

SDNPA response to the East Dean & Friston Submission (Regulation 16) Neighbourhood Development Plan

All text to be added is underlined, all deleted text is ~~struck through~~.

NDP Reference	SDNPA Comment / Recommendation	SDNPA Explanation/Reasoning
	General Comments	
	<p>The Parish Council is congratulated on having prepared a robust and locally distinctive plan for their community. The preparation of the Neighbourhood Plan to this stage reflects the commitment and determination of those involved. SDNPA appreciates the changes made to the Neighbourhood Plan following comments at the pre-submission stage.</p> <p>The following are suggested corrections and clarifications to the document rather than substantive changes.</p>	
Paragraph 1.5, p6	Rearrange to read, “relevant policies in the <u>adopted</u> South Downs adopted Local Plan...”	Reads better. Clarification
Paragraph 1.7, p8	Update NPPF paragraph numbers to 30 and 31 as per December 2024 version	Correction.
Paragraph 1.11, p9	Second sentence. “...with the <u>Local Plan Review</u> Regulation 18 version gone out to consultation...”	Clarification.
Paragraph 1.13, p9	Fourth sentence. “These will be <u>are</u> set out fully in the Consultation Statement, which will be prepared later in the process, at the Submission Version Plan stage. ”	Clarification. Consultation Statement now prepared.
Paragraph 2.4, p11	East Dean village (Character Area (CA) 1 in Figure 2, p.232)	Correction. Amended to p.22 or appropriate page number after formatting.
Paragraph 2.6, p11	First sentence. “...with approximately 200 homes (see Figure 2, p.232)...”	Correction. Amended to p.22 or appropriate page number after formatting.
Policy EDF1, Criterion A.iii. p15	First sentence. “...when it comes to allocating housing (such as the use of First Homes).”	Clarification. NPPF footnote 31, no longer requirement to deliver percentage of affordable housing as First Homes. As per Reg 14 SDNPA comment, discount in the region of 40-50%, depending on the size of the dwelling, would be needed in the

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		National Park to make First Homes “affordable”.
Paragraph 5.1, p18	First sentence. “Good quality, landscape-led housing design can...”	Clarification. Remove the word housing as policy covers all types of development. Left in by error. The other changes to the paragraph recommended by SDNPA at Reg 14 have been made.
Policy EDF2, p19	Add “C” in front of last sentence of policy, “C. Where development abuts open countryside...”	Correction. Labelling as criterion “C” appears to have been missed off after making the changes to the policy wording.
Paragraph 5.18, p24/25	Second sentence. “Policies SD48 and SD51 of the SDLP supports development...”	Correction.
Paragraph 5.23, p27	First sentence. “...conservation area approved by South Downs National Park Authority...”	Clarification
Paragraph 5.26, p28	First sentence. Update reference. (Paragraph 018-039) (Paragraph: 005 Reference ID:18a-005-20190723 Revision date 23 07 2019)	Update reference.
Paragraph 5.27, p28	Second sentence. “They are also described in Appendix A, paragraph A.5 and mapped in Figure 3”.	For reference and ease of reading.
Paragraph 6.1, p31	Third sentence. “...coastline offering access to the beach/sea.”	Correction.
Paragraph 6.3, p31	Second sentence. “...the scope of planning, which whilst others are addressed in either via the SDLP or EDFNP policies.	Correction.
Paragraph 7.2, p34	“...will also bring positive benefit to the physical and mental health...”	Correction.
Policy EDF5, p34	Criterion A. End of sentence. “...in the South Downs Landscape Character Area (LCA) A1}.	Correction.
Table 3, p38	Designated road verge. Provide full description for the acronym “RVEI”	Clarification.
Table 3, p38	Tree Preservation Orders (TPO) right hand column. Delete second and third sentences. SDNPA as local planning authority have responsibility.	For ease and clarity remove as no need to provide this level of detail.

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Paragraph 7.12, p41	Last sentence. "...reflected in the emerging policy aspirations for the South Downs Local Plan <u>Review</u> (Regulation 18), January 2025)." Review	Correction.
Paragraph 7.13, p41	Third sentence. "An SDNPA-funded project (<u>Nature Recovery and Climate: Action in the Parish of East Dean and Friston</u> , see Evidence List)	Correction and for reference.
Paragraph 7.16, p41	Last sentence. "It should be noted too that a Super Nature Reserve is soon to be defined <u>has been proposed by Natural England</u> stretching from..."	Clarification.
Policy EDF6, p45, paragraph 7.24, p45, Figure 9, p46, Appendix C p125-126.	Please ensure use of one name for the proposed Local Green Space at "Fridays houses" as the site appears with three different names in the Policy EDF6, in paragraph 7.24 of the supporting text, in the key for Figure 9, and in Appendix C Local Green Spaces.	Clarity and consistency.
Policy EDF7, p47	Criterion B "...within the shaded arcs of the various views as shown in Figure 9 <u>10</u> should be designed..."	Correction.
Paragraph 8.5, p51	Third sentence. "...and more free-flowing traffic could be an increase <u>to</u> the traffic speed and density..."	Correction.
Paragraph 8.12, p52 to paragraph 8.15, p54	Move the identified 8 improvements and the additional bullet points to Section 12 Non-Policy Actions.	Clarification.
Figure 11, p56	Amend the key for Figure 11 to reflect changes to paragraphs 8.12 to 8.15 and that the improvements are in Section 12 Non-Policy Actions.	Clarification.
Section 14 – Glossary, Major Development	Second sentence. "...on what constitutes "major development" for the purposes of Paragraph 183 <u>90</u> of the NPPF (2023 <u>5</u>)." Third sentence. "These opinions are that the definition as per Paragraph 183 <u>90</u> is based..."	Correction. To reflect latest NPPF.
Section 15 – List of Evidence Documents	First column. National Planning Policy Framework (amended December <u>updated February 2023</u> 25) Last column. As amended <u>updated Dec-Feb 2023</u> 25	Correction. To reflect latest NPPF.

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Appendix A Designated and Non-Designated Heritage Assets, p75-76	Add paragraph numbers to Appendix A, i.e. A.1, A.2, A.3...	For reference and ease of reading.
Appendix A Designated and Non-Designated Heritage Assets, p75	Fifth paragraph. Second sentence. "This neighbourhood plan used criteria outlined by the South Downs National Park <u>Authority</u> "	Clarification
Appendix B – Localities for Biodiversity Offsets and Interventions, p119-122	Add paragraph numbers to Appendix B, i.e. B.1, B.2, B.3...	For reference and ease of reading.
Appendix B – Localities for Biodiversity Offsets and Interventions, p119	First paragraph, last sentence. "These are shown in Figure <u>58</u> ".	Correction.
Appendix B – Localities for Biodiversity Offsets and Interventions, p119	1.Old Willingdon Road hedgerow. Fourth sentence. "Ownership of the trackway is thought to be with East Sussex <u>County Council</u> ."	Correction.
Appendix B – Localities for Biodiversity Offsets and Interventions, p119	3.A259 hedgerow. Second sentence. "A number of hedgerow trees were planted in the 1990's by East Sussex <u>County Council</u> , but have suffered..."	Correction.
Appendix C – Local Green Spaces, p123-126	Add paragraph numbers to Appendix C, i.e. C.1, C.2, C.3...	For reference and ease of reading.
Appendix C – Local Green Spaces, p123	First paragraph. Second sentence. "...in the National Planning Policy Framework (NPPF) at paragraphs <u>1056</u> to <u>1078</u> ."	Correction.
Appendix D – Locally Significant Views, p130	Add paragraph numbers to Appendix D, i.e. D.1, D.2, D.3...	For reference and ease of reading.