



Our plan is all about **our** residents having their say regarding the future of **our** parish.

Our neighbourhood plan has been drafted based on community input and evidence gathering. The document sets out policies and proposals for preserving, developing and using land within our Parish. It covers various issues including housing, the environment and conservation. After two years of extensive consultation, evidence collecting, production of a Housing Needs Assessment and the commissioning of an East Dean and Friston Parish-specific Design Guidance document, the Referendum Version of the Plan is finally ready for our residents to say if they support it or not. If they do and our plan is passed, the South Downs National Park Authority (SDNPA), who have reviewed and approved our plan as part of their wider Local Plan, will use it to assist them in all planning applications in our parish.

Currently as a Parish we have no **statutory** say in how any local development should look. An adopted neighbourhood plan changes that. If adopted it becomes part of the statutory development plan for the area and carries legal weight in the planning process. The Parish Council can then play a role in implementing the plan's policies and monitoring its impact locally.

### **So what does the Plan say?**

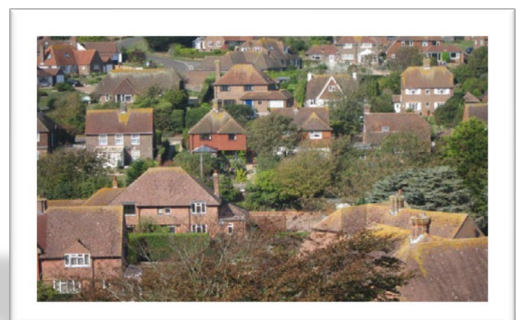
**This is a very short summary. You can read the whole Plan and all the supporting documentation on the Parish Council and Residents' Association websites. Hardcopies of the plan will be available to read and take away at the two drop-ins at the Village Hall on Tuesday 27 January from 6 to 9 pm and on Friday 6 February from 2 to 4.30 pm.**

[www.eastdeanfriston-pc.gov.uk](http://www.eastdeanfriston-pc.gov.uk)

[www.edfra.org.uk](http://www.edfra.org.uk)

### **HOUSING – Policy EDF1: Meeting Local Housing Needs**

This policy seeks to make sure that any housing delivered in the parish is focused on local need in terms of the type, size, tenure and affordability and is designed to be capable of meeting the specific housing needs of the parish. It is underpinned by the East Dean and Friston Housing Needs Assessment.



## **CHARACTER, HERITAGE AND DESIGN – Policy EDF2: Character and Design of Development**



This policy seeks to encourage development proposals within the parish to comply with the highest standards. These are informed by landscape character and adhere to specific Design Guidance and Codes prepared for the Parish. The Policy adds greater detail to the SDNPA Local Plan Policy, and requires that any proposals should reflect the architectural variety found locally, using materials that are in keeping with those used in existing buildings,

conserve or enhance the landscape character, meet the changing needs of residents and respect the local streetscape.

## **ENERGY EFFICIENCY – Policy EDF3: Energy Efficiency and Design**

This policy looks to make sure that any developments meet the highest environmental standards in terms of their construction, materials and energy use. Together with helping to mitigate climate change there are health and wellbeing benefits to be gained through energy efficiency and design. The Plan strongly encourages the design and layout of new development to maximise its potential to be as energy efficient as possible and encourage the use of renewable energy.

## **HERITAGE – Policy EDF4: Conserving Heritage Assets**

This policy recognises the important contribution that heritage makes to the local character and distinctiveness of the parish, both individually and collectively. The policy states that development proposals affecting designated heritage assets should conserve or enhance the significance of the asset and those elements of the setting that add to that significance. Other local heritage assets have also been identified and described.



## **ENVIRONMENT AND GREEN SPACE – Policy EDF5: Conserving and Enhancing the Natural Environment**

This policy seeks to ensure that development proposals conserve or enhance the natural environment, landscape character and the rural setting of the neighbourhood area and will look to incorporate features typical of the parish. It will support proposals that add to biodiversity net gain and nature interconnectivity, and focus on maintaining and improving the biodiversity opportunity areas identified.



## **GREEN SPACES – Policy EDF6: Local Green Space**



This Policy designates two new Local Green Spaces within East Dean and Friston. These are the land outside the Friday houses and the Birling Gap thicket. This affords these green spaces protection from development other than in exceptional circumstances. Green spaces, such as the East Dean Greensward, are already protected from inappropriate development by other mechanisms such as Village Green status.

## **GREEN SPACES – Policy EDF7: Protection of Local Significant Views**

East Dean and Friston sits in rolling countryside and has wonderful panoramic views across the Downs to the sea. The topography of the area means that there are significant long views that contribute to the character of the parish. This Policy sets out a series of views in and across the Parish that have been identified by the community as being important to safeguard. It seeks to ensure that any development does not harm the identified views, but instead is designed and informed by these views. This is to ensure that any potential impacts on the integrity and scenic quality of the identified views are mitigated.



## **TRANSPORT AND MOVEMENT – Policy EDF8: Walking, Cycling and Equestrian Opportunities**

This policy looks to enhance walking, cycling and, where feasible, horse-riding opportunities, and in so doing encourage a shift away from short journeys in and around the parish by car and easing concerns caused by congestion. It aims to encourage visitors, who often arrive by bus, to keep away from the roads and guide them onto a safe network of paths.

An issue raised by many during the consultation was the need for better planning for our increased visitor numbers, especially to Birling Gap. It is hoped to develop a tourism/visitor plan soon, which would become another Policy at a later stage.



## **COMMUNITY FACILITIES – Policy EDF9: – Improving Opportunities for Community and Cultural Activities, Sport and Recreation**

This policy seeks to support the delivery of a range of community facilities in the parish, to serve all parts of the community. Any proposal for new community, cultural, sport and recreational facilities or the improvement of existing ones will be supported where it contributes to the overall character and landscape setting of the area and would not have significant harmful impacts on the amenities of surrounding residents and the local environment.

**Thank you for reading this and remember this is **our** plan, made in consultation with residents over the last two years. It is based on what you have told us is important to you.**

**Please come out on FEBRUARY 12<sup>TH</sup> to vote in the Referendum.  
Polling is at the Village Hall between 7 am and 10 pm.**

**Note:** For parishes with a Neighbourhood Plan, the Community Infrastructure Levy (CIL) provides a significant opportunity to allocate funds for infrastructure development. The proportion of CIL funds that a parish or town council receives is determined by the presence of a Neighbourhood Plan. If a Neighbourhood Plan is in place, the council receives 25% of the CIL receipts, as opposed to a cap of 15% without one. This money can be used to support development and infrastructure needs within the area. This provision allows for greater local control over infrastructure priorities and ensures that investments align with residents' needs and preferences.