



The Town and Country Planning (Local Planning) (England) Regulations 2012

Adoption Statement

**NOTICE IS HEREBY GIVEN THAT ON 14 APRIL 2016 THE
SOUTH DOWNS NATIONAL PARK AUTHORITY
ADOPTED THE EAST DEAN AND FRISTON VILLAGE
DESIGN STATEMENT AS A SUPPLEMENTARY PLANNING
DOCUMENT (SPD)**

Title: East Dean and Friston Village Design Statement Supplementary Planning Document

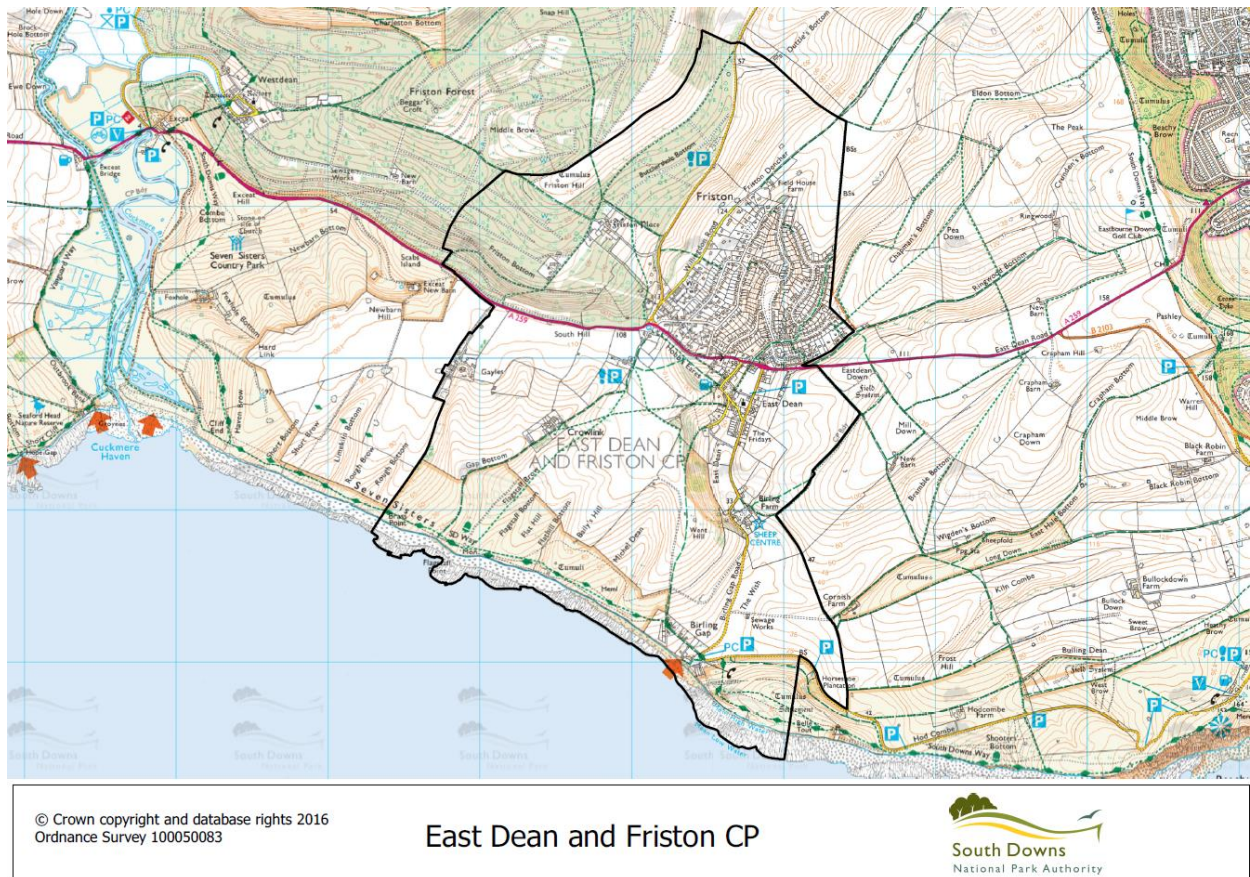
Subject matter: The SPD sets out a framework of guidelines and principals relating primarily to design matters against which future planning applications will be assessed

Area: The SPD applies only to the civil parish of East Dean and Friston, contained by the East Dean and Friston Parish boundary.

Date of adoption: 14 April 2016

Grievances: Any person aggrieved by the Supplementary Planning Document (SPD) may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD. Any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

Map showing the Parish of East Dean and Friston where the Village Design Statement will apply.





East Dean and Friston

Village Design Statement

Important document – Please do not destroy – Keep in a safe place

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Purpose

Village Design Statements, originally outlined by the Countryside Commission (now Natural England) are intended to be user-friendly documents that describe the existing essential character of a village and provide advice on future development. The South Downs National Park Authority supports Village Design Statements, and guidance is available to view at

www.southdowns.gov.uk/village_design_statements

The East Dean and Friston Village Design Statement is based on an objective analysis of the parish and its location within the South Downs National Park, whose first statutory purpose is to conserve and enhance the landscape, natural beauty, wildlife, and cultural heritage of the area. This information is used to underpin a set of robust local design policies, which are intended to protect and promote local distinctiveness and ensure that new development contributes to the unique sense of place found in the East Dean and Friston parish. This approach aims to ensure that any future development is in harmony

with its setting and makes a positive contribution to the local environment.

The Village Design statement is not intended to stifle innovation or contemporary design. New development is not expected to just replicate existing buildings, but should respect the unique design principles which give East Dean and Friston its unique character. The Village Design Statement guidance provides a baseline against which new development can be measured to ensure that it is appropriate and makes a suitably high quality addition to the built form of the parish. The Statement also seeks to positively influence the decisions made by residents, even in circumstances where there is no planning control, by providing design advice which if collectively applied would add to the overall quality of the built environment within the parish.

This Village Design Statement has been adopted by the South Downs National Park Authority Planning Committee as a Supplementary Planning Document and therefore constitutes planning policy applicable to any application for planning consent within the parish of East Dean and Friston

1. Village Context

1.1 The settlements of East Dean and Friston, together with the hamlets of Birling Gap and Crowlink, form a parish of some 1620 inhabitants (source: 2011 census¹) straddling the busy A259 coast road, some 4 miles west of Eastbourne and east of Seaford. While the settlements were first established by the Saxons, they have their origins in the Stone Age. The Parish now lies wholly within the South Downs National Park.

An audit of facilities

1.2 In order to assess what kind of physical development is to be expected in the parish, and how it should be shaped and directed, it is necessary first to analyse the population, its age structure, distribution, patterns of economic activity, and other present and foreseeable activities and needs. There are four main areas of development within the parish each with its own set of facilities and characteristics

The Old Village of East Dean

1.3 This lies to the south of the main A259 which cuts across the parish. It contains approx. 70 homes plus a small number of holiday

cottages and a care home with 19 residents. Its facilities include the historic village green outside The Tiger Inn; leisure establishments (a restaurant, café/gift shop, and a delicatessen); and, close by, the modern, well-equipped village hall. A large, landscaped car park (free of charge) sits conveniently close to these facilities. A little further south is the historic East Dean Church with the church green at the main entrance. The old village is the historic centre of the parish, and is now the centre of leisure activities.

Old Willingdon Road and Friston Downlands

1.4 The Friston low density residential area lies to the north of the main A259 and to the north west of the old village. It contains about 200 homes, including part of the Downlands Estate (the other part being within East Dean – see below). South of the main road, and west of the old village, lay the historic Friston Church and Friston Pond. The surrounds of the Pond include a registered village green with a small, informal parking area for the church.

East Dean Downlands Estate

1.5 The Friston residential area was extended eastwards, mostly in the post-war period, and this extended area is now the largest residential area in the parish, containing approx. 450 homes. Together with the Friston Downlands this area is collectively known as the Downlands Estate. At its heart is the open grassy area known as the

¹ East Sussex in Figures (2011): <http://www.eastsussexinfigures.org.uk/>

Greensward, which is registered as a village green. There is a small shopping precinct in Downlands Way, including a general store with post office; a barber; hairdresser; butcher; vet, and a satellite doctor's surgery. A small car park serves the shops. This area serves the daily needs of residents and is on the opposite side of the main road to the leisure hub in the old village.

The hamlets of Crowlink, Birling Gap, and outlying settlements

1.6 A further 50 homes are scattered through the countryside in the remainder of the parish, mostly to the south of the main residential area and the main road. The Hamlet of Crowlink lies between Friston Church and the open downland of the Seven Sisters. The hamlet of Birling Gap lies between old East Dean and the coast. There is a recreation ground on the edge of the old village, with a cricket pitch, tennis court and play area. Much of the coast and downland is owned by the National Trust, and there is a visitor centre, café and parking area on the clifftop at Birling Gap (some of it lost in the winter storms of 2014/15). The Sheep Centre is located by Birling Manor, and is open to visitors.

The population structure and economic activity

1.7 The following table shows the resident population by broad age groups from the 2011 census², with comparative data:

Age	All people	Percent aged 0-14	Percent aged 15-29	Percent aged 30-44	Percent aged 45-64	Percent aged 65+
Geography						
England and Wales	56,075,912	17.6	19.9	20.5	25.4	16.4
South East	8,634,750	17.8	18.6	20.4	26.1	17.2
East Sussex	526,671	16.1	15.9	17.2	28.0	22.7
Wealden	148,915	16.5	14.3	16.8	29.5	22.9
East Dean and Friston	1,620	10.2	8.3	9.8	32.3	39.3

Source: Office for National Statistics

1.8 The parish is a thriving community of 772 households. Approximately 56% of the population is economically active. However, local employment is limited in volume and income scale, centring on land management; hospitality and service industries; and meeting village needs. Therefore, a large proportion of the employed population (nearly 70%) work outside the parish and use a car to get to work. Ninety percent of households have cars (average 1.5 per

² East Sussex in Figures (2011): <http://www.eastsussexinfigures.org.uk/>

household in 2011), and cars are also essential to access other services and recreation opportunities.

1.9 There is no school in the village, reflecting the below average numbers of children and young people living in the parish. However notwithstanding the lack of education facilities 129 households have dependent children, and all of them therefore commute out to access education.

1.10 The percentage of people aged 65 and over is 39%, which is higher than the national average. Of these, less than 5% are still in work; 20% have long term health problems or disabilities, and 7.9% say they are 'limited a lot'. There are no full time medical facilities in the village. A satellite doctors' surgery operates five mornings a week. Residents must therefore travel out of the parish for the vast majority of non-routine appointments.

1.11 By national standards the parish is comparatively affluent, with only 12% of households living on income below 60% of the national median wage. Observation suggests that many of these are elderly residents whose assets are greater than their income. The Village Survey carried out in 2013 identified a need for smaller properties for

down-sizing for older residents, but also for new, younger home owners.

1.12 The heavy dependence of the community on travel by car means that parking provision needs to be carefully managed, both now and in the future. There is a community bus which runs to Eastbourne two days a week, sponsored by the parish council. The route runs along narrow roads on the Downlands Estate. It is especially important that these roads are kept clear of parked vehicles.



2. Landscape, Environmental Concerns and Biodiversity

2.1 In response to a global initiative, the UK government has now placed the necessity to preserve biodiversity on a national basis at the heart of its planning policies, and has pledged to retain the protection and improvement of the natural environment as core objectives of the planning system. Biodiversity ensures healthy ecosystems, which ultimately benefits each one of us. See Local Plan Strategic Policy SD12: Biodiversity and Geodiversity.

Surrounding countryside

2.2 East Dean and Friston lies in the rolling countryside of the Dip Slope in the eastern section of the South Downs National Park, with wonderful panoramic views across the Downs to the sea (Local Plan Core Policy SD4/DS: The Dip Slope). Much of the countryside within the parish is 'open access' land. The parish incorporates a Site of Special

Scientific Interest (part of the Seaford to Beachy Head SSSI), a Site of Nature Conservation Importance (SNCI), and the Heritage Coast area, dominated by the chalk cliffs of the Seven Sisters. While these areas are subject to additional development constraints, the importance of the habitats in the area cannot be overemphasized, both for the character of the area at a local level, and for biodiversity on a national and international scale.

2.3 The countryside surrounding the village is a mixture of lowland calcareous grassland (a habitat that has been identified as a Habitat of Principal Importance in England)³, woodland, scrub, and entry-level and higher-level stewardship grazing (with some arable) farmland. The National Park's Integrated Landscape Character Assessment sees the key characteristic of this area as 'Open Downland A1' with 'open, uninterrupted skies and exposed and undeveloped character'. [The National Planning Policy Framework paras 115 and 118 also refer].

2.4 South of the A259, steep-sloped calcareous grassland and ancient woodland provide an irregular soft border to the flint wall boundaries of the oldest part of East Dean, and grazing land and the War Memorial Recreation Ground (which is registered as a Queen Elizabeth II Field in Trust) contribute further a soft boundary southwards towards Belle Tout lighthouse. North of the A259, gardens

³ National Environment Research Council (2006):
<http://naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/duty.aspx>

of houses in the Downlands estate border the Eastbourne Downland grazing land to the east in a straight line, forming an abrupt boundary. To the north and west, the Friston housing area terminates on rural roads and Friston Forest, an area of significant ecological importance containing the aquifer supplying water to both the village and Eastbourne. It is clearly important that future development should not compromise this important catchment area (Local Plan Strategic Policy SD15: Aquifers).

2.5 The village 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. This means that future development should be sensitive to the preservation of the skyline and both long and short views. [Core Policy SD4/DS: The Dip Slope; Strategic Policy 7: Views; and Strategic Policy SD22: Development Strategy]



Village Environment

2.6 East Dean and Friston benefits from the tranquillity afforded by the special qualities of its location, which is created by green spaces, both public and private, twittens, bridleways, and footpaths distributed throughout the village and connecting it into the surrounding countryside. Large gardens with mature native trees act as stepping stones between ecological networks. Garden ponds, allotments, and roadside verges (as opposed to pavements) throughout the village, along with Friston pond, the three registered village greens and a Field in Trust, provide additional resources for biodiversity.

2.7 A biodiversity report specific for East Dean and Friston⁴ has identified the presence of over 200 species of plants, lichens, animals, birds, invertebrates (moths, butterflies, beetles and bees), amphibians and reptiles found on the Protected Species and England Biodiversity Action Plan lists, including some species considered to be 'Globally threatened' and of 'Unfavourable Conservation Status'. The close proximity of the coast further amplifies the importance of the grassland and green spaces for the resting and feeding of migratory species, and will be crucial for the spread of 'continental' species increasingly found in Sussex due to climate change. A recent change in local farming practice has been the ploughing of significant areas of grazing land nearby. This, together with any future development, increasing water demands, increasing traffic, and noise and light pollution will all have a significant impact on the sustainability of plant and animal diversity within the village and surrounding area.

2.8 The importance of the chalk grassland and woodland for national biodiversity, the essentially open undeveloped character of the area, hilly topography and the visibility of East Dean and Friston from iconic and inspirational viewing areas such as at Beachy Head, Belle Tout lighthouse, the Seven Sisters and Birling Gap, means that any development must comply fully with the South Downs National Park Authority's core objective to 'conserve and enhance' the natural

environment. This approach is actively supported by the Parish of East Dean and Friston.

Issues and Opportunities

2.9 **Demographics** - The increasing age of the population is leading to a stagnation of the housing market. A lack of properties suitable for downsizing is both leading to lower income levels for pensioners who cannot realise their capital without leaving the parish, whilst simultaneously also occupying homes which would be more suitable for families, who would support local services and facilities, thereby increasing the sustainability of the settlement. Smaller properties would also support young families and economically active adults who can also support such services. (See data set out in Section 1, and Urban Design Guidelines set out in Section 5: Property sizes).

2.10 **Preservation of dark skies** - there is currently no street lighting within the whole parish. This is a unique feature of the parish and one which should be maintained into the future in accordance with the South Downs National Park Authority's Dark Skies initiative (Strategic Policy SD9: Dark Night Skies). The importance of dark skies will be respected throughout the parish as a priority.

⁴ Sussex Biodiversity Record Centre: ESD/13/469 (at 02/09/13)

2.11 Preservation of long and short views – the location of the parish is visually extremely sensitive. The main settled area lies in a ‘dene’ or dry valley in the chalk, so that from certain long views round the rim of the valley and looking up the valley from the south, several tiers of dwellings interspersed with trees are visible rising up the slopes. These long views are all clearly visible from the main A 259 both to east and west of the parish, and from the coast road entering the village from Birling Gap – a popular tourist route (see map for the ‘view cones’). Currently, the settlement is as unobtrusive as it can be, and nestles below the skyline. To the north of the main residential areas (the Downlands Estate) lies an open field which is protected from development by local planning policy. The Development Boundary proposed by the South Downs National Park Authority’s Local Plan (Strategic Policy SD22: Development Strategy) will sit tightly around the dwellings of the Downlands Estate, and the parish strongly supports this policy.

2.12 Making development sensitive to topography – the slope of the land, particularly on the Downlands Estate, means that new development could have a significant impact if the topography is not considered. A structure which would not look out of the ordinary on level ground can be overbearing from the perspective of a neighbour further down a steep slope. (See Section 4 Development Guideline DG4)

2.13 Preservation of clean water catchment areas – the downlands and open fields on higher ground are clean water catchment areas and therefore development may present a significant threat and retention of a rural and undeveloped character may be more appropriate. (Strategic Policy SD15: Aquifers)

2.14 Rural aspect and biodiversity - The built form of the parish is predominantly of low to medium density, with few pavements, discreet signage and narrow streets and lanes. The retention and enhancement of these features through any future development presents an opportunity to preserve the rural aspect of the parish and limit negative impacts on biodiversity, special habitats and wildlife corridors. (Strategic Policy SD12: Biodiversity and Geodiversity).

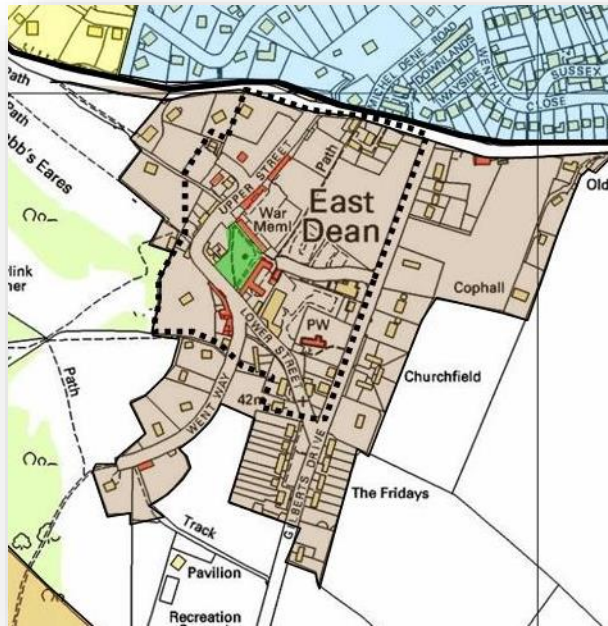
2.15 Prevention of flooding - There are two existing causes of flooding in the parish. (1) In heavy rain, surface water run-off on the main A259 accumulates in the dip where the road passes through the centre of the valley; gulleys take the water away to the former East Dean Pond, whose bottom has been pierced through so that it acts as a soakaway. This area is also part of the conservation area. (2) The Downlands Estate was built with only 9 inch sewers. Historically properties were expected to have their own individual soakaways for surface water. However the increasing incidence of flooding on the Estate suggests that as properties are altered and in many cases enlarged, soakaways are either being lost or not installed for new buildings or extensions, so that the old pipes are no longer able to carry

rain water away fast enough. Development which exacerbates either of these flooding issues would present a significant threat to the wider parish. Ideally future development should make positive contributions to mitigating these issues.

2.16 **Encouragement of non-motorised access** – Development Management Policy SD35: Provision and Protection of Open Space encourages non-motorised access. This approach presents an opportunity not only within new developments but also throughout the parish to improve connectivity with the wider rights of way network.

3. Settlement Characteristics

Spatial Type 1: The Old Village of East Dean



Location features

South of the main A259, shaded taupe on the map

Conservation/environmental designations

- Heritage Coast – protected by National Planning Policy Framework paragraph 114, and by the Local Plan
- Conservation Area - detailed in South Downs National Park Authority's Conservation Area Appraisal Management Plan;

Strategic Policy SD39: Conservation Areas, and National Planning Policy Framework paragraph 127

- Site of Special Scientific Interest
- Biodiversity strip on the recreation ground
- Village green, including the church green
- There is no development boundary, nor is any proposed in the draft Local Plan Strategic Policy SD22: Development Strategy

Density

The area shown in taupe on the plan contains 70 dwellings and covers 17.75 hectares, yielding an average density of only 3.9 dwellings per hectare. However, this average is not particularly meaningful: terraces of small cottages around the village green have very little land, while some large family houses in Gilberts Drive have more substantial gardens.



Urban Design

Urban design features specific to the location:

- Properties are generally two storey, though a small number of feature buildings have 2.5 storeys (with dormers). Roofs have gable, barn and hipped end styles. Many of the buildings are listed. There are some detached family houses on large plots and a post-war ribbon development.
- Road widths are narrow except in Gilberts Drive running south to the coast
- Verges are in the public realm



- Front boundary walls are generally of flint with rounded brick tops.



- Front gardens are medium to large (except around the old village green)
- Parking is a mixture of on-plot and on the highway (the latter predominantly for smaller properties).
- Public spaces
- Small fields, walled gardens, a village car park, recreation ground and allotments separate the areas of housing, creating the overall impression of a low density, low impact village footprint.

Architectural period

Some buildings from 13th and 15th century; now predominantly 18th century cottages and some post-war (1950s) ribbon development

Architectural features

Flint and brick, though design varies.

Architectural materials

Flint or flint and brick walls are predominant materials, and hand-made clay plain tile roofs.



Spatial Type 2: Friston

Additional information

This is the historic 'centre' of the community and is the hub of leisure activities. Other shops and some basic services are located on the other side of the A259 on the Downlands Estate. As a result, there is a great deal of crossing and re-crossing of the main road as part of daily life.



Designations

The water catchment area is a registered area of Significant Ecological Importance. There are views of Friston Forest. The Friston Development Boundary is tightly drawn around Spatial Types 2 and 3.

Density

Old Willingdon Road and Friston Downlands are highlighted in Wealden District Council's 1998 Local Plan as a spacious low density housing area where detached properties are set within extensive gardens. There are approximately 5-6 dwellings per hectare.

Urban Design features:

- Two-storey houses with a clear roofscape –The 1998 Wealden Local Plan, paragraph 19, states that 'the spacious setting of development, together with mature tree cover, hedgerows and other planting has resulted in a high quality parkland or arcadian environment'. The area has 'informal grass verges and hedges which are an integral part of its character; hedges would be the most appropriate form of enclosure and new walls would not be appropriate'.

Location features

North of the A259, shaded yellow on the map



Generally the houses are constructed using 'old mottled bricks' and some have stone quoins, with steeply sloping roofs of hand-made clay tiles, and first floor tile hanging.



- The roads are not adopted. There are no public spaces.
- There is no street lighting or pavements
- Grass verges are the norm
- Parking is generally on plot, in driveways or garages.
- Some twittens join the main spine roads on the development

Additional information

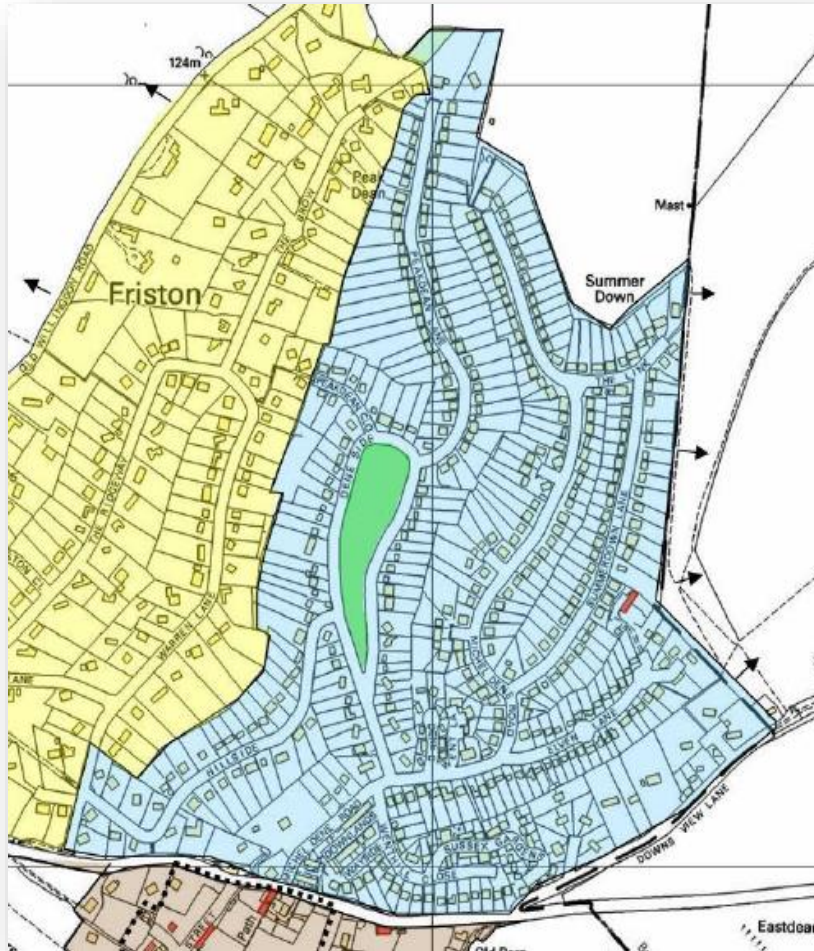
- Friston consists mainly of large traditional architect-designed houses
- There is an advisory 20 mph limit on the Estate roads.

Architectural Period

Built in the inter-war period on large plots as a 'garden estate'

Materials

Spatial Type 3: East Dean Downlands Estate



Location

North East of the A259, shaded in blue on the map

Designations

Spatial Type 3 is within the Friston Development Boundary, see Local Plan Strategic Policy SD22: Development Strategy. There is a registered village green known as the Greensward.

Density

There are approximately 12 -13 dwellings per hectare, roughly double the density of the Friston Downlands area.

Urban Design features:

- 1 to 1.5 storeys
- Dormers and velux windows often feature in new rooms in roofs
- Grass open plan front gardens
- Parking in driveways or in garages
- No pavements or street lights
- Roads are not adopted
- Twittens link some main spine roads



Loss of views can occur as gaps between buildings are small and made smaller due to extensions which are changing the character of the area. Gaps between buildings were originally set at approximately 4 metres..

Architectural period

Predominantly post-war.

Architectural design

Varied, mostly on good sized plots

Architectural materials

Brick, clay tile, small amount of hung tile. Most, through use of matching bricks and clay tiles and, to some extent, style, share the overall sense of conformity.

Additional information

Spatial Type 4: Hamlets of Crowlink, Birling Gap, and outlying settlements

Location: - Mainly south of the A259.

Designations:

- Heritage Coast
- Site of Special Scientific Interest

Design features

The hamlet of Crowlink originated as a 17th century or earlier farmstead, with buildings of brick, flint and hand-made clay tiles, with hipped roofs. The buildings are listed and now converted to residential use.



• **The hamlet of Birling Gap** has a row of 19th century monolith concrete coastguard cottages and seven post-war chalets spaced along a single track. There is no predominant architectural style – no use of flint. It is a 'destination' and the cliffs are owned by the National Trust. Further development at Birling Gap is unlikely; as some existing buildings are already at risk due to coastal erosion.

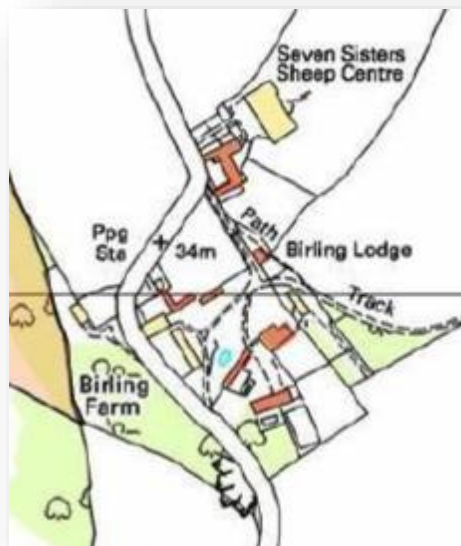


Friston Place was originally a 16th century Hall house with supporting buildings. It is built of brick and flint, and listed.



Gayles Farm is an isolated farmstead from the early 20th century. Brick and render.

Birling Manor Farm is another listed manor with supporting farmstead. Buildings date from the 13th century to the 16th century. Materials are render, flint and brick. The Bardolf Hall was originally a 13th century medieval Hall with raised dais and lady's antechamber; it is all flint with red brick dressings and quoins; tiled roof.



The development guidelines set out the principles on which development in East Dean & Friston should be based;

DG1: Design for new development should be based on an analysis of the village's characteristic landscape, density, spatial forms of streets and lanes, and building types, as defined in the VDS. Proposals should be informed by a detailed analysis of local examples, reflecting characteristic principles without resorting to direct reproduction or pastiche. There may be no scope for new development in the parish in the period of the Local Plan, to 2032

DG2: Local Green Spaces - the parish council has submitted applications for the following sites to be accepted as Local Green Spaces under the Local Plan Development Management Policy SD36: (1) the Horsefield; (2) the western (upper) part of the Land behind The Fridays; and (3) the Went Way allotments. The SDNPA's SHLAA report of 2014 considers the Horsefield under reference WE003 and concludes 'The site is considered to be a significant open area within the Conservation Area, which has an important role including acting as a buffer between the historic village and the surrounding residential development.... any development would have potential adverse impact on the character and appearance of the landscape and on heritage assets'. The Fridays field is considered under reference WE002 and the report says: 'The western (upper) part of the site which relates to the setting of the village is of high sensitivity'. The Went Way allotments are the only site in the parish serving this purpose or likely to be made

4. Development Guidelines

available. They 'conserve and enhance' the area by enfolding the landscape into the community and maintaining long views.

DG3: Replacement dwellings and extensions are covered by Development Management Policy SD45 of the Local Plan. Paragraphs 2d-e specify that replacement or extension should not result in the loss of a small dwelling, nor increase the floor space of the original dwelling by more than 30%. This approach is supported by this VDS.

DG4: Development should respect the scale, height, form, materials and proximity of neighbouring properties and the streetscape, and should not impact adversely on local distinctiveness or the rural nature of the settlements. Development should specifically reference the forms, features and materials identified in this VDS.

DG5: Development which conserves and enhances the natural environment and preserves biodiversity (NPPF paragraph 109) is particularly encouraged, and developments which cannot demonstrate a proactive approach (as opposed to mitigation of impacts) will not be supported.

DG6: Development should avoid extending the built footprint of the village and priority given to the use of brownfield sites or developable land already located within the existing footprint. (Strategic Policy SD10: The Open Coast)

DG7: Proposed development should not have an adverse impact on the surrounding countryside or on neighbouring uses and amenities. This VDS strongly supports the principles of good design as set out in the NPPF and Local Plan (NPPF paragraphs 58 -68; Local Plan Strategic Policy SD6 Design)

Note to Householders - All householders should check for additional Covenants which may pertain specifically to their property, and which may further limit the nature of any development.

The Urban Design Guidelines set out the principles on which the detailed design should be developed.

General

- **Long views** – applicants should maintain long distance views between properties, as these are an important feature of the village [refer to map which shows ‘view cones’; also Spatial Type 3 – Additional Information.]. In particular visual gaps must be carefully considered in the design of extensions, with particular note to the rhythm of built development and views through gaps which should not be significantly affected by proposals. (Local Plan Strategic Policy SD7: Views)



- **Skyline** – the built form should not intrude on the skyline when seen from key view-points [See ‘view cones’ on the map). The ridge lines of properties in The Link, the top of Michel Dene Road, The Brow, Windmill Lane and Old Willingdon Road are especially visible from these key view-points

5. Urban Design guidelines:

- Parking** - Parking arrangements should seek to limit visual intrusion and demonstrate adequate provision for the size and type of property (taking into account data provided in Section 1). Parking should not dominate the residential environment or be at the expense of gardens, or detract from the essentially rural nature of the parish (section 2 above). Priority should be given to provision of parking on plot; and where possible behind the property; or in a garage. Garages should be located behind the primary property line to reduce visual impact. Where parking is proposed in front of a property within the plot, or within the streetscape designs must demonstrate the measures taken to reduce visual impact and ensure the practical management of the public realm. This approach should only be used for high density terraced residential arrangements. (See Analysis of Parking Arrangements, Section 2) (See also Development Management Policy SD44).



- Property sizes** – Residential development should demonstrate that the size of property(s) proposed will have a positive impact on the overall housing provision of the parish, and specifically support the need to retain and increase the number of small properties in convenient locations. (See data in Section 1b) The SDNPA's Strategic Housing Market Assessment sets out in paragraph 9.33-36 the mix of dwelling sizes that should inform strategic National Park-wide policies, and supports the provision of two and three-bed market housing overall, with the proviso that regard should be had to up-to-date evidence of need as well as the existing mix and turnover of properties in the area of each development site. It is recognised that there is a need for smaller properties to allow older households to downsize and release equity whilst allowing some flexibility for

family and friends to come and stay. Statistics show that the average household size in the parish is 2.1 people, yet 30% percent of homes currently have 4 or more bedrooms. (See Strategic Policies SD24 and SD 25 on Affordable Housing and Rural Exception Sites, in particular paragraph 7.39.)

- **Street lighting** – East Dean & Friston will retain its current position that no street lighting will be permitted within the public realm in order to support both the existing character of the parish and SDNPA's Dark skies policy (Strategic Policy SD9 Dark Night Skies). Where exterior lighting is proposed within a development, it must be demonstrated that it is proportional to the use and supportive of the Dark Skies policy.
- **Road widths** – there should be no reduction in existing road widths in order to ensure appropriate access, and this includes precluding development which has inadequate on plot parking and will therefore lead to unacceptable levels of on street parking. This is particularly important on the community bus route (the bus runs from the village Hall to Windmill Lane, Friston, Warren Lane, Hillside, Deneside west, Peak Dean Lane, Deneside east, The Link to the top of Michel Dene Road, and back to the Village Hall).
- **Signs and street furniture** – should be sympathetic with local character and excessive clutter should be avoided. Where

possible, utility companies should be asked to ensure that new lines are underground and to replace existing overhead lines where ever possible.



- **Conservatories** – any glazed structures should be in keeping with the form, status and materials of the main building.



- **Development of large residential gardens** - The development of large residential gardens will usually not be supported in order to retain the existing character of the parish (as set out in Section 2 above) and in support of NPPF paragraph 53.
- **Frontages** - The design of frontages and other boundary treatment within development proposals should have regard to the established character of the area. The proposed development should not result in the loss of trees, shrubs, hedges or other features which contribute to the special character of the area. Existing building lines and characteristic frontage widths should be maintained.
- **Soakaways** – should be provided or maintained for all new builds and extensions.
- **Aquifers** – these should be safeguarded against contamination (Strategic Policy SD15). Hard surfaces should be minimised and grey water scheme will be encouraged to ensure adequate replenishment. See also SD 42 Sustainable Drainage.

- **Dormer windows** – these should be contextually appropriate, and proportional to the size of the original dwelling. Dormers must not break the roofline.



Architectural features guidelines

Materials guidelines

- **Source** - Where possible, materials should be from a sustainable source. Within a Conservation Area priority should be given to using materials that match or enhance the locally distinctive appearance.
- **Context** - Materials used should be contextually appropriate for each of the four Spatial Type areas. Particularly in the old village of East Dean, it is the characteristic materials rather than architectural forms that give a sense of place. Extensions should match the existing building and be in keeping with the locality in terms of colour, style and texture, unless the design qualities of a scheme justify departing from them.
- **Alternative materials** - New development could include alternative materials to those traditionally found within the parish, but they should sympathetically enhance the wider environment and be able to demonstrate their appropriateness.
- **Surfacing materials** (e.g. for off-street parking and driveways) should respect the character of the dwelling house and of the wider area and be porous. Proposals which demonstrate Hard standing which is not disproportionate to gardens to maintain biodiversity and to protect aquifers will be supported.
- **Boundary treatments** should match those which are characteristic of the zone the property sits in, e.g. grass verges or stone walls. In general, there should be no bollards, poles or stones on the verges, especially where these are in the public realm. Concrete kerbs, posts and stones on verges are not encouraged as these urbanise the area and could be hazardous.
- **Hedges** - As this is a rural area, hedges are preferred in order to maintain a 'soft' boundary and enhance biodiversity. Suitable native species include Yew, Beech, Hornbeam and Holm Oak; non-native species should be avoided.

Appendices

LISTED BUILDINGS IN EAST DEAN AND FRISTON

In Spatial Type 1: The Old Village of East Dean

- **1, 2 and 3, the Green**
Grade II
Upper Street, East Dean
- **1, 2 and 4, Upper Street**
Grade II
Upper Street, East Dean
- **Barn to the South West of New House Farmhouse**
Grade II
Lower Street, East Dean
- **Darby Cottage The Darbies**
Grade II
Upper Street, East Dean
- **East Dean War Memorial**
Grade II
Village Green, East Dean
- **Glebe Cottage and the House Attached to The Beehive Deli (now part of Glebe Cottage)**

- Grade II
Went Way, East Dean
- **Gore Cottage, Went Hill Cottage**
Grade II
A259, East Dean
- **Little Lane Cottages**
Grade II
Lower Street, East Dean
- **New House Farmhouse Yard Cottage**
Grade II
Lower Street, East Dean
- **Stables and Barn to South East Edge of the Green (now Carew Cottages)**
Grade II
Lower Street, East Dean
- **Summer-House to South-East of Birling Manor**
Grade II
Birling Gap Road, East Dean
- **The Cottage, The Croft**
Grade II
Lower Street, East Dean
- **The Dipperays and Gazebo**
Grade II*
1 Upper Street, East Dean
- **The Old Bakehouse**
Grade II
Went Way, East Dean

- **The Old Parsonage**
Grade II
A259, East Dean
- **The Parish Church of St Simon and St Jude**
Grade I
Lower Street, East Dean
- **The Stables to the North East of the Dipperays (now holiday cottages)**
Grade II
Upper Street, East Dean
- **Underhill House**
Grade II
Went Way, East Dean

In Spatial Type 2: Friston

- **Forge Cottage**
Grade II
Friston Hill, Friston

In Spatial Type 3: East Dean Downlands Estate

- **Manor Cottage, Summerdown Cottage**
Grade II
Elven Lane, East Dean

In Spatial Type 4: Hamlets of Crowlink, Birling Gap and outlying settlements

- **Bardolf's Hall, Birling Manor**
Grade II
Birling Gap Road, East Dean
- **Barn to the North of Birling Manor (Dunwick)**
Grade II
East Dean
- **Barn to the North West of Friston Place**
Grade II
Friston
- **Birling Manor**
Grade II
Birling Gap Road, East Dean
- **Crowlink Cottages and Crowlink End**
Grade II
Friston
- **Crowlink House**
Grade II
Friston
- **Friston Place**
Grade I
Friston
- **Outbuildings and Gate-Pier to South-West of Birling Manor**
Grade II
Birling Gap Road, East Dean
- **The Cottages to the North of Friston Place**
Grade II*
Friston
- **The Garden Walls and Gate Piers to the North West of Friston Place**
Grade II
Friston
- **The Granary**
Grade II
Crowlink, Friston
- **The Parish Church of Saint James (listed as St Marys)**
Grade I
A259, Friston, East Sussex
- **The Wellhouse to the South East of Friston Place**
Grade II
Friston
- **Three Barns to North West of Birling Manor**
Grade II
East Dean

ANCIENT MONUMENTS IN EAST DEAN and FRISTON

- Pair of Bowl Barrows on Baily's Hill
- Bronze Age cremation site on a chalk hill immediately behind one of the Seven sisters cliffs. The southern barrow has been lost to cliff erosion and re-scheduled.
- Dewpond adjacent to Friston Church, A259, Friston

Information as at July 2014

Compiled by a working group set up by East Dean & Friston Parish Council - September 2014

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Photographs courtesy of Mr John Dann & Mr Lloyd Brunt

