

**Newick
Now
to 2030**



NEWICK NEIGHBOURHOOD PLAN

**REPORT ON SUSTAINABILITY APPRAISAL AND
DEVELOPMENT SITE SELECTION**

1. Introduction

1.1 Newick Parish Council (the Council) is developing a Neighbourhood Plan (the Plan) in order to guide development in the Parish until 2030. The Council has appointed a Neighbourhood Plan Steering Group (the Steering Group) to lead the work on the Plan. As sustainability is an important consideration in land use planning, a Sustainability Appraisal has been undertaken by the Steering Group. The purpose of this was to determine which of the twelve sites put forward for consideration for new housing development would provide the most sustainable outcomes.

1.2 Based on the results of the Sustainability Appraisal and taking account also of the results of the Neighbourhood Plan Questionnaire, which was returned completed by 41% of Newick's households, who themselves had been asked to take account of the Sustainability Framework of the earlier Sustainability Appraisal Scoping Report (the Scoping Report), the sites most suitable for housing development have been selected.

1.3 The earlier Scoping Report was produced as the first stage in developing the Sustainability Appraisal. The first issue of that report was made available for consultation for a 6 week period between 9th May and 20th June 2013. Lewes District Council passed that issue on to the statutory consultees and invited them to make comments. As required by both European and National Law, consideration was given in that report to the requirements of the Strategic Environmental Assessment Directive. The comments received from the statutory consultees concerned only Section 5 of the report, the Sustainability Framework, and were taken into account in a second issue of the Scoping Report, published on 26th June 2013. Following receipt of comments from a resident during the subsequent local consultation and after further consideration by the Steering Group, further minor modifications were made to the Sustainability Framework and a third issue of the Scoping Report was published on 3rd December 2013.

1.4 Much of the content of the Scoping Report is repeated in this report for convenience, but the current report also covers the results of the Sustainability Appraisal and the selection of the most sustainable development sites.

1.5 This report is structured in the following manner:

- Section 2 provides a background to the Sustainability Appraisal and the Neighbourhood Development Plan;
- Section 3 provides a portrait of the Parish;
- Section 4 identifies the main sustainability issues in the Parish;
- Section 5 provides the adopted Sustainability Framework, i.e. the version given in the third issue of the Scoping Report;
- Section 6 provides the results of the Sustainability Appraisal carried out by the Steering Group using the Sustainability Framework;
- Section 7 covers the selection of the most sustainable development sites;
- Section 8 provides a summary of the conclusions reached in Section 7.

2. Background

2.1 Under the Localism Act (2011) and the related Neighbourhood Planning Regulations (2012), local communities can have a larger say on the development of their area by undertaking Neighbourhood Planning.

2.2 On 1st October 2012, Lewes District Council designated the Civil Parish of Newick as a Neighbourhood Area in order to allow Newick Parish Council to lead the production of a Neighbourhood Plan (sometimes also termed a Neighbourhood Development Plan) with the support and input of the residents of the Parish.

2.3 The Neighbourhood Plan will be in conformance with the Lewes District Joint Core Strategy, due for adoption in 2014, which sets out the strategic planning policy for the district until 2030. It is intended that the Neighbourhood Plan will supplement the Core Strategy, covering a number of different aspects relating to land use in the Parish including in particular new housing, but also business development, recreation and protection of open spaces.

Sustainable Development

2.4 As the National Planning Policy Framework (2012) states, the aim of the planning system is to deliver sustainable development. This has been carried through in the Neighbourhood Planning Regulations, which require that neighbourhood plans contribute to the achievement of sustainable development. Thus, in order to meet this basic condition, the Steering Group has undertaken a Sustainability Appraisal during development of the Neighbourhood Plan.

2.5 For their Joint Core Strategy, Lewes District Council and the South Downs National Park Authority carried out a full sustainability appraisal on the contents of their plan. That sustainability appraisal incorporated the requirements of the Strategic Environmental Assessment Directive.

2.6 As reported in Appendix 1 of the Scoping Report, consideration has been given as to whether or not there is a need for Newick's Sustainability Appraisal to also incorporate the requirements of the Strategic Environmental Assessment Directive. It has been concluded that the Neighbourhood Plan would not have any significant environmental effect that has not been considered already in Lewes District Council's sustainability appraisal. As a result, Newick's Sustainability Appraisal has been kept simple and appropriate for a local-level plan.

3. Parish Portrait

3.1 General

The Parish of Newick is a largely rural area of just under 8 km² (3 square miles) in the North of Lewes District. It lies on the Greenwich Meridian and in the Low Weald of East Sussex. At its centre is the Village of Newick, this being the only settlement of any size in the Parish. The population of the Parish is just under 2,500 and has been at about the same level for the past thirty years.

Once a purely agricultural parish, Newick's name derives from the Saxon "wic" (dairy farm) and the Norman "niwe" (new). Newick predates the Domesday Book and has had a church since the 11th Century.

The nearest towns are Haywards Heath, seven miles to the west, Uckfield, five miles to the east, Burgess Hill, eight miles to the southwest and Lewes, the county town of East Sussex and base of Lewes District Council, eight miles to the south.

The population of the Village more than doubled during the 1960s and 70s, as a result of housing developments on what had been the fruit growing land between the main road (the A272) and Allington road. This increase in population was undoubtedly a major factor in providing sufficient business for most of the local shops and services to survive. It also helped to keep Newick a very vibrant community with its numerous clubs and societies.

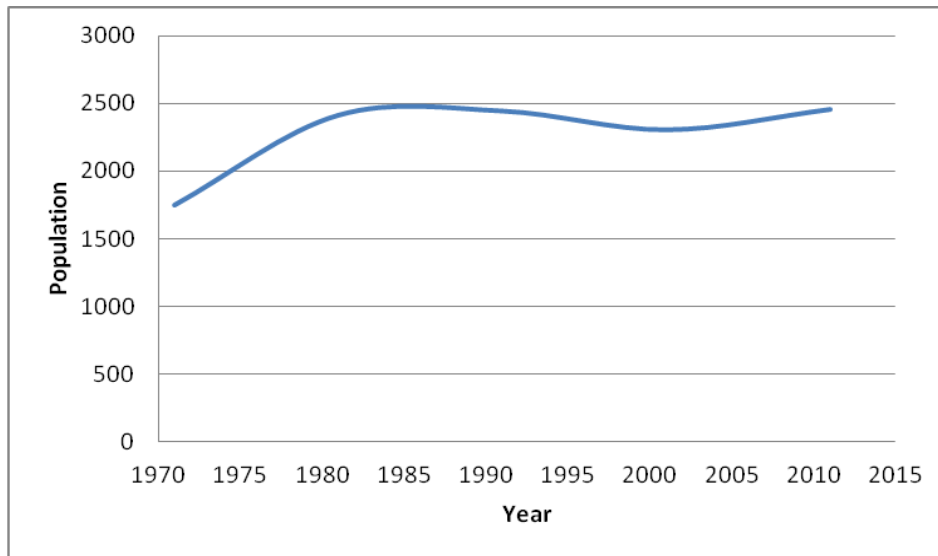
3.2 Social

3.2.1 Population

At the time of the 2011 census the population was 2,457. The tables and graphs on the following pages show how the total population has varied over the last 40 years and its age profile in recent times.

CENSUS FIGURES – POPULATION ANALYSIS
Newick Parish

Date	1971	1981	1991	2001	2011
Population	1750	2414	2445	2306	2457

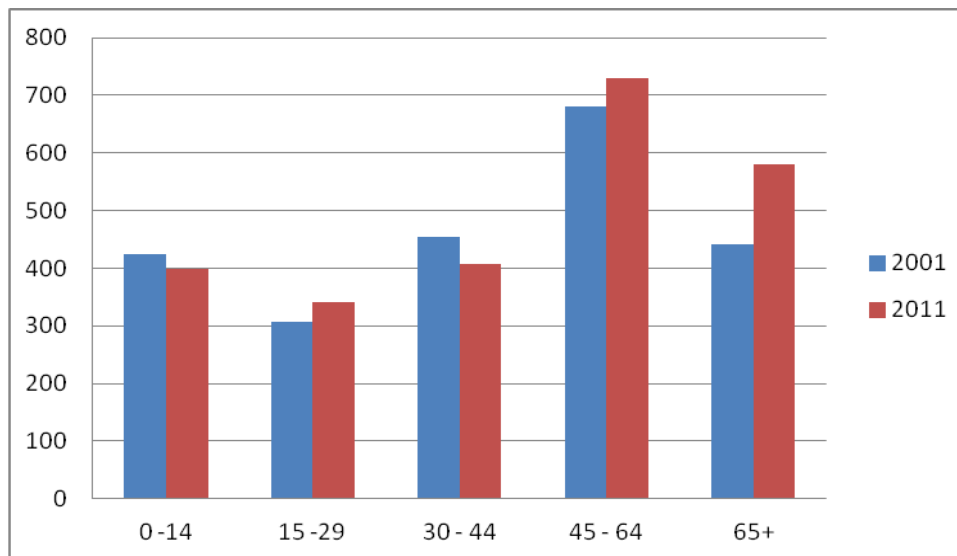


2001/11 population data from East Sussex in figures 24.04.2013 <http://www.eastsussexinfigures.org.uk/webview/welcome.html>
1971 to 1991 population data obtained from Office for National Statistics (ONS): Census.Customer.Services@ons.gsi.gov.uk

The above table and graph show the total population of Newick at the time of the last five censuses, i.e. over a period of forty years. As can be seen, the population has been a little below 2,500 since 1981, subject to a dip to around 2,300 in 2001.

CENSUS FIGURES – AGE GROUP ANALYSIS
Newick Parish

	0 -14	15 -29	30 - 44	45 - 64	65+
2001	424	306	455	680	441
2011	398	341	408	729	581



The table and graph above show the age distribution of the population at the time of the 2001 and 2011 censuses. As can be seen, the population is ageing. Summation of the above figures shows that in 2001 over half of Newick’s residents were less than 45 years old, whereas by 2011 over half were over 45 years old. This is consistent with

the fact that many young families came to Newick during its rapid expansion of the 1960s and 1970s. Since then the parents have remained but their children have moved away, together with the fact that in the subsequent decades, there was a lack of housing at prices that would attract further young families.

Age distribution data taken from East Sussex in figures 24.04.2013

3.2.2 Housing

Lewes District Council figures show the total number of households in the Parish as at February 2013 to be 1,046. Included in this figure are 99 units of Social Housing managed by Lewes District Council and a further 28 units of Social and Affordable Housing managed by Housing Associations, seven of which are part-buy units. The remainder of the housing is either owner occupied or privately rented.

As at 31st March 2012, 33 families and individuals on Lewes District Council's housing needs register were seeking Affordable Housing in Newick, with 24 of these seeking such housing for the first time and seven seeking transfers from existing Affordable Housing in Newick or neighbouring areas. As can be seen from the copy of the Housing Needs Register below, though there is a demand for three and two bedroom accommodation, the greatest demand is for one bedroom units.

Housing Register @ 31 March 2012	1 Bedroom			2 bedroom			3 Bedrooms			4 Bedroom			5+ Bedroom			Register Total	Total
	Register	Transfer	Total	Register	Transfer	Total	Register	Transfer	Total	Register	Transfer	Total	Register	Transfer	Total		
Newick	16	7	23	7	1	8	1	1	2	0	0	0	0	0	0	24	33

Housing needs data taken from Lewes District Council's Housing Needs Register

3.2.3 Deprivation

Based on a review of the East Sussex statistics for 2012, it is clear that Newick is one of the least deprived areas in the County.

3.2.4 Health

Newick has a Health Centre which also serves the population of surrounding parishes. It currently has six doctors, two practice nurses and a healthcare assistant, with health visitors, a psychiatric nurse and district nurses also attached to it. The Health Centre is a Training Practice with GP Registrars.

The lower floor of the Health Centre building is used as a Community Centre and is the venue for a Day Centre service for elderly or infirm residents of the area served by the Health Centre. The Community Centre and its Day Centre service are run by a local charity.

The quality of health of Newick's residents is summarised in the following table:

Year	All People	Very Good Health	Good Health	Fair Health	Bad Health	Very Bad Health
2001	2318	1754*		443	121*	
2011	2457	1310	796	258	65	28

* Note: In 2001 the figures were broken down into fewer categories than in 2011.

Health data taken from East Sussex in figures 24.04.2013

3.2.5 Schooling

For the very young, Newick has a Baby & Toddler Group which meets in the Village Hall. From the age of two, many Newick children attend Newick Pre-School (graded as outstanding by Ofsted in November 2011) which is held in the Reading Room. Morning and afternoon sessions are provided and the Pre-School staff members also run Newick Pre-School after school club, graded as good by Ofsted in July 2011. Most children then go on to attend Newick Church of England Primary School, which has an attractive modern building and a large playing field with views to the South Downs. It was graded as outstanding by Ofsted in July 2011.

After primary school, the majority of Newick children move to Chailey School, (graded as good by Ofsted February 2012) though some attend other secondary schools such as those in Uckfield, Haywards Heath, Lewes, Ringmer and Cuckfield or go to private schools.

3.2.6 Qualifications of Residents

The qualifications of residents are summarised in the following tables. Unfortunately, it is not possible to make a direct comparison between the 2001 and 2011 census figures, as there are differences between the qualifications categories used. Moreover, the later census took into account the qualifications of all persons aged over 16, whilst the former excluded those over 74.

Year	All Residents aged 16 to 74	No qualifications	Highest level of qualification: Level 1	Highest level of qualification: Level 2		Highest level of qualification: Level 3	Highest level of qualification: Level 4/5	Other Qualifications level unknown
2001	1635	308	230	396		190	414	97

Year	All Residents aged 16 and over	No qualifications	Highest level of qualification: Level 1	Highest level of qualification: Level 2	Highest level of qualification: Apprenticeship	Highest level of qualification: Level 3	Highest level of qualification: Level 4 and above	Highest level of qualification: Other qual'
2011	2015	308	218	345	56	291	752	45

Qualifications data taken from East Sussex in figures 24.04.2013

3.2.7 Public Buildings and Open Spaces

Newick has a spacious Village Hall which is 80 years old and is nearing the end of a programme of major refurbishment. It now has disabled access, modern toilets, a new heating system, new hall floor, new doors and windows, a resurfaced car park, new kitchen and bar. Further work is planned. It is the venue for meetings, lectures, badminton, various exercise and dance classes, dinner-dances, jumble sales, wedding receptions and theatrical productions by the Newick Amateur Dramatics Society. (Dirk Bogarde was president of NADS until his death and performed on Newick stage as a very young man.) The village community is an extremely active one with well over 30 clubs and societies providing an amazing range of sports and pastimes, and many of these are dependent on the Village Hall for their meetings and/or fundraising activities.

Newick also has four other buildings available for smaller gatherings, the Community Centre, the Sports Pavilion, the Reading Room and the Church's Barn Centre, and the hall of the Primary School is used occasionally for larger gatherings.

The Village Green is an attractive space made up of several pieces of land, actually at the Eastern end of the Village but considered to be its centre. It has a pump built to celebrate the Diamond Jubilee of Queen Victoria and is surrounded by houses and shops of a variety of styles and ages. It was registered under the Commons Registration Act 1965 in July, 1967.

The recreation grounds off Allington Road, consisting of the King George V Playing Field and The Manwaring Robertson Field, together with the Sports Pavilion mentioned above, offer facilities for many sports and activities and provide pitches for football, cricket, rugby and stoolball, a children's playground and a small skate park. There is a tennis club in Blind Lane and a bowls club with a six rink green behind the Bull Inn.

3.2.8 Public Transport

Newick has approximately hourly bus services to Lewes, Haywards Heath and Uckfield during the daytime but no services in the early morning or evening and none on Sundays. Those residents of Newick who commute to London mostly drive to Haywards Heath and take the train from there. The residents who regularly use the bus services are school children and students who attend schools and colleges in East and West Sussex and a few retirees who use the buses during the day for shopping, hospital visits etc. There are also a few residents who use the bus services to travel to work in the nearby towns.

3.2.9 Road Links

Most residents use the A272 which runs East-West through Newick and the A275 which runs North-South through the adjacent Parish of Chailey. In addition to using these two major roads, many local residents use country lanes and B roads to access other main roads, such as the A22, A23, A27 and A21 and the motorway system, and/or to travel to surrounding towns and cities for work, business, shopping etc.

3.3 Economic

3.3.1 Shops and Businesses

The Parish has two small general stores, a bakery, a pharmacy, a butcher, a Post Office, two hairdressers, three public houses, a restaurant, and an estate agent. It also has a physiotherapist, a chiropodist, a dressmakers, a garage providing servicing for cars and a car salesroom, and a funeral directors with a small chapel of rest.

Other businesses in the Parish include a joinery manufacturing and shop-fitting company, a residential care home for the elderly and some small industrial units. There are several small mixed dairy and arable farms, some of which have diversified into providing kennelling for dogs and cats and activities such as pheasant shoots and clay pigeon shooting, and some of which also grow soft fruit. In addition to these businesses there are over 60 other small businesses, often employing only one person, run from home or from rooms designated as offices or other workplaces.

There is a daily milk delivery round in the village and a wet fish van, mobile fish and chip van, burger van and pizza van that each visits the village on a weekly basis. In addition, East Sussex County Council provides a weekly mobile office service with computer facilities, help and advice, and a fortnightly mobile library van service.

3.3.2 Working from Home

Newick is known to have many people working from home, but accurate data on the number has yet to be obtained.

3.3.3 Household Income

The mean and median income per household for Newick and Lewes District in 2013, have been estimated to be as follows:

Year 2012	Mean Household Income	Median Household Income
Newick	£45,618	£35,901
Lewes District	£36,585	£28,469

Explanatory note: The mean is often called the average and is the sum of the income of all households divided by the number of households. The median is the income value for which the number of households receiving higher incomes is the same as the number receiving lower incomes.

As can be seen, incomes in Newick were significantly higher than those in Lewes District as a whole.

The estimated income data for 2013 repeated below indicates that 18.5% of Newick households were in poverty (based on the UK government's definition of poverty as having a household income of less than 60% of the national median). By comparison, 26.9% of households in Lewes District as a whole were estimated to be in poverty.

Area	Number of households below 60% of GB Median	Total number of households	Percentage of households below 60% of GB Median
Newick	191	1,035	18.5%
Lewes District	2,051	7,638	26.9%

Income figures taken from East Sussex in figures 17.02.2014

3.3.4 Employment and Unemployment

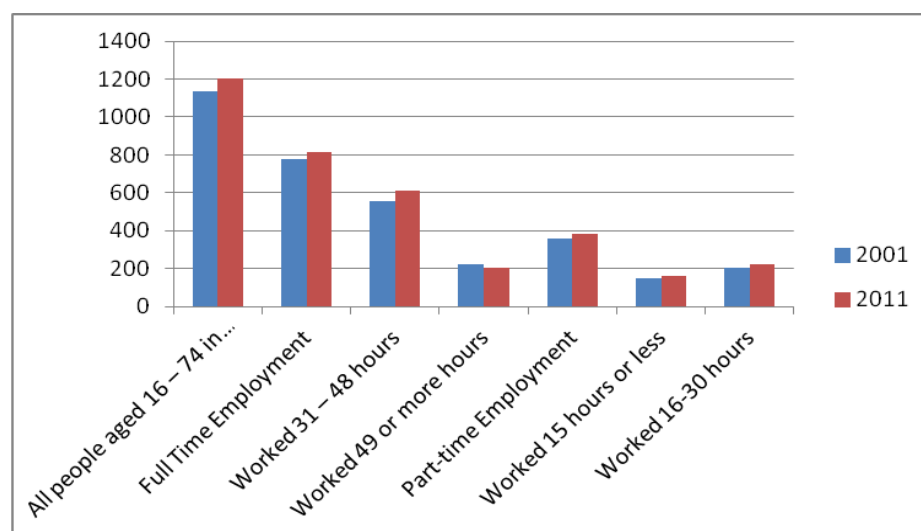
The 2011 census provided the figures of the following table for the number of Newick residents in full time and part time employment:

Year	All people aged 16 – 74 in employment	Full Time Employment	Worked 31 – 48 hours	Worked 49 or more hours	Part-time Employment	Worked 15 hours or less	Worked 16-30 hours
2001	1138	780	554	226	358	151	207
2011	1201	816	609	207	385	159	226

Employment figures taken from East Sussex in figures 24.04.2013

The above figures are also presented in bar chart form below.

CENSUS FIGURES EMPLOYMENT ANALYSIS – NEWICK PARISH



The total number of Newick residents registered as unemployed rose from 23 in 2001 to 32 in 2011. A breakdown of these figures is included below.

Year	All residents 16 - 74	All unemployed 16 – 74 yrs	All unemployed 16 – 24 yrs	All unemployed 25 – 49 yrs	All unemployed 50 -74	Long term unemployed	Never worked
2001	1152	23	6	11	6	6	0
2011	1754	32	5	19	8	9	4

Unemployment figures taken from East Sussex in figures 24.04.2013

3.3.5 Sectors of Employment

The distribution of Newick’s residents between the various occupations at the time of the 2001 and 2011 censuses was as follows:

Year	All occupations	Managers, directors and senior officials	Professional	Associate professional and technical	Administrative and secretarial	Skilled trades	Caring, leisure and other service	Sales and customer service	Process plant and machine operators	Elementary
2001	1135	229	150	184	143	135	116	56	40	82
2011	1201	178	243	192	127	143	125	67	48	78

Sectors of employment figures taken from East Sussex in figures 24.04.2013

3.3.6 Average House Prices

The average price of property sold in Newick in 2011 was £451,666.

Ref: www.rightmove.co.uk/house-prices/Newick.html 04/04/2013

3.4 Environmental

3.4.1 National Parks

The whole of Newick Parish lies outside and to the North of its nearest National Park, the South Downs National Park.

3.4.2 European Protected Sites

Newick has no European Protected Sites within it, but it is close to Ashdown Forest. In terms of EU site protection designations, Ashdown Forest is both a Special Protection Area and a Special Area of Conservation. As a result, a protected zone has been set around it, encompassing all land within 7km of its boundary. Much of Newick lies within that zone and it has been agreed that Sustainable Alternative Natural Green Spaces (SANGS) must be developed before any new housing is permitted in the zone. It is understood that Lewes District Council is working towards provision of such SANGS and will recoup their cost by charging the developers of all new housing.

3.4.3 Sites of Special Scientific Interest

There are no Sites of Special Scientific Interest in Newick Parish, but the nearby Chailey Commons have SSSI status and have also been declared a Local Nature Reserve.

3.4.4 Nature Reserves and Sites of Nature Conservation Importance

There are no Nature Reserves in Newick Parish at present but consideration is being given to designating Newick Common and Mill Wood as Sites of Nature Conservation Importance.

3.4.5 Conservation Areas

There are two Conservation Areas in the Village, Newick (The Green) and Newick (Church Road). The former encompasses not only the Village Green but also much of the area bordering High Street and Western Road. The latter encompasses the area along Church Road between the Post Office and The Old Rectory, including the Church and the properties behind those on Church Road. These have been designated as conservation areas because of the qualities of their buildings, the varieties of materials used in their construction, the enhancement of the character of the buildings by their rural setting and abundance of trees, the historic Parish Church, the open space of the village green and churchyard, and the fine views across open countryside.

Newick Parish Council encourages the use of the Village Green by local organisations for events and by an annual circus and annual fun fare, to keep it as the focal point of the Parish.

3.4.6 Listed Buildings

The Parish has no Grade 1 Listed Buildings, i.e. buildings considered to be of exceptional interest, but it does have four Grade II* Listed Buildings, those considered to be particularly important buildings of more than special interest. It also has seventy-three Grade II Listed Buildings, those considered to be of special interest, warranting every effort to preserve them.

There is also one Locally Listed Building which is recognised as having a special local interest.

3.4.7 Flooding

The built up area of the Village and most of the remainder of the Parish is not prone to flooding. However the River Ouse, which forms much of the Eastern boundary of the Parish, often floods the fields and meadows alongside it. This is particularly so at Goldbridge Farm and at Sharpsbridge, but these are distant from the areas around the Village where development is being considered.

There are two areas in the village which are known to the Parish Council to already have surface water flooding during heavy rain. Any development in these areas in particular, would have to be designed to accommodate this problem and not make it worse for existing properties. Church Road in the area of Bannisters Field and Burnt House is particularly prone to flooding in heavy downpours, and three properties north of Western Road, alongside Nightingales, have suffered from surface water running off Western Road and adjacent properties. Nevertheless, the design of any future housing development at any location within the Parish, should include adequate surface water drainage and ensure that there is no adverse impact in this respect on surrounding properties. Periods of heavy rain in Newick appear to have been more frequent in recent years than in the past.

3.4.8 Quality of Agricultural Land

The agricultural land of the Parish is classified as Grade 3. The land is good but does need to be fertilized or composted on a regular basis.

3.4.9 Tree Preservation Orders

Many trees in the Parish are protected by Tree Preservation Orders, most of these being for locations within the built up area of the Village, some protecting individual trees and others protecting groups of trees. These orders have helped to preserve the character of the Village and the Parish.

3.4.10 Ancient Woodland

Within the Parish there are several areas of woodland which have been wooded continuously since at least 1600 AD. These areas are identified in the November 2010 report entitled “A Revision of the Ancient Woodland Inventory for Lewes District, East Sussex”, which was carried out for the Weald and Downs Ancient Woodlands Survey. Included are some areas of ancient semi-natural woodland and some areas of replanting (or plantations) on ancient woodland sites.

Ref: www.lewes.gov.uk/Files/plan_Lewes_ancient_woodland_survey_report.pdf 04.04.2013

4. Sustainability Issues

4.1 Identifying the Issues

Earlier Parish Council surveys of the residents of Newick have indicated what they consider to be the main sustainability issues. In addition, the first Neighbourhood Plan Consultation Day, held on 17th November 2012, produced further evidence in this area. The main issues collected from the earlier surveys and the afore-mentioned Consultation Day are listed below, divided up into the three strands of sustainability, i.e. environmental issues, social issues and economic issues

4.2 Environmental Issues

The natural beauty and rural setting of the Parish should be preserved, as should the countryside setting of the main residential area, i.e. the Village of Newick.

The bio-diversity of the Parish should be preserved and its historic environment should be protected.

Newick's dependency on the car should be reduced and unnecessary increased pressure on its roads should be avoided.

The Parish's contribution to climate change should be reduced and the Parish should prepare for the impacts of future climate change.

Some areas close to the Parish's Eastern boundary are prone to flooding. However, provided any new housing is built close to the existing Village development boundary, it will be well away from those risk areas.

Care should be taken not to exacerbate surface water flooding in the areas where it already occurs or produce it in further areas.

4.3 Social Issues

There is very limited parking space at the Village Green, where most of the shops are, and outside the nearby Post Office, three public houses and restaurant. It is desirable, therefore, for any new housing to be within walking distance of these facilities, thus mitigating increased vehicle use for short journeys within the village.

There is also a parking problem in Allington Road at the times when children are being dropped off or picked up from the primary school and this has resulted in dangerous incidents. A similar problem occurs in Allington Road at weekends when sporting fixtures are held on the recreation grounds. Thus it would be desirable for any new housing to be within walking distance of the school and recreation grounds, whilst also having minimal effect on the general level of traffic in Allington road.

The school's capacity to accommodate additional Newick children has been checked and found not to be a problem for Newick, because at present the school is filled by also taking children from surrounding areas. Additional housing in Newick may, however, result in increased pressure on the schools of surrounding parishes.

There should be general aims to provide better sports facilities, to make Newick a healthier and more inclusive society and to minimise the opportunity for crime.

The new housing should provide both starter homes for the young and accommodation suitable for those who wish in their retirement to downsize from larger houses while still remaining in Newick. There has been a long-existing need in Newick, for both of these.

The new housing should include an adequate number of units of Affordable Housing for local people and people with local connections, demand for the homes of the recent Exception Site development at Alexander Mead having greatly exceeded the supply.

4.4 Economic Issues

The number of local shops and public houses in Newick has declined over the last thirty years and it should be an aim of any new development to help arrest or reverse this decline.

It would also be desirable to provide opportunities for the development of new businesses of other sorts in Newick; these would provide more local employment, an aspect sadly lacking at present.

5. Sustainability Appraisal Methodology

5.1 Sustainability Framework

This Sustainability Appraisal seeks to test the contribution that Newick Parish Council's Neighbourhood Plan will make towards achieving sustainable development, through the identification of a number of objectives and indicators, presented below in what is referred to as the Sustainability Framework. These objectives and indicators will be used to judge the sustainability impacts of the policies within the plan. The objectives are based on the three strands of sustainability, i.e. environmental, social and economic. The indicators have been chosen to quantify and measure the degree to which each objective has been achieved. The Sustainability Framework has emerged through careful appraisal of relevant National, Regional, District and Local Plans, the collection of baseline data and local knowledge of sustainability challenges faced in the Parish.

A very important objective is the improvement of the general well being of the residents of Newick, making the community healthier and more inclusive and supportive of those of all ages. However, other than its mention in Objective 11, well being has not been listed in the framework as an objective: this is because various aspects of well being have been included as indicators of several of the other objectives that are listed.

Since the earlier versions of this Sustainability Framework, published prior to analysis of the Neighbourhood Plan Questionnaire returns, two indicators have been added as a result of comments made by residents. These are Indicator ii of Objective 7, concerning demand for parking space in the centre of Newick, and Indicator i of Objective 11, concerning the social core and community spirit of the Village. In addition, minor changes have been made to the wording of one of the objectives and some of the indicators, where these were found desirable during the early stages of the Sustainability Appraisal of each potential housing development site. Notably, Indicator i of Objective 6 has been changed, as specifying a need for new homes to meet the Code for Sustainable Housing is expected to be outlawed by government legislation.

5.2 Objectives and Indicators

The sustainability objectives are set out below and each is followed by its corresponding indicators. The following colour coding of the objectives is provided to indicate whether each concerns environmental, social or economic aspects:

Environmental Objective
Social Objective
Economic Objective

Objective 1 - Countryside - To protect and enhance the natural beauty and cultural heritage of the Parish

- Does the proposed development:
- i. provide existing and future residents the opportunity to live in a village environment?
 - ii. protect and enhance the Parish's historic environment and ensure that new development is of a high quality design and reinforces local distinctiveness?
 - iii. maintain the condition of footpaths and Rights of Way within the Parish?
 - iv. complement the existing pattern of settlement in a well related way?
 - v. have a visually unobtrusive appearance that responds to the local landscape character?
 - vi. leave green space between the Village and adjacent Parishes?

Objective 2 - Countryside - To protect and enhance the countryside setting of the main residential area of the Parish

- Does the proposed development:
- i. restrict the number of new buildings developed outside the planning boundary as at 2013?
 - ii. secure land to be designated as open space?
 - iii. ensure that facilities are provided for refuse, composting and recycling which are adequate but discreet?
 - iv. ensure that landscaping is sympathetic and uses indigenous trees?
 - v. avoid impinging on networks of designated and other important habitats?
 - vi. help to provide green corridors or green "stepping stones" through its area?
 - vii. avoid the need for lighting of the highway?

Objective 3 - Ecological - To protect and enhance the bio-diversity of the Parish

- Does the proposed development:
- i. sustain the condition and extent of the network of trees designated as Ancient Woodland?
 - ii. ensure that new developments are compliant with Sussex Wildlife Trust, and Woodland Trust policies?
 - iii. have a material effect on any wild habitats and species within the Parish?
 - iv. follow related guidance from the Council for the Protection of Rural England for all of the above?
 - v. maintain the quality of local watercourses in relation to the River Ouse as outlined by the Environment Agency?

Objective 4 - Heritage - To protect and enhance the historic environment of the Parish

- Does the proposed development:
- i. preserve the existing Conservation Areas within the Parish?
 - ii. have no adverse effect on the listed buildings of the Parish?

Objective 5 - Flooding - To ensure development does not take place in areas at risk of flooding, or where it may cause flooding elsewhere

- Does the proposed development:
- i. avoid areas at risk of flooding as defined by the Environment Agency?
 - ii. take account of and avoid adding to any existing problem of local flooding by surface water?

Objective 6 - Climate Change - To reduce the Parish's impact on climate change and prepare the community and environment for its impacts

- Does the proposed development:
- i. ensure that new developments meet current Sustainable Housing requirements?
 - ii. include Sustainable Urban Drainage Systems if these are required?
 - iii. encourage sustainable use of resources, e.g. energy and water?

Objective 7 - Travel - Address highway congestion issues in Newick Parish

- Does the proposed development:
- i. avoid or at least limit the addition of further traffic to Newick's roads other than (inevitably) the A272?
 - ii. affect the need for parking space in the centre of Newick?
 - iii. provide traffic calming measures within the village, that will reduce speed, noise and air pollution?

Objective 8 - Travel - Address highway congestion issues in Newick Parish and reduce the need to travel by car

- Does the proposed development:
- i. encourage sustainable modes of transport?
 - ii. make it possible for its residents to easily walk to the economic and community facilities of the village?

Objective 9 - Housing - Ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home

- Does the proposed development:
- i. have a housing density comparable with that of Newick's existing housing?
 - ii. have an appearance in keeping with existing design and materials of the Parish?
 - iii. satisfy Parish needs for Affordable homes?
 - iv. include adequate parking spaces?
 - v. provide housing suitable as starter homes and downsize properties?

Objective 10 - Crime - To ensure Newick is a safe village

- Does the proposed development:
- i. achieve 'security by design'?

Objective 11 - Accessibility and Well Being- Seek to maintain and improve access to retail and community services (including health and schools) and recreation and leisure facilities

- Does the proposed development;
- i. help to support the social core and the community spirit of the Village?
 - ii. encourage links with the existing twitten and footpath infrastructure within the village?
 - iii. provide and/or develop recreational space and/or equipped play space for the whole community?
 - iv. provide allotments?

Objective 12 - Business - Maintain and enhance a diverse economic base within the Parish and encourage the sensitive location of new business

- Does the proposed development:
- i. maintain and support existing retail and other businesses and services within the Parish?
 - ii. provide the potential for new businesses within the Parish?

6. Sustainability Appraisal Results

6.1 The Steering Group first carried out a complete initial analysis of all Sustainability Objectives and Indicators, for all twelve potential development sites. The scoring system adopted was between -2 (very poor) and +2 (very good) for each indicator. Once the initial analysis had been completed, which had taken several hours spread over three meetings, a second analysis was carried out, on 31st October 2013, to check the consistency and accuracy of the scoring of the first analysis. A few of the individual scores were adjusted at that stage. To eliminate the possibility of bias, the entire process was invigilated by a planning officer from Lewes District Council and no attempt was made at summing the scores during the scoring process.

6.2 Several members of the Steering Group took hand-written records of the agreed scores. One of these records was then used for transferring the results to the electronic spreadsheet, which had been designed to calculate the summated scores. Following this, a second record was used to check the accuracy of completion of the spreadsheet. The finished spreadsheet is presented on the following pages. The summated scores for each potential development site can be seen at the bottom of the spreadsheet. The sites numbers adopted for the twelve sites and the site addresses are given in the table below, preceding the spreadsheet. In addition, this table is repeated in the Appendix to this report together with one map showing the site locations and another showing the existing planning boundary. As will be seen by comparison of the two maps, most of the sites lie outside the planning boundary at present, making its movement necessary if development is to be permitted on any of those sites.

6.2 Notes were made during the scoring process, recording the scoring methodology applied in the case of those Indicators where the reasons for the scores may not otherwise be obvious. These notes are given following the spreadsheet.

6.3 The summated scores are also presented in the bar chart below, on the page following the spreadsheet notes.

SITE No	SITE ADDRESS AND APPROXIMATE SIZE
1	Mitchelswood Farm, Allington Road. 7.5 acres (LDC SHLAA Site) (or larger if whole site developed)
2	Land to the East of Newick Telephone Exchange. 3 acres. (LDC SHLAA Site)
3	Land to the North of Cricketfield. 3.2 acres. (LDC SHLAA Site)
4	55 Allington Road (and orchard behind). 3 acres. (LDC SHLAA Site)
5	Land South of 45 Allington Road. 3 acres. (NPC HLA Site)
6	Garage/Showroom/House/ Garden at 15 Church Road. 0.75 acres (NPC HLA Site)
7	Land at The Pines, 95 Allington Road. 1 acre at East. (NPC HLA Site)
8	Land at The Pines, 95 Allington Road. 1.2 acres at West. (NPC HLA Site)
9	Land to the East of Toll House, North side A272. 2.7 acres. (NPC HLA Site)
10	Ex-Woods Fruit Farm, Oakside, South side A272. 9.9 acres. (NPC HLA Site)
11	Land by twitten, The Rough to Vernons Road. 0.12 acres. (NPC HLA Site)
12	Land at Point House, 104 Allington Road. 3 acres. (NPC HLA Site)

SUSTAINABILITY OF SITES

	Description	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12
Objective 1	Countryside - To protect and enhance the Parish's natural beauty and cultural heritage. Does the proposed development:												
Indicator 1 (i)	provide existing and future residents the opportunity to live in a village environment?	1	2	2	2	2	2	1	1	2	2	2	1
Indicator 1 (ii)	protect and enhance the Parish historic environment and ensure that new development is of a high quality design and reinforces local distinctiveness?	0	0	0	0	0	-1	0	0	0	0	0	0
Indicator 1 (iii)	maintain the condition of footpaths and Rights of Way within the Parish?	-1	1	1	0	0	0	0	0	0	0	0	0
Indicator 1 (iv)	complement the existing pattern of settlement in a well related way?	0	1	1	1	1	1	1	1	1	0	2	1
Indicator 1 (v)	have a visually unobtrusive appearance that responds to the local landscape character?	-1	0	0	-1	-1	0	-1	-1	-1	-1	1	-1
Indicator 1 (vi)	leave green space between the Village and adjacent Parishes?	-2	0	0	0	0	0	0	0	0	0	0	-2
Objective 2	Countryside - To protect and enhance the countryside setting of the main residential area. Does the proposed development:												
Indicator 2 (i)	restrict the number of new buildings developed outside the planning boundary as at 2013?	-1	-1	-1	-1	-1	1	-1	-1	-1	-1	1	-1
Indicator 2 (ii)	secure land to be designated as open space?	1	0	0	0	0	0	0	0	0	1	-1	0
Indicator 2 (iii)	ensure that facilities are provided for refuse, composting and recycling which are adequate but discreet?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 2 (iv)	ensure that facilities are provided for refuse, composting and recycling which are adequate but discreet?	0	0	0	0	0	0	0	0	0	0	0	0

Indicator 2 (v)	avoid impinging on networks of designated and other important habitats?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 2 (vi)	help to provide green corridors or green “stepping stones” through its area?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 2 (vii)	avoid the need for lighting of the highway?	0	0	0	0	0	0	0	0	0	0	0	0
Objective 3	Ecological - To protect and enhance the bio-diversity of the Parish												
Indicator 3 (i)	sustain the condition and extent of the network of trees designated as Ancient Woodland?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 3 (ii)	ensure that new developments are compliant with Sussex Wildlife Trust, and Woodland Trust policies?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 3 (iii)	protect any wild habitats and species within the Parish?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 3(iv)	follow related guidance from the Council for the Protection of Rural England for all of the above?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 3 (v)	maintain the quality of local watercourses in relation to the River Ouse as outlined by the Environment Agency?	-1	0	0	0	0	0	0	0	0	0	0	0
Objective 4	Heritage - To protect and enhance the historic environment of the Parish												
Indicator 4 (i)	Preserve the existing Conservation Areas within the Parish?	0	-1	0	0	0	-1	0	0	-1	-1	0	0
Indicator 4 (ii)	have no adverse effect on the listed buildings of the Parish?	1	1	0	1	1	0	1	1	-1	1	1	1
Objective 5	Flooding - To ensure development does not take place in areas at risk of flooding, or where it may cause flooding elsewhere												
Indicator 5 (i)	avoid areas at risk of flooding as defined by the Environment Agency?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 5 (ii)	take account of and avoid adding to any existing problem of local flooding by surface water	0	0	0	0	0	0	0	0	0	0	0	0
Objective 6	Climate Change - To reduce the Parish’s impact on climate change and prepare the community and environment for its impacts												

Indicator 6 (i)	ensure that new developments meet Level 4 of the Code for Sustainable Housing (CfSH) as assessed by the Building Research Establishment's Environmental Assessment Method (BREEAM)?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 6 (ii)	include Sustainable Urban Drainage Systems if these are required?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 6 (iii)	encourage sustainable use of resources, e.g. energy and water?	0	0	0	0	0	0	0	0	0	0	0	0
Objective 7	Travel - Address highway congestion issues in Newick Parish												
Indicator 7 (i)	avoid or at least limit the addition of further traffic to Newick's roads other than (inevitably) the A272?	-1	1	0	-1	-1	-1	-1	-1	1	1	-1	-1
Indicator 7 (ii)	affect the need for parking space in the centre of Newick	-1	1	0	0	0	1	-1	-1	1	0	0	-1
Indicator 7 (iii)	provide traffic calming measures within the village, that will reduce speed, noise and air pollution?	0	0	0	0	0	0	0	0	0	0	0	0
Objective 8	Travel - Address highway congestion issues in Newick Parish and reduce the need to travel by car												
Indicator 8 (i)	encourage sustainable modes of transport?	1	1	1	1	1	1	1	1	1	1	1	1
Indicator 8 (ii)	make it possible for its residents to easily walk to the economic and community facilities of the village?	-1	1	1	1	1	1	-1	-1	1	1	1	-1
Objective 9	Housing - Ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home												
Indicator 9 (i)	have a housing density comparable with that of Newick's existing housing?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 9 (ii)	have an appearance in keeping with existing design and materials of the Parish?	0	0	0	0	0	0	0	0	0	0	0	0
Indicator 9 (iii)	satisfy Parish needs for Affordable homes?	1	1	1	1	1	0	0	0	1	1	-1	1
Indicator 9 (iv)	include adequate parking spaces?	0	0	0	0	0	0	0	0	0	0	0	0

Indicator 9 (v)	provide housing suitable as starter homes and downsize properties?	0	0	0	0	0	0	0	0	0	0	0	0
Objective 10	Crime - To ensure Newick is a safe village												
Indicator 10 (i)	achieve 'security by design'?	0	0	0	0	0	0	0	0	0	0	0	0
Objective 11	Accessibility and Well Being- Seek to maintain and improve access to retail and community services (including health and schools) and recreation and leisure facilities												
Indicator 11 (i)	help to support the social core and the community spirit of the Village	-1	1	1	1	1	1	-1	-1	1	1	1	-1
Indicator 11 (ii)	encourage links with the existing twitten and footpath infrastructure within the village?	1	1	1	1	1	1	1	1	0	1	1	1
Indicator 11 (iii)	provide and/or develop recreational space and/or equipped play space for the whole community?	1	0	0	0	0	-1	0	0	0	0	-1	0
Indicator 11 (iv)	provide allotments?	0	0	0	0	0	0	0	0	0	0	0	0
Objective 12	Business - Maintain and enhance a diverse economic base within the Parish and encourage the sensitive location of new business												
Indicator 12 (i)	maintain and support existing retail and other businesses and services within the Parish	0	1	1	1	1	-1	0	0	1	1	1	0
Indicator 12 (ii)	provide the potential for new businesses within the Parish?	1	0	0	0	0	0	0	0	0	0	0	0
Summated Points		-2	11	9	7	7	4	-1	-1	6	8	8	-2

Environmental Objectives
Social Objectives
Economic Objectives

Score per Indicator: -2 to +2

The notes below provide the scoring methodology for those Indicators where the reasons for the scores may not otherwise be obvious.

Indicator 1 (i): based on proximity to commercial and social facilities of the village.

Indicator 1 (ii): development of Site 6 would destroy the 1950's style of the garage building.

Indicator 1 (iii): Site 1: development would be adjacent to / surround existing rural footpaths. Site 2: would add a new footpath. Site 3: would add new entrances to existing footpaths.

Indicator 1 (v): appearance from all public vantage points considered.

Indicator 2 (ii): Site 1 and Site 10 big enough to provide open space, Site 11 would take away open space.

Indicators 2 (iii), 2 (iv), 2 (v), 2 (vi) and 2 (vii): all zero rated as these aspects are policy dependent.

Indicator 3 (i): none of the sites are near ancient woodland.

Indicators 3 (ii), 3 (iii) and 3 (iv): all zero rated as these aspects are policy dependent.

Indicator 3 (v): Site 1 could cause surface water drainage into stream feeding into river Ouse.

Indicator 4 (i): proximity to conservation areas.

Indicator 4 (ii): proximity to listed buildings.

Indicators 6 (i), 6(ii) and 6(iii): all zero rated as these aspects are policy dependent.

Indicator 7 (i): site access from the A272 as opposed to from minor roads.

Indicator 7 (ii): zero rated as this aspect is policy dependent.

Indicator 8 (i): levels of access to existing public transport.

Indicator 8 (ii): greater distance from centre of village encourages the use of transport.

Indicator 9 (i) and 9 (ii):: both zero rated as these aspects are policy dependent.

Indicator 9 (iii): according to plot size.

Indicator 9 (iv) and 9 (v): both zero rated as these aspects are policy dependent.

Indicator 10 (i): zero rated as this aspect is policy dependent.

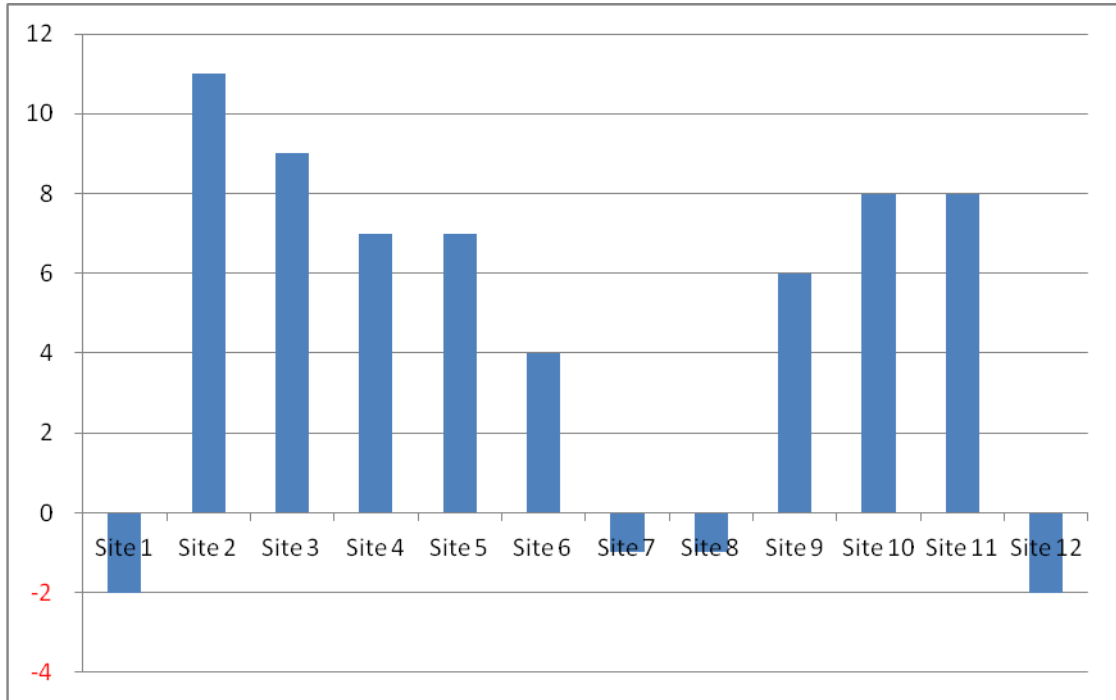
Indicator 11 (i): dependent on accessibility to community facilities.

Indicator 11 (ii): ease of access from site to footpaths and twittens.

Indicator 11 (iii): Site 6 and Site 11 are too small to offer open space. Site 1 already offers recreational space.

Indicator 11 (iv): dependent on size of plot.

SUSTAINABILITY APPRAISAL RESULTS BAR CHART



7. Selection of Development Sites

7.1 For determining which sites should be developed, the results of both the Sustainability Appraisal and the Neighbourhood Plan Questionnaire returns were considered. The two sets of results differed little. This is perhaps unsurprising, since the Questionnaire was accompanied by a request that the Sustainability Framework be taken into account, and strong support for the content of the latter was also expressed by those responding to the Questionnaire. It was decided, therefore, that the two sets of results should be given equal merit. The ranking of the twelve potential sites is shown in the table presented on the following page.

Based on this ranking, it is concluded that housing development should be permitted on the following sites:

Site 2, Land to the East of Newick Telephone Exchange, Goldbridge Road

Site 3, Land to the North of Cricketfield, Newick Hill

Site 11, Land by twitten between Vernons Road and The Rough

Site 10, Ex-Woods Fruit Farm, Oakside, Goldbridge Road (see Note below)

Note: Though the whole of Site 10 was taken into account in ranking the sites, only the western part of this site is required to provide space for the balance of the 100 homes required by Lewes District Council's Core Strategy.

Meetings with the landowners and developers of the above sites have confirmed that these proposals will not be opposed by them. These meetings have also confirmed that all sites are available for development as soon as required, with the exception of Site 10 which is not available until 2026.

In addition, East Sussex County Council's Highways Department has confirmed that there are no obstacles to allowing access to these sites from their adjacent existing roads, subject to a joint access point being used for Site 2 and Site 10.

In order to achieve phasing of the three main developments over the period to 2030, the planning boundary should be moved in 2015 for one of the sites (Site 2 or Site 3), in 2021 for another (Site 2 or Site 3) and 2026 for the last site (Site 10). Site 11 is within the planning boundary and can proceed at any time.

CALCULATION OF RANKING OF SITES

Site No	1	2	3	4	5	6	7	8	9	10	11	12
Questionnaire Yes Votes	181	328	293	205	189	209	161	185	214	213	273	185
Sustainability Appraisal Points	-2	11	9	7	7	4	-1	-1	6	8	8	-2
Questionnaire Ranking (see Note)	11	1	2	7	8	6	12	9.5	4	5	3	9.5
Sustainability Ranking (see Note)	11.5	1	2	5.5	5.5	8	9.5	9.5	7	3.5	3.5	11.5
Sum of Ranking Numbers	22.5	2	4	12.5	13.5	14	21.5	19	11	8.5	6.5	21
Sum of Ranking Numbers / 2	11.25	1	2	6.25	6.75	7	10.75	9.5	5.5	4.25	3.25	10.5
Overall Ranking	12	1	2	6	7	8	11	9	5	4	3	10

Note: For ranking purposes, where two sites have equal ranking, they have both been given a ranking number 0.5 higher, e.g. 9.5 in the case of two sites being 9th = (rather than 9th and 10th).

8. Summary of Conclusions

The ranking of the twelve potential development sites according to the Sustainability Analysis carried out by the Neighbourhood Plan Steering Group, differed very little from the ranking according to the views of residents as recorded in their Neighbourhood Plan Questionnaires. Both were given equal merit in the derivation of an overall ranking which led to the following conclusions.

Housing development should be permitted on Site 2, the land lying to the East of Newick Telephone Exchange, Goldbridge Road. Housing development should also be permitted on Site 3, the land to the North of Cricketfield, Newick Hill. One of these sites should be released by movement of the relevant part of the planning boundary in 2015 and the other in 2021. Further consideration must be given during development of the draft Neighbourhood Plan to which of these sites should be developed first.

Housing development should be permitted on Site 11, the land by the twitten between Vernons Road and The Rough. As this site is very small, its development could proceed at any time. Site 11 is already within the existing planning boundary.

Housing development should be permitted on the western part of Site 10, the land previously known as Woods Fruit Farm, Oakside, Goldbridge Road. As it would be logical for development of this site to follow development of Site 2 and as its owners are not prepared to make it available until later in the period to 2030, the relevant part of the planning boundary should be moved in 2026.

Linda Farmer

Admin Support, on behalf of Newick Neighbourhood Development Plan Steering Group

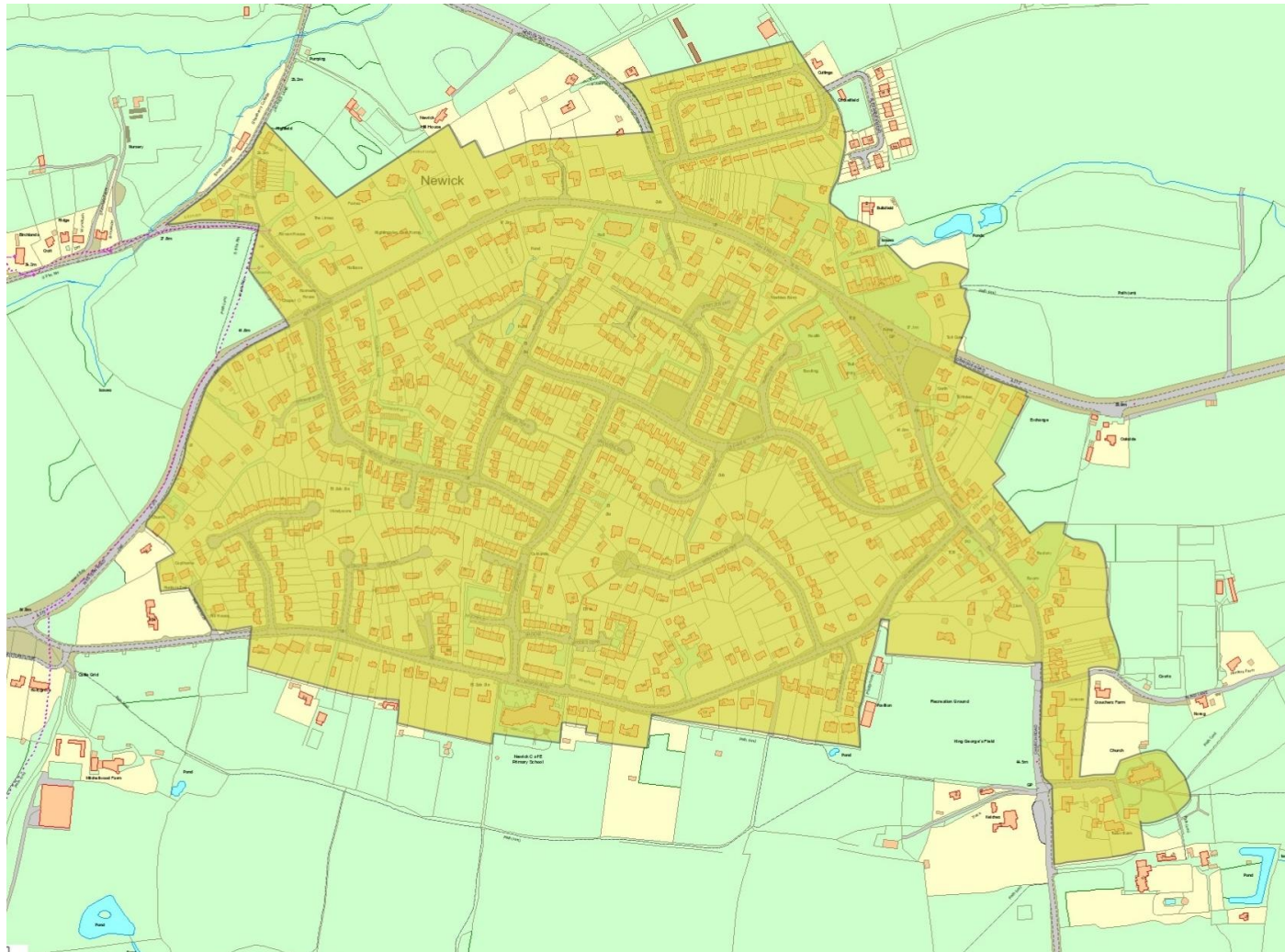
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Appendix 1 Location of each Site

SITE No	SITE ADDRESS AND APPROXIMATE SIZE
1	Mitchelswood Farm, Allington Road. 7.5 acres (LDC SHLAA Site) (or larger if whole site developed)
2	Land to the East of Newick Telephone Exchange. 3 acres. (LDC SHLAA Site)
3	Land to the North of Cricketfield. 3.2 acres. (LDC SHLAA Site)
4	55 Allington Road (and orchard behind). 3 acres. (LDC SHLAA Site)
5	Land South of 45 Allington Road. 3 acres. (NPC HLA Site)
6	Garage/Showroom/House/ Garden at 15 Church Road. 0.75 acres (NPC HLA Site)
7	Land at The Pines, 95 Allington Road. 1 acre at East. (NPC HLA Site)
8	Land at The Pines, 95 Allington Road. 1.2 acres at West. (NPC HLA Site)
9	Land to the East of Toll House, North side A272. 2.7 acres. (NPC HLA Site)
10	Ex-Woods Fruit Farm, Oakside, South side A272. 9.9 acres. (NPC HLA Site)
11	Land by twitten, The Rough to Vernons Road. 0.12 acres. (NPC HLA Site)
12	Land at Point House, 104 Allington Road. 3 acres. (NPC HLA Site)

The map on the next page shows the location of each site and the existing planning boundary is shown on the map provided on the following page.

Newick Planning Boundary



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