East Dean and Friston

Design guidance and codes

Final report
April 2024

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
1	15/03/2024	Draft for review	Angus McNeill Peel	Senior Planner
2	26/03/2024	Draft review	Alison Eardley	QB Planning Consultant
3	12/04/2024	Final report for locality review	Jack Wilton-Cooley	Graduate Planner
4	22/04/2024	Locality review	Madeleine Gohin	Locality
5	22/04/2024	Final report	Angus McNeill Peel	Senior Planner

Contents

Introduction

01

1. Introduction

This design guide will inform development in East Dean and Friston Parish. Development will protect and enhance the local character and features of the parish.

1.1 About this document

1.1.1 Introduction

This design guide supports the Neighbourhood Plan in providing a common reference point and understanding of what locally distinctive design is in East Dean and Friston. The design guide defines the existing context and character of East Dean and Friston in order to provide practical design guidance for development.

1.1.2 Methodology

The Neighbourhood Plan Steering Group (SG), made up of residents and parish councillors, is tasked with creating a Neighbourhood Plan for East Dean and Friston. Through the Department of Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design guidance to support the Group.

The Group provided guidance and local knowledge that informed this design guide. Figure 1 provides a brief overview of the key milestones to prepare this design guide.

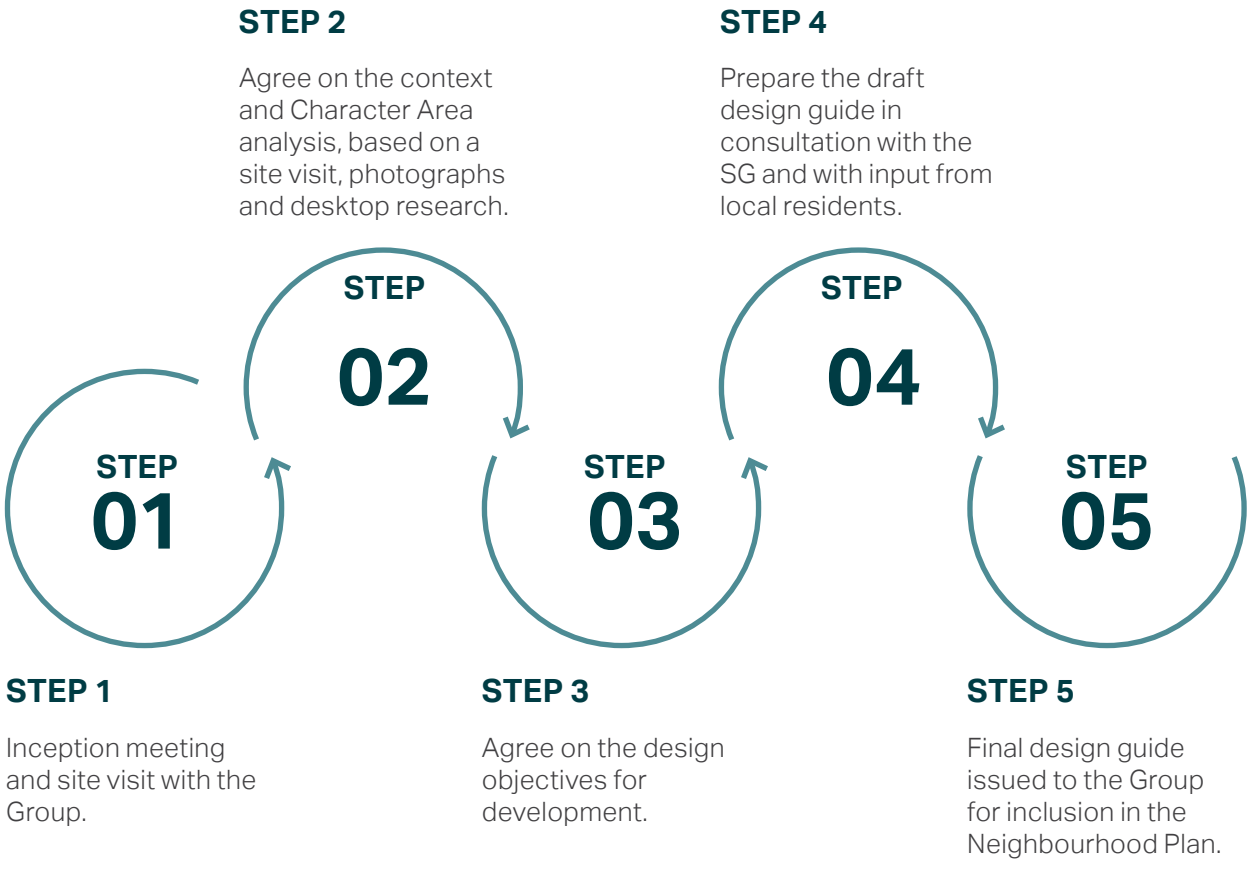


Figure 01: Diagram illustrating the process to preparing this design guide.

1.1.3 How to use this document

The design guide should be a valuable tool in securing locally distinctive, high quality design in East Dean and Friston. It will be used differently by various stakeholders during the planning and development process, as summarised in Table 1.

A valuable way the design guide can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preference and expectations for design quality. As such, the design guide can help to facilitate conversations on the various topics to align expectations, aid understanding and balance key local issues. A design guide alone will not automatically secure optimum design outcomes but should help all involved.

Stakeholders	How they may use this design guide
Applicants, developers and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Design Guidance and Codes as planning consent is sought.
South Downs National Park Authority	As a reference point, embedded in policy, against which to assess planning applications. The design guide should be discussed with applicants during any pre-application discussions.
East Dean and Friston Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.
Homeowners	As a guide when planning alterations to their property.

Table 01: Stakeholders and how they may use this design guide.

1.2 Overview of the Neighbourhood Area

1.2.1 Introduction

The Neighbourhood Area (NA) of East Dean and Friston is an 856 hectare parish in the Wealden District of East Sussex. The parish is entirely within the South Downs National Park, governed by the South Downs National Park Authority, and it is home to 1,599 residents in 2021 (Source: 2021 Census).

The settlements of East Dean and Friston, together with the hamlets of Birling Gap Crowlink make up the parish. The villages benefit from some services such as a village hall, a shop, a cricket club, restaurants, a pub, two churches and a regular bus service.

The parish is located between the towns of Seaford and Eastbourne, 4.5 miles and 5.5 miles to the east and west respectively.

Figure 02: Neighbourhood Area Aerial Map.

Figure 03: Neighbourhood Area location in context. The parish overlaps the Wealden District but is entirely under the South Downs National Park Authority.

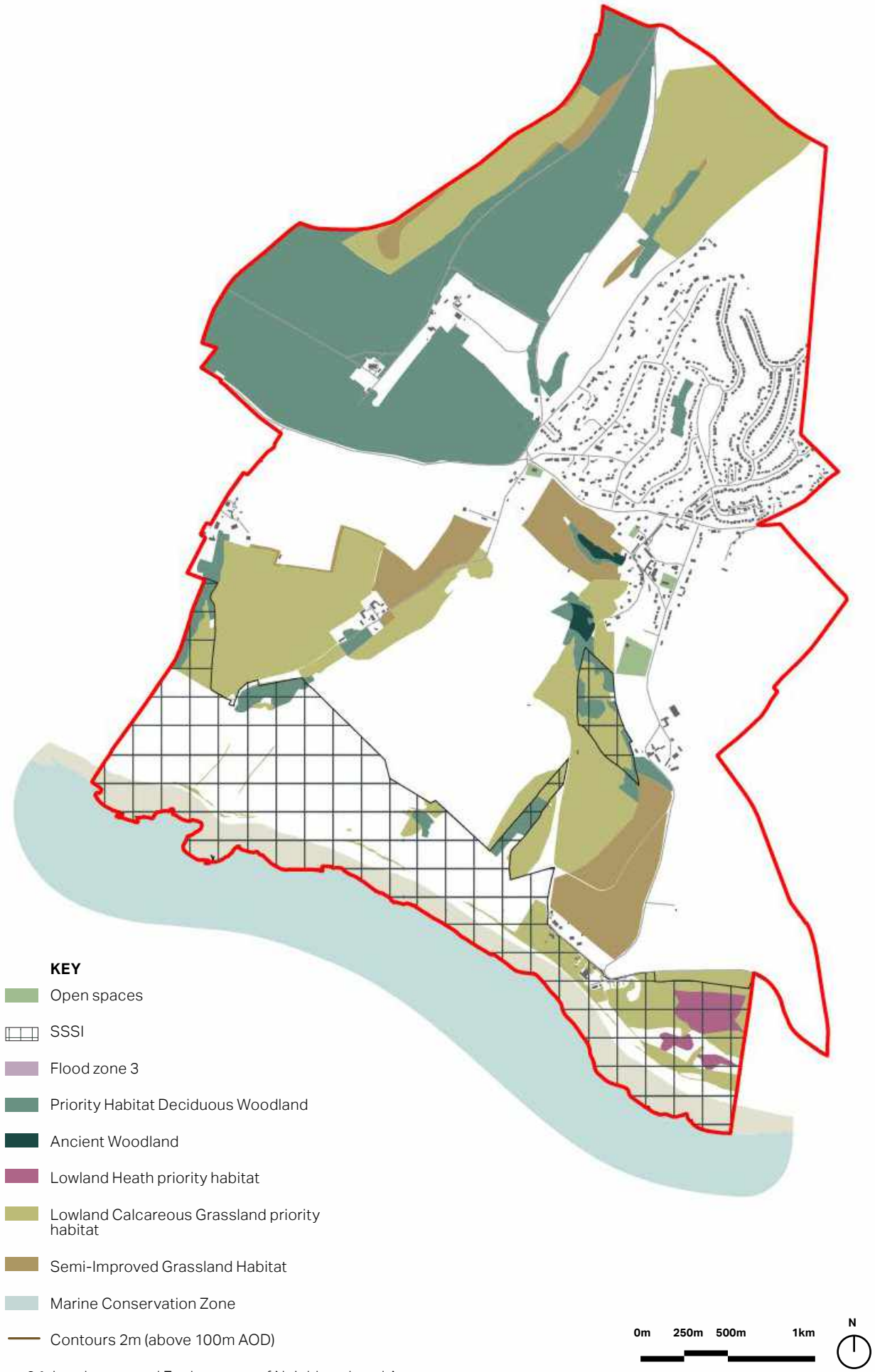


Figure 04: Landscape and Ecology map of Neighbourhood Area.

1.2.2 Landscape and ecology

The NA has a highly distinctive landscape character and is unique due to its setting at the easternmost edge of the South Downs National Park and position on the south coast.

The southern perimeter of the parish is defined by the Seven Sisters chalk cliffs on the English Channel which form a section of the eroded South Downs range of hills. The coastal hamlet of Birling Gap provides an access point to an enclosed pebble beach here via a metal staircase. This area of the parish is covered by the Seaford to Beachy Head SSSI.

The northwest of the parish is covered by broadleaved deciduous woodland, much of which is a BAP (Biodiversity Action Plan) Priority Habitat. There are small pockets of Ancient and Semi-Natural woodland to the west of the village of East Dean.

The NA also has a high proportion of chalk grassland coverage, typical of East Sussex. This is divided between lowland heath, calcareous grassland, and semi-improved grassland. Much of this area is designated as priority habitat. Much of the area is a habitat for Corn Bunting and other birds.

The topography of the area is undulating, with a ridge running north-south on Warren Hill, forming a visual barrier with the western edge of Eastbourne. The northeastern edge of the parish rises sharply to 135m+ AOD (Above Ordnance Datum).

Figure 05: View of the English Channel along a Public Right of Way to the southwest of the parish, displaying the undulating chalk hills of the South Downs landscape.

Figure 06: Northward view along a Public Right of Way to the immediate south of East Dean Village, displaying pockets of woodland to either side.

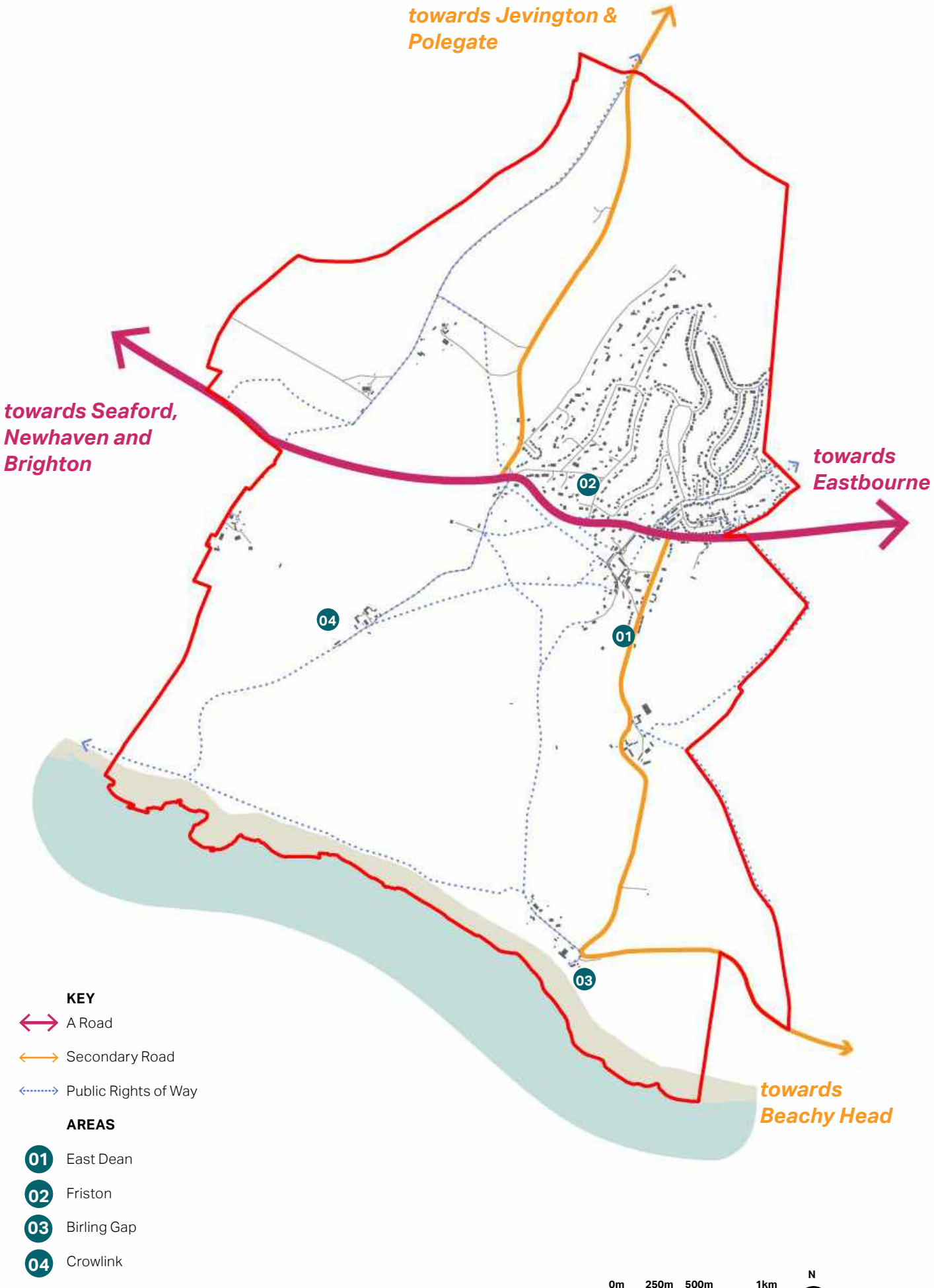


Figure 07: Mobility map of the Neighbourhood Area.

1.2.3 Access and movement

Due to its rural nature, the NA has limited vehicular routes and no internal railway lines. The A259 bisects the parish running east-west between Seaford and Eastbourne and sees a high level of through traffic. Eastbourne and Seaford train stations are accessible within 12 minutes and 27 minutes respectively, via a regular bus service (12X Coaster, 12, 12A) which runs through the centre of the village every 12 minutes.

Secondary routes link the village southwards to the hamlet of Birling Gap and onwards to Beachy Head, eventually circling back towards Eastbourne. Northwards, a rural road links with Jevington and onwards to Polegate.

Many of the local roads within the parish are deemed unadopted public highways and are maintained with no support from East Sussex County Council Highways. The quality of the roads varies drastically from road to road and they largely do not include footpath provision.

There is a well developed network of public rights of way across the open natural and agricultural areas of the parish, primarily to the southwest. This links to the South Downs Way which stretches across the Seven Sisters cliff-scape.

Figure 08: High traffic junction between Seaford Road, Windmill Lane, and Crowlink Lane with no pedestrian crossing.

Figure 09: Example of a private road within the East Dean Downlands Estate with no footpath provision.

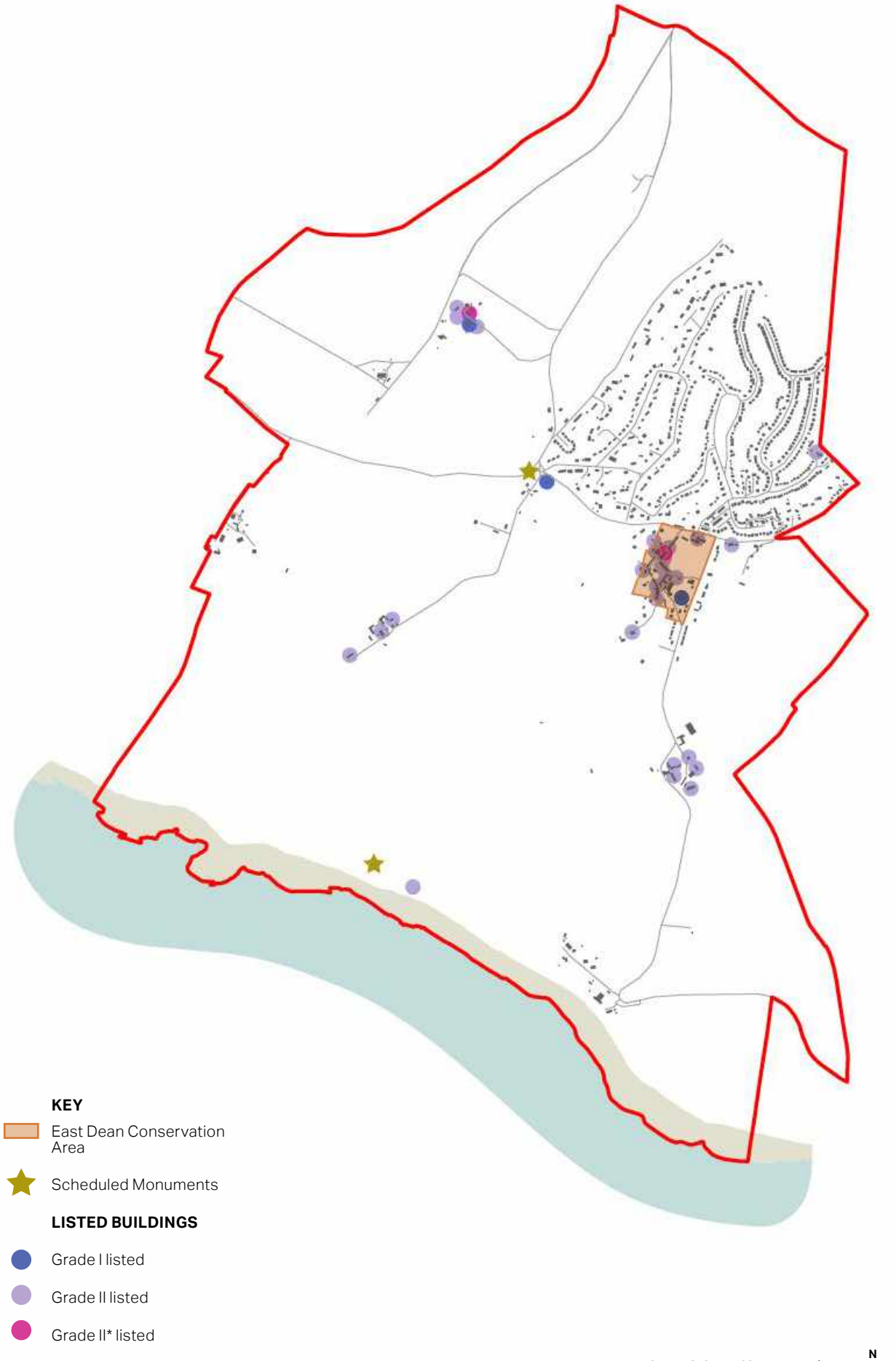


Figure 10: Heritage map of the Neighbourhood Area.

1.2.4 Heritage

The NA hosts a high proportion of listed assets including several examples of Grade I listed buildings at St Simon and St Jude Church, Church St Mary The Virgin, and Friston Place Manor House. There are also two Scheduled Monuments within the parish; A *post-medieval dewpond* is situated northeast of Point House in the centre of the parish, and a *pair of bowl barrows on Baily's Hill* are located on the coastline. There are a number of non-designated heritage assets locally which will be identified within the Neighbourhood Plan. Much of the southern part of the parish is designated as 'heritage coast'.

Figure 11: Friston Hall, demonstrating a timber framed structure with a red brick facade including flints and tone quoins. This property is separated from the main built-up area of the village.

Conservation Area

The East Dean Conservation Area covers the historic village and its largely 18th century built fabric. Buildings within the Conservation Area are typically faced with flint and red brick dressings and quoins. Roofs are tiled and fenestration consists of casement style windows. At the time of writing there is not an available Conservation Area Appraisal.

Figure 12: View southwest on Upper Road, within the East Dean Conservation Area, displaying a typical terrace of two storey flint fronted dwellings with clay tiled gabled roofs at alternating angles.

Heritage features

Vernacular features include half hipped tiled roofs, rusticated quoins, dentilled eaves cornices, timber casement windows, and gabled porches. Dwellings tend to be two storeys tall, sometimes with attic. Flint with redbrick detail is the overwhelming facade treatment, but plaster finishes are also evident.

Figure 13: (Top) View west across East Dean Village Green, displaying atypical 19th century dwelling with distinctive flint facade.
Figure 14: (Bottom, Left) Mid-terrace vernacular cottage with inset dormer and timber casement windows.
Figure 15: (Bottom, Right) Grade II* Listed The Dipperays, late 18th century with two Venetian windows.

Figure 16: (Top) Row of Victorian coastguard cottages which has been partially removed due to coastal erosion.
Figure 17: (Bottom, Left) Decommissioned water tower on Old Willingdon Road.
Figure 18: (Bottom, Right) Rear view of Grade I Listed St Mary the Virgin Church, displaying the cemetery.

1.3 Signpost to other documents

This section outlines the key national and local planning policy and guidance documents that have influenced, and should be read in conjunction with, this design guide. Note, this is not a comprehensive list of all design policy and guidance to be considered by development.

1.3.1 National Planning Policy

National Planning Policy Framework
DLUHC - December 2023

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).

National Design Guide
DLUHC - January 2021

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

National Model Design Code
DLUHC - June 2021

This National Model Design provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

Green Infrastructure Framework
Natural England - January 2023

The Green Infrastructure Framework provides principles, standards, design guidance and process journeys for green and blue infrastructure. It also provides a mapped evidence base to support the future delivery of infrastructure in accordance with the standards of provision. The framework should be used as a reference point for development.

Building for a Healthy Life
Homes England - July 2023

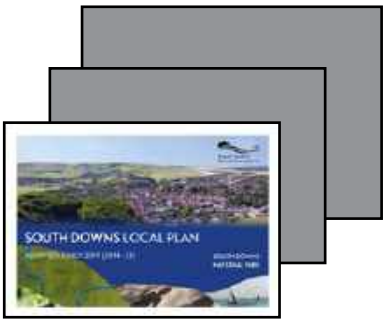
Building for a Healthy Life is the government-endorsed industry standard for well-designed homes and neighbourhoods. The document recognises the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide decision making on planning proposals, but also provides useful guidance for the design process.

Design Manual for Roads and Bridges
Department for Transport - March 2020

Development is expected to respond positively to the Manual for Roads, the Government's guidance on how to design, construct, adopt and maintain new and existing residential roads. It promotes roads and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

Cycle Infrastructure Design, Local Transport Note 1/20
Department of Transport - July 2020

The Local Transport Note 1/20 provides guidance to help cycling become a form of mass transit in many places. The guidance seeks to improve the design standards and safety of cycling infrastructure. It reflects current best practice, standards and legal requirements.



1.3.2 South Downs National Park Authority Documents

South Downs Local Plan (2014-2033)

South Downs National Park Authority - July 2019

This is a landscape led Local Plan, for the first time looking at the South Downs as a whole with National Park purposes and the duty of the SDNPA to the fore. The Plan introduces a new spatial portrait for the South Downs. The Local Plan considers the geology and geography and working practices that have shaped the landscapes of the National Park and their influence on the evolution of settlement patterns and communities.

South Downs Landscape Character Assessment

South Downs National Park Authority - October 2020

This report updates the Integrated Landscape Character Assessment (ILCA) for the South Downs National Park, which was first written in 2005 (before the National Park had been confirmed) and updated in 2011 to incorporate areas within the then newly designated National Park.

South Downs National Park Design Guide Supplementary Planning Document

South Downs National Park Authority - August 2022

This document builds on Local Plan design policies, should be read in conjunction with the sustainable construction SPD and provides guidance to applicants on a range of design issues relevant to development. Much of the guidance remains relevant even where small scale development does not need planning permission as the cumulative impacts of small changes can become significant over time.

1.4 Engagement

The contents of this design code document have been written with regard for comments made by local residents during the Neighbourhood Plan engagement.

A session was organised (accessible both online and in-person) by the Neighbourhood Plan Steering Group on January 29 2024, with responses collated and shared for the purpose of informing the following design codes. Responses were provided on a number of themes, including design and visual amenity. Responses have been summarised in the below table which is arranged by order of most-common to least-common;

AECOM provided East Dean and Friston Parish Council with a number of discussion boards to generate dialogue and commentary on numerous design themes and features such as;

- Architectural style
- Parking arrangements
- Architectural variety
- Open space
- Relation to context
- Accessibility

In favour of:	Against:
Traditional or sympathetic design	Timber cladding
Allocated/ on-plot parking	Three storey building heights
Flint and brick facades	Contemporary architecture
Green space (gardens and verges)	High densities
Planting/ road trees	Road lighting
Variety of house types in a single development	Railings as boundary treatment
Rural style	Large homes
Generous gardens	The enlargement of existing homes
Solid (stone) boundary treatment	
Accessibility	
Environmental features	
Services and cycle parking	

Table 02: Summarised consultation responses by theme.

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Character Areas

02

2. Character Areas

This section provides a snapshot of the various Character Areas in the Neighbourhood Area.

2.1 Defining the Character Areas

Development of East Dean and Friston has varied significantly in its character over time. However, despite these differences, an overarching cohesion in the architectural vernacular can be identified. The village has grown significantly since its historic origins with the development of pre and post-war housing estates, the designs of which are very much a result of the period of development.

This design guide sets out the community's expectations for the design of development. It draws out key characteristics of the Conservation Area that are locally distinctive. Features of both the Conservation Area and the more recent major housing developments are considered to be valued, attractive and distinctive of the village as a whole and these will be promoted concurrently in the following design guidance.

The Character Areas are shown on the map overleaf and detailed in this section. The remainder of the NA is best recognised for its countryside character.

Character Areas used in this report were previously defined within the East Dean and Friston Design Statement 2016[1]. However, the "Old Village of East Dean" has been expanded slightly to include adjacent undeveloped plots. "Outlying Settlements" was also added to include the hamlets outside of the village but within the parish and NA.

The Character Areas included in this report are as follows:

- **The Old Village of East Dean**
- **Friston**
- **East Dean Downlands Estate**
- **Outlying Settlements**

1 East Dean and Friston Design Statement 2016.

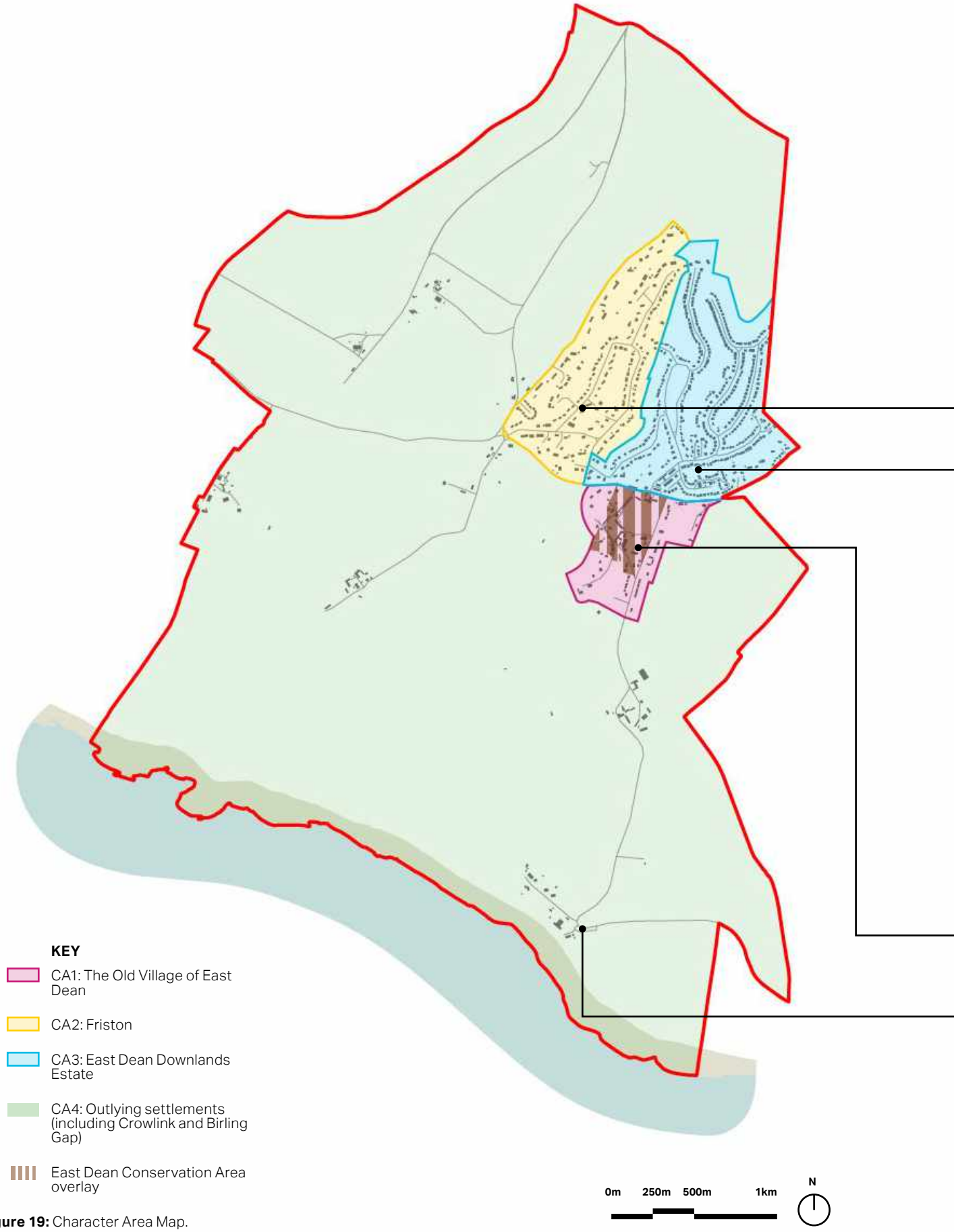


Figure 19: Character Area Map.

Figure 20: Example dwelling in Friston Character Area.

© N Chadwick

Figure 21: Roofscape of East Dean Downlands Estate Character Area.

© Simon Carey

Figure 22: Historic terrace in Old Village of East Dean Character Area.

Figure 23: View of Birling Gap in Outlying Settlements Character Area.

© Adrian Diack

Figure 24: CA1 Map.

The Old Village of East Dean

This area is partially covered by the East Dean Conservation Area and is defined as a Heritage Coast, protected by paragraph 114 of the National Planning Policy Framework to "maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as heritage coast, and improve public access to and enjoyment of the coast". The housing stock is primarily 18th century with some built stock from the 13th and 15th centuries as well as post-war ribbon development along Gilberts Drive.

Dwellings in the area vary greatly in scale and density, with a mix of terraced homes, large detached, and semi-detached residences. Properties are mostly two storeys high, but some include dormers. The roofscape includes gable, barn, and hipped styles.

Typical materials include flint, redbrick, clay tile, slate, timber frames, white render, and hanging tiles.

Favourable design outcomes

- Tight-knit urban grain, with slightly higher densities in proximity to services such as shops and transit nodes such as bus stops;
- On-road or shared courtyard car parking, arranged attractively and with sufficient capacity to prevent overspill parking;
- Historically sympathetic design using vernacular features and locally distinctive materials, or the use of complementary materials which harmonise with the surrounding built fabric;
- Shared green or open space where possible; and
- Modest scale of development which reflects surrounding buildings.

Figure 25: (Top, Left) New build housing on Gilberts Drive in vernacular style.
Figure 26: (Top, Right) Historic cottage on East Dean Village Green.
Figure 27: (Bottom) View northeast on East Dean Village Green.

Figure 28: CA2 Map.

Friston

An open and low density housing area where detached properties are set within extensive gardens (approximately 5-6 dwellings per hectare). The development was constructed in the inter-war period as a "garden estate".

Development has broad built gaps and generous grass verges which results in an open atmosphere. Mature trees and hedgerows also contribute to the natural atmosphere, there is little use of solid walls as boundary treatment. Hipped and gabled rooflines are common, with clay hanging tiles featuring on facades. Dormer windows are another common feature at first floor level.

Roadways are narrow and rural feeling, with parking accommodated on-plot on driveways or in garages.

Favourable design outcomes

- Retaining an open and low density atmosphere;
- Low plot coverage ratios and abundant greenspace.
- Limited hard-standing, retention of distinctive mature trees and hedgerows which are characteristic of the area;
- Maintaining long distance views between properties;
- Dwellings featuring a variety of architectural features creating visual interest; and
- Dwellings featuring either clay tiles roofs or red/brown brick facades, in-keeping with surrounding properties.

Figure 29: (Top) Friston Fields, a large dormer house on the Old Willingdon Road.
Figure 30: (Bottom, Left) Two storey Edwardian house on the Old Willingdon Road.
Figure 31: (Bottom, Right) Two large homes with parking on the Old Willingdon Road.

East Dean Downlands Estate

The density here is approximately 12-13 dph, roughly double that of the Friston Area. The area is a post-war development with a variety of plot sizes. Dwellings are generally shorter in height, predominantly 1-1.5 storeys tall. Built gaps and plot sizes are irregular, with some variety in architectural style. However, the common use of red/ brown brick and clay tiles helps to generate a sense of conformity. Dormers and velux windows are typical in the area. Twittens link some of the main spine roads.

Dwellings tend to have open front gardens with mature planting, there are no footpaths. Garages also feature frequently across the area. Moss and lichen on the roofscape helps to blend the area into the surrounding open countryside.

Favourable design outcomes

- Development should sit comfortably in the landscape, responding sensitively to the topography and retaining landscape views. Dwellings should not exceed two storeys in height;
- Permeable layout of development, particularly on foot and cycle. Promote connectivity through the use of twittens (alleyways) to link streets together;
- Dwellings must have on-plot parking which is arranged attractively using a porous material finish;
- Dwellings will be harmonious in style, featuring clay tiled hipped roofs, dormer windows where appropriate, and either brown or red brick facades;
- The building line remains consistent with regular built gaps (at four metres approx.), reflective of the existing layout and retaining outward landscape views.

Figure 32: (Top) South-eastern view from The Link across the SDNP, exemplifying the low-rise nature of existing buildings which allow for landscape views.
Figure 33: (Bottom, Left) Dormer bungalows on hillside with on-plot parking and planted gardens.
Figure 34: (Bottom, Right) Dormer bungalow with mature front garden.

Outlying settlements

The village of East Dean and Friston is surrounded by several clusters of development and hamlets. These areas are unlikely to experience substantial development due to their isolated positions and rural character.

Crowlink originated as a 17th century farmstead and is primarily finished in brick, flint, and clay tiles.

Birling Gap has a row of 19th century concrete coastguard cottages as well as several post-war chalets. There is no particular architectural style in this area with no use of flint.

Friston Place is a listed 16th century Hall House with supporting buildings. It is finished with brick and flint.

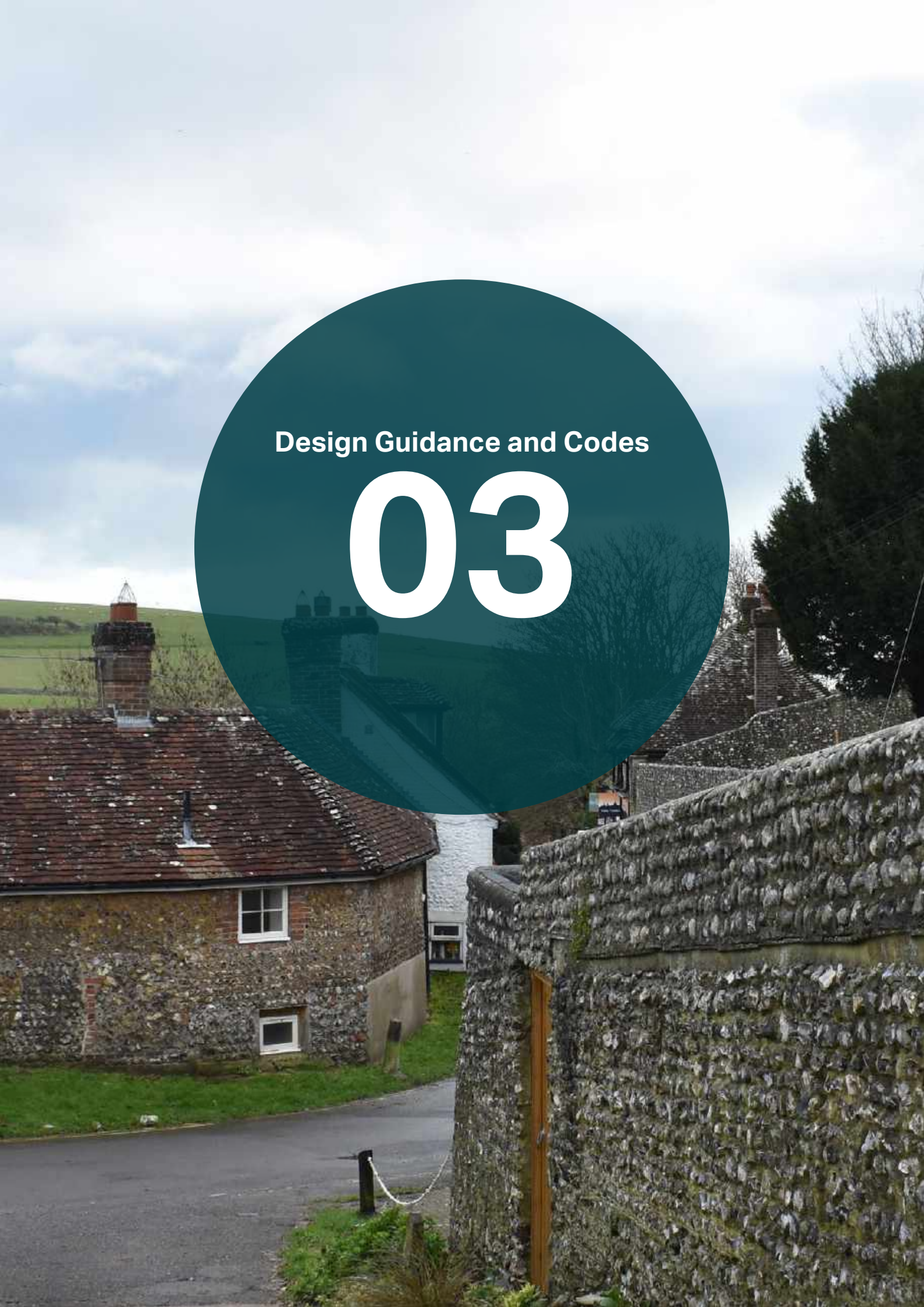
Gayles Farm is located on a spur off the A259 and is physically isolated from the rest of the built-up area.

Birling Manor Farm is another listed manor with associated buildings, dating from as early as the 13th century. It is located off Gilberts Drive, between East Dean and Birling Gap. Its buildings are finished in render, flint and brick. The Bardolf Hall is set on a raised dais, with flint, red brick dressings, and quoins on the facade and a tiled roof.

Favourable design outcomes

- Development will remain low in density, with large setbacks from the road and generous unbuilt gaps between properties;
- Maintain long distance views between properties;
- Development will respond sensitively to the unique landscape of East Sussex and the South Downs National Park;
- Due to National Planning Policy, development in this area will remain extremely limited. However, the limited development which does come forward must respond to the character of neighbouring properties; and
- The natural environment is particularly important in this area and must be protected and improved, increasing biodiversity and visual amenity.

Figure 35: (Top, Left) Victorian terrace at the Birling Gap Shore Staircase.
Figure 36: (Top, Right) Dormer bungalow In Crowlink Hamlet.
Figure 37: (Bottom, Left) St Mary the Virgin, Church at the junction of Friston Hill and Crowlink Road.
Figure 38: (Bottom, Right) Two storey terraced properties in Crowlink.



Design Guidance and Codes

03

3. Design Guidance and Codes

This section sets out the principles that will influence the design of development and inform the retrofit or extension of existing properties in the NA. Local images are used to exemplify the design guidelines and codes.

The design guidance and codes form an integral part of the Neighbourhood Plan and should be read in conjunction with other relevant policies.

3.1 Introduction

The following Design Guidance has been drawn from the contextual overview and character study of the previous sections, and in collaboration with the Steering Group (SG). The Design Guidance and Codes seek for development in the Neighbourhood Area (NA) to achieve these Design Objectives.

The material has been prepared consistent with and complementary to the design related policies and SPDs (Supplementary Planning Documents) adopted by the South Downs National Park Authority. This document aims to apply highly specific guidance for development within East Dean and Friston parish, in accordance with the views of local residents as represented by the Neighbourhood Plan SG. It is important that any developments in East Dean and Friston enhance the local character of the area, sits appropriately within the East Sussex landscape, and aligns with the aspirations of the local community.

The Design Guidance and Codes apply to the whole NA. Unique outcomes for the Character Areas have been identified where applicable.

Guidance and codes will apply not only to newbuild development, but also to redevelopment of existing properties and extensions. **Very limited development is expected to take place within the parish due to its location within the SDNP.**

3.1.1 Guidance vs Codes

"Design Guidance" will be set out in a paragraph at the beginning of each theme and will outline overall design objectives to be achieved by the "Codes" which follow in a numbered format.

3.2 Active travel and walkable routes

Walking and cycling should be facilitated for short trips within the NA, making direct connections between housing and services or amenities.

It is unlikely that new vehicular through routes will be created by new development within the NA. However, development proposals may create additional links and improve the quality of existing routes wherever possible.

The following principles should be considered by development throughout the Neighbourhood Area:

i. Users of public and private space are varied and include disabled users, parents/ carers with buggies and young children. It is important for these users to be catered for when designing new development;

ii. Walking and cycling routes along a roadway should provide safety from vehicles on the road. This requires a footway, grass verge or pavement that is wide enough to ensure pedestrians do not conflict with vehicles. Primary through routes should also be designed wide enough for the passage of buses to facilitate public transport movement; and

iii. In addition, walking routes should not pass through hazardous areas such as fields with large animals, dykes, ditches or areas of flooding.

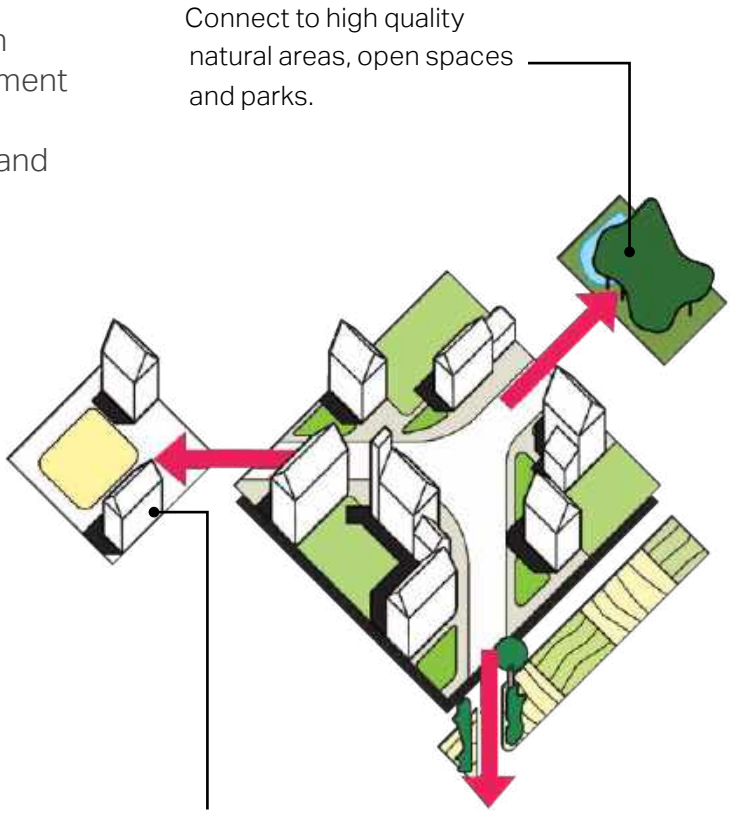


Figure 39: Illustrative diagram showing direct routes from dwellings to amenities.

3.3 Form and Massing

The size, shape and aspect of individual buildings in the village contribute to the overall villagescape. Development has the opportunity to enhance this.

Development and extensions must reflect and complement the scale and layout of surrounding properties and the wider village. Newbuild housing must respect the existing settlement pattern and topography, sitting sensitively within the settlement and the wider landscape context.

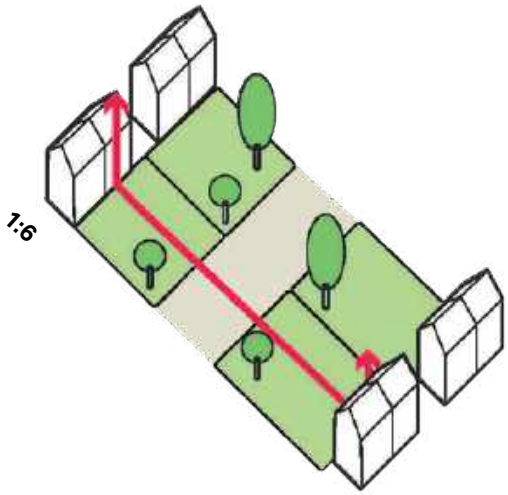
Streets should create a sense of enclosure provided by the building height to road width ratio as well as consistent building lines and boundary treatments which create an intimate road scale. This allows the built form to define the space within.

An enclosure ratio refers to when buildings physically define public spaces particularly through proportions between height and width in an area to create places that are comfortable to pedestrians.

The following Character Area specific guidance overleaf should be considered by development proposals:

Friston

East Dean Downlands Estate



The Old Village of East Dean

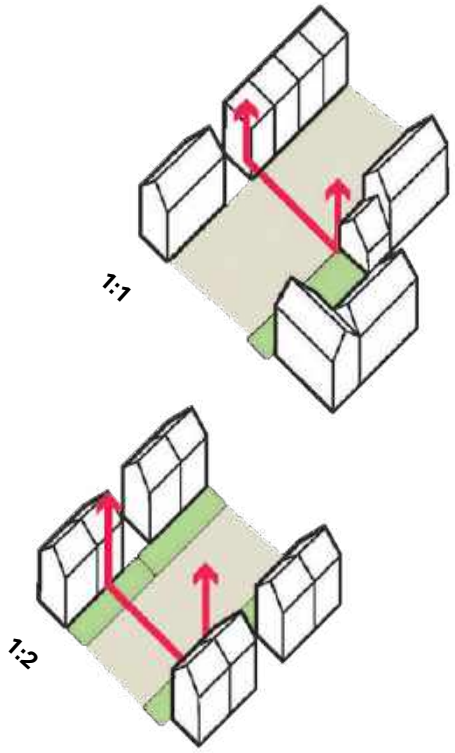


Figure 40: Illustrative diagrams displaying various rates of enclosure ratio which are applicable in various Character Areas.

The Old Village of East Dean

Setbacks

i. Development may have short setbacks, with buildings set immediately on the road edge;

ii. Short front garden spaces of between 3-5m in depth may be included by infill developments;

iii. Where there is a standard road edge, development should reinforce or continue this OR where the is an undefined road edge, development should take reference from neighbouring properties to determine an appropriate setback;

Unbuilt Gaps

iv. Due to the varied layout in this area, unbuilt gaps will not be considered necessary in newbuild housing, terraced development will be acceptable;

Orientation

v. Dwellings will generally be expected to be oriented towards the road. However, it will be acceptable for newbuild housing to be oriented towards outward views in this area;

Enclosure

vi. This Character Area has a tight-knit, fine urban grain. Therefore, development should seek to achieve an enclosure ratio of 1:1 or 1:2;

Plot coverage

vii. A high plot coverage is acceptable in this area, up to 0.5[1].

East Dean Downlands Estate

Setbacks

viii. Housing in this Character Area generally has a setback of 10-15m from the road's edge, this should be reflected in development proposals;

Unbuilt Gaps

ix. Properties are generally detached or semi-detached in this area, with regular built gaps between 2-5m protecting landscape views between properties;

Orientation

x. Dwellings should be oriented toward the road with entrances located on the front of the building;

Enclosure

xi. This area has a relatively low level of enclosure, with the enclosure ratio falling at around 1:6, this should be reflected by development;

Plot coverage

xii. Dwellings in this area typically have generous front and back gardens, therefore plot coverage ratios are lower, development should have a plot coverage ratio of approximately 0.2.

1 (Building Footprint/ Total Area of Plot) x 100%

Friston

Setbacks

xiii. Housing in this Character Area generally has a setback of 15-20m from the road's edge, this should be reflected in development proposals;

Unbuilt Gaps

xiv. The majority of dwellings within this Character Area are detached. Unbuilt gaps of 10-15m metres are common, development may reflect this;

Orientation

xv. Dwellings should be oriented toward the road with entrances located on the front of the building;

Enclosure

xvi. This area has a generally low enclosure ratio with an open feel, development should attempt to reflect this with an enclosure ratio of 1:6 and below;

Plot coverage

xvii. This Character Area is low in density. Development should attempt to reflect this with a plot coverage ratio below 0.2;

xviii. Backland development may be appropriate in this Character Area once appropriate built gaps and plot coverage is retained by infill properties.

Outlying Settlements

Setbacks

xix. Setbacks in the outlying settlements are highly varied. Development in this Character Area should reflect that of neighbouring properties where possible;

Unbuilt Gaps

xx. Generous unbuilt gaps of 10m at minimum should be included in development proposals due to the low density nature of this area;

Orientation

xxi. Due to a lack of consistent building orientation in this area, development may be oriented along topographical features or towards external views;

Enclosure

xxii. This area has a generally low enclosure ratio with an open feel, development should attempt to reflect this with an enclosure ratio of 1:6 and below;

Plot coverage

xxiii. This Character Area is low in density. Development should attempt to reflect this with a plot coverage ratio below 0.2 where possible.

Figure 42: Figure outlining low plot coverage in the Friston Character Area.

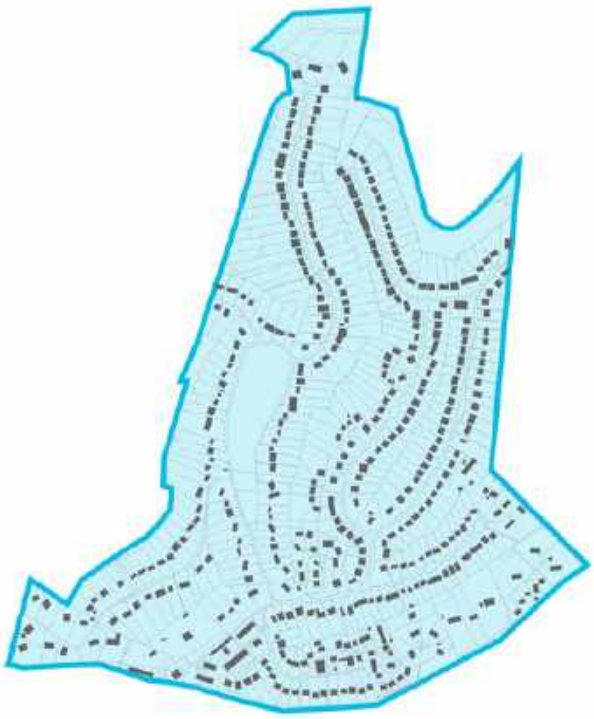


Figure 41: Figure outlining the plot coverage in the East Dean Downlands Estate Character Area.

Figure 43: Figure outlining the plot coverage in the Old Village of East Dean Character Area.

3.4 Height and Rooflines

The roofscape between each Character Area remains largely consistent. All developments and alterations should protect this quality.

The roofscape in the Neighbourhood Area includes several distinctive features such as hipped roof styles and dormer windows including eyelid dormers. Roof styles vary between the CAs with more complex Edwardian rooflines found in The Old Village of East Dean, with simpler gabled roof types in the post-war dwellings of Friston.

The following Character Area specific guidance overleaf should be considered by development proposals:

The Old Village of East Dean

Height

i. Dwellings in this Character Area are typically 1.5 - 2 storeys in height. However, 3-3.5 storey structures are also evident. Development should generally not exceed 2 storeys in height except for when topography allows for a slightly taller profile, or in a location where a taller element can create a placemaking or path-finding feature;

Roofline

ii. Rooflines in this area are typically gabled with clay peg tiles or slate tiles, development in this area should reflect this;

iii. Rooflines may be punctuated with inset dormer windows to reflect neighbouring properties;

iv. Rooflines must be pitched, flat roofs will generally be unacceptable.

Slate gabled roof

Inset dormer window

Clay peg gabled roof

Typical dormer window

East Dean Downlands Estate

Height

v. Dwellings in this character area are typically between 1-2 storeys in height. Development should not exceed two storeys (above ground level);

Roofline

vi. Development may display hipped or gabled roofs with clay tiles;

vii. Development may include dormer windows of various types.

Multiple dormers

Friston

Height

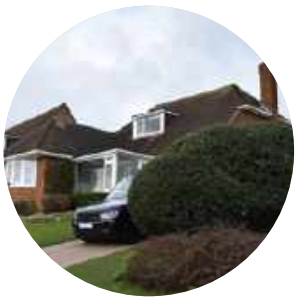
viii. Dwellings are typically two storeys (above ground) in height, development should reflect this;

Roofline

ix. This area has a mixed roofscape, including complex Edwardian roofs, hipped roofs, and gabled roofs. Development may reflect this;

x. Roofs should be topped with slate or clay tiles.

Combination gabled and hipped roof



Hipped roof with dormer

Edwardian roof

Clay tiled gabled roof

Outlying Settlements

Height

xi. Height should not exceed two storeys (above ground);

Roofline

xii. The roof types in this Character Area are varied, development should take reference from neighbouring buildings.

Slate roof

Shallow angled Victorian roof

3.5 Materiality and Details

The material palette across the parish is warm, natural, and helps the built environment to seamlessly blend with the East Sussex landscape.

East Dean and Friston has an overwhelmingly cohesive built environment with a restrained material palette and several common features found across the parish within various Character Areas.

This quality should be protected, with future developments reflecting features of existing buildings. The following guidance will relate particularly to road addressing frontages.

To retain East Dean and Friston's characteristic look, development should adhere to the following Character Area specific codes;

The Old Village of East Dean

Materials

i. [On facades] Development proposals should seek to incorporate flint facing, red brick, or textured plaster render in white;

Features/Details

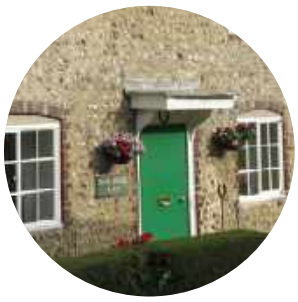
ii. Windows should be in casement style, using timber, aluminum, or powder coated UPVC;

iii. Facade detailing is encouraged to add visual interest to the road, this may include brick arches above fenestration or timber porches;

iv. Contemporary designs may be acceptable when they incorporate vernacular form, features, and materials, as previously outlined;

Boundary treatment

v. Boundary treatments in this area should consist of flint walls and should only be included at the front when there is sufficient setback from the road edge (2m+). Within th East Dean Conservation Area, boundary walls should be of a high material quality.



Flat roofed open porch

Flint facade

White painted flint facade with timber casement windows

Red brick arch detail in a former doorway

East Dean Downlands Estate & Friston

Materials

vi. [On facades] Development proposals should seek to incorporate red or brown brick, hanging clay tiles, or white plaster. Timber weatherboards may be acceptable when used sparingly;

Features/Details

vii. Dwellings in this area have relatively simple overall forms. However, solid porches, and window features such as box bay windows will be acceptable;

Boundary treatment

viii. Natural boundary treatments such as hedges and shrubs will be preferred. Low-rise solid boundary treatments may also be acceptable in certain cases. Tall wooden fences are discouraged. Grass verges should be included in this area; and

ix. Concrete kerbs, posts, and bollards are discouraged due to their urbanising effects.

Outlying Settlements

Materials

x. Facade treatments may range from render, to brick, to weatherboard;

Features/Details

xi. Development proposals should make reference to details seen in neighbouring properties;

Boundary treatment

xii. Natural boundary treatments such as hedges and shrubs are preferred but solid boundary treatments may also be acceptable when they use high quality materials. Tall wooden fences are discouraged. Grass verges should be included; and

xiii. Concrete kerbs, posts, and bollards are discouraged due to their urbanising effects.

Timber weatherboards

Brown hanging tiles

Box bay window and hanging tiles

Brown brick

Brown brick with red detailing

Low solid boundary treatment with flint

Natural boundary treatment

3.6 External Lighting and Dark Skies

The neighbourhood area has a distinct dark skies quality due to its location within the South Downs National Park, and the private management of many roads.

The NA falls within zone E1a: Intrinsic Rural Darkness[1] within the Local Plan. Dark Sky Zones are classified using the Sky Quality Meter (SQM), which measures the brightness of an area of sky. Zone E1a includes areas which measure 20 SQM and above (excluding the core zone).

The following principles should be considered by development throughout the Neighbourhood Area:

i. Ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas (covering the entire NA);

ii. Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e. when a business is closed or, in outdoor areas, switching off at quiet times between midnight and 5am or 6am. Planning conditions could potentially be used to enforce this;

iii. Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times;

1 See SDNP Dark Skies Technical Advice Note: https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/technical-advice-notes-tans/dark-skies-technical-advice-note-tan/

Figure 44: Example of nocturnal wildlife common in the parish.

iv. The needs of particular individuals or groups should be considered where appropriate (e.g. the safety of pedestrians and cyclists). Schemes designed for those more likely to be older or visually impaired may require higher levels of light and enhanced contrast. In these cases, low level ground-mounted lighting should be considered.

v. Street lighting should be avoided within areas of public realm, in line with existing settlement character;

vi. Any new developments and house extensions designs should encourage the use of natural light sources;

vii. To minimise the impact on bats, the use of low pressured sodium lamps is recommended in preference to mercury or metal halide lamps which have a UV element that can affect the distribution of insects and attract bats to the area, affecting their natural behaviour (Bat Conservation Trust 2008). In general, lighting around any integrated bat roost features within the new development should be completely avoided;

viii. Lighting schemes should be part of a strategic approach where all light sources, including columns, bollards, switch off, PIR (Passive Infrared Sensor), porch lights, solar cat's eyes, up-lighting, path lighting, backlighting and downlighting, are put in an hierarchical order based on their use. This order will define the light levels and switch off times;

ix. Light sources should be less than 2700K to ensure appropriate levels of light spill and glare. Light shields can also be used at light sources for additional protection over glare and light spill and thus dark skies; and

x. Choice of lighting should be energy-efficient and sustainable. The installation of carefully directed motion sensors should be encouraged.

3.7 Car and Cycle Parking and Services

Car parking should be managed attractively and efficiently to mitigate the effects of car clutter and congestion on the public realm.

Cars are a fact of life in rural areas. However, to maintain the amenity of the road and village, the design of car parking must be well considered by development. Furthermore, in accordance with sustainable aspirations for the Neighbourhood Area. Examples of car parking typologies are shown on page 46.

Car Parking

Car parking design should be informed throughout the Neighbourhood Area by the following principles:

i. For family homes, car parking should be placed at the front or side of the property, for small pockets of housing, a front or rear court is acceptable;

ii. Car parking should be combined with landscaping to minimise the presence of vehicles, garden space should be greater than parking area where possible;

iii. Parking space should minimise impervious surfaces by utilising permeable paving;

iv. Where garages are proposed, they should be located to the side or rear of the dwelling. If a garage is proposed to the front of a dwelling, it must be designed and arranged so that it is sensitive to context of the site;

v. Internal garage widths must be of a sufficient size (3m minimum) to accommodate for car parking, allowing ample room for the driver's door to open with sufficient clearance on the passenger side, as well as bicycle parking and residential storage;

vi. Garages must be finished with the same architectural features and materials as the main building. Gable roofs will be preferable to skillion (flat) roofs which look 'tacked-on' to the side of a dwelling; and

vii. Ensure manoeuvring areas for car parking does not dominate the road frontage, allowing for a generous front garden.

The following parking typologies are recommended in the Character Areas below;

Figure 46: On-plot and garage parking.

Outlying Settlements

East Dean Downlands Estate

Friston

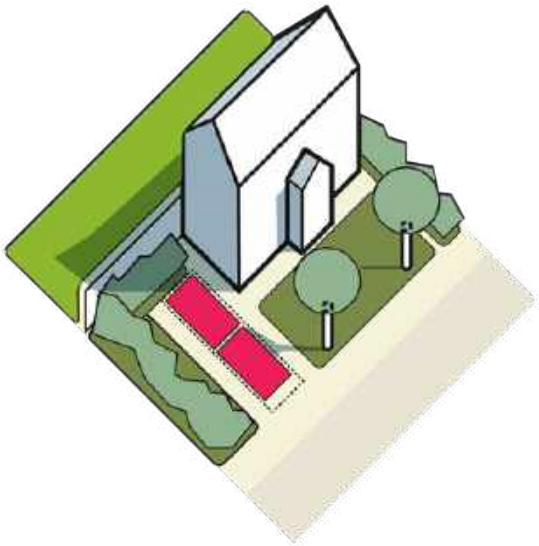


Figure 45: On-plot side parking.

Outlying Settlements

East Dean Downlands Estate

Friston

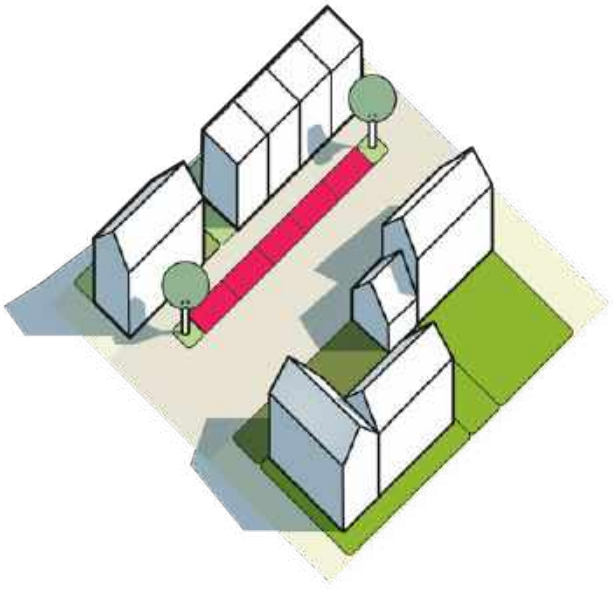


Figure 48: On-road parking.

The Old Village of East Dean

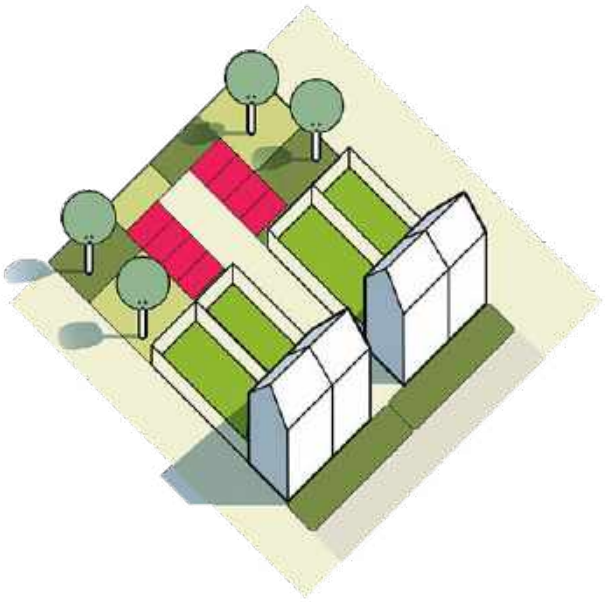


Figure 47: Rear courtyard parking.

The Old Village of East Dean

Cycle Parking

Cycle parking design should be informed throughout the Neighbourhood Area by the following principles:

For houses without garages:

viii. For residential units, where there is no on-plot garage, covered and secured cycle parking should be provided within the domestic curtilage;

ix. Cycle storage must be provided at a convenient location with an easy access;

x. When provided within the footprint of the dwelling or as a free standing shed, cycle parking should be accessed by means of a door at least 900mm and the structure should be at least 2m deep; and

xi. The use of planting and smaller trees alongside cycle parking can be used.

For houses with garages:

xii. The minimum garage size should be 7m x 3m to allow space for cycle storage;

xiii. Where possible, cycle parking should be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage;

xiv. The design of any enclosure should integrate well with the surroundings; and

xv. Bicycles must be removed easily without having to move the vehicle.

Figure 49: Example of cycle parking storage that fits sensitively within a rural environment, elsewhere in UK.

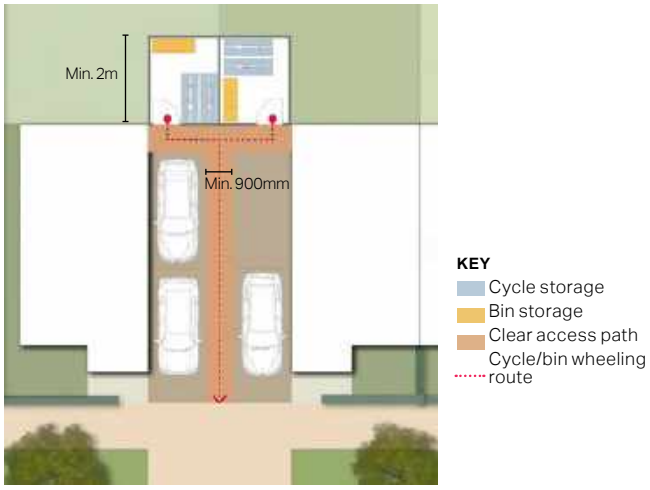


Figure 50: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties.

3.8 Conversions and Extensions

Modifications and extensions should be harmonious in design to the original building and should improve the villagescape.

The following principles should be considered by development throughout the Neighbourhood Area:

Front Extensions

i. Are generally not acceptable. If proposed, front extensions should take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height. The extension can project maximum 2 metres beyond the front façade and must not cover more than 50% of the front elevation. Front extensions should not significantly alter the road edge.

Side Extensions

ii. Should usually be set back from the main building line to the front of the dwelling and must either complement or match the materials and detailing of the original building, particularly along the road facing elevation. The roof of the extension should harmonise with that of the original building, highly complex roof junctures will generally be discouraged.

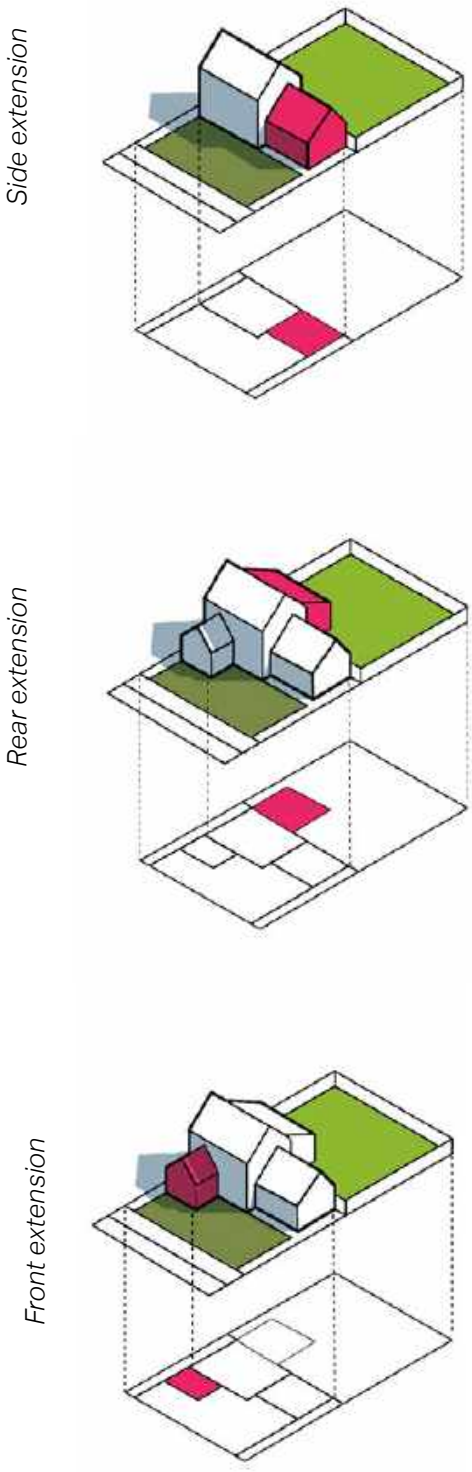


Figure 51: Examples of extension types.

iii. High quality and context sensitive extensions will be supported where they have shown consideration for the overall villagescape and for neighbouring dwellings. Built gaps must be retained to an appropriate degree of at least 3-5 metres.

Rear Extensions

iv. Should generally be single storey and set below any first-floor windows to minimise any effects on neighbouring properties, such as blocking day light. Double-storey rear extensions are not common as they usually affect neighbours' access to light and privacy, however, they may be acceptable when size and style of the property allows for a two-storey extension and it does not have a negative impact on the surrounding villagescape;

v. The position of the chimney that maintains a sense of symmetry is significant in the Neighbourhood Area.

Figure 52: Negative example of a front extension which disrupts the existing building line and creates a substantial loss of front garden space and therefore contributes to surface water runoff.

Figure 53: Positive example of an extension which reflects the style and rhythm of the original dwelling and neighbouring dwellings while retaining the consistent building line.

Conversions[1]

vi. External additions should be subordinate in scale to the original or primary form of the building;

vii. Extensions should be designed to match or compliment the existing facade material of the structure;

viii. Modifications must retain evidence of a structure's previous use where possible;

ix. Modifications must respect or enhance the appearance of the original building and the wider scene;

x. Road facing facades should be free of domestic add-ons such as satellite dishes, external lighting, and hanging baskets; and

xi. Extensions should have a minimal impact on the surrounding landscape by using natural screening where possible and an unobtrusive material

1 See Historic England's retrofit guidance here: https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/

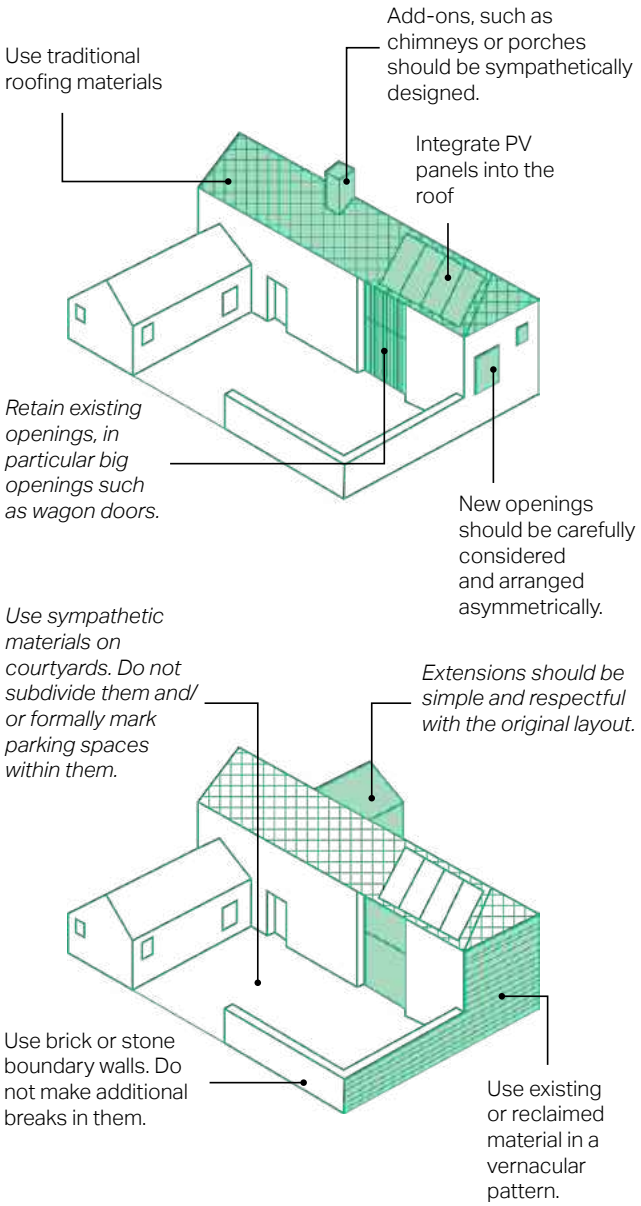


Figure 54: Acceptable examples of alterations made during conversion.

palette which blends with surrounding land uses.

Attic Conversions

xii. Involving the addition of dormer windows on houses of traditional architectural styles should follow the diagrammatic guidance on figure 55.

Additional storeys

xiii. Must be carefully considered and will only be considered appropriate if they can seamlessly blend with the existing building and do not have a negative impact on the villagescape from ground level.

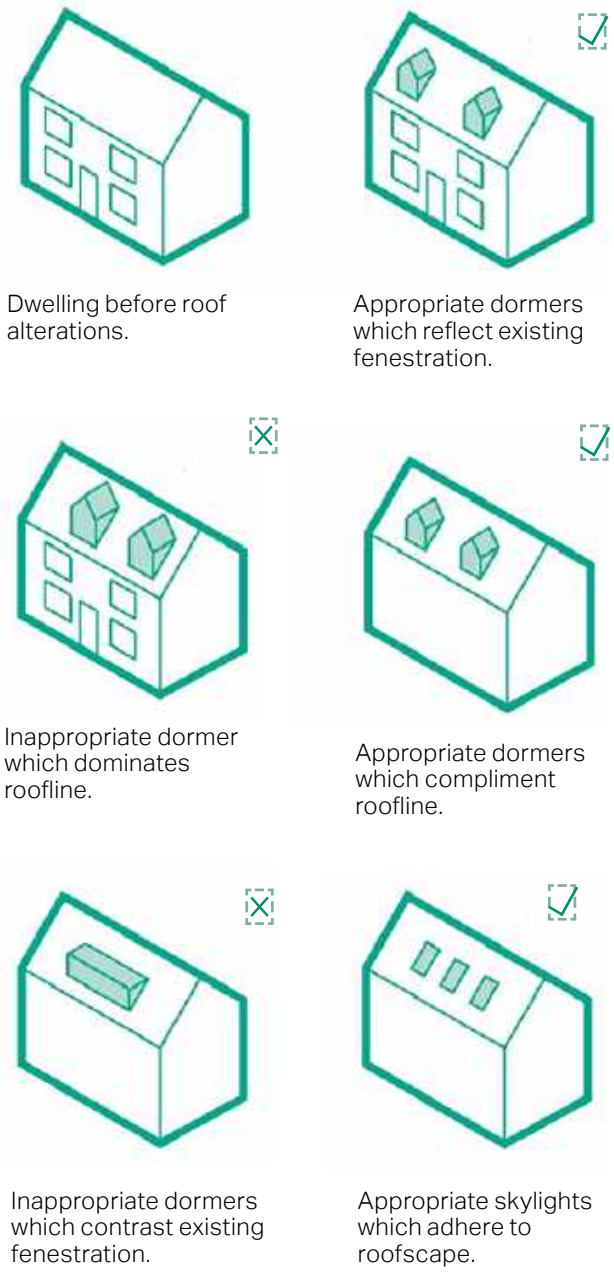


Figure 55: Guidance for dormer window additions on traditional style dwellings.

3.9 Sustainable Features

National and local planning guidance provides best-practice architectural design principles to deliver development and retrofit existing buildings to be more sustainable.

Dwellings should be as energy and water efficient as possible to reduce ongoing pressure on resources[1].

In addition to a general understanding of the local context and principles of good design, development should consider how to achieve net zero development in East Dean and Friston. All development should seek to improve on the current baseline of resource and energy use, climate change resilience, and healthy and sustainable living. The parish, working with the Centre for Sustainable Energy, prepared a Carbon Footprint Report[2]. The SG are committed to mitigate the impacts of climate change.

1 See detail on Futures Homes Standards 2023 here: https://www.gov.uk/government/consultations/the-future-homes-and-buildings-standards-2023-consultation
2 See the report here: https://impact-tool.org.uk/report?regionId=E04003838&geography=parish

Net zero development

Sustainability must be considered at all stages of development to achieve net zero. Design features such as renewable energy and heating systems, energy efficient appliances and lighting, sustainable transport infrastructure and facilities, electric vehicle charging, building materials, and quality of construction all contribute to reducing the carbon footprint of development, employees and residents.

The following net zero principles should be considered for all development throughout the Neighbourhood Area:

i. Reduce embodied energy through the remodel and reuse of existing buildings and materials where feasible;

ii. Design development to utilise minimal and low energy materials;

iii. The retrofit of historic dwellings to improve their energy efficiency will be supported when it retains the existing character of the building[1] (see appropriate features for retrofit on page 56);

iv. Consider the possible design measures for existing and new buildings (refer to the adjacent list and its example application to a dwelling on page 56) to improve energy efficiency. Development must demonstrate how it has sought to be net zero by utilising a combination of these, or other innovative, design measures;

v. Provide facilities that encourage more sustainable transport options, including individual or communal electric vehicle charging points and bicycle parking. Employment uses can also encourage the use of bikes for local deliveries by providing space and charging points for larger bikes, such as cargo- or e-bikes;

vi. Provide facilities that support waste reduction through composting and recycling; and

1 See Historic England's Guidance on how to improve energy efficiency in historic buildings here: https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/

vii. Ensure energy efficient measures are sensitive to the character of the Conservation Area and historic buildings; and

viii. The installation of solar panels on roofs will be supported in principle. However, solar panels should preferably match in colour to the surrounding roofing material e.g., slate imitation panels for a slate roof. Solar panels will typically be oriented and placed for the most favourable solar gain, but when possible they should be positioned on non street addressing rooflines.

Water and Sustainable Urban Drainage Systems (SuDs)

The term SuDS stands for Sustainable Urban Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits. East Dean and Friston Parish wants SUDs to be integral to the design of Green Infrastructure to improve climate change resilience.

SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

The following principles should be considered for all development throughout the Neighbourhood Area:

ix. Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and

x. Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

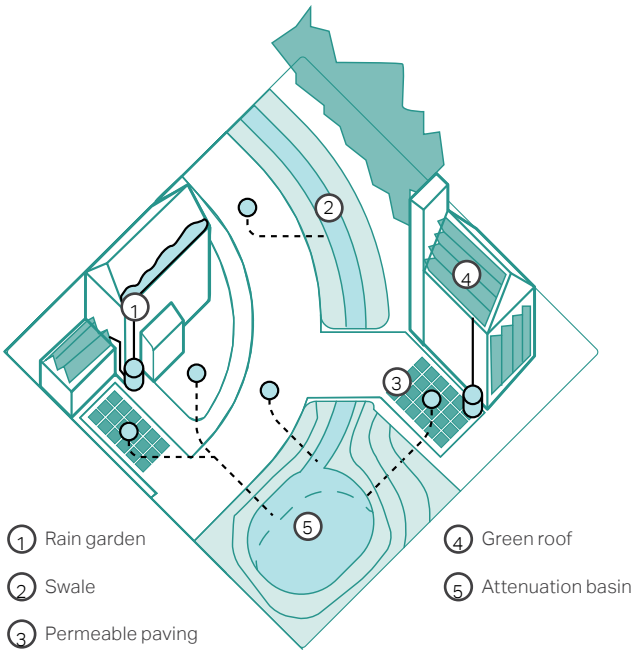


Figure 56: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can however be applied:

xi. Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;

xii. Integrate into development and improve amenity through early consideration in the development process and good design practices;

xiii. SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;

xiv. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;

xv. Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and

xvi. SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits

Rainwater Harvesting

Rainwater harvesting is a system for capturing and storing rainwater as well as enabling the reuse of in-situ grey water. Some design considerations include:

The following principles should be

Figure 57: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm, Sweden

considered for all development throughout the Neighbourhood Area:

xxi. Concealing tanks with complementary cladding;

xxii. Use attractive materials or finishing for pipes, unsightly pipes should be avoided;

xxiii. Combine landscape or planters with water capture systems; and

xxiv. Use underground tanks.

Figure 59: Example of a modular water tank

Figure 58: Example of a rainwater harvesting tank in the shape of a bee hive

Existing buildings

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low-carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new

- A **High levels of airtightness**
- B **Triple glazed windows and external shading** especially on south and west faces
- C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H **Solar panels**
- I **Electric vehicle charging point**

General considerations

- **Acoustic insulation** prevents the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom, and attached dwellings. It is important for the wellbeing of occupants.
- **Thermal insulation** prevents heat loss, improving comfort. It can be provided for any wall or roof on the exterior of a building. Particular attention should be paid to heat bridges around corners and openings at the design stage.
- **Airtight construction** reduces heat loss to improve comfort, and protects the building fabric. Airtightness is achieved by sealing a building to reduce infiltration, which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions, the simpler and more efficient the airtightness design will be.
- **Thermal mass** is the ability for material to absorb, store and release heat energy to even out variation in internal and external conditions. This can be beneficial during the summer and winter. Thermal storage in construction elements can be provided, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space.

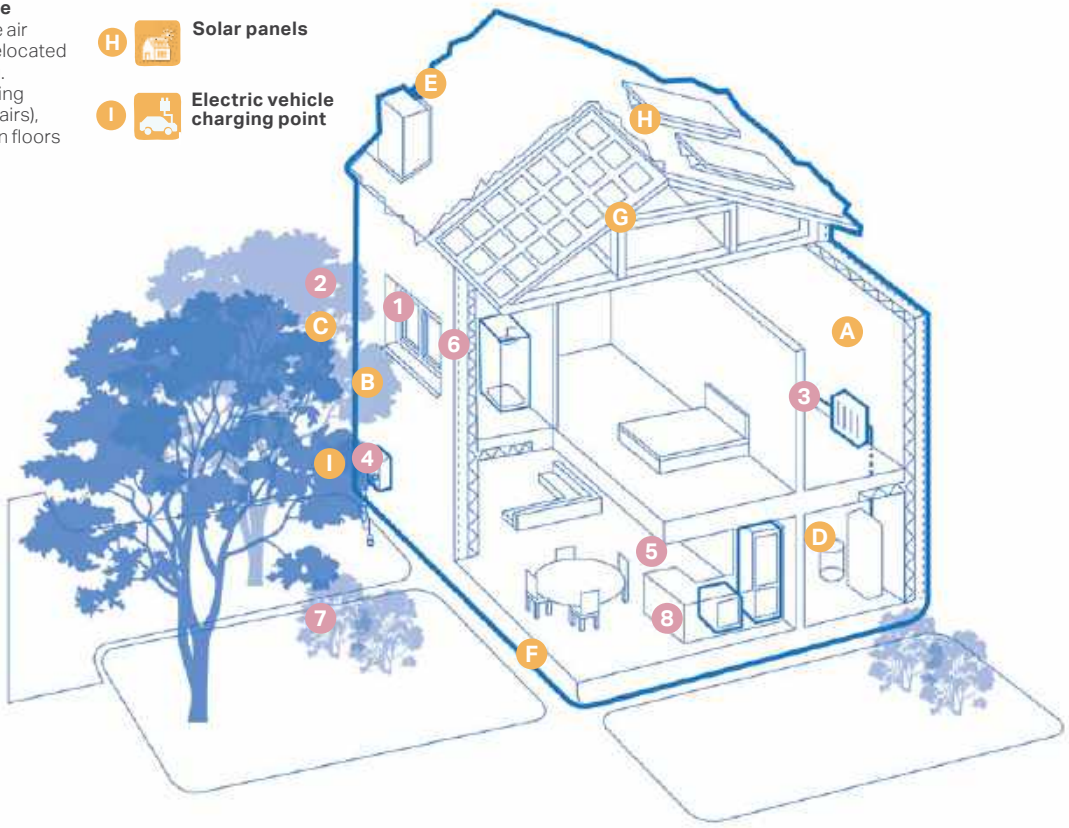


Figure 60: An indicative diagram highlighting general considerations to reduce the carbon impact of existing and new houses.

3.10 Wildlife

Biodiversity and wildlife habitats should be preserved accommodated wherever possible.

Wildlife Friendly Features

Please also refer to the biodiversity map and policy in the Neighbourhood Plan.

The following features should be considered for all development throughout the Neighbourhood Area:

i. Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments;

ii. Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, comprehensive landscape buffering should be encouraged;

iii. Developments and extensions should aim to strengthen biodiversity and the natural environment;

iv. Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function. These links should connect between existing green infrastructure to maintain or create new ecology corridors;

v. All fencing/walls to gardens should provide hedgehog holes;

vi. Development proposals should include the creation of new habitats and wildlife corridors by planting wildflowers and bulbs on verges and open spaces and aligning back and front gardens or installing bird boxes or bricks in walls and improving habitats at ponds;

vii. Wildlife corridors should be included to enable local wildlife to travel to and from foraging areas and their dwelling area;

viii. Large areas of artificial grass should be avoided and hard landscaping should be minimised; and

ix. The loss of trees and garden space will be discouraged.

Figure 61: Examples of a bughouse decorating rear gardens or public green spaces.

Figure 62: Examples of a frog habitat decorating rear gardens or public green spaces.

Hedges

The following features should be considered for all development throughout the Neighbourhood Area:

x. Hedges are preferred as boundary treatments across the NA to protect the rural atmosphere (with the exception of in the Old Village of East Dean Character Area where solid stone walls will also be accepted); and

xi. Suitable native species for hedges include Yew, Beech, Hornbeam and Holm Oak, non native species should be avoided.

Figure 63: Examples of a hedge in the NA, natural boundary treatments like this one support biodiversity.

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