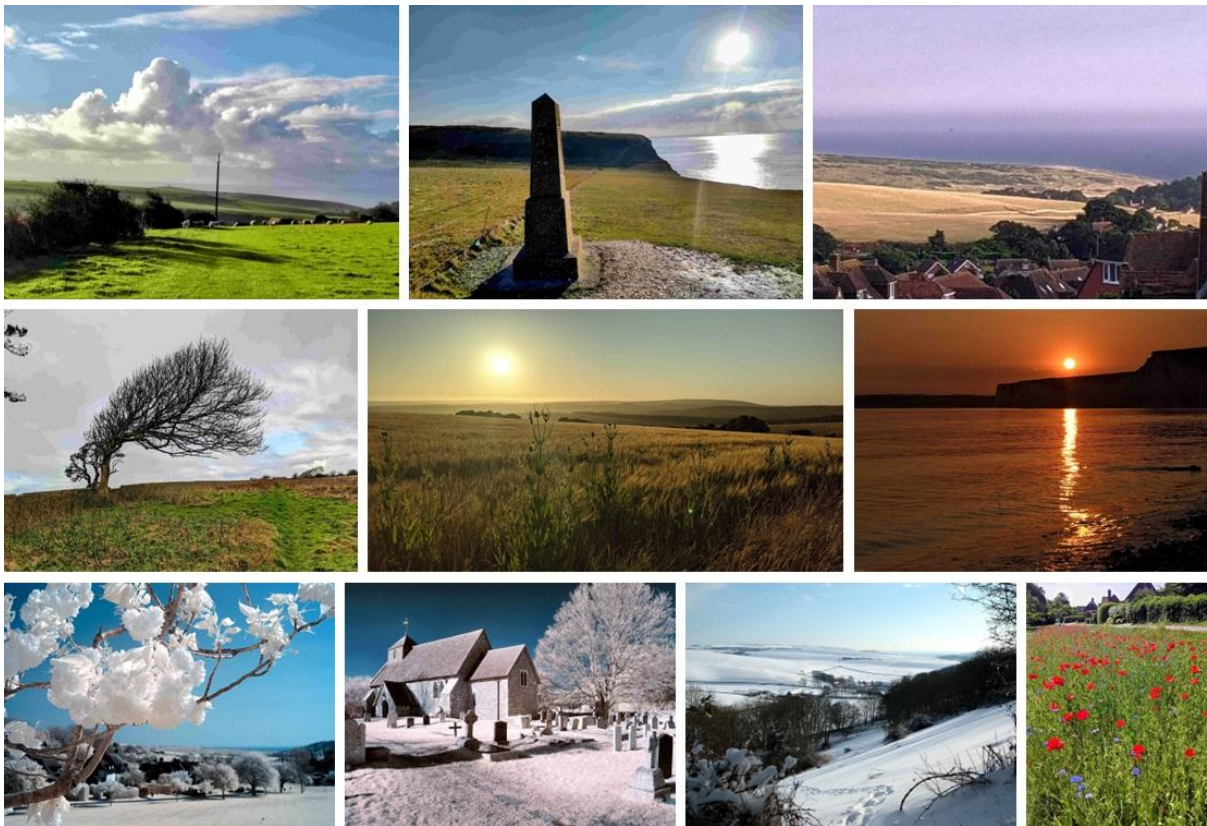




# East Dean and Friston Neighbourhood Plan 2024 to 2042



## Consultation Statement to accompany the Submission Version East Dean and Friston Neighbourhood Plan

**March 2025**

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

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

- 1 – Jane Worrell
- 2 – Jane Worrell
- 3 - Lesley D’Urso
- 4 – Jane Worrell
- 5 – Lesley D’Urso
- 6 – Devi Lal
- 7 – Devi Lal
- 8 – Devi Lal
- 9 – Devi Lal
- 10 – Lesley D’Urso

## 1 INTRODUCTION

- 1.1. The policies contained in the East Dean and Friston Neighbourhood Plan (EDFNP) have been developed following extensive interaction and consultation with the local community.
- 1.2. This Consultation Statement sets out how the EDFNP has been developed and contains, in accordance with Regulation 14 of Neighbourhood Development Planning (General) Regulations 2012 (as amended):
  - details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - details as to how they were consulted;
  - a summary of the main issues and concerns raised by the persons consulted; and
  - how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

### **The East Dean Neighbourhood Plan Steering Group**

- 1.3. East Dean and Friston Parish Council is the qualifying body officially responsible for preparing the Neighbourhood Plan. A Steering Group, comprising local councillors and volunteers from the community, was set up to lead on the development of the EDFNP with each member take the lead on a particular topic. Members of the Steering Group were:

Chair: Cllr Michael Bustard

Vice Chair: Lesley D'Urso

Members: Tim Pontin, Jonathan Timberlake, Cllr Grant Fowler, Cllr David White, Cllr Naomi Baker, Alison Eardley (Neighbourhood Plan Consultant)

Additional support was provided by other members of the community during the course of the Plan.

## 2 SUMMARY OF ENGAGEMENT AND CONSULTATION ACTIVITIES, ISSUES AND OUTCOMES

2.1. A high-level summary of the engagement and consultation activity is shown in *Table 1*:

*Table 1: High level summary of the key milestones*

Date	Milestone	Key activities
2019	Neighbourhood Area designated	<ul style="list-style-type: none"> <li>The area was designated and an initial attempt to consider a Neighbourhood Plan was started, but this did not gain traction.</li> </ul>
2023	Reviewing the need for a Plan  Evidence and engagement gathering	<ul style="list-style-type: none"> <li>The PC opted to prepare a neighbourhood plan, largely focused on design guidance</li> <li>Steering Group established</li> <li>Community Survey launched</li> <li>Working group activities formalised</li> <li>Photo competition</li> <li>Visioning and objectives in draft</li> <li>Community events and exhibitions</li> <li>Meetings with local groups and organisations</li> <li>Dedicated webpages established</li> <li>Design guidance and Housing Needs Assessment commissioned</li> </ul>
2024 to 2025	Pre-Submission Version (Regulation 14) Plan published  Regulation 16 Plan published  Examination  Referendum	<ul style="list-style-type: none"> <li>Informal Draft plan prepared for SEA/HRA screening</li> <li>SEA/HRA Screening Determination prepared</li> <li>Pre-Submission (Regulation 14) consultation</li> <li>Plan amended appropriately into Submission Version and submitted, with supporting documents to SDNPA</li> <li>Regulation 16 consultation run by SDNPA</li> <li>Plan independently examined</li> <li>Plan finalised for Referendum</li> <li>Plan 'made' and forming part of the strategic development plan</li> </ul>

2.2. The sections below describe, in fuller detail, the engagement and consultation process which took place during the Plan preparation. This is divided into three stages:

Stage I: Preparing the Pre-Submission Version Neighbourhood Plan

Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan

Stage III: Finalising the Submission Neighbourhood Plan

## Stage I: Preparing the Pre-Submission Version Neighbourhood Plan

- 2.3. A Steering Group was initially set in up in early 2019, which first met on 19 February that year. That meeting was used to discuss the purpose and potential scope of neighbourhood planning. By March 2019, an application to designate the East Dean and Friston Neighbourhood Area, covering the whole parished area, had been submitted to the South Downs National Park Authority (SDNPA). A driving factor for producing a neighbourhood plan was a desire to update the existing Village Design Statement, which was to be 'downgraded' in planning terms as part of the new Local Plan process. It was felt that a Neighbourhood Plan could incorporate a design guide, alongside policies relating to other issues of importance locally.
- 2.4. Meetings over the course of 2019 were used to establish a Terms of Reference, brainstorm issues facing the parish, consider local demographic data and identify potential areas for the plan to focus on. Scoping meetings took place with several local organisations including the SDNPA, the National Trust and Action for Communities in Rural Sussex. The East Dean and Friston Neighbourhood Area was formally designated by the SDNPA as a neighbourhood area on 10 April 2019.
- 2.5. Four Working Parties were set up to explore a range of topics: Housing and development; Environment, Heritage and Countryside; Traffic and Transport; and Community Infrastructure and Business. An initial logo was created to brand EDFNP-related materials. The Steering Group had a presence at the Farmer's Market, Bank Holiday Show and local Care Home, to promote the plan and encourage volunteers to join the Working Parties.

### *Initial EDFNP logo*



- 2.6. A community questionnaire was prepared to gather initial information alongside a pamphlet explaining what the project was all about. These were handed out at the Village Fete in 2019, where the Steering Group had a stall. Posters were also distributed around the parish.
- 2.7. Despite this early flurry of activity, work on developing the neighbourhood plan stalled in 2020.
- 2.8. It was not until November 2022 that the Parish Council decided to reinvigorate the project. A refreshed Steering Group was established, comprising Councillors and residents (including representatives from the Residents' Association). Minutes of all Steering Group meetings are available to view on the [Parish Council website](#). Throughout the entire process, updates have been provided on both the Parish Council and Residents' Association websites. An updated Terms of Reference was developed, and a first step was a discussion about whether to prepare a Neighbourhood Plan or a Parish Priority Statement, which had been requested in any case by the SDNPA to inform their emerging Local Plan.
- 2.9. A planning consultant was invited to the Steering Group meeting in January 2023 to provide an overview of the different processes, the pros and cons of each and set out potential areas that

could be covered. Over the next few months, the Steering Group agreed that a Neighbourhood Plan would be the mechanism to pursue as it would carry greater weight in planning terms. Nevertheless, as the SDNPA was encouraging all parishes in the South Downs National Park area to prepare a Parish Priority Statement, this would form part of the work.

- 2.10. As before, the main motivating factor continued to be the development of Design Guidance tailored to the parish, to replace the existing VDS, which would lose its status as a Supplementary Planning Document as part of the emerging Local Plan.
- 2.11. A project plan was put together and a new questionnaire devised, which would inform the Parish Priority Statement and also the emerging neighbourhood plan. This questionnaire was promoted in the following ways:
- At the Village Fete (16 September), within the Residents' Association stand
  - Publication as an insert in the September issue of the Parish Magazine. The Village Stores agreed to house a box for paper responses to be returned to.
  - Publication as an online survey
  - Correspondence to all village groups and societies with the request that they let their members know about it e.g. at their own forthcoming events
  - Via social media and on the Parish Council and Residents' Association websites
  - Direct approaches to key landowners (the National Trust; the Gilbert Estate; the Forestry Commission; local farms; local businesses; and Eastbourne Borough Council, owing to the direct impact of the use of their Heritage Downland on the parish).
- 2.12. A drop-in evening was held at the Village Hall on 12 September 2023 to promote the project and questionnaire. There were also opportunities for residents to volunteer either to join the Steering Group or to assist on a particular topic. Graphic displays were produced with specific questions enabling attendees to submit comments using post-it notes. In total, 35 residents attended the event, who had made a good number of comments and appeared enthusiastic. A summary of the comments made is provided in Appendix A. By the end of September, approximately 50 questionnaires had also been completed.

*Poster promoting the Drop-In session*



2.13. Following a review of the responses received at the Open Evening and from the survey, the following topics were identified, with members of the Steering Group leading on each:

- **Housing:** There was agreement that the Plan would not allocate sites for development. This position was agreed with the SDNPA. It was considered that any sites in the parish would be brought forward through the emerging Local Plan. The group did, however, wish to include a policy on meeting local housing needs and the group applied to Locality for Technical Support to help put together a Local Housing Needs Assessment for the parish.
- **Design and Heritage:** The Design Guidance, as noted previously, was to be a key part of the Plan and Technical Support was applied for to assist this. In addition, the Steering Group were keen to explore the identification of non-designated heritage assets locally and an audit was commenced with input from the Local History Group.
- **Environment and green spaces:** This chapter of the plan would focus on identifying potential Local Green Spaces and important local viewpoints. For the latter, photograph competition was launched for people to submit favourite views. Images have been used in the final document. The group also focussed on identifying areas of importance from a biodiversity perspective. This included input from a local ecologist (also a Steering Group member) who commenced a baseline study of the area.
- **Transport and movement:** There was a desire to explore ways to encourage active travel, including exploring safer connectivity between the villages and the coastline.
- **Community facilities:** Identifying where new or improved community facilities would be supported.

2.14. In November 2023, the [Parish Priority Statement](#) was finalised, informed by the drop in event and questionnaire responses. This was submitted to the SDNPA to inform the emerging Local Plan. In conjunction with this, an initial Vision for the neighbourhood plan was drafted:

**“East Dean and Friston will continue to be a sought-after place to live/visit/work, building on the open and friendly village atmosphere; demonstrating inclusivity whilst sensitively preserving the rural and built character of the parish; mitigating climate change and promoting biodiversity and healthy living for the benefit of all living, working and visiting the parish; and ensuring the local infrastructure reflects the changing needs of the parish. Affordable housing for locals will be strongly encouraged where practicable.”**

2.15. Further discussions were held on the emerging topic areas, including an overview of evidence gathered to date. For instance, the Transport and movement group had been liaising with the local walking groups to identify issues and opportunities to encourage active travel. The Design Guidance work was well underway with consultants, AECOM, visiting the parish, speaking to the Steering Group and presenting initial options for local character areas. The Environment work was progressing significantly, with a baseline ecology report for the parish being prepared and an audit of potential local green spaces and viewpoints. The Housing Needs Assessment had been prepared in draft form for comment.

2.16. A Communications Strategy was put together by a member of the Steering Group to set out how to keep residents informed of progress and identify critical points of engagement. This would include:



- regular social media updates should be issued by the Group and the Residents' Association, and copies placed in a Community Engagement folder in Dropbox.
- an Open Evening would be scheduled for early 2024 to share progress and gain additional information on the specific topic areas.
- an article should be placed in the January 2024 Parish Magazine, publicising the draft Vision Statement and advertising the Open Evening
- an invitation to residents to send in photos of their favourite (publicly accessible) local views, with a small prize for the winning entry, e.g. a £15 voucher for the National Trust shop. This would help to inform the views policy.

2.17. The Open Evening, held on 29 January in the Village Hall, was very well attended. A presentation was provided by members of the Steering Group about the process and specific topics. Four interactive displays were set up: a map for marking important local views and local green spaces; a map of key biodiversity proposals; a map of road verge proposals; and a map of the public rights of way for people to comment on connectivity. The AECOM consultants supplied information boards about local character and design, for people to respond to. Details of the attendees were collected, with an invitation for them to be added to the mailing list. Each was asked to add a dot to a parish map showing where they lived, to get an idea of geographic attendance.

*Images from the January Open Evening event*





- 2.18. The event was followed by a period of intensive activity on the part of the Steering Group in developing the initial draft plan. A section on tourism was added in light of the comments received from the engagement activities to date. The Biodiversity Profile was finalised by the local ecologist. Local Green Spaces were visited and reviewed against the national criteria. Viewpoints were carefully considered and evidenced and opportunities to improve active travel opportunities were collated and mapped.
- 2.19. On 12 April 2024, the Steering Group gave a presentation about the Neighbourhood Plan at the Annual Village Meeting held at the Village Hall. They used the platform to promote an exhibition in the neighbouring room on the emerging policies and policy options to enable people to comment, prior them being finalised. At this point, the emerging draft plan was also sent to the SDNPA for informal comment and to undertake the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening.
- 2.20. From April 2024, Parish Magazine articles were published every month to publicise the consultation events and keep the parish residents up to date on progress.

*Images from the April event*



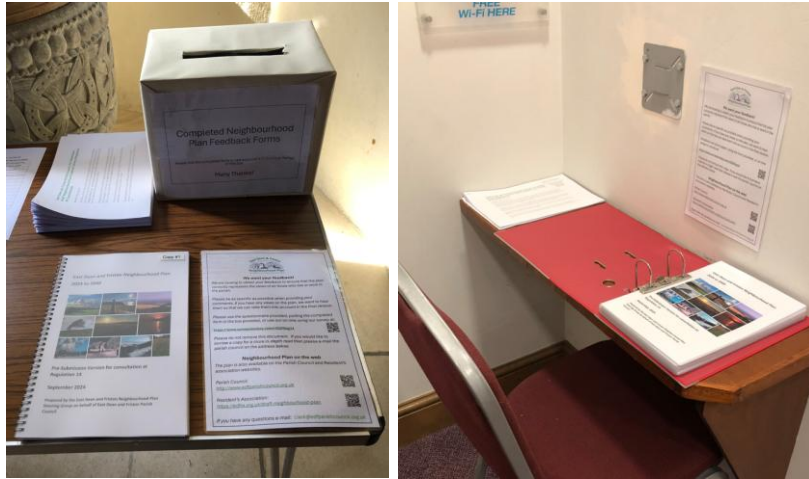
- 2.21. Whilst the Screening was being undertaken and policies finalised, based on feedback from the April consultation, the Steering Group began preparations for the Pre-Submission (Regulation 14 consultation).

**Stage II: Consulting on the Pre-Submission Version Neighbourhood Plan**

- 2.22. The Pre-Submission (Regulation 14) consultation took place between 2 September and 27 October 2024. It was publicised in the following ways:
- The Parish Council website was updated showing the Plan itself, the Housing Needs Assessment, the Design Guidance, the SEA/HRA Screening Determination Statements and links to other evidence. The Residents' Association website was amended to signpost to the consultation.

- Hard copies of plan were made available in accessible locations around the parish. Residents were able to loan these to read at home. Paper surveys were made available to fill in and boxes were placed around the parish for people to return them to.

*Hard copies of the plan available to read at various location and survey return boxes*



- Two consultation events were held - 10th September (2pm – 5pm) and 26th September (6pm – 9pm) publicised. The poster displays can be viewed on [here](#).

*Photos from the consultation events*



- Posters and banners were placed around village, using a new logo for the Plan.

*Updated logo for the Plan documentation*

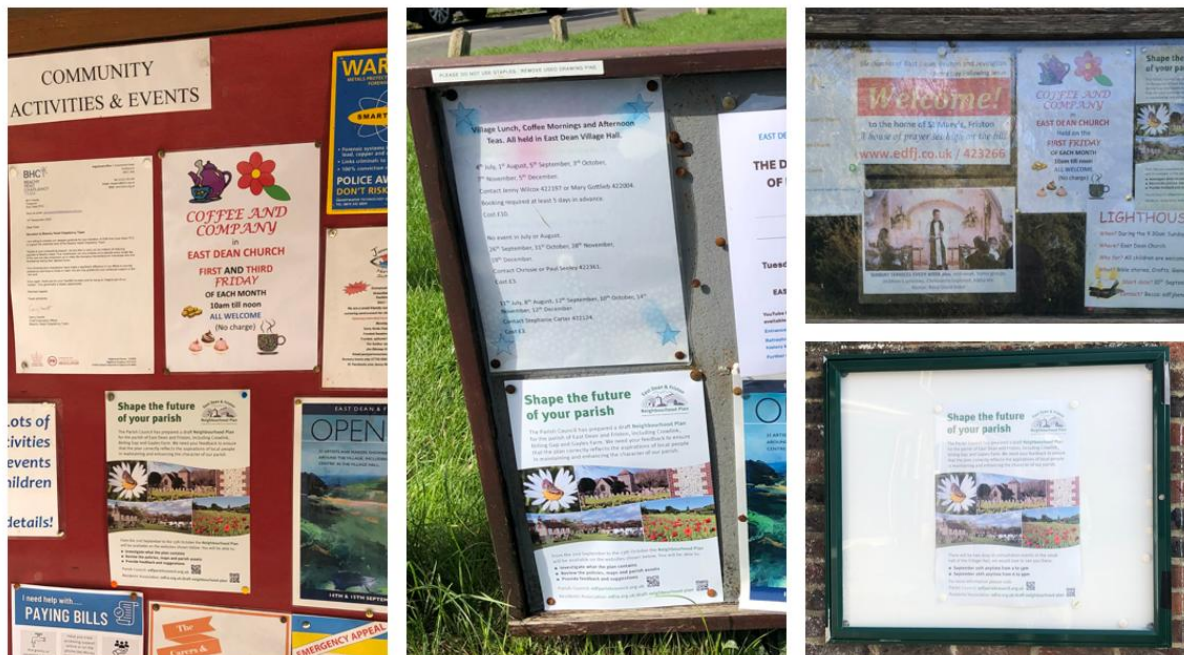




*One of the banners outside the Village Hall*



*Posters promoting the consultation were posted around the parish*



- The consultation was promoted at a local quiz night.
- Options made available to respond to consultation (online survey, email or letter).
- Social media updates were posted on Facebook
- Two members of the Steering Group were interviewed on the local radio station, SeaHaven Radio about the Plan, in advance of the consultation commencing.
- Statutory consultees were written to directly as were the owners of the proposed Local Green Spaces and proposed non-designated heritage assets (NDHAs).

- 2.23. A list of the consultees contacted is contained in Appendix B and responses were received from the following:
- South Downs National Park Authority
  - Avison Young - National Grid Electricity
  - Avison Young - National Grid Gas
  - East Sussex County Council
  - National Trust
  - Natural England
  - Environment Agency
  - Southern Water
  - National Trust
  - Wealden District Council
  - Resident (S Burr)
  - Paper Survey responses from residents – 9 responses
  - Gilberts Estate Office (meeting)
  - Resident – by email
  - Resident – by email
  - Resident – by email
  - SurveyMonkey (residents) – 10 responses
  - Paul Seeley
  - Jonathan Greenway
  - Youth survey feedback
  - Feedback from East Dean Estate Road company
  - Some owners of the proposed non-designated heritage assets
- 2.24. Twenty-two responses were received from residents who responded via email, on paper and via the online survey.
- 2.25. In addition, the Steering Group used the Regulation 14 period to further consult with local children and teenagers on the plan. A bespoke survey was created, and a Steering Group member visited several local groups to encourage children to fill it in. Ten responses were received, and these have been reflected in the EDFNP.
- 2.26. Finally, during this period, Parish Councillor, Naomi Baker, contributed a commentary around disabled access which was integrated into the plan.
- 2.27. Representations received at the Pre-Submission Consultation were recorded by topic/policy and carefully considered by Steering Group members and in discussion with officers at SDNPA. A summary of the comments and responses from the Steering Group, are set out in Appendix C. Full copies of the responses are available on the neighbourhood plan website. The following paragraphs provide a summary, by topic area, of the comments received during this process and how these were integrated into the Submission Version EDFNP.
- 2.28. **General comments:** Overall, the comments were very supportive of the Plan and its scope. A number of factual corrections were submitted, which have been addressed. This was largely in relation to Section 2 (About the Parish).

- 2.29. Some refinements were made to the Issues and Opportunities section, to reflect feedback, for instance in relation to infrastructure, parking provision and education provision.
- 2.30. The conformity referencing has also been updated to accord with the most recent National Planning Policy update (December 2024). This has led to some minor amendments, for instance the references to First Homes.
- 2.31. The EDFNP has been reviewed to ensure that it meets accessibility requirements. The only exception is the Design Guidance aspect, which has been included in the body of the neighbourhood plan but which was produced externally by AECOM.
- 2.32. The new Local Plan continues to progress in parallel with the EDFNP and paragraphs have been updated to provide the latest situation on this and with reference to the most recently published Local Development Scheme. Text in section one relating to the National Park has been amended to reflect comments received by the SDNPA. This includes reference to the very latest Local Development Scheme.
- 2.33. The end date for the EDFNP has been amended to 2042, to align with the South Downs Local Plan Review.
- 2.34. **Challenges, Vision and objectives:** Whilst some minor comments were received from statutory bodies on the vision and objectives, largely relating to health and wellbeing, the statements as published have largely been retained as they were previously endorsed by the community. An additional word 'accessibility' was added to the overarching principles in response to the plan having been reviewed from an accessibility / disability perspective. Recommendations from this review have been embedded throughout the document.
- 2.35. **Housing:** Policy EDF1 is underpinned by the East Dean and Friston Housing Needs Assessment. The supporting text has been amended slightly for clarity purposes. A new section on housing for those with disabilities has been added, following the accessibility review of the document. There has also been an inclusion of the potential to identify Rural Exception Sites, in the absence of the EDFNP allocating housing sites.
- 2.36. **Character, heritage and design:** Policy EDF1 (Character and design of development) was very much supported. It has been slightly amended for clarity purposes based on the advice of the SDNPA. The supporting text has been embellished to include further description of the landscape character. The Design Guidance prepared for the EDFNP was also amended following the consultation to take into account comments received. It forms an integral part of the Plan and has been embedded into the document.
- 2.37. Policy EDF3 (Energy Efficiency and Design) received support from all parties. It has been amended slightly to include additional detail, for instance on sustainable drainage and electric vehicle charging points, on the advice of feedback received during the consultation.
- 2.38. Policy EDF4 (Conserving heritage assets) remains largely as drafted. There was significant discussion by the Parish Council about the inclusion of non-designated heritage assets and ensuring that owners fully understood the implications of this designation. As a result, all owners of assets not publicly-owned were written to, in order to seek their explicit support to be included in the policy. Only those responding positively were included.

- 2.39. **Sustainable Tourism:** This section of the plan does not include a policy as the Local Plan policies are considered to be adequate. Instead it sets out some key challenges and opportunities and a Parish Council action. The section received comments from a number of parties and has been amended to reflect these.
- 2.40. **Environment and Green Space:** The policies in this section were very much supported. Minor amendments have been made to Policy EDF5 (Conserving and enhancing the natural environment), which has been informed by a Biodiversity Profile prepared for the parish by a local resident and ecologist. The policy has been amended to provide further clarity on the topics presented. The mapping here has been simplified, although all mapping layers will be submitted to the SDNPA for inclusion on their electronic online planning map. The biodiversity net gain clause supports an uplift on the national requirement of 10% where possible. This is an approach supported by Wealden District Council. It also supports the provision of biodiversity net gain within the parish in the first instance, followed by the SDNP, where it cannot be delivered on-site
- 2.41. Policy EDF6 (Local Green Space) was largely supported. Two of the original four spaces identified were removed following discussions with the landowner. The two spaces that have been removed are instead identified as either non-designated heritage assets or important community facilities.
- 2.42. The supporting evidence for the views identified in Policy EDF7 (Protection of locally significant views) has been further reviewed and updated. This policy received a high level of support from the community.
- 2.43. **Transport and Movement:** The policy here was strongly supported. It has been amended slightly on the advice notably of the SDNPA and ESCC to strengthen the wording. The supporting text has been added to, in order to reflect feedback from the community on areas needing to be addressed from an accessibility and safety perspective.
- 2.44. **Community facilities:** As noted previously, the Steering Group undertook additional engagement with children and teenagers during the Pre-Submission Consultation phase to ensure their views were heard. Their feedback has been added into the supporting text of this and other policies.

### Stage III: Finalising the Submission Neighbourhood Plan

- 2.45. Following the changes made to the EDFNP as a result of the Regulation 14 consultation, the Submission Version was formally submitted to SDNPA who, once satisfied that the correct set of documents have been received, will undertake the Regulation 16 consultation. The document will then proceed to Examination and, assuming a favourable outcome, to referendum.



### **3 CONCLUSION**

- 3.1. The Steering Group has undertaken a very thorough engagement programme in order to develop the East Dean and Friston Neighbourhood Plan. It has set out a comprehensive vision and objectives and guiding principles. In developing the policies to achieve the vision and objectives, the Group has actively engaged with a wide range of stakeholders and the Plan has evolved accordingly.
- 3.2. Feedback from the Regulation 14 consultation has enabled the Plan to be shaped into its final version, to submit to SDNPA.
- 3.3. This report fulfils the requirements for the Consultation Statement, set out in Regulation 15(2) of the Neighbourhood Development Planning (General) Regulations 2012 (as amended).
- 3.4. Gratitude is extended to everybody who has contributed to the Plan's development, either as a valued member of the Steering Group or as someone who has taken the time to contribute their views and opinions. This has been invaluable in helping to shape the scope and content of the East Dean and Friston Neighbourhood Plan.

## APPENDIX A: SUMMARY OF COMMENTS RECEIVED AT SEPTEMBER 2024 DROP IN

### POST IT COMMENTS FROM THE NPSG OPEN EVENING

Tuesday 12 September 2023, 6.00pm – 8.00pm

#### VISION FOR THE FUTURE

- Preservation of the character of the place
- EDF to be a top 10 village in the UK for health and welfare of its residents, young and old alike; keeping people healthy, safe and active
- To become as climate-friendly and biodiverse as soon as is possible for the benefit of the natural environment and the people living in its communities.
- To be a sought after place to live/visit
- Acknowledge that tourism has both positive and negative impacts: positive for economy and growth, investment in heritage, culture etc., local interest and pride of place; negative as the footfall has impact on land
- Informed opinion within SG. How liaising with PC/SG

#### DEVELOPMENT AND MANAGEMENT OF LAND

- Better community facilities for all ages: families, young and old.
- Embed health and wellbeing as underlying principle. Promote exercise and access to nature to overcome laziness, mobility problems and isolation
- Use of health impact assessments by developers as a 'sensitive/protected' area
- Where is the data on health for residents and the area? Health intelligence to be included please. What is life expectancy for residents? What is their health status? Data on death by suicides at Beachy Head (80% from outside the county)
- How are we approaching and calculating biodiversity net gain?
- Protected land for nature and for health and wellbeing of people *[no new sites proposed]*
- Dark skies should continue to be protected
- New estate *[underlined and ticked by the writer – but no site suggested]*
- Developer contributions
- Land 'compensation' for development?
- Use brownfield sites
- Extensions and general development may bring in businesses?
- Proportionate approach to densification please
- Important views out towards Birling Gap from top of village, tennis court, Hobbs Eares

#### HOMES

- Lifetime adaptable homes please
- Home size and need should be steered by data and intelligence or needs assessment
- More smaller affordable homes to encourage wider diversity among residents
- Affordable and beautiful housing for local people
- Needs to be affordable to live here
- Sustainable waste water measures
- Homes to be built with energy efficiency in mind

- Renewable energy sources and sustainable waste management particularly water waste, e.g. use of reed beds

## DESIGN

- In the VDS page 20, Development Guideline 3 (size of extensions) change to '30% of original size'
- Height of buildings: nothing above 2 storeys
- New development/new build not too big
- No new chimneys – have modern ventilation
- Annexes for relatives: are they really for the use applied for? *[I heard a lot of scepticism]*
- Encourage homes to have ponds and water butts.
- More talks on the environment and how to look after it at house level, composting etc.
- Stone Cross garden centre is example of modern architecture
- Use Facebook to promote good design, including example plans

## NATURAL ENVIRONMENT

- Sustainability impacts on land and biodiversity and wildlife
- Marine life and biodiversity – keep
- Ageing population living with more complicated conditions – how can natural access to nature help them?
- Airborne each year, Red Arrows *[not sure if this is a criticism of Airborne?]*

## JOBS

- Encourage businesses into the village – they will spend in the local shops
- Is there a way to harness the vast numbers of visitors to local advantage to feed back into the community - ? Seasonal 'pop up' restaurants @ Birling Gap?
- How can South Downs promote and provide employment opportunities for local residents?
- Employment opportunity for young people is important to keep families together where they want to be together
- No health without wealth or wealth without health.
- Reinstate Post Office and doctor's surgery
- Working from home can be a challenge due to mobile phone or connectivity issues. It may be a concern for attracting new residents also.
- Need fast broadband for all homes – at least 100 Mbps (Megabits per second)
- Good 4G/5G mobile signal in all areas
- Mobile mast is urgently needed because there are many 'dead' spots in the area. Without this vital form of communication, digital reception is impossible e.g. smart meters, mobile phone use, radio (digital) reception
- Mobil phone signal is poor throughout the village, tricky for visitors and delivery people. At home we have to use WiFi calling. Radio signal very poor. Internet seems OK on south side of A259 but poor on north side

## **PUBLIC SPACES**

- Public spaces should be made sensitive to sustainability impacts; with a growing public comes more impacts on our neighbourhood, spaces and places
- Need public spaces for play and recreation for local people
- Important Green Spaces: recreation ground, Greensward, the green by the pub; field surrounding the villages

## **INFRASTRUCTURE**

- Footpaths and cycle ways
- Better walkways/paths for walkers to Birling Gap along road. And from East Dean to Halfway Cottages
- Footpath and cycle path to Birling Gap for easier access from the village
- Walking routes signposted around village to encourage walking/running
- Donkeys?
- Park and ride from Eastbourne to Birling Gap or central location in the area [*someone else has written 'no' next to this*]
- Improve public transport, introduce Park and Ride. For healthy lifestyle, activity, mobility, reducing laziness and isolation
- Need to promote more active travel options to limit usage of cars due to health and sustainability impacts
- Also want to limit cars due to impacts from tourism – linked to air quality impacts, so want to minimise harm from air pollutants.
- Encourage more people to use buses rather than cars.
- Parking is just such a problem, limit cars to 1 per household
- Increase size of parking at Birling Gap and ban parking elsewhere/on road. Traffic wardens to police
- Move cars at Birling Gap into a car park in a field space – not along the road – erosion of verges/litter. Car park needs to be near Birling Gap not in the village
- Need a new car park at Birling Gap, preferably close to the village so people can walk part of it
- Better access at entrance to Micheldene as too narrow, will improve safety for traffic and pedestrians
- Levy a fee for building work at planning phase to cover road damage due to big lorries, this money to go to Roads Company fund.
- More facilities for the community, family friendly, all ages
- More facilities for teens – natural play
- Tennis court surface is very slippery due to loose chippings, H&S hazard
- Tennis court development
- Tennis court/club: re-development; current court is not ideal, it is short, surface not good; could be used by many of the population; better access to the court: automated booking?
- It would be nice to have a permanent table tennis table near the cricket pavilion
- Playground: a more imaginative playground for the growing number of children in the parish. By 'imaginative' I recommend natural materials [*someone else has written 'yes' in the margin*] e.g. wood, ropes, and an extension of the current facilities in ED

- Add more disability/wheelchair friendly apparatus and access for playground
- Suicide prevention at Beachy Head – support chaplaincy
- 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

Following this event, correspondence was received from the [Climate Friends](#) group based in the parish. They were keen to understand how the EDFNP might align to their work on mitigating the impacts of climate change. The planning consultant corresponded with the group to set out that the EDFNP would be exploring issues relating to biodiversity and energy efficiency and design, which would very much chime with the ambitions of the group. Reports prepared by Climate Friends have been referenced in the Submission Version Plan.

## APPENDIX B: LIST OF THOSE CONSULTED AT REGULATION 14 (PRE-SUBMISSION STAGE)

In addition to residents, the following organisations were contacted:

<b>Organisation</b>
<b><u>South Downs National Park</u></b>
Planning Policy
<b><u>Wealden District</u></b>
Planning policy
<b><u>East Sussex</u></b>
Planning policy
Strategic Infrastructure Team
<b><u>Neighbouring Parishes/ Authorities</u></b>
Lewes and Eastbourne Council
Willingdon and Jevington PC
Cuckmere Valley PC
<b><u>Statutory Consultees</u></b>
Environment Agency
Historic England
Natural England
Network Rail
EE Mobile Phone
EMF Enquiries
National Highways
Homes England
Integrated Care Network (Formerly CCG)
Integrated Care Network (Formerly CCG)



Integrated Care Network (Formerly CCG)
National Grid
South East Water
Southern Water (treatment, southern)
SSE
SGN
Integrated Transport Authority
Active Travel England
Gas (Cadent Gas)
Electric (UK Power Networks)
National Grid
BT
<b><u>Other</u></b>
Championing the Rural Economy
CPRE Sussex
Member of Parliament
Forestry Commission Consultations
Forestry England
Sussex Wildlife Trust
Sussex Chamber of Commerce
Sussex Police and Crime Commissioner
House Builders Federation
Mobile UK
National Trust
South Downs Society
Sport England
Stagecoach
Test Valley
The Crown Estates

Woodland Trust
NHS Sussex

**Local Green Space owners:**

Wealden District Council
Private owner
Gilbert Estates

**The owners of the non-publicly owned proposed non-designated assets were also contacted to seek agreement on inclusion of their asset in the Plan.**

## **APPENDIX B: SUMMARY OF COMMENTS RECEIVED AT PRE-SUBMISSION REGULATION 14 CONSULTATION AND RESPONSE FROM THE STEERING**

### **Feedback received on the East Dean and Friston Neighbourhood Plan at Regulation 14 consultation**

#### **Responses received from:**

1. South Downs National Park Authority – see Table 1

See Table 2 for summaries of responses from the following, along with a brief note as to how this has been addressed by the Steering Group:

2. Avison Young - National Grid Electricity
3. Avison Young - National Grid Gas
4. East Sussex County Council
5. National Trust
6. Natural England
7. Environment Agency
8. Southern Water
9. National Trust
10. Wealden District Council
11. Resident (S Burr)
12. Paper Survey responses from residents – 9 responses
13. Gilberts Estate Office + meeting note
14. Resident – by email
15. Resident – by email
16. Resident – by email
17. SurveyMonkey (residents) – 10 responses
18. Paul Seeley
19. Jonathan Greenway
20. Youth survey feedback
21. Feedback from Estate Road company
22. NDHAs responses

Table 2: Comments from SDNPA

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
1.	General	You sometimes refer to the SDNP when you mean SDLP.	Correction.	Amend throughout
2.	General	You sometimes refer to EDNP when you mean EDFNP.	Correction.	Amend throughout
3.	General	All photographs should include a number and caption explaining what and (as appropriate) where they are showing.	Ease of reading and understanding.	Amend throughout
4.	General	It is lower case for conservation area unless you are referring to the East Dean Conservation Area, in which case it is capitals.	Consistency and grammar.	Amend throughout
5.	Foreword – Para 2, p1	Typically, these plans have a long-term outlook and for our parish, this plan will run from <del>2025</del> 2024 to 2040.	Correction.	Amend throughout – note that end dated amended to align with LPR
6.	Foreword – Para 2, p1	The Planning Practice Guidance explains that there is no requirement to review or update a “made” neighbourhood development plan. With this in mind, we recommend that you soften the language here.	Clarification.	Amend
7.	General – Potential Areas for Biodiversity Improvements	The Potential Areas for Biodiversity Improvement seem sensible, based on the Areas of Particular Biodiversity Value set out in the Biodiversity Profile, and cover a good and appropriate range of habitats.	n/a	Noted.

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
8.	General	<p>The introduction section needs to explain the designation of the South Downs National Park, along with the purposes and duty of the National Park. We suggest the following text:</p> <p>The National Parks &amp; Access to the Countryside Act 1949 (“the 1949 Act”) enabled the creation of National Parks to ensure that the nation’s most beautiful and unique landscapes would continue to be protected for the future. The parish is wholly within the South Downs National Park which was designated on 31 March 2010. The 1949 Act, as amended by Section 245 of the Levelling Up &amp; Regeneration Act 2023, requires all relevant bodies (incl. the parish council) to seek to further the following purposes of the National Park:</p> <ul style="list-style-type: none"> <li>• <b>Purpose 1</b> – To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and</li> <li>• <b>Purpose 2</b> – To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.</li> </ul> <p>In pursuit of the Purposes, the Government also places a corresponding <b>duty</b> upon the South Downs National Park Authority (SDNPA) [Est. 01 April 2011] to seek to foster the social and economic wellbeing of the local communities within the National Park.</p>	Requested for all community-led plans to ensure clarity, reading and understanding.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
9.	Introduction – Para 1.2, p4	Neighbourhood Development Planning (General) Regulations 2012 (as amended).	Correction.	Amend
10.	Introduction – Para 1.3, p4	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. <del>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.</del>	The last sentence does not read well and, regardless, is unnecessary.	Remove
11.	Planning Policy Context – Para 1.7, p6	A revised National Planning Policy Framework (NPPF) is currently out to consultation and is anticipated for publication in Winter 2024/25. You will need to update paragraph numbers, conformity references, and direct quotes accordingly once the revised NPPF has been published.	Update.	Amend to reflect latest position – references may have to be amended post examination
12.	Local Planning Policy – Para 1.10, p7	The ninth edition of the South Downs Local Development Scheme (March 2024) was subject to public consultation over Summer 2024 and will be considered by the South Downs Planning Committee on 14 November 2024. Please amend the link and information accordingly before submitting the NDP under Regulation 15.	Update.	Amend
13.	Community Engagement – Table 1, p7-8	The following need to be moved into 2025: “Regulation 16 Plan published”; “Examination”; “Plan amended appropriate into Submission Version and submitted, with supporting documents to SDNPA”; “Regulation 16 consultation run by SDNPA”; and “Plan independently examined”.	Update.	Remove



Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
14.	Neighbourhood Plan Objectives – No.6, p12.	To support opportunities for walking / wheeling, cycling and equestrian pursuits in the parish.	To be inclusive of those using mobility aids (i.e., wheelchairs, mobility scooters etc.)	Add in
15.	Para 4.7, p13	In terms of addressing affordable housing need, <del>the adopted policy of the SDNPA on this subject</del> (Policy SD28) of the SDLP requires 50% of <del>all new housing</del> new developments for 11 net homes or more to be affordable housing. Of these, the <del>Local Plan</del> SDLP guideline mix of requires 75% to be affordable social rented <del>to</del> and 25% to be intermediate housing (i.e., shared ownership). <del>for the National Park</del> This appears to offer a suitable benchmark for the tenure mix within affordable housing for the parish <del>as well as the wider District</del> , and also complies with the various minimum requirements mandated nationally.	Amendments to capture corrections and ensure ease of reading and understanding.	Amend
16.	Para 4.9, p14; and Policy EDF1, Criterion A(iii)	<p>I think you need to start with the last sentence - i.e., 75:25 split between affordable social rent and intermediate housing – and then explain any further breakdown within these affordable housing tenures for ease of reading and understanding.</p> <p>In terms of First Homes, the level of discount needed to make them “affordable” in the National Park would need to be in the region of 40-50% depending on the size of the dwelling. The <a href="#">South Downs First Homes Advice Note</a> explains that the SDNPA will implement First Homes flexibly, ensuring local needs are met and focusing on affordable rent tenure. Notwithstanding the above, the new Government’s position on First Homes is currently unclear. It is understood that the Government’s</p>	We are currently unsure about the Draft NDP’s approach to First Homes. We will advise soon when the new Government’s position has been clarified.	Retained for time being until clearer picture known.

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		position on affordable home policy and products will be clarified in the anticipated new National Planning Policy Framework (NPPF), which is due to be published in Winter 2024/25.		
17.	Para 4.10, p14	The paragraph states that 3-bedroom properties form a much smaller proportion of the suggested mix, but that's not what Table 2 shows.	Clarification.	Amend to reflect the table
18.	Policy EDF1	<p>The policy takes inspiration from <b>Policy BL2</b> in the Bramshott &amp; Liphook NDP (Reg16 Submission Version) which has since been subject to Examination and modification. Please amend relevant sections of Policy EDF1 as per Policy BL2 in the Bramshott &amp; Liphook NDP (Referendum Version) as appropriate:  <a href="https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/">https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/</a> (Please refer to referendum version and the Examiner's final report).  Otherwise, our additional comments are as follows:</p> <ul style="list-style-type: none"> <li>• It needs to be made clear that the default is for 50% affordable homes on all developments of 11 gross homes or more as set out in Policy SD28;</li> <li>• It is fine to ask for a local size mix-based on the latest housing need evidence; and</li> </ul> <p>It is good to refer to HAPPY and RTPI guidance, but this should be in the supporting text rather than the policy wording.</p>	A form of the draft wording has already been subject to, and modified following, Examination. To ensure efficient Examination, please amend as per the Bramshott & Liphook NDP (Referendum Version) as appropriate before then submitting the NDP to the SDNPA. In addition, we have provided additional comments on the left for your review and action.	Amend as per BLNDP

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
19.	Criterion A(iii), p15	Do you mean 25% of the intermediate housing proportion?	Clarification.	25% of all ah
20.	Policy Name	The contents says “character and design of development” whilst the policy itself just says “character of development”. Please clarify and correct throughout.	Clarification.	Amend to Character and Design of development
21.	New paragraphs (Above Para 6.1)	<p>Landscape is defined as “<i>an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors</i>” (European Landscape Convention), whilst landscape character includes distinct, recognizable and consistent patterns and features within a landscape which help to differentiate one landscape from another.</p> <p>The parish is wholly within the South Downs National Park and is identified in the South Downs National Character Area (NCA 125) and the Ouse-to- Eastbourne Open Downs Landscape Character Area (LCA A1) as set out in the South Downs Landscape Character Assessment 2020.</p>	If the policy is about character and design, then supporting text about landscape and landscape character is required.	Add in
22.	Para 6.1, p16	Good quality, landscape-led housing design can conserve or enhance the landscape and its character whilst also improving social public health and 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	Amendments to better align with suggested additional paragraphs above. It is important to remember that the policy will be used to consider all types of development, not just housing.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		highest design standards which are informed by landscape character 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 Policies SD4 and SD5. These <del>which</del> requires development to conserve and enhance landscape character, and ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural, and built environment, respectively <del>reflect local distinctiveness but which is not specific.</del>		
23.	Paras 6.2 and 6.6, p16	The paragraphs appear to just be referring to the main village, but the introduction section, and later paragraphs, explain that there are a number of settlements in the parish.	Clarification.	Amend to reflect all settlements
24.	Para 6.3, p16	Delete the first sentence ( <del>The importance of good design has received renewed attention over recent years</del> ) and change “physical character” to “landscape character”.	The use of “renewed attention” is unhelpful. It dates the document and weakens the importance of good design.	Delete
25.	Para 6.5, p16	Development should <del>needs to</del> be contextually designed using <del>from</del> a landscape- led approach <del>perspective and</del> . As part of this, the South Downs Design Guide SPD provides a <del>comprehensive set of advice, to promote well-designed places and conservation and enhancement</del> guidance on a range of design issues relevant to new development and the implementation of South Downs Local Plan Strategic Policy SD5 (Design).	Amendments to better align with landscape- led approach to development and the relationship between Policy SD5 and the South Downs Design Guide.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
26.	Para 6.6, p16	The Neighbourhood Plan Steering Group commissioned AECOM to develop a more localised set of design guidance and codes <del>guiding to inform future development in the parish village — note the SDNPA will no longer recognise Village Design Statements as Supplementary Planning Documents upon adoption of the new Local Plan.</del>	It is understood that the new Government will continue to allow for the preparation and adoption of SPDs. Regardless, we recommend that design guidance is included in NDPs to ensure it has sufficient weight.	
27.	Para 6.7, p17	Remove “including the strategic site allocations”.	There are no strategic site allocations for the parish. Regardless, this would already be captured by “all development proposals”.	Retain but refer to potential future allocations.
28.	Policy EDF2, General	The policy takes inspiration from <b>Policy BL3</b> in the Bramshott & Liphook NDP (Reg16 Submission Version) which has since been subject to Examination and modification. Please amend relevant sections of Policy EDF2 as per Policy BL3 in the Bramshott & Liphook NDP (Referendum Version) as appropriate: <a href="https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/">https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/</a> (Please refer to referendum version and the Examiner’s final report). As part of the above, we have proposed additional amendments below.	A form of the draft wording has already been subject to, and modified following, Examination of the Bramshott & Liphook NDP. To ensure an efficient and quick Examination process, please amend as per the Bramshott & Liphook NDP (Referendum Version) as appropriate before then submitting the NDP to the SDNPA.	See BLNDP wording.
29.	Policy EDF2, Criterion A	Please split the criterion into two criteria as follows:  (A) Development Proposals should have a landscape-led approach to development and demonstrate a high-quality of design, which is informed by the South Downs	The proposed amendments reflect the modifications made to Policy BL3 of the Bramshott & Liphook NDP following Examination, along with further proposed amendments	Noted and amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		<p>Landscape Character Assessment (LCA A1), the South Downs Design Guide, the East Dean and Friston Design Guidance and Codes (see Appendix A and the four character areas identified in Figure 2). As part of the above, proposals should:</p> <ul style="list-style-type: none"> <li>a. <del>Respond</del> Conserve or enhance landscape character;</li> <li>b. Integrate well within <del>its</del> their context and surroundings;</li> <li>c. Meet the changing needs of <del>its</del> residents; and</li> <li>d. Respect the local streetscape.</li> </ul> <p>Proposals <del>It</del> should reflect the <del>variety of</del> architectural variety <del>styles</del> 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 <del>the quality of</del> the built form of development and the way in which it functions <del>in a local character area</del>.</p>	<p>specific to the East Dean and Friston NDP.</p> <p>As part of the proposed amendments, you do not need to include heritage assets or valued views as these are already covered in Policies EDF4 and EDF7, respectively. In terms of the reference to avoiding or minimising adverse impacts on the National Park, this is repetition of national policy and only relates to development within the National Park's setting. It is relevant for split parishes preparing NDPs, but for parishes wholly within the National Park (such as East Dean and Friston), it is not necessary to include.</p>	
30.	Policy EDF2, Criterion B	<del>Where relevant,</del> As appropriate to their scale, nature and location, development proposals should demonstrate how they have sought to address the following matters <del>as they are appropriate to their scale, nature and location:</del>	As per Examiner modifications to Policy BL3 of the Bramshott & Liphook NDP.	Amend
31.	Policy EDF2, Criterion B (i)	If you are minded to accept the proposed amendments to Criterion A, then existing Criterion B(i) can be deleted.	Criterion subsumed into proposed amendments to Criterion A.	

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
32.	Policy EDF2, Criterion B(ii)	Make a positive contribution to the <del>visual appearance of the</del> main highway approaches into the settlements (the A259, Birling Gap Road and Jevington Road) through characteristic interventions. <del>Improvements and enhancements</del> Interventions should may include, where appropriate, additional tree planting, the better management <del>enhancement</del> of roadside green spaces (for instance through planting), the reduction / consolidation of road signs and other street furniture, and wider green infrastructure improvements as appropriate to landscape character <del>that are identified as being necessary.</del>	Criterion B(ii) currently alludes to what might be “aesthetically pleasing” rather than characteristic of the landscape. The proposed text changes are proposed to tighten the criterion.	Amend
33.	Policy EDF2, Criterion B(iii)	Incorporate soft landscaping and <del>other</del> characteristic boundary treatments including the retention and enhancement of established trees and hedgerows.	The criterion is loose as currently worded.	Amend as suggested but retain
34.	Policy EDF2, Criterion B(iv)	Provide adequate and characteristic vehicular access - and space for cycle parking and vehicular off-road parking - for residents, visitors and service vehicles, <del>in accordance with the following adopted minimum parking requirements.</del>	There is no minimum parking requirements included, so assume the latter part has been included in error. As for the rest of the criterion, it does not acknowledge the conflict between providing adequate access which is also characteristic of its landscape.	Amend
35.	Policy EDF2, Criterion B(v)	<del>Respect and protect environment</del> Preserve or enhance the buildings and setting of the conservation area, listed buildings and other heritage assets (including non- designated assets) of the parish.	Legally it is “preserve or enhance” and it would be better to reference “setting” rather than “environment”.	Amend
36.	Policy EDF2, Criterion B(vi)	There is no unacceptable loss of amenity for neighbouring uses through the loss of privacy, loss of light or visual intrusion <del>on the views and surroundings that create the backdrop to an area.</del>	This criterion, as written, conflates two points which is confusing. The latter part needs to be deleted as you already have a views policy (EDF7).	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
37.	Policy EDF2, Criterion C	Where development abuts open countryside, development on the rural boundary edge should be designed and laid out to mitigate any detrimental visual impacts on the landscape <del>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.</del>	The transition from Downs to settlement is quite abrupt in this area, so unsure if a “petering out” of buildings is characteristic of the landscape in this location of the National Park. Either amend as shown on the left or carry out further character work. Notwithstanding the above, please do not introduce new terms like “village-scape” into policy wording – I believe you are referring to built or wider landscape character here.	Amend
38.	Para 6.13, p20	... introducing a new target for <del>at least</del> a 100% reduction ...	Correction.	Amend
39.	Para 6.17, p20-21	Please refer to both Policies SD48 and SD51 and delete “by 2030”.	Correction.	Amend
40.	Policy EDF3	The policy takes inspiration from <b>Policy BL4</b> in the Bramshott & Liphook NDP (Reg16 Submission Version) which has since been subject to Examination and modification. Please amend relevant sections of Policy EDF3 as per Policy BL4 in the Bramshott & Liphook NDP (Referendum Version) as appropriate: <a href="https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-">https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-</a>	A form of the draft wording has already been subject to, and modified following, Examination of the Bramshott & Liphook NDP. To ensure an efficient and quick Examination process, please amend	See wording in BLNDP



Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		<a href="#">plans/bramshott-liphook-neighbourhood-plan/</a> (Please refer to referendum version and the Examiner's final report).	as per the Bramshott & Liphook NDP (Referendum Version) as appropriate before then submitting the NDP to the SDNPA.	
41.	Conformity Reference	Please add SD48 to the conformity reference.	Correction.	Add in
42.	Paras 6.22 to 6.29, P23-24	Please provide sub-headings as appropriate – i.e., Scheduled Monuments, East Dean Conservation Area (incl. link to conservation area appraisal), listed buildings, non-designated heritage assets, archaeology, Sussex Historic Landscape Characterization, and local heritage at risk.	Ease of reading and understanding.	Add in subheadings
43.	Para 6.23, p23	Please delete the last sentence.	This refers to non-designated heritage assets which are covered in the following paragraph.	Amend
44.	Para 6.24, p23	Please define non-designated heritage assets (NDHAs) or refer to Appendix B.	Clarification and ease of understanding.	Add in definition
45.	Para 6.25, p23	Please delete this paragraph.	The Authority is not preparing an NDHA list of local listings. The Authority continues to advise parishes to identify NDHAs through their NDPs or Design Statements.	Noted and amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
46.	Paras 6.28 and 6.29, p23-24	Please merge these paragraphs.	There is no need for two paragraphs.	Amend
47.	Policy EDF4	<p>The policy takes inspiration from <b>Policy BL13</b> in the Bramshott &amp; Liphook NDP (Reg16 Submission Version) which has since been subject to Examination and modification. Please amend relevant sections of Policy EDF4 as per Policy BL13 in the Bramshott &amp; Liphook NDP (Referendum Version) as appropriate:</p> <p><a href="https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/">https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/</a> (Please refer to referendum version and the Examiner's final report).</p> <p><b>Criterion C</b> - Please make the conservation area reference singular and include a link to the conservation area appraisal.</p>	<p>A form of the draft wording has already been subject to, and modified following, Examination of the Bramshott &amp; Liphook NDP. To ensure an efficient and quick Examination process, please amend as per the Bramshott &amp; Liphook NDP (Referendum Version) as appropriate before then submitting the NDP to the SDNPA.</p> <p>There is only one conservation area.</p>	See BLNDP
48.	Conformity Reference	Please change conformity reference to SD12-16.	Correction.	Amend
<b>Section on Tourism</b>				

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
49.	Para 6.2, p27	Policy SD23 (Sustainable Tourism) of the SDNP SDLP provides a comprehensive overarching strategic approach to managing tourism sensitively across the National Park.	Correction.	Amend
50.	Para 6.3, p27	... whilst others are addressed in either the SDLP or EDFNP ...	Ease of reading and understanding.	Amend
51.	Key Issues & Potential Solutions, p27-28	<p>This section needs to be refined to make it more succinct and easier to read. In addition, it makes statements which need to be supported by sources. E.g.</p> <ul style="list-style-type: none"> <li>• <b>Issue 1</b> – Can you quantify “sheer volume of visitors”?</li> <li>• <b>Issue II</b> – What is the data source for insufficient car parking?</li> <li>• <b>Issue III</b> – This is only advice / current aspirations of the National Trust and still needs to be considered by relevant authorities, including ESCC as the Highway Authority. For the meantime, it may be more pragmatic to list the issues (using sources as much as possible) and explain that a car parking solution for Birling Gap and a multi-partner sustainable transport solution is required.</li> <li>• <b>Issue V</b> – How many visitors are there from outside the area/overseas?</li> <li>• <b>Issue VI</b> – What is the data source for “high number of second / holiday homes” and what is the exact number?</li> </ul> <p><b>Issue VIII</b> – Where has the 100,000 visits per year figure been cited?</p>	Key issues and associated statements need to be backed up by sources – either as hyperlinks or footnotes.	This section has been amended.

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
52.	Para 6.4, p28	<p>Please amend as follows:</p> <ul style="list-style-type: none"> <li>Please delete the second and third sentences as the two strategies are out of date. As an alternative, you may want to consider reviewing and referencing the <a href="#">Regenerative Tourism in UK National Parks (2024)</a> and any guidance from the Sussex Local Visitor Economy Partnership (LVEP). The latter is a pan-Sussex approach to tourism which is also aligned with Visit England.</li> <li>We agree that it is important to bring key partners together to consider how visitors can be effectively managed. However, we do not want to frame visitors as a problem / entirely negatively. Business voices should also be represented as tourism contributes to a thriving rural economy.</li> </ul> <p>Please add the South Downs National Park Authority (SDNPA) and Experience Sussex to the list of key partners.</p>	<p>The South Downs Tourism Strategy (2015- 2020) and the Sussex Heritage Coast Strategy and Action Plan (2016- 2020) are out of date.</p> <p>We do not want to frame visitors as a problem or in an entirely negative way.</p> <p>It is important that the SDNPA and Experience Sussex are consulted on any future tourism or visitor strategy for the parish.</p>	<p>Amend</p> <p>Agree and reword</p> <p>Add to partner list</p>
53.	Para 6.5, p28	However, in conjunction with adopted SDLP policies, many of the policies in this EDFNP provide the start for a local visitor strategy.	Clarification.	Amend
54.	Para 6.5, p28	Please add “/ wheeling” after walking and delete “(walking and cycling)”.	To be inclusive of those using mobility aids (i.e., wheelchairs, mobility scooters etc.)	Add in

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
55.	Action, p29	The Parish Council will work proactively with partners across the parish and beyond to develop a Sustainable Tourism Strategy for the Parish, <del>This can drawing from strategic tourism strategies. and should explore how economic benefits to be gained from the tourism sector can be optimized, while minimising the impacts on the sensitive historical and natural environment and on the local community.</del> This strategy will identify ways to ensure the advantages of tourism to the parish's communities, economy, and natural environment outweigh any disadvantages.	As set out in the <a href="#">Regenerative Tourism in UK National Parks (2024)</a> , the UK National Parks vision on tourism is moving on from "minimising harm" to an aspiration of "net positive impacts".	Amend
56.	Para 7.1, p30	<del>... to conserve and, where possible,</del> provide a net gain in biodiversity ...	Biodiversity net gain is mandatory by virtue of the Environment Act 2021.	Modify wording. From our residents' consultations It isn't only about the legal requirement of BNG.
57.	Paras 7.1 and 7.2, p30	Can these paragraphs be merged?	Ease of reading and understanding.	Merge
58.	Para 7.3, p30	The parish is situated in the South Downs National Park and such areas are afforded the highest level of protection in national planning policy in terms of their landscape and scenic beauty.	Conformity with NPPF Paragraph 182.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
59.	Para 7.4, p30	A local green space is not necessarily “managed” for conservation, so please remove this reference.	Correction.	Amend
60.	Figure 4, p34	The designated road verges are either not shown or very hard to find. We would recommend setting these out in a zoomed-in figure / map.	Ease of reading and understanding.	These have been made clearer on the maps.
61.	Para 7.11, p35	The paragraph specifies onsite BNG or offsite BNG within the parish. Whilst this cannot be an absolute requirement in terms of policy - with distance from impact only addressed at the LPA/NCA level via risk multipliers built into the Metric tool (essentially further away = more expensive) - it does fit with the BNG hierarchy of on-site preference, off-site, and statutory credits. The SDNPA asks for BNG to be delivered in the National Park in its current TAN.	It is not yet known how this approach (i.e., requesting offsite BNG within a parish) will hold up to delivery scrutiny and at Examination.	Noted but suggest retain
62.	Para 7.11, p35	Please can you explain what the SDNP-funded project is called and provide a weblink to it?	Clarification.	Additional information added, but this report is not available online.
63.	Para 7.13, p35	There is no harm in mentioning the Seaford to Eastbourne Nature Recovery Project. However, it should be highlighted that it is not yet known whether it will be pulled through into the Local Nature Recovery Strategy (LNRS) Framework which maps deliverable projects.	Update.	Noted. Add sentence to clarify
64.	Para 7.14, p35	New plantings should be mixed, native species to increase resilience.	Consistency with other SDNPA NDP advice.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
65.	Para 7.16, p35	<u>Light pollution</u> : The parish lies within the South Downs International Dark Sky Reserve (IDSR) and the purpose of Policy SD8 of the SDLP is to ensure that development does not harm the quality of the intrinsic dark night skies.	Correction.	Amend
66.	Figure 5, p36	The “Biodiversity Opportunity Area (hedgerow)” is quite difficult to see against the pink boundary of the parish. We recommend a better colour contrast.	Ease of reading and understanding.	Amend map
67.	Policy EDF5	<p>The policy takes inspiration from <b>Policies BL5 and BL6</b> in the Bramshott &amp; Liphook NDP (Reg16 Submission Version) which has since been subject to Examination and modification. Please amend relevant sections of Policy EDF5 as per Policies BL5 and BL6 in Bramshott &amp; Liphook NDP (Referendum Version): <a href="https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/">https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/bramshott-liphook-neighbourhood-plan/</a> (Please refer to referendum version and the Examiner’s final report). As part of the above:</p> <ul style="list-style-type: none"> <li>• <b>Criterion A</b> – Amend to: Development proposals should conserve or enhance the natural environment, landscape character, and rural setting of the neighbourhood area, and should seek to incorporate <del>natural</del> features typical of the parish as identified in South Downs Landscape Character Area (LCA) A1.</li> <li>• <b>Criterion B</b> – Remove reference to 10% BNG as this is already required in legislation. Replace this criterion</li> </ul>	A form of the draft wording has already been subject to, and modified following, Examination of the Bramshott & Liphook NDP. To ensure an efficient and quick Examination process, please amend as per the Bramshott & Liphook NDP (Referendum Version) as appropriate before submitting the NDP to the SDNPA.	See BLNDP wording

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		<p>with Criteria A and B of Policy BL5 in the Bramshott &amp; Liphook NDP (Referendum Version).</p> <ul style="list-style-type: none"> <li>• <b>Criterion D(i)</b> – Remove reference to ancient woodland as we do not want to promote exceptional circumstances (even if there are some); consider the wording of Criterion B(iii) of Policy BL6 in the Bramshott &amp; Liphook NDP (Referendum Version).</li> <li>• <b>Criterion D(iii)</b> – As worded it implies that vehicular access is a given exception; consider Criteria B(ix) of Policy BL6 in the Bramshott &amp; Liphook NDP (Referendum Version).</li> <li>• <b>Criterion D(iv)</b> – Restoration of, and additions of new, hedgerows need to be characteristic and comprise a mix of native species.</li> </ul> <p><b>Criteria D (ix to xiii)</b> – Reword to that of Policy BL6 in the Bramshott &amp; Liphook NDP (Referendum Version).</p>		
68.	Policy EDF6	<p>Please amend as follows:</p> <ul style="list-style-type: none"> <li>• It is Figure 6, not Figure 4;</li> <li>• Delete last sentence about being consistent with national green belt policy as this is NPPF repetition and unnecessary; and</li> </ul> <p>Remove SDLP policies SD4, SD11 and SD12 from the consistency reference, and replace with SDLP policy SD47.</p>	Corrections.	Amend
69.	Figure 6, p40	It is difficult to differentiate between the different shades of green, especially given the map scale. Please either zoom in and divide into two maps or select three contrasting colours.	Ease of reading and understanding.	Map amended. Mapping layers to be provided to SDNPA.



Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
70.	Para 7.23, p41	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 <del>safeguard the views from inappropriate development</del> ensure that development does not harm the identified views, but instead development is designed and informed by the identified views. This is to ensure that any potential impacts on the integrity and scenic quality of the identified views are mitigated. The policy adds local details to Policy SD6 (Safeguarding Views) of the SDLP.	Correction and to ensure that the policy is consistent and in conformity with Policy SD6. The amendments capture the Examiner's modifications to the Bramshott & Liphook NDP which had previously proposed similar wording.	Amend
71.	Para 7.29, p42	Where identified views stretch into neighbouring parishes, it is the intention of the parish council to discuss <del>with those views with the relevant parishes the impact on views in their area</del> , especially in relation to any future if development is planned for those areas.	Ease of reading and understanding.	Amend
72.	Policy EDF7	<p>POLICY EDF7: PROTECTION OF LOCALLY SIGNIFICANT VIEWS</p> <p><b>A.</b> Development proposals are required to ensure that they have been informed by, and do not have a significantly detrimental impact on, the views set out below and mapped in Figure 7.</p> <ul style="list-style-type: none"> <li>• View 1: The Gallops, Friston Hill</li> <li>• View 2: Summer Down to Sea</li> <li>• View 3: Top of the Link</li> <li>• View 4: The Greensward</li> <li>• View 5: Hobbs Eares</li> <li>• View 6: Crowlink Valley</li> <li>• View 7: Crowlink Corner</li> <li>• View 8: Went Hill (a)</li> <li>• View 9: Went Hill (b)</li> </ul>	A form of the draft wording has already been subject to, and modified following, Examination of the Bramshott & Liphook NDP. To ensure an efficient and quick Examination process, please amend as per the Bramshott & Liphook NDP (Referendum Version) as appropriate before submitting the NDP to the SDNPA. Suggested amendments are highlighted in red text.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		<ul style="list-style-type: none"> <li>View 10: A259 looking west</li> </ul> <p>B. As appropriate to their scale and nature, development proposals within the shaded arcs of the various views as shown in Figure 7 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) the potential impacts that such a development may have, and how these impacts will be mitigated <del>any adverse impact on those views.</del></p>		
73.	Figure 7, p43	Replace “Significant local views (1-10)” with “Locally Significant Views (1-10)” to be consistent with the section and policy titles.	Consistency.	Amend
74.	Para 8.1, p44	This policy seeks to enhance walking/wheeling, cycling and, where feasible, horse- riding opportunities <del>along routes which are most likely</del> 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 health and wellbeing of local residents and visitor.	To be inclusive of those using mobility aids (i.e., wheelchairs, mobility scooters etc.); for conformity with policies in the development plan; and for ease of reading / understanding.	Add in
75.	Para 8.4, p44	Exceat Bridge has planning permission (but works have not yet commenced) and it is understood that speed reductions in the Exceat / Seven Sisters area are included as part of this project. You could add some background to this – i.e., a weblink. Otherwise, the paragraph does not read well, especially the first and last sentence. Please review and amend accordingly.	Clarification and ease of reading and understanding.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
76.	Para 8.6, p44	The paragraph does not read well and may appear confusing to the reader. Please review and amend accordingly.	Clarification and ease of reading and understanding.	Amend
77.	Para 8.7, p44	The EDFNP can encourage more active travel to be undertaken by <del>foot or by bike</del> walking/wheeling, cycling or horse-riding.	To be inclusive of those using mobility aids (i.e., wheelchairs, mobility scooters etc.).	Amend
78.	Para 8.8, p45	Improving the walking/wheeling and cycling network will benefit visitors by keeping them away from the roads and onto the safer network of paths.	To be inclusive of those using mobility aids (i.e., wheelchairs, mobility scooters etc.).	Amend
79.	Paras 8.9-8.10, p45-46	The 8 improvements and 8 additional improvements are aspirational. It would be clearer to include these in Section 12 (Non-Policy Actions) and update the key in Figure 8 accordingly.	Clarification.	Retain here.
80.	Page 46	The last two paragraphs should be 8.11 and 8.12.	Correction.	Amend
81.	Policy EDF8	<p>POLICY EDF8: WALKING/WHEELING, CYCLING AND EQUESTRIAN PURSUIT OPPORTUNITIES</p> <ul style="list-style-type: none"> <li><b>Criterion A</b> – As appropriate to their scale, nature and location, development, proposals should <del>to</del> ensure that residents can access social, community, public transport, local shops and other important facilities in the parish</li> </ul>	A form of the draft wording has already been subject to, and modified following, Examination of the Bramshott & Liphook NDP – see <b>Policy BL10</b> . To ensure an efficient Examination process, please amend as per the Bramshott & Liphook NDP	Amend and see BLNDP

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		<p>and in neighbouring settlements in a sustainable and safe way. To do this, <del>all new residential developments</del> proposals should ensure safe <del>pedestrian</del> walking/wheeling, and where possible cycle and equestrian, access to link up with the existing footpath and cycleway network, and public transport network, as defined in Figure 8.</p> <ul style="list-style-type: none"> <li>• <b>Criterion B</b> – No comments.</li> <li>• <b>Criterion C</b> – Insofar as planning permission is required, the design and layout of works related to the widening of footpaths or the provision of traffic-calming measures should enhance the rural, <del>village</del> character of the area, for example by retaining and/or providing characteristic hedgerows, trees and soft verges where <del>possible</del> practicable. The materials <del>and layout must</del> used should be sympathetic to local character.</li> </ul> <p><b>Criterion D</b> – Please amend to Criterion D in Policy BL10 of the Bramshott &amp; Liphook NDP (Referendum Version).</p>	(Referendum Version) as appropriate before submitting the NDP to the SDNPA.	
82.	Conformity Reference	The policy wording does not mention parking, tourism, or equestrian development, so please amend conformity reference to Policies SD19-20 only.	Correction.	
83.	Figure 9	Paragraph 9.2 references Figure 9 but this has been omitted.	Omission correction.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
84.	Policy EDF9	<p>The supporting text alludes to existing community facilities, but these have not been mapped or referenced in the policy wording. The policy is about providing new facilities, but it would be good if it also sets out and protects the existing facilities. Recently examined and made NDP policy wording can be found in the <a href="#">Rowlands Castle NDP</a> – see NDP Policy 10. Otherwise:</p> <ul style="list-style-type: none"> <li>• <b>Criterion A</b> - Please be consistent between the policy title and the first line of the criteria.</li> </ul> <p><b>Criterion B</b> - Your broad location to the north of the A259 has been identified so should be encouraged rather than supported.</p>	Clarifications.	This has been amended a new Clause added.
85.	Conformity Reference	Please remove SD37 and SD42; and replace with SD43 and SD46.	Correction.	Amend
86.	Para 10.2, p51	Once the Plan has been <del>developed</del> ('made'), there will be ...	Correction.	Amend
87.	Para 10.3, 2 <sup>nd</sup> bullet, p51	Please remove the last two sentences. Although we have no issue with the suggestion of a meeting, it is unnecessary to include in the NDP itself.	Clarification.	Delete
88.	East Sussex County Council	<p><b>Please amend to:</b></p> <p>The county-wide authority has responsibility for strategic matters including <del>waste and minerals planning</del>, maintaining the public rights of way network, education, libraries and roads.</p>	Correction. The SDNPA is the minerals and waste planning authority for the National Park.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
89.	Major Development	<p><b>Please amend to:</b></p> <p>The National Planning Policy Framework defines major development as: 10 or more homes, or a site area of 0.5ha or more (for residential); additional floorspace of 1000sqm or a site area of 1ha or more (for non-residential); or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. In addition to the above, the SDNPA has sought legal opinions on what constitutes “major development” for the purposes of Paragraph 183 of the NPPF (2023). These opinions are that the definition as per Paragraph 183 is based on whether, prima facie, the development might potentially have adverse impacts on a National Park, rather than whether, after a careful and close assessment, it will have such adverse impacts.</p>	Correction.	Amend
90.	South Downs National Park & Authority	<p><b>Please add:</b></p> <p><b>South Downs National Park (SDNP):</b> The South Downs was designated as a National Park on 31 March 2010 for its natural scenic beauty, wildlife and cultural heritage. The SDNP covers an area of 1,627 square kilometres.</p> <p><b>South Downs National Park Authority (SDNPA):</b> The Local, Minerals and Waste Planning Authority for the whole of the South Downs National Park (SDNP).</p>	Clarification.	Add in

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
91.	CIL and S106 Charging Schedule	As per the Adoption Statement on our website, the charging schedule was adopted on 31 January 2017 and came into effective on 01 April 2017.	Correction.	Amend
92.	East Dean Conservation Area Appraisal	The current link takes us to the parish council's NDP webpage. Please correct to either the actual document or our conservation area webpage: <a href="https://www.southdowns.gov.uk/planning-news/latest/historic-environment/conservation-areas/">https://www.southdowns.gov.uk/planning-news/latest/historic-environment/conservation-areas/</a>	Correction.	Amend
93.	National Planning Policy Framework	This was last amended in December (not September) 2023. Notwithstanding the above, a new NPPF is anticipated for the new year. Please cross check your conformity references with the latest NPPF at the time of submission.	Correction.	Amend
94.	Neighbourhood Development Planning Regulation 2012 (as amended)	<b>Please amend to:</b> Neighbourhood Planning (General) Regulations 2012 (as amended).	Correction.	Amend
95.	South Downs National Park Supplementary Planning Documents and Technical Advice Notes	The correct link is: <a href="https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/">https://www.southdowns.gov.uk/planning-policy/supplementary-planning-documents/</a>	Correction.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
96.	Favorable Design Outcomes, p28	Permeable layout of development, particularly on foot and cycle. Promote connectivity through the use of twittens (alleyways), where sufficient natural surveillance would be possible, to link streets together	Promotion of connectivity is welcomed but needs to be balanced with security and crime prevention (SDNP Design Guide C.1.2) as twittens / alleyways can be poorly overlooked.	Design Guidance amended.
97.	Active Travel and Walkable Routes, p34	It could be beneficial to refer to the “Roads in the South Downs” guidance document: <a href="https://www.southdowns.gov.uk/landscape-design-conservation/design-in-the-south-downs/guidance/roads-in-the-south-downs/">https://www.southdowns.gov.uk/landscape-design-conservation/design-in-the-south-downs/guidance/roads-in-the-south-downs/</a>	Reference to, and connection with, existing guidance.	As above
98.	Active Travel and Walkable Routes, p34	This requires a footway, grass verge or pavement that is wide enough to ensure pedestrians do not conflict with vehicles, except where this conflicts with rural road character. Primary through routes ...	Text to reflect that, sometimes, a traditional lane approach without footpaths may be the most appropriate for area context.	As above
99.	Materiality and Details, p41 (Point ii)	Point ii (Features / Details) - The preference in traditional or traditionally inspired buildings is flush fitting, painted timber casements rather than aluminum or plastic.	Alignment with SDNP Design Guide (C.13.3).	As above
100.	Materiality and Details, p42 (Point x)	Point x (Materials) – <ul style="list-style-type: none"> <li>Flint appears to be a very characteristic material in the outlying settlements area but is not currently within the list of façade treatments.</li> </ul> It would be beneficial to expand on the type of weatherboarding	Clarification.	As above



Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
		as this could currently be considered to include artificial cladding weatherboards.		
101.	Materiality and Details, p42 (Point xi)	Development proposals should make reference to details seen in neighbouring properties, where these contribute positively to the local character.	Amendment suggested in case there is any existing inappropriate 20 <sup>th</sup> century development in the area.	As above
102.	Cycle Parking, Figure 47, p49	The example image given is not appropriate within the SDNP. The image should be revised to that of a timber store building, with an opportunity to promote the use of green roofs on store buildings. Photo examples can be discussed.	Inappropriate photo example.	As above
103.	General	It is good how you have presented each non-designated heritage asset (NDHA) in table format (with key information) in Appendix B. Please make sure you have clearly explained why each asset has been identified as an NDHA.	Clear explanation will greatly assist in the considerations and determination of planning applications and appeals.	Assessments reviewed
104.	Scheduled Monuments, p66	Paragraph 6.23 states there are 4 scheduled monuments, whilst the second paragraph of Appendix B states that there are 3.	Clarification.	Amend.
105.	Reasons for listing NDHAs, p66	<b>Please correct to:</b> "Reasons for identifying NDHAs"	NDHAs are identified, not designated.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
<b>Appendix C – Localities for Biodiversity Offsets and Interventions</b>				
106.	Page 90	<b>Delete:</b> “using the statutory 10% biodiversity net-gain funds or other similar funding”.	Correction.	Retain as this could be used.
107.	Page 90-91	It would be good if the five hedgerows, four woodlands, three ponds, and one village green were shown on a map.	Ease of reading and understanding.	Amend maps.
<b>Appendix D – Local Green Spaces</b>				
108.	Page 94	Please delete the third paragraph as the first part is not strictly correct, and the latter part is repetition of the NPPF which is not necessary.	Correction.	Retained in the sense that this is also a document for the community and the wording provides context.
109.	Pages 95-97	Please be clear about which table is Table 5, and which is Table 6.	Clarification.	Amend

Ref	NDP Ref	SDNPA Comment / Recommendation	SDNPA Explanation / Reasoning	Steering Group action
110.	Pages 104 to 107	It is good that you have included details about the locally significant views. However, as written, only the location of the views is described, and text about what is significant about them has been omitted. Further evidence is required to explain why the views are “special” and/or “valued” by the local community. We note that the Examiner for the Send NDP (in Guildford Borough) wanted to know how locally significant views had been identified, and why they were valued / special. We recommend that the parish council review the examination and evidence for the Send NDP to ensure that their identification of locally significant views is justified and robust.	Clarification.	Amend with additional detail

Table 3: Comments from other consultees

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
111.	2	General	No specific comments	Noted
112.	3	General	No specific comments	Noted
113.	4	General	There is no mention of the East Sussex Local Cycling and Walking Infrastructure Plan (LCWIP) within the NP. ESCC will be reviewing this plan during 2024/25 following the adoption of the East Sussex Local Transport Plan 4 (LTP4) on 8 October 2024, to ensure that there is alignment between the documents. It is suggested that the NP could have an action to seek the inclusion of their proposed walking, wheeling (using	Include reference within introduction and within Policy EDF8.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			a wheelchair or mobility aid) and cycling improvements within the revised LCWIP.	
114.	4	General	There is no mention of the East Sussex Bus Service Improvement Plan (BSIP), within the NP, which sets out ESCCs plans and supporting policies to improve bus services. It is suggested that the NP is reviewed and mention of BSIP is added, where appropriate	Mention within EDF8 section on public transport
115.	4	General	There doesn't appear to be any mention of education in the draft plan. The housing currently envisaged for the parish (as set out in the current SDNP Local Plan) is negligible, so there is nothing in the Plan that will have significant implications for education infrastructure. There are no early years providers in the East Dean/Friston area. According to our headcount data families tend to travel into Eastbourne for early years provision.	Add in statement to introduction. Education provision sites outside the scope of the EFNP
116.	4	General	Whilst it is acknowledged that the policies within the East Dean and Friston Neighbourhood Plan (EDFNP) will have possible benefits on health and wellbeing, particularly the focus on good design and connections with the natural environment the plan would be greatly strengthened by emphasising the links and opportunities in 'planning for health and wellbeing'. This means articulating health and wellbeing as a key priority and outcome of healthy design and 'healthy and sustainable placemaking'.	This is included as an overarching principle in the Plan.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			The NP should strengthen references to climate change adaptation/mitigation by including benefits to human health alongside planetary health. Although the NP acknowledges the allotments that South Downs Local Plan (SDLP) designated as Local Green Space, there are no references to food, through food growing, private gardens, community growing spaces that contribute to physical and mental wellbeing. The for healthy food, but bring people together improving physical and mental wellbeing providing a source of recreation and wider contributions to green and open space.	Add into the biodiversity section – ref to health and wellbeing e.g. lots of gardens locally take part in Open Gardens – support community cohesion. Gardening Club. Horticultural show annually. Local produce sold at the weekly market hosted near village hall.
117.	4	Typos etc.	<ul style="list-style-type: none"> <li>Chapter 2 About East Dean and Friston, Issues and opportunities for East Dean and Friston, page 11, paragraph 2.1 The paragraph in this section appears to be erroneously numbered '2.1' when, in keeping with the rest of the document, we would assume it should be numbered '2.11'.</li> <li>5.2 Chapter 5, Character Heritage and Design; The paragraphs in this chapter appear to be erroneously numbered '6.'. In keeping with the rest of the document we assume they should be numbered '5.'.</li> <li>5.3 Chapter 6 Sustainable Tourism, page 28, paragraph 6.5; There appears to be a typo with this statement - 'The <i>EFNDP</i> does not include a policy on tourism.' It is assumed that this text is referring to the East Dean and Friston Neighbourhood Plan and the sentence should say 'EDFNP' rather than 'EDNDP'? As a general comment, the Acronym appears to be inconsistent throughout the</li> </ul>	Amend

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>document (e.g Page 44, paragraphs 8.6 and 8.7), and is suggested that this is checked.</p> <ul style="list-style-type: none"> <li>• 5.4 Chapter 8 Transport and Movement, Policy EDF8: Walking, cycling and equestrian pursuit opportunities, page 45, paragraph 8.9; The link to the National Trust website is broken and should be fixed.</li> <li>• 5.5 Chapter 8 Transport and Movement, Policy EDF8: Walking, cycling and equestrian pursuit opportunities, Public Transport in East Dean and Friston, page 45, paragraphs 9.1 and 9.2; The paragraphs in this section appear to be erroneously numbered '9.1' and '9.2' when, in keeping with the rest of the document, we would assume they should be numbered '8.11' and 8.12.</li> </ul>	
118.	6	General	No specific comments.	Noted
119.	7	General	It appears that you are not allocating sites for development as part of this plan. Therefore based on the information currently available, the proposed NP raises no environmental concerns for us.	Noted
120.	10	General	We congratulate the Steering Group on the production of a detailed and well considered draft Neighbourhood Plan (NP). The East Dean with Friston draft NP is concise, well-organised and structured. It is clear how the Plan has evolved from identifying the issues and opportunities to developing a vision and objectives and subsequently the policies. For each policy the purpose is clearly described, and this is followed by a justification. In addition, weblinks are provided to the background documents. It is therefore easy to ascertain why, how and on what evidence base a policy has been formulated.	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>There is good use of maps throughout the draft Plan to clarify and enhance the policies and show the relevant designations. Photos are also used to good effect, particularly in the appendices.</p> <p>The draft NP tackles large scale issues such as climate change and conserving the natural environment but manages to keep a local perspective. Apart from one action included in the main text (see comment under the tourism heading below), non-policy actions have been kept separate to specific planning policies and these are listed in section 12.</p>	
121.	11	Typos	<p><u>Minor typo's</u></p> <p>Page 13 Clause 4.2 Give (HNA) abbreviation for Housing Needs Assessment.</p> <p>Page 35 Clause 7.13 - Typo 'covers an area of'.</p> <p>Page 44 Clause 8.4 - Remove 'there is'.</p>	Amend
122.	11	General points	<p>Page 9 Clause 2.6 - Suggest state that Friston is the largest settlement 'by area'.</p> <p>Page 11 Bullet point - Would appreciate clarification of 'There is a need to manage the integration of both prospective Local Plan site allocations and major development in neighbouring parishes.'</p> <p>Page 11 Bullet point near bottom of page - There's a reason for high dependence of car travel (ancient demographic..). Do we want to reduce this dependence - if yes then make provision for mobility scooters. Suggest give separate bullet point for the need to improve access for foot/bike.</p> <p>Page 13 Clause 4.6 - I agree that the lower number of rented properties could make it more difficult for those not able to purchase a property, but I'm not sure that the statement</p>	Amend as per suggested.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>regarding private rentals is needed in, or relevant to, this clause,</p> <p>Page 13 Clause 4.8 - Would appreciate clarification: How many affordable rented properties are there in the Neighbourhood Area?</p> <p>Pages 13 and 14 General comment - The discussion about affordable housing percentages appears academic because it seems unlikely there will be sufficiently large developments before 2040 for the percentages to be meaningful. Interestingly, and in support of that point, the current developments around the Old Parsonage each comprise two houses with no affordable element at all, and none of the houses is two-bed.....</p> <p>Page 21 Clause 6.19 (sic) - Solar panels are renewable (compared to fossil fuels) whilst heat pumps are efficient compared (compared to convector heaters). Suggest change bullet point to read: integrating renewable (eg. solar panels) and efficient (eg. heat pump) energy systems into new development, and existing properties where reasonably cost-effective.</p> <p>Page 27 Clauses 6.3 ii and iii - There seems to be something wrong with the logic: Reducing car parking and coach parking will not reduce visitor numbers unless all roads in the vicinity of Birling Gap are 'yellow lined', and doing that would impact National Trust profits. Very odd logic.</p> <p>Page 28 Clause 6.3 vi - Presumably we mean second homes and holiday homes - not holiday lets which are mostly, in this village, not suitable for long-term habitation. Whilst property prices in the Neighbourhood Area are higher than elsewhere, perhaps this is due to the attraction of the village and quality</p>	



Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>of the housing stock rather than second/holiday homes? Hence I ask whether there is any evidence, other than anecdotal, that there are sufficient second/holiday homes to significantly influence property prices? Page 28 Clause 6.3 vii - Isn't the Hikers Rest a Public toilet? Doesn't the Tiger act as one when the Hikers Rest is closed? Should the Hikers Rest facility be signposted? Page 33 Meadow and Wildlife verges - Should the second reference read 'Jevington Road/ Old Willingdon Road' Page 45 Clause 8.9 item 1 - Add '(refer to item 1 on Figure 8)' after Bridleway 13b because the reference in the introductory paragraph needs reinforcing. Page 46 Clause 8.9 new item 9 - In view of previous comments re additional traffic after Exceat bridge has been replaced, suggest seek additional refuge on the A259 next to the Michel Dene Road junction. A zebra crossing at the top of Gilberts Drive would also be helpful.</p>	
123.	12	General	In summary. A fantastic piece of work, lots of content and thought, credit to all involved.	Noted.
124.	14	Facts	<p>Page 9 2.6 Friston Pond is also an Ancient Monument 2.7 This read as though Friston is the largest area on the estate with 450 homes surely this should be East Dean Downlands Estate Page 10 2.1 point 8 There is not inadequate Parking at Birling Gap, cars park along side the road as do not want to pay to park. Ive counted up to 30 cars on the road when there are s paces in the car park. iii It reads as though there is coach parking in the village?</p>	Amend as per suggested.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>Page 32 Table 3 Marine Conservation Area this is for the protection of the sea and beach but does not make this clear</p> <p>Page 33 Designated Road Verge second point, does it need Gilberts Drive?</p> <p>T.P.O's is this still done through WDC as the Planning Authority surely SDNP now hold the records</p> <p>Page 35 7.13 3rd line the word 'area' does not need 's'</p> <p>Page 42 Policy EDF 7 1st line 2nd paragraph take out 'of'</p> <p>Page 44 8.7 should this mention buses?</p> <p>Page 45 8.9 1. BW 13b and 9c needs to state where they run too and from as most people will not know</p> <p>8.9 4. needs owned by Parish Council</p> <p>8.9 7. BW 26b again needs location</p> <p>8.9 8. I believe this should be Jevington Road not Old Willingdon Road, but it also needs some sort of path from OWR round to Windmill Lane.</p> <p>Page 48 Figure 8 Map Foot path from Crowlink Field to 3 way style is licensed by Nation Trust but shown in green. Why is improvement needed to footpaths as all NT land Open Access?</p> <p>Page 49 Community Facilities – 9.4 We used to have a range of facilities for young people such as scouts, brownies, boys club, youth club, closed as no-one locally prepared to run them.</p> <p>Page 50 Policy 9 where is extra land coming from in Downlands Way for Community Space as often car park full.</p> <p>Page 55 Policies Map Figure 9 on the key the blue should this be East 'Dean' not East 'Down'?</p> <p>Page 70 Schedule Monuments 1002237 Dew Pond Friston says Friston Place I imagine this should just say Friston Pond</p>	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>Page 90 Appendix c Woodland 7 Hobbs Eares the new trees were planted round the edge of the wood in 1988 after the 1987 storm</p> <p>Ponds East Dean pond I believe was drained earlier than 1960's it was drained after Garden Cottage was built and it was found that the water from the pond was flooding their garden and coming into the new house. Originally the pond was a lot larger and was made smaller when there was widening of the main road.</p> <p>Page 96 East Dean Church Green I think you will find this is a registered Village Green.</p> <p>Page 98 Access and Proximity would be better to take out one of the 'primarily'</p> <p>Page 105 View 6 This part of the valley is called Paynes Dene the bottom of the valley below Crowlink is know as Crowlink Valley</p> <p>Page 106 View 7 Would it be better to class this as from 3 Way Style most people do not know where Crowlink Corner is.</p> <p>Page 40 The picture 'hipped roof with dormer' on East Dean Downlands Estate would look better if you could take a picture with a pitched dormer.</p> <p>vii dormers of various types could you add preferably pitched roofed. The flat roofed dormers look as though a container have been dropped on to the roof and are not really in keeping and were put there in the 60's and 70's.</p> <p>Page 43 3.6 Dark Skies Can ESCC be asked to change the two crossing lights on the A.259 at East Dean to down-lighters. The light in Gilberts Drive is a different sort and does have a top cap</p>	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
125.	16	Facts	<p>In para 4 of the Foreword, reference is made to ‘cherished green spaces, views and heritage assets’ in order to help maintain and support the character of the parish.</p> <p>On page 23 (Conserving Heritage Assets), reference is made in 6.23 to 34 individual/groups of buildings and assets that are recognised for a contribution to national heritage. These are listed in Appendix B, Table 4 (pages 68-71) and include properties in the East Dean Conservation Area, in Friston Place, in Birling Manor, in Crowlink, Friston Church, Manor Cottage, and The Old Parsonage and Underhill House in East Dean.</p> <p>No mention is made of properties of considerable architectural interest in Old Willingdon Road, Windmill Lane, The Ridgeway and The Brow. Whilst it is appreciated that many of these were constructed in the 1920/30’s when the Downland Estate was first developed, they do have a very rich 100 year heritage. For example:-</p> <p>At the important entrance to the estate in Windmill Lane, Friston Court, Melbury Abbas and Ridge House were designed by the well known local architect Alwyn Underdown in the Arts &amp; Craft style,</p> <p>Friston Court and Ridge House have added historical interest in that they were requisitioned by the Canadian Air Force as Officer and Medical Staff messes during the Second World War, and</p> <p>There are several other good examples of Arts &amp; Crafts and Sussex flint houses some of which feature in the East Dean Downlands Estate publicity brochure issued when the Estate was first created.</p>	Noted – see responses to the NDHA engagement.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>In order to protect the distinctive character of the area, the Neighbourhood Plan should, we feel, highlight:-</p> <ul style="list-style-type: none"> <li>the relatively large number of architecturally and historically important houses,</li> <li>the overall layout of the estate,</li> <li>the woodland nature and important and old trees, and</li> <li>the cohesive character with spaces around buildings.</li> </ul> <p>On page 12, it states that one of the Neighbourhood Plan's overarching principle is to protect the cultural legacy of the parish and Objective 2 is: To support development that enhances the design, character and appearance and landscape of the parish in a sustainable manner.</p> <p>We feel that the message of this overarching principle and objective would be far stronger if greater emphasis were to be made of properties on the Estate and the sylvan nature of the environment in which they are situated.</p> <p>Whilst it is appreciated that the parish of East Dean and Friston has met its housing provision of 11 dwellings proposed under the SDLP, and therefore no further action is currently needed, the EDFNP is likely to be the 'go to' document for planning authorities when they consider any future housing developments. It is for this reason that we feel a reference to the architecturally important properties on the Estate should be included as heritage or important assets in the Plan.</p> <p>On other matters, is it correct that on Figure 1 (page 5), Figure 2 (page 19), Figure 4 (page 34) and Figure 10 (page 59), the East Dean Downlands Estate (listed as CA3 on page 19) is identified as part of Friston?</p>	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			Finally, on a very small point: In section 5 (from pages 16 to 24) should the paragraphs be numbered starting with a 5 rather than a 6?	
126.	15	Mobile	I had discussed quite a few points with members of the Steering Committee but forgot to mention my concerns over the poor mobile reception we have in our area of the village ( Hillside) which affects so many things being forced on us i.e. Smart meters, new BT digital phones etc....The only mobile phones that work are 02 but that is very hit and miss ,so unreliable . We really need a new mast in the village to keep us properly connected and able to keep pace with the new technology / services that relies so heavily on mobiles.	Largely outside the scope of the Neighbourhood Plan
127.	18	Facts etc.	<ul style="list-style-type: none"> <li>• Page 1. Foreword. For completeness I think it would be better to list all members of the steering group - past and present. It seems odd to make specific note of Katrina's involvement.</li> <li>• Page 9. Item 2.5. There are 4 electric charging points not 3.</li> <li>• Page 9. Item 2.6. East Dean is the largest settlement, not Friston. I think we covered this off the other evening and it's an error from the mapping.</li> <li>• Page 11. Issues and opportunities. There is no reference here to supporting businesses in the Parish. There is a reference to working from home - 9th bullet point. Can it be broadened to include businesses?</li> <li>• Page 16. Numbering is wrong. The numbers should commence with 5 not 6?</li> </ul>	Amend

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<ul style="list-style-type: none"> <li>Page 16. I do not think that the AECOM set of design codes has a high enough profile in the document. When you consider that we commenced this journey with the intention of updating the design code and making it a central plank of the Neighbourhood Plan it's not getting much visibility. Yes it's referred to in Appendix 1. Should the whole document be included there or a list of key attributes be placed into section 5?</li> <li>Page 37. Item D I. Should the sentence read There is no acceptable loss of ——? At present it has a double negative?</li> <li>Page 38. Item 7.21 and repeated on Page 39. I thought the Bowling Green and East Dean Allotments, post the meeting with Mr Davis Gilbert were to be deleted.</li> <li>page 49. Item 9.4. 3rd bullet point. No museum storage please at The Pavillion</li> <li>Page 50. Item 9.4. 6th bullet point. Not sure what this point is,</li> <li>Page 50. Item C. What is a changing places facility?</li> <li>page 55. Item 6. Not sure why Residents are listed in final column as they are relevant to all of the categories listed.</li> </ul>	
128.	19	Fact check	<ul style="list-style-type: none"> <li>Amend map to show East Dean and Friston more accurately.</li> <li>Row 2, column 3 of Table 1. High Level Summary of Key Activities and Engagement. The acronym HRA it is not mentioned in the document or glossary as to what</li> </ul>	Amended as necessary.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>this is. I do not know what this means. As a note PC, SEA acronyms also are written in the table, and though I can work this out, if the document is to be voted on by our residents we need to write these abbreviations out in full or at least have an abbreviation list to appear with the glossary.</p> <ul style="list-style-type: none"> <li>• <b>Page 9.</b> Paragraphs 2.4, 2.6 and 2.7 need to be rewritten and rearranged and maybe a new paragraph added? As a suggestion:</li> </ul> <p><b>2.4</b> East Dean is the larger settlement comprising of the historic settlement of East Dean village which lies on the south side of the A259. The historic part of East Dean lies mainly in a small dry valley which leads towards Birling Gap and the coast. East Dean also comprises of a large portion of the East Dean Downlands Estate comprising generally in the main private individual residential houses and bungalows built in the 1960's and 1970's. There are large areas of open downland surrounding the East Dean. There is a small shopping precinct etc. from paragraph 2.7</p> <p><b>2.6</b> Friston parish occupies a large geographical area as well as part of Friston Forest and a large amount of open downland, Friston comprises of the historic Friston Church, Friston pond (the first pond to become a scheduled monument in the country) and Friston green and with some two-hundred in the main lower density larger homes lying on the northern side of the A259 built from the 1930's onwards and was the first area to be developed as part of the East Dean Downlands Estate.</p>	



Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>Adjusting and amending other paragraphs to suit is my suggestion.</p> <ul style="list-style-type: none"> <li>• <b>Page 10.</b> Paragraph. 2.10. Remove but and replace with and, and remove second for is last sentence maybe.</li> <li>• <b>Page 11.</b> Last bullet point. Very skewed, not sure what this means, it could be removed or expanded on. At first reading it looks like an opinion. Maybe tidy this sentence?</li> <li>• <b>Page 14.</b> Paragraph 4.9. HNA not in glossary or abbreviations. I agree you can work it out, but please write in full or as I have written in my second point.</li> <li>• <b>Page 14.</b> Could we make this table clearer for the lay reader, its okay but takes some looking at. Maybe Market Proportion would be a better row title.</li> <li>• <b>Page 19.</b> Map areas are incorrectly shaded or titles need to be changed. See attached photograph.</li> <li>• <b>Page 24.</b> B.7. Post Box Downsvie Lane. Downs View Lane is <b>two</b> words. I know this to be important to residents there.</li> <li>• <b>Page 26.</b> Should the Dew Pond at Duddles Bottom be shown?</li> <li>• <b>Page 44.</b> Para. 8.4 Remove 'there is' in the first sentence?</li> <li>• <b>Page 46.</b> Para. 8.10 – In point 4 it maybe useful to add, more signage/interpretation in different languages or international symbols?</li> </ul>	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<ul style="list-style-type: none"> <li>• <b>Page 48.</b> Figure 8. Movement Map of the Parish. I think the permissive path is shown incorrectly.</li> <li>• <b>Page 53 to 54.</b> 11 Infrastructure Improvements and Provision – Missing page numbers.</li> <li>• <b>Page 53.</b> 11 Infrastructure Improvements and Provision – Content of this section does not follow or align to the title, its only part policy regarding funding. Please revisit this section. Anything about business or connectivity is not mentioned.</li> <li>• <b>Page 55.</b> 7. Sustainable Tourism. Reference to adding “in different languages” or similar could be useful at this point.</li> <li>• <b>Page 56.</b> New point 9. I would like to see a new row titled Business Infrastructure. Exploring for the provision of business lock-ups and premises. Support for local business and enterprises. This and point 3 of this table 12 should go in paragraph 11.</li> <li>• <b>Page 60.</b> Add Abbreviation List or expand the Glossary.</li> <li>• <b>Pages 58 and 59.</b> Maps are incorrect as per point 8.</li> <li>• <b>Page 62.</b> Add a description for NDHA, HA, Grade I, Grade II and Grade II* and others to the Glossary.</li> <li>• <b>Page 64.</b> Seaford to Eastbourne Nature Recovery Project – The hyperlink Link only goes to a press release not an evidence document. I haven’t tried all the links, but it may be worthwhile to do so.</li> </ul>	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<ul style="list-style-type: none"> <li>• <b>Page 68.</b> Page number missing (ok) Table 4. I feel the list would be better alphabetically maybe or at least East Dean first as per our Parish name? Maybe the Grade I, II and II* could be in order for ease of future reference. My thoughts here.</li> <li>• <b>Pages 71, 72.</b> Page numbers missing. Not so important at this point.</li> <li>• <b>Page 89.</b> Add the approximately 24 rare Coffin-type WWII anti-tank obstacles a Micheldene to the NDHA list. As a member of the Sussex Military History Society; The East Dean and Friston Local History Society and Alfriston and Cuckmere Valley Historical Society I strongly feel these are worth listing.</li> <li>• <b>Page 90.</b> Page number missing.</li> <li>• <b>Page 95.</b> Table 5 and 6 title – remove the word Long in Long list.</li> </ul>	
129.	4	p.11	<ul style="list-style-type: none"> <li>• It is suggested that health intelligence data on population demographics is used to show the trends, key issues, and health inequalities in the parish in the 'Issues and opportunities' section to build up the profile of the health of parish residents in comparison with the district and nationally. For example, by representing the population distribution by age and the proportions of the population in good or bad health, General information can be found in the East Sussex State of the County 2023 report: <ul style="list-style-type: none"> <li>• <a href="https://democracy.eastsussex.gov.uk/documents/s51141/Appendix%201%20Focus%20on%20East%20Sussex%202023.pdf">https://democracy.eastsussex.gov.uk/documents/s51141/Appendix%201%20Focus%20on%20East%20Sussex%202023.pdf</a>.</li> </ul> </li> </ul>	Reference made in Section 2.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			In addition, the Wealden District profile within East Sussex Joint Strategic Needs Assessment (JSNA) is a useful source of local health and inequalities data: East Sussex JSNA Wealden District Profile and links to parish data can be found via the county's East Sussex in Figures resource: <a href="https://www.eastsussexinfigures.org.uk/parishes/">https://www.eastsussexinfigures.org.uk/parishes/</a>	
130.	17	General	Congratulations on a very comprehensive set of documents and thank you for taking this forward on behalf of the residents - much appreciated	Noted.
131.	4	2.1	It is requested that reference to the KCIII ECP is added to the following point: <i>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, King Charles III England Coast Path etc.), but without compromising the existing landscape. The impact of neighbouring attractions (such as Black Robin Farm) also needs careful thought.</i>	Add in to Section 2 – it is referred to as the South Downs Way throughout (noting in Section 2 that it forms part of the King Charles III England Coast Path.
132.	4	Obj 6	Amend to <i>'Objective 6: To support opportunities for walking, wheeling, cycling and equestrian pursuits in the parish'</i>	Amend (coincides with SDNPA comments)
133.	4	3.1	To expand 'healthy living' beyond lifestyle, and to resonate with the premise of the objectives of the NP to support good health and wellbeing, and sustainable lifestyles that can be enabled through the built and natural environment, it is suggested the following text, in red, is included within the vision:  <i>'The mitigation of and need to adapt to climate change is a central strand of the vision. We aim to support householders</i>	Retain our words. This has come directly from community and has been consulted on.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<i>in protecting and enhancing our natural environment, whilst promoting healthy and sustainable lifestyles <del>living</del> and connectivity for the benefit of all.'</i>	
134.	4	3.2	<p>It is suggested that the following health matters are incorporated into the Objectives:</p> <ul style="list-style-type: none"> <li>• maintain and improve access to nature and to play and recreation increasing physical activity and providing health and wellbeing benefits such as positive mental health.</li> <li>• maintain and improve social cohesion and reduce social isolation and loneliness.</li> <li>• food security, access to healthy food, and growing spaces</li> <li>• lifetime and adaptable homes</li> <li>• maximising opportunities for healthy design principles</li> <li>• active travel</li> <li>• healthy lifestyles and mental health</li> </ul>	Retain as is, as this has come from the community.
135.	4	p.13-15	<p>Public Health recognises the importance of a supply of affordable homes for a range of sizes, and the need for housing options for those wishing to downsize, particularly relevant due to the ageing population of the parish. To reflect older people's needs, especially in relation to dementia, reference could be made, in the supporting text, to the East Sussex Dementia Joint Strategic Needs Assessment; <a href="http://DementiaJSNA(eastsussexjsna.org.uk).">Dementia JSNA (eastsussexjsna.org.uk)</a>.</p>	Add in
136.	12	Comment	<p>Recommend that the summary included the poster commentary; It seems futile to attempt to provide "affordable" housing in such a desirable village. Inevitably house prices are inflated by the location, location, location.</p>	Noted. The policy does seek to support smaller properties. An option is for the PC to explore a Community Land Trust / Rural

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			Even a development designed to be affordable will have prices inflated by the desirable location. We should focus on encouraging smaller properties suitable for downsizing without getting hung up on affordability; Does plan include provision for school/Dr.s etc for families; Hard to downsize to smaller property and stay in the village	Exception site to have greater control of what might be delivered.
137.	4	p.16-18	Public Health welcomes the reference to 'Building for a Healthy Life' guidance but reference should also be made to the 'Active Design' guidance principles that create places which enable active and healthier lifestyles;	Add in
138.	4	p.16-18	Cross reference should be made to the Local Green Space policy (EDF6) to increase public access to green spaces via the design of development. Reference could be made to the mental wellbeing benefits and how places to meet and seating at such sites would strengthen community social cohesion.	Add in cross-ref to the text
139.	5	EDF2	The Trust supports Policy EDF2: Character of Development, including criterion B (vii) which requires traffic generation and parking which may derive from development to not adversely affect vehicular and pedestrian safety, notably on Gilberts Drive and near Birling Gap.	Noted.
140.	10	EDF2	Part A - Do views need to be mentioned here when there is a separate policy on significant views? Part B (iv) - The minimum parking requirements appear to be missing from this criterion. Part B (v) - Should this include their settings?	Text has been amended to reflect SDNPA comment.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			Part B (vi) - In the planning system there is no private right to a view and therefore it is difficult to see how this could work in practice.	
141.	12	EDF2	The grass triangle at the end of Windmill Lane should be removed	Outside the scope of the Neighbourhood Plan.
142.	4	p.20-22	It is suggested the policy and supporting text should refer to the health and wellbeing benefits of energy efficiency and design, both physical and mental.	Add in
143.	8	EDF3	<p>We would strongly support the addition of sustainable urban drainage requirements to paragraphs v and vi of part B of Policy EDF3. We therefore request the addition of the wording below to Policy EDF3 section B:</p> <p><i>(v).. integrating sustainable drainage measures to minimise and control surface water run-off.</i></p> <p><i>(vi) ... whilst preserving existing flow routes and drainage features within the site eg ditches, seasonally dry watercourses, historic ponds.</i></p> <p><i>See letter for reasons</i></p>	Content to add in.
144.	10	EDF3	Part A - Should this refer to <b>'harmful'</b> climate effects rather than just 'climate effects'?	A – add in

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>Part B (vii) - There is some repetition between this part of the policy and the preceding parts of Policy EDF3 B with regards to sustainable design (i-vi are all elements of creating low carbon sustainable design). You may want to consider rewording this part.</p> <p>Part C – This criterion could do with a reference to HEAN 181 which specifically deals with adaptation of historic buildings for climate change and energy efficiency.</p>	
145.	12	EDF3	Speed cameras to be used on Friston Hill and Gilberts Drive; Solar panels need to be non-reflecting as can be an issue/eyesore from the main road; Is seeking the highest energy efficiency and environmental standards cost effective/affordable for all?	Covered in Non-policy actions (speed) Will have to adhere to building regs Outside scope but noted.
146.	5	EDF4	<p>The Trust supports proposed Policy EDF4: Conserving Heritage Assets which seeks to conserve and enhance heritage assets within the parish, both designated and non-designated. Appendix B provides a list of non-designated heritage assets which has been produced following an audit of local buildings and assets, that have been recognised for their contribution to local character and history of the parish. The Trust supports the proposal for those listed to be valued as non-designated heritage assets which will be weighted in line with paragraph 209 of the NPPF in the determination of planning applications.</p> <p>The Trust are the owners of the following identified Non-designated Heritage Assets listed under proposed Policy EDF4 (B):</p> <ul style="list-style-type: none"> <li>• Crowlink dewpond</li> <li>• Crowlink Coastguard Cottages</li> <li>• Sarsen Stone, Flagstaff Point</li> </ul>	Noted.



Ref	Who	Page/para/policy	Comments/ Proposed change	SG response
			<ul style="list-style-type: none"> <li>• Mary Gilbert memorial stone</li> <li>• Gallops Cottage</li> <li>• Red Barn</li> </ul> <p>The Second World War field hospital identified as number 8 on the list is outside of the National Trust ownership, and this will need amending at Appendix B.</p>	
147.	10	6.3	The second hyperlink at sentence four of the paragraph should refer to the National Model Design Code rather than Design Guide.	Amend
148.	10	EDF4	<p>Part A - is this not repeating the NPPF and the Act - what is new is reference to local area. (C) is also a repeat of legislation?</p> <p>Part A - Requires a heritage statement to be provided. It is not the place of a NP to require this, but the Local Validation List of the South Downs National Park Authority (SDNPA), which already appears to do so. Also, with regards to archaeology, other reports may be required in addition to a heritage statement.</p>	Remove ref to the Heritage Statement as already on the SDNPA Validation Checklist.
149.	4	6.1	<p>is requested that the following additional text is inserted into paragraph 6.1 to highlight the creation of the KCIIECP and its likely impact on the parish:</p> <p><i>The establishment of the King Charles III England Coast Path National Trail is also likely to attract visitors to the area</i></p>	Add in King Charles III England Coast Path, which coincides with the South Downs Way as it goes through the parish.
150.	4	6.3	It is requested that coastal safety is inserted into this section as an additional key issue. Suggested text below:	Add in to 6.3 as a new bullet

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<i>Visitors to Birling Gap and the surrounding coastline are continuing to stand on the edge of cliff tops or walk along the base of cliffs. There is a strong need to raise awareness of coastal erosion and educate overseas visitors, who may not be aware of the risks associated with this dynamic coastal environment</i>	
151.	4	6.5	Revise to read: <i>'Policy EDF8 sets out areas where walking, wheeling, cycling and equestrian opportunities can be maximised. The improvements may be funded via national or local funding or through development 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, wheeling and cycling)'</i>	Agree and amend
152.	5	Tourism	As identified under the 'Issues and Opportunities' and the 'Sustainable Tourism' sections of the Neighbourhood Plan, Birling Gap presents several challenges in terms of supporting sustainable tourism and accommodating visitor travel needs. We fully support the action identified which seeks a proactive and collaborative approach to addressing some of the issues identified and the development a Sustainable Tourism Strategy for the Parish as this will result in a deliverable plan.	Noted.
153.	10	p.29	Page 29 of the Draft NP lists an action related to sustainable tourism. The rest of the actions are listed at the back of the document in section 12. Therefore, it is unclear why this action is in the main draft NP? Tourism clearly creates a number of issues in the parish and has the potential to impact on adjoining parishes. Perhaps it could be clearer in Chapter 6 as to why there is not a specific tourism policy in the draft NP.	Noted

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
154.	4	7.1	The section should expand on the benefits to health and wellbeing from the natural environment. It should acknowledge the potential benefits of increasing physical activity for all ages and abilities through active travel, recreation, and play, connected neighbourhoods, also the mental and wellbeing benefits associated with access to nature and quality built and historic environments.	Add into the description
155.	4	p.38-39	The policy and supporting text should acknowledge the physical health and mental wellbeing benefits of Local Green Spaces. This includes the health benefits of increasing physical activity by enabling more walking, wheeling and cycling within the area and access to play and recreational areas. Reference should be made to maintaining and improving the accessibility of Local Green Spaces for all ages and abilities and improving the quality and linkages between local green spaces and key destinations. The inclusion of the East Dean allotments as a Local Green Space is welcomed.	Reference is included, where relevant, in the templates.
156.	4	p.41-42	The policy justification could include the mental health and wellbeing benefits of protecting locally significant views.	Add in
157.	5	EDF5	<p>The Trust supports Policy EDF5: Conserving and enhancing the natural environment which will seek to protect and strengthen the extensive existing natural environment within the parish.</p> <p>Criterion B will require development proposals to demonstrate a minimum 10% net gain in biodiversity, this aligns with the mandatory requirements for the delivery of Biodiversity Net Gain (BNG) in the Environment Act 2021.</p>	Noted – we cannot enforce 20% but could include as an aspiration.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			It is recommended that given the high level of existing designated sites and rich and varied biodiversity resource within the parish, qualifying development sites seek to deliver a minimum 20% BNG requirement. This would also reflect emerging policy and the aspirations for the Wealden Local Plan ( <i>Regulation 18, March 2024</i> ) and importance of the natural environment within the Parish.	
158.	10	EDF5	<p>Figure 5 shows a number of Biodiversity Opportunity Areas (BOAs) and Areas of Biodiversity Value, yet there is no explanation within the supporting text as to how these areas have been selected.</p> <p>The BOAs do not relate to the larger BOAs defined by the Sussex Local Nature Partnership (SLNP)<sup>2</sup> and presumably have been locally defined, but this is not explained, even within Appendix C. Would a different name help to distinguish them from those BOAs identified by the SLNP?</p> <p>The supporting text also states that ‘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’. We presume these are the yellow areas mapped on Figure 5 although this is not clarified. Also, the Biodiversity Profile identifies 11 areas of significance for biodiversity, not 12.</p>	SLNP document published post us going to Reg 14. Revisit text.
159.	12	Ponds	Plan the addition of new large ponds in open spaces or build where old dew ponds are located	This is included in the policy.
160.	12	Wind farms	Restrictions on wind farms on the Downs	This is dictated by national policy and there is a policy in the SDLP

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
161.	17	EDF5	EDF5, EDF8 and EDF9 are all very good, but could go even further in their aims in the future (environmental issues, walking and cycling routes).	Add in wheeling as per SDNPA comments
162.	10	EDF6	<b>Land outside Fridays houses</b> - Our Estates Management Team have confirmed that Wealden District Council does not have any objection as landowners to the designation of Land outside Fridays Houses as a Local Green Space.	Noted
163.	13	EDF6	I do not agree with the proposal to designate <b>The Bowls Club or Village Green Allotments</b> , as Green Spaces within the Neighbourhood plan, it seems to be a form of expropriation and state control on two enclosed and private pieces of land, both of which have previous planning consents and require careful long term management. The proposals are not protecting existing green space but seeking to determine the land's future use if their current uses cease. These are not areas of land which can be turned back to agriculture or be managed cheaply. The proposal risks ensuring the land is abandoned and overgrown, the exact opposite of what I, and I suspect local residents want.	Bowls Club – included in EDF9 as an important community asset to be safeguarded from loss (albeit not necessarily in its current location).  Allotments – identify within EDF9 as an important community asset but remove from LGS.
164.	4	7.25	It is requested that reference to the KCIIECP is added to this paragraph:  <i>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 and King Charles III England Coast Path National Trail.</i>	Add in.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
165.	10	EDF7	<p>Some of the view arcs as shown on Figure 7 extend outside of the neighbourhood plan area into adjoining parishes. It is not possible to apply the policies of this neighbourhood plan outside of the neighbourhood area. We therefore suggest the views and their associated arcs are reduced to within the confines of the neighbourhood area on Figure 7. This will particularly be an issue for View 2.</p> <p>As context, within Wealden District, the Horam Neighbourhood Plan has recently undergone the examination process. The Examiner requested under paragraph 7.74 of the Examiner's Report<sup>3</sup> that the views referenced in the NP were restricted on the relevant diagram to those only within the neighbourhood area. The Examiner also suggested at paragraph 7.74 that within the supporting text it was made clear that the policy only applies to those parts of wider views which are within the parish.</p>	Noted. The PC will communicate with neighbouring parishes to alert them of views, but ultimately these are the views identified by the public so should be retained.
166.	12	Views	It would be good to include the view across from Crowlink Lane and where the hedgerow dies down, past Crowlink Corner to the cliffs and Beachy Head in the distance. People walk across this field from Hobbs Ears and can take this view in as they cross the field to the far gate. On you viewmap this is the field with the track between no. 5 and no. 7; New view to be added from approx. Crowlink Car Park looking east to Belle Tout.	Discussed but not considered to be significant.
167.	4	8.1	Revise to: <i>This policy seeks to enhance walking, wheeling, 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 or</i>	<p>Amend</p> <p>Plus add into the public transport section – findings from the Youth Survey – linking to</p>

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<i>as part of longer journeys, such as travel to a railway station or bus stop'. This will support the ambitions of the East Sussex Local Transport Plan 4 2024 - 2050 to connect people and places and support the physical and mental wellbeing of local residents and visitors</i>	bus services, health and wellbeing. Value of Cuckmere bus (comes around the estates-good for those with limited mobility).
168.	4	8.2	Suggest the revision of the fourth sentence as follows:  <i>'settlements are important as they enable <del>the</del> community access to <del>the community</del> facilities'</i>	Amend
169.	4	8.3	Suggest removing 'However' from the beginning of the paragraph.	Amend
170.	4	8.3	It would be helpful if the NP specified which rural roads traffic is diverted to. It would also be helpful to understand why the road (A259) is difficult to cross, is it a lack pedestrian crossings, for example? It would also be helpful to understand where the impact is the greatest, where the desire to cross is the greatest, for example.	Amended with additional text
171.	4	8.3	For information, there have been nine crashes on the A259 in the last 36 months clustered at East Dean and Friston, mainly speed/loss of control related.	Added in.
172.	4	8.4	The first sentence needs to be re-worded to read;  <i>'Traffic through the parish is likely to be exacerbated, if there is the Exceat Bridge, which crosses...'</i>	Amend

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
173.	4	8.4, 8.5	<p>It is important that statements are based on evidence.</p> <p>For example, is the first sentence and the last sentence of paragraph 8.4 anecdotal or based on any evidence/modelling? In addition, is paragraph 8.5 also anecdotal or based on evidence/ modelling?</p> <p>Polegate is accessed closely to the A27. General traffic growth would contribute to increases along all major roads, but not necessarily from Polegate</p>	This has been informed from local information.
174.	4	8.7 and 8.8	Reference wheeling	Add in
175.	4	8.9	<p>It is recommended that visitor info is also added to the <a href="#">National Trails website</a> to raise awareness of the Public Rights of Way (PRoW) between East Dean and Birling Gap. These connections should be promoted to encourage use of the off-road routes, instead of walking along the main roads.</p>	Add in
176.	4	8.9	<p>Improvement 1:</p> <p>New signage could be installed in the area to direct visitors along safe routes to the KCIIECP and South Downs Way. Further, surfacing improvements could be delivered along Public Rights of Way (PRoW) that would support an accessible off-road route throughout the year. The King Charles III England Coast Path– South East National Trail officer would be happy to discuss these proposals further with the Parish council and consider potential funding of the enhancements, as they would improve access connections to the KCIIECP.</p>	Add in



Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
177.	4	8.10	It is requested that the following additional improvements are added to the plan:  <i>Enhancements to the safety, amenity or accessibility of the King Charles III England Coast Path National Trail, including links with surrounding Public Rights of Way and local communities.</i>	Add in
178.	4	Fig. 9	Whole parish: It is requested that the alignment of the King Charles III England Coast Path (KCIIECP) is highlighted on the Policies Map and supporting key on page 57. This is because the proposed Neighbourhood Plan policies will support and impact the KCIIECP.	Amend
179.	4	Policy EDF8	Criteria A and B – add ‘wheeling’  Amend A to be applicable to all development not just residential	Add in  Amend
180.	4	Policy EDF8	The inclusion of this policy is welcomed and supported.	Noted
181.	5	General	The Transport and Movement section highlights several issues for visitors and residents in getting about the parish particularly with the presence of the A259 and the need for more sustainable transport modes. The Trust supports proposed Policy EDF8: Walking, Cycling and Equestrian pursuit opportunities, which seeks to increase the proportion of people walking and cycling and to improve the safety of their journeys. Paragraph 8.9 highlights specific opportunities,	Add in final point as statement of fact from the NT.  Suggest that coast path upgraded to bridleway to enable the circular cycle route.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>including the promotion of East Dean to Birling Gap walking routes.</p> <p>A coordinated approach to delivering walking routes between East Dean and Birling Gap is welcomed and essential if it is to be successful. East Dean is for many people the start of their journey to Birling Gap, and this is outside of National Trust ownership and so a collaborative approach is needed to ensure a whole route is delivered.</p> <p>The promotion of a cycle path is also highlighted. Whilst we would want routes to be as inclusive as possible, this may be challenging given the natural topography between these key locations and as such alternative routes may be important.</p>	
182.	12	Crossing	A crossing is needed at Friston for pedestrians	Add in to list
183.	12	General	A walking/cycle path is marked across part of the Seven Sisters which as I understand things, is a route at present where cycling is not permitted; Provide cycle only paths as they are a hazard to dog owners due to speed of electric and mountain bikes	See above.
184.	17	EDF8	EDF5, EDF8 and EDF9 are all very good, but could go even further in their aims in the future (environmental issues, walking and cycling routes). A major omission, however, in EDF8 and EDF9 is that there is not mention of disabled access. This is an important issue in the area of transport as well as access to community, cultural, sport and recreation facilities. Having a few disabled car parking spaces is a tiny part of disabled access. A disabled person arriving by bus would	Inclusion of the term wheeling.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			struggle to reach any of the facilities, whether in East Dean or in Birling Gap.	
185.	18	General	Please find attached notes of last A259 Corridor workshop.  Our MP at the time, Maria Caulfield, was fully supportive of reductions on the rural lengths of the road, improvements at the Jevington Road junction and crossing points at Friston and East Dean.	Noted.
186.	21	EDF8 text	Additional supporting text provided to amend the situation regarding the private estate roads.	Added in
187.	4	9.2	It is suggested that reference could be made to the South Downs National Park Authority within this paragraph.  There is no reference to the East Sussex Bus Service Improvement Plan (BSIP), suggest that reference is made in this paragraph to demonstrate access by bus to these facilities.	This paragraph is specifically about community groups.  Added into the public transport section.
188.	4	p.49-50	The supporting text should acknowledge the physical health and mental wellbeing benefits of sport and recreational open space to the population. The policy needs to acknowledge the potential health benefits to the population of maintaining and improving access to the countryside. We would suggest the inclusion of a Green Infrastructure policy is considered that would draw together elements of open space, recreation and play space. This could include reference to landscaping within developments and green corridors, which include walking, wheeling and cycling opportunities, and can provide benefits	Add in

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			for health and wellbeing by creating improved access to nature, including the surrounding countryside.	
189.	4	EDF9 B	Criterion B within Policy EDF9 should be strengthened by adding that new and upgraded play areas should be accessible and cater for all ages, abilities and genders, please have regard to guidance from Make Space for Girls; <a href="https://www.makespaceforgirls.co.uk/resources/safer-parks-for-women-and-girls-guidance">https://www.makespaceforgirls.co.uk/resources/safer-parks-for-women-and-girls-guidance</a>	Add in
190.	10	Typo	Refers to heritage aspects rather than heritage assets at Part (A) (iv).	Amend
191.	12	Village hall	Lighting is required in the village hall car park at night.	The parish falls within the SNDP Dark skies zone
192.	12	Toilets	Public Toilets - lack of - walls of allotment used as urinals as are bus shelters; How to promote all of the activities using a website and other media forums; Not on the Greensward please.	Included in the plan
193.	17	Disabled	EDF5, EDF8 and EDF9 are all very good, but could go even further in their aims in the future (environmental issues, walking and cycling routes). A major omission, however, in EDF8 and EDF9 is that there is not mention of disabled access. This is an important issue in the area of transport as well as access to community, cultural, sport and recreation facilities. Having a few disabled car parking spaces is a tiny part of disabled access. A disabled person arriving by bus would struggle to reach any of the facilities, whether in East Dean or in Birling Gap.	A member of the SG has provided additional text on disability access and this has been incorporated.

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194.	17	Playspace	In respect of Policy EDF 9 we are not in favour of a playspace for children on the Greensward. This area is a quiet place of tranquillity for local residents and for dogwalkers as well as providing space for games for children and adults from time to time. A formal playspace would completely change this special environment.	Noted by the Greensward company and to be discussed at their future meeting.
195.	17	Cricket	Any proposal to rebuild / enlarge the cricket pavilion should not reduce or impact on the cricket pitch and outfield. Facilities should meet Sport England and ERCB design standards.	Noted.
196.	20	Youth	Feedback from the Youth survey and meetings to go into the supporting text.	Added in.
197.	4	Addition	This section should include the health effects of climate change, and add the following resource to the list of evidence documents: Health Effects of Climate Change (HECC) in the UK: State of the evidence 2023.	Already addressed
198.	12	General	Projects to maintain and improve biodiversity would be fully supported. I strongly agree with supporting biodiversity - planting of wildflowers and reinstating the driedup pond. Disagree that public toilets are needed. All good stuff. Avoid an excessive adherence to the guidance and comments to satisfy beaurocrats - be pragmatic	Noted.  Include in non policy actions – explore ‘public toilet scheme’ among local amenities.
199.	17	General	I support all the proposals, especially the issue of supporting biodiversity.	Noted.

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
200.	17	General	We are pleased to see that the issue of parking on verges at Birling Gap is included. This creates a danger both for pedestrians and other road users and is a big problem that needs to be addressed.	
201.	17	General	<p>The Non-Policy Actions under the heading of 'Getting Around' are on the whole excellent. However there is no mention of improving disabled access.</p> <p>This is strongly needed in general - and is specifically needed in the car parks in both Birling Gap and East Dean where a disabled person using a bus would find it impossible to get from the bus-stop to their chosen destination, be it the Village Market or the National Trust Cafe and views.</p> <p>In addition. for those disabled people who are coming by car, the NT disabled car park spaces, are frequently full up at busy times.</p>	Add 'Accessibility' into the 3.2 Principles.
202.	17	General	Projects to maintain and improve biodiversity would be fully supported.	Noted.
203.	17	General	strongly agree with supporting biodiversity - planting of wildflowers and reinstating the dried up pond.	Noted.
204.	17	General	Disagree that public toilets are needed. See separate sheet sent to Parish Clerk	Noted.
205.	17	General	All good stuff	Noted.
206.	11	General	1.Readers would be given more confidence in the Design Guide, and it would have more authority, if 'standard' items were made specific to the Village.	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>For example:</p> <p>Page 34, Figure 39 - We are a village, not a town</p> <p>Page 34, Clause 3.2 ii - There will be no new primary routes.</p> <p>2. Similarly, checking 'standard' items for veracity could be a good idea. For example:</p> <p>Page 56, Figure 60 - Airtight construction is bad for health and building fabric, whereas ventilation, especially controlled ventilation, is good for health and building fabric. Incidentally, insulating walls is far more economic and effective than upgrading to triple glazing (a u-value of 0.8 W/m<sup>2</sup>K is good for triple glazing, whereas this would be considered poor for an insulated wall) - reducing numbers and sizes of windows is a good policy which is not mentioned in this Figure.</p> <p>3. Page 13, Clause 1.2.4 - Point House is a long way from the post-medieval dewpond. Suggest state that the dewpond is to the West of the Church of St. Mary the Virgin.</p> <p>4. Page 39 (for example)- Note use of '0.5 storeys' which has not been clearly defined. I presume this applies to dormer properties where the first floor area will be in the order of half the ground floor area. Does this also apply to loft rooms? If it does (as I suspect from Figure 55), then loft rooms and loft extensions above two-storey properties will be frowned upon in all areas except the Old Village of East Dean.</p>	

Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			<p>5. Page 44, Clause 3.6 iv - Residents are used to carrying torches (and this fits with the dark sky concept), whilst cyclists should have lights. Hence suggest deleting this item.</p> <p>6. Page 44, Clause 3.6 viii - I'm not sure I fully comprehend this item. Do 'switch off' and 'PIR sensors' fit in it?</p> <p>7. Page 45, Clause 3.7 i - Is this Clause needed, noting that Figures 45 to 48 show preferred examples?</p> <p>8. Page 53, Clause 3.9 viii - Should roof-mounted solar panels be permitted in the Old Village of East Dean, and should street-facing roof-mounted solar panels be permitted anywhere in the Neighbourhood Area?</p> <p>9. I did not spot mention of any attempt to limit extensions in order to maintain or reduce current bedroom per property ratios (we need more one and two-bedroom houses).</p> <p>10. Page 57, Clause 3.10 v - I'm not sure how garden walls in the Old Village of East Dean can be treated to provide hedgehog holes; they may have to make do with gate openings.</p> <p>11. Page 58, Clause 3.10 x - Stone walls in the Old Village of East Dean are not just accepted, they are preferred.</p> <p><u>Editing points spotted during my review are:</u></p>	



Ref	Who	Page/para/ policy	Comments/ Proposed change	SG response
			1. Page 14, Figure 13 description. Separate 'a' from 'typical'  2. Page 25, Figure 27 description. View is looking northwest	
207.	12	General	They are good; sustainable measures only to promote tourism	Noted.
208.	17	General	We can never take it for granted that the character of the Parish will be maintained; the team have done an outstanding job in highlighting proposals to protect and enhance the character of the neighbourhood for many years to come	Noted.
209.	17	General	his is a very thorough and impressive piece of work which has clearly taken a great deal of thought and research and shows an in-depth knowledge of, and respect for the area and its community. As mentioned already, the issue of disabled access and facilities needs to be included.	Noted.
210.	17	General	Good	Noted.
211.	14	General	Page 40 The picture 'hipped roof with dormer' on East Dean Downlands Estate would look better if you could take a picture with a pitched dormer. vii dormers of various types could you add preferably pitched roofed. The flat roofed dormers look as though a container have been dropped on to the roof and are not really in keeping and were put there in the 60's and 70's. Page 43 3.6 Dark Skies Can ESCC be asked to change the two crossing lights on the A.259 at East Dean to down-lighters. The light in Gilberts Drive is a different sort and does have a top cap	
212.	10	General	In Appendix B, only the 22 buildings selected as non-designated heritage assets which are in public ownership have been included in the table. It states in the text that others will	Noted.

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			be added before the final draft of the neighbourhood plan. However, there should be minimal changes between the Regulation 14 and Regulation 16 versions of the neighbourhood plan. The SDNPA should be able to advise on whether they consider this to be possible. Also, normally we would expect to see the assessment of all those buildings nominated, not just those which are deemed to be non-designated heritage assets following the assessment.	
213.	5	General	Appendix C contain details of areas that offer opportunities for improving biodiversity value, three of these sites (6, 7, & 8) are either fully owned or partially within the ownership of the Trust. Both the Hobbs Eares woodland and Crowlink woodland have been impacted by Ash dieback. The Trust plan to carry out additional planting with native species to improve the diversity of these woodlands. Whilst fencing would be beneficial, this can't be achieved until we have overcome ash dieback. The Trust has a policy of not felling ash trees in 'low' user zones, if we put a fence along the woodland its likely to get damage under falling ash trees and this is not a good use of our conservation funds. We also plan to coppice within the woodland to create dead hedges around the coppice to stools to allow natural regeneration and allow more ecotone to develop creating a woodland edge that is more beneficial for wildlife.	The SG has amended this section.

