the houses adding character to the setting of these homes. It is also a shared space used by local residents.</p> <p>The space is small in size and located close to the community. It is considered to meet the LGS designation.</p>
Bowling Green	<p>This is a privately owned space that is considered to have historic and recreational value, having been developed by the community in 1936 and used as a bowling green since then.</p> <p>The space is small in size and located close to the community. It is considered to meet the LGS designation.</p>
Friston churchyard + extension	<p>The space forms part of the Church and is not considered to be under threat as a green space in the parish. LGS designation considered to be unnecessary.</p>
The Fridays field	<p>The space was carefully considered but is not considered to meet the criteria for an LGS.</p>
Birling Gap thicket	<p>The space is considered to have particular wildlife value. It is small in size and located close to the community. It is considered to meet the LGS designation.</p>

The South Downs Local Plan has already designated The Horsefield and the Allotments at East Dean as Local Green Spaces. The following additional spaces have been identified by the community as demonstrably special and are also designated as Local Green Space.

The following four spaces are therefore considered to meet the LGS criteria:

- Land in front of Fridays houses
- East Dean village green allotments
- Birling Gap thicket
- The Bowling Green

Full detail is provided in the tables below.

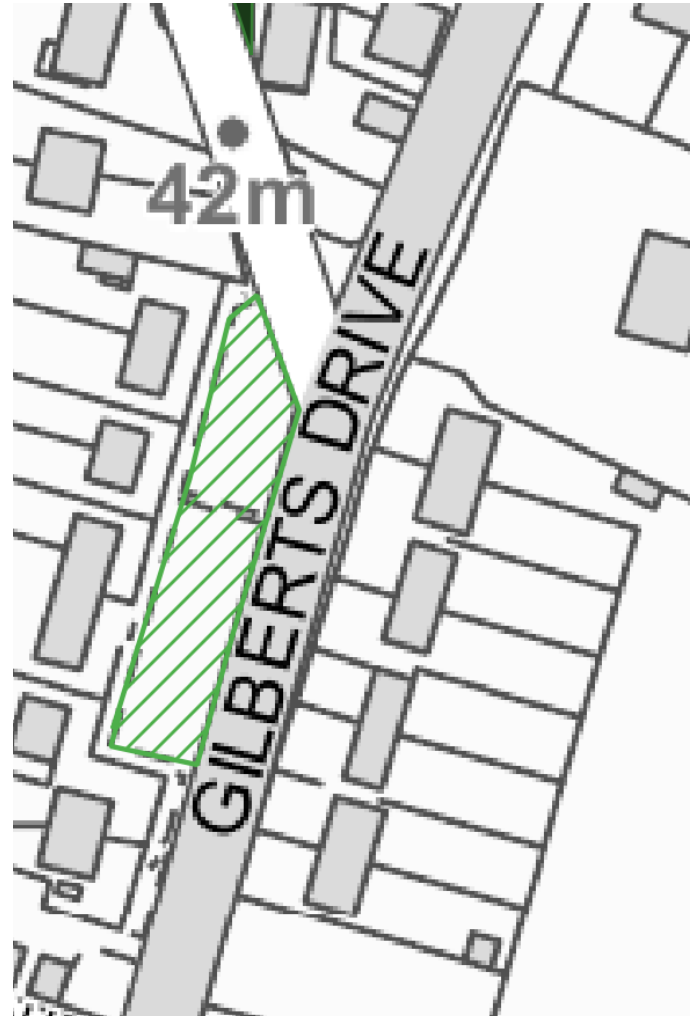
The owners of each have been contacted and further review of the short-list will be undertaken post Regulation 14 consultation.

Land in front of Fridays houses


Address and location	Green space in front of the Fridays Houses along Gilbert Drive to the corner of Lower Street.
Ownership details	Wealden District Council (WDC).
Description and purpose / current use	A green amenity space, which is managed by WDC. The space provides the setting for the Fridays Houses and is laid to grass with some trees.

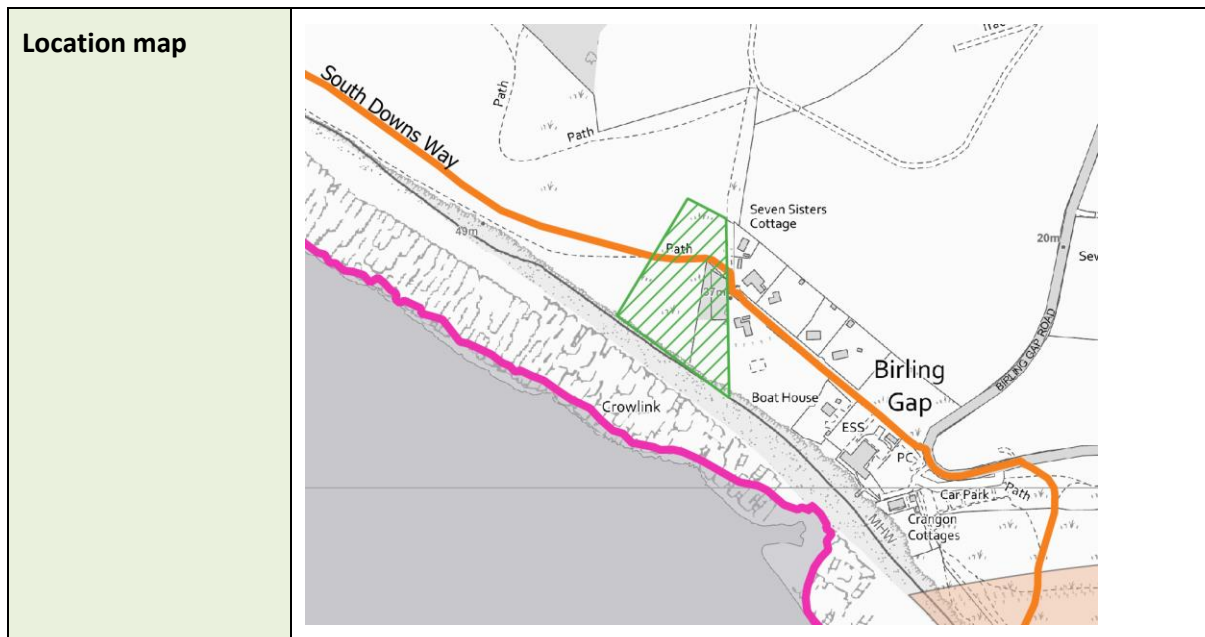
<p>Any designations</p>	<p>Within the Heritage Coast designation. Outside the Conservation Area but on the southern edge.</p>
<p>Site allocations in Local Plan</p>	<p>None.</p>
<p>Planning permissions?</p>	<p>None.</p>
<p>Access & proximity including how close to the community it serves</p>	<p>The space primarily serves the Fridays Cottages primarily and is fully accessible.</p>
<p>Demonstrably Special?</p>	<p>Recreational: A shared green space for those living in the immediate vicinity.</p> <p>Historic: The spaces were included within the original design of the cottages and form an important setting to the houses.</p>
<p>Local in character?</p>	<p>0.1ha</p>
<p>Photo</p>	

Location map




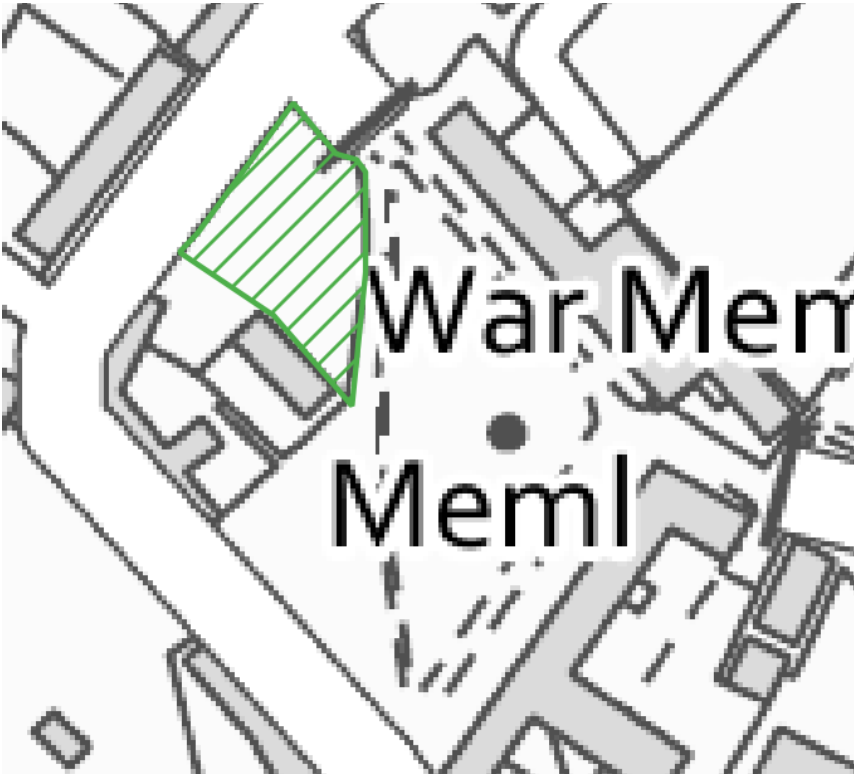
Birling Gap Thickets

Address and location	Top of Birling Gap track. Seven Sisters, Birling Gap
Ownership details	Privately owned.
Description and purpose / current use	A small area of low open thicket located to the west of Birling Gap Road above the last houses.
Any designations	Within the Heritage Coast designation and the Seaford to Beach Head SSSI.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	Located close to Birling Gap. The South Downs Way crosses through the space.
Demonstrably Special?	Wildlife: The space has been left to go wild since 1936 and provides a habitat for a number of plant and animal species.
Local in character?	1.9 ha
Photo	



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Address and location	East Dean Village Green Allotments
Ownership details	Privately owned.
Description and purpose / current use	A small number of allotment spaces Let by Gilbert Estate.
Any designations	Within the East Dean Conservation Area and Heritage Coast zone.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	The site is located adjacent to East Dean Village Green.
Demonstrably Special?	<p>Historic: The allotments were created in 1939 and are enclosed within a traditional Sussex flint wall.</p> <p>Recreation: Allotments provide opportunities for residents to grow their own food, access fresh air and socialise with others. The allotments in the parish were noted as important by residents during the engagement on the EDFNP.</p> <p>Wildlife: The space provides a habitat for a range of flora and fauna.</p>

Local in character?	0.1 ha
Photo	
Location map	

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Bowling Green

Address and location	Little Lane, Upper Street, East Dean, BN20 0BX
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Ownership details	Privately owned
Description and purpose / current use	The biggest bowling green in East Dean open to members.
Any designations	Within the Heritage Coast designation, but outside East Dean Conservation Area.
Site allocations in Local Plan	None.
Planning permissions?	None.
Access & proximity including how close to the community it serves	The bowling green is located near the heart of the village. It has a small amount of car parking available.
Demonstrably Special?	<p>Recreation: The bowling green is a well-used recreational resource locally.</p> <p>Historic: The bowling green was built by local residents in 1936 and has been in constant use by the East Dean Bowling Club ever since.</p>
Local in character?	0.1 ha
Photo	 <p><i>Image c/o East Dean and Friston Bowls Club</i></p>
Location map	

APPENDIX E – LOCALLY SIGNIFICANT VIEWS

The parish is very picturesque and affords many viewpoints across the landscape and within the settlements themselves. The EDNP offers an opportunity to identify those views which are considered to be particularly special locally, to ensure that they are not significantly compromised, for instance through development.

The community was asked at each of the drop in events, through the survey, and as part of the photograph competition to set out views that they thought were significant to them. A long-list of 22 views was drawn up, which was reviewed by the Environment Working Group members and later the Steering Group. Views considered to be more at threat due to potential for development impacting on them, were prioritised against those considered less threatened, perhaps because of their location for instance in National Trust land or looking to the sea or looking beyond the parish boundary.

The shortlist was taken to back to the community for comment at the open day event in May 2024.

The following ten views have been identified as locally significant in East Dean and Friston.

View details	Photo
<p>View 1: The Gallops, Friston Hill Location: 50.7725 N, 0.1932 E Direction and breadth: 40 to 200°, midpoint 120° (width 160°) View southeast from near top of The Gallops along public footpath looking over Friston Forest to the Old Willingdon Road. Houses on skyline visible but exceeded by adjacent trees. Protected view by SDNPA.</p>	
<p>View 2: Summer Down to sea Location: 50.7681 N, 0.2159 E Direction and breadth: 90 to 220°, midpoint 120° (width 130°) View east-south-east from near old TV mast over Chapman's Bottom and upper part of Downlands Estate towards Birling Gap and the sea. Close to end of Footpath 33b.</p>	

<p>View 3: Top of the Link Location: 50.7661 N, 0.2136 E Direction and breadth: 140 to 200°, midpoint 180° (width 60°) View due south from triangular green space (where bench possibly to be located) at The Link at the top of Micheldene Road southwards over Downlands Estate and part of East Dean village to the sea. View rather narrow with many houses each side.</p>	
<p>View 4: The Greensward Location: 50.7655 N, 0.2098 E Direction and breadth: 140 to 240°, midpoint 180° (width 130°). [For distant views width only 150–200°] View due south from benches at top (N) end over Greensward towards East Dean village and sea, including Went Hill and Belle Tout. Houses at sides with trees and mature gardens, and trees all around Greensward (flowering cherry in spring).</p>	
<p>View 5: Hobbs Eares Location: 50.7618 N, 0.1998 E Direction and breadth: 100 to 180°, midpoint 140° (width 80°) View southwest down Hobbs Eares to East Dean village. Classic iconic view with ancient woodland to south. Crowlink Corner house on skyline to south.</p>	
<p>View 6: Crowlink Valley Location: 50.7588 N, 0.1936 E Direction and width: 180 to 360°, midpoint 270° (width 180°) View southwest from Crowlink hamlet road, down Crowlink valley over the hamlet to the sea, with Gayles Farm pines on western skyline. Looking over grazed downland.</p>	

View 7: Crowlink Corner

Location: 50.7580 N, 0.2020 E

Direction and breadth: 90 to 220°, midpoint 160° (width 130°)

View east to south-east from top of field by bench, just over stone wall stile at Crowlink Corner. Mid and far distance view over East Dean village and Went Hill woodlands towards Belle Tout, Beachy Head and sea.



View 8: Went Hill (a)

Location: 50.7547 N, 0.2013 E

Direction and width: E
0–150°, midpoint 90° (width 150°)

View due east from north to south from grassland patch (National Trust) off Went Hill footpath, looking east over steep chalk grassland to East Dean and Downlands Estate, Recreation ground, Birling Manor and Cornish Farm to Beachy Head. Woodland in mid-distance.



View 9: Went Hill (b)

Location: 50.7525 N, 0.2019 E

Direction and breadth: E (NE to SE)

350°–160°, midpoint 90° (width 170°); 103 m altitude

View from north-east to south-east looking over Mill Down, whole of Downlands Estate and Pea Down, Eastdean Down, East Dean village, Birling Manor and Cornish Farm to Beachy Head, Belle Tout and sea. View over steep chalk grassland with woodland in mid-distance.



View 10: A259 looking west

Location: 50.7603 N, 0.2186 E

Direction and breadth: 200 to 20°, midpoint 300° (width 180°)

View west to north-west from edge of parish boundary on Eastdean Down on public footpath looking north-west over the Downland Estate and upper part of East Dean. Also Chapmans Bottom to Birling Manor and sea.

