



East Dean and Friston Parish Council are inviting your feedback on the Pre-Submission (draft) Version Neighbourhood Plan. We are seeking your comments between now and Monday 13 October 2024

This is a statutory Pre-Submission Consultation in accordance with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation will run for six weeks until 5pm on the 13 October 2024.

The East Dean and Friston Neighbourhood Plan is a planning document that sets out a vision and objectives for our parish to 2040. It covers the whole area of the parish. The Plan contains nine planning policies. These set out how land should be used and will also inform decisions on planning applications within the parish. The Neighbourhood Plan, if accepted, will ultimately sit alongside the South Downs Local Plan, carrying equal weight in the decision-making process.

The Neighbourhood Plan is more locally focussed than the South Downs Local Plan, whose planning policies apply to the South Downs National Park as a whole. Whilst our Neighbourhood Plan policies must conform to the adopted Local Plan (and national) policies, they seek to add additional local detail to ensure that decision-making takes into account the specific needs and circumstances of our parish.

Neighbourhood planning is about shaping development, not stopping it. If housing is allocated, for instance, within the new South Downs Local Plan, the neighbourhood plan could not be used to stop that. But the policies can influence how that housing might look, where it should go and so on.

The Parish Council is the official lead body, however, it is vital that the community as a whole has a say in the Neighbourhood Plan's content. We have a Steering Group, comprising councillors and local volunteers, who are leading on the development of the Plan and who have been undertaking engagement and evidence gathering throughout.

What happens next? All comments received will be carefully considered by the Steering Group who will then amend the document accordingly. This will result in the development of the so-called 'Submission Version' Neighbourhood Plan. This, along with the supporting documents, will be submitted to the South Downs National Park Authority, who will organise a second round of formal consultation. This will provide you an opportunity to have further input into the Plan. All comments will be forwarded to an Independent Examiner, who will ensure that the Plan meets the legal requirements. If successful, the Plan will then proceed to a public referendum and those on the electoral role in the parish will be invited to vote on whether the Plan should for part of the Development Plan for the South Downs, sitting alongside the Local Plan.

How to comment on the Pre-Submission Draft Neighbourhood Plan

We are keen to receive as much feedback as possible in order to ensure that the policies fully reflect local opinion.

This leaflet provides a summary of each of the policies to give a flavour of what is included. It is important to note, however, that each part of the Neighbourhood Plan covers a complex area and we encourage you to take time to read the whole document to understand the complete picture.

To access the Neighbourhood Plan and supporting documents, please visit the Parish Council / Residents' Association websites to view the Plan and supporting documents. These can be accessed using the following links:

- <http://www.edfparishcouncil.org.uk/>
- <https://edfra.org.uk/draft-neighbourhood-plan/>

Hard copies: are available on request from the Parish Council.

Drop-in sessions: We are hosting two drop-in sessions at the Village Hall to give you an opportunity to meet the Steering Group, learn more about the Plan ask questions and provide feedback. These will be held as follows:

- Tuesday 10 September 2pm-5pm
- Thursday 26th September 6pm to 9pm

Email us your comments: clerk@edfparishcouncil.org.uk

Post your comments: into the Village Hall post box.

Complete our online survey: <https://www.surveymonkey.com/r/EDFReg14>

Paper copies of the survey are available on request and at the Drop-in sessions

Data Protection: A summary of all comments made will be publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1998 and General Data Protection Regulations. The Parish Council will process your details in relation to this preparation of this document only.

As part of the Consultation and in line with the General Data Protection Regulations (GDPR), when completing the online survey form or sending in a response, please confirm that you are happy for the Parish Council to pass on your contact details (name, address/email address) onto the South Downs National Park Authority (SDNPA) so that they can contact you at the next formal round of consultation.

Summary of the draft East Dean and Friston Neighbourhood Plan policies:

We recommend that you read the draft document, however here is a summary of the policies:

Policies	Main intent
Housing	
Policy EDF1: Meeting local housing needs	Ensuring that new homes meet the needs of local people and achieve a balanced mix of development.
Character, Heritage, and Design	
Policy EDF2: Character and design of development	Protecting and enhancing the character of the area, and embedding the principles set out in Design Guidelines and Codes that have been prepared for the parish into development proposals.
Policy EDF3: Energy efficiency and design	Ensuring all developments meet the highest energy efficiency and environmental standards.
Policy EDF4: Conserving heritage assets	Identifying assets – building and other features – that are locally important from a historic perspective so that their heritage value can be considered within planning applications.
Environment and Green Space	
Policy EDF5: Conserving and enhancing the natural environment	Protecting, enhancing and extending areas and corridors of significant biodiversity value.
Policy EDF6: Local Green Space	Protecting Green Spaces that are demonstrably special to the local community from inappropriate development.
Policy EDF7: Locally significant views	Protecting individual views throughout the Parish that hold particular significance to the community.
Transport and Movement	
Policy EDF8: Walking, cycling and equestrian pursuit opportunities	Ensuring that new development links to the existing rights of way network and identifying where improvements can be made.
Community Facilities	
Policy EDF9: Improving opportunities for community and cultural facilities, sport and recreation	Supporting the retention of existing facilities and the provision of new/upgraded ones.
Other Issues	
Sustainable Tourism	The South Downs Local Plan already has comprehensive policies to support tourism. Alongside these, we hope to develop, with partners, a strategy to promote the tourism sector more sustainably in the parish.
Non-Policy Actions	We also have a section detailing projects that are not planning policy related, but which have been raised by the community during the engagement phase.