

# NEWICK PARISH COUNCIL DRAFT NEIGHBOURHOOD PLAN



**Newick**  
**Now**  
**to 2030**



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## Foreword

The Localism Act (2011) and the related Neighbourhood Planning Regulations (2012) have allowed local communities to have more control over the development of their areas by undertaking Neighbourhood Planning. Following an application by Newick Parish Council, on 1<sup>st</sup> October 2012, Lewes District Council designated the Civil Parish of Newick as a Neighbourhood Area. This empowered Newick Parish Council to lead the production of a Neighbourhood Plan with the support of, and input from, the residents of the Parish.

As required by the regulations, this draft Neighbourhood Plan conforms with Lewes District Council's proposed Joint Core Strategy, due for adoption in 2014, which sets out the strategic planning policy of the district's Local Plan until 2030. It is intended that this Plan will supplement the Core Strategy, covering a number of aspects relating to land use in the Parish including in particular new housing, but also business development, recreation and protection of open spaces. As also required, the plan complies with the European regulations on strategic environmental assessment and habitat, and takes account of the National Planning Policy Framework (NPPF).

Newick Parish Council appointed a Neighbourhood Plan Steering Group to prepare a plan that would deliver the long term goal of a balanced and vibrant neighbourhood, while maintaining the structure of the Village and the rural nature of the entire Parish. The Group held its first meeting in August 2012. Since then, to collect residents' views, the Steering Group has held two public consultation days and delivered a questionnaire to all households. The Group has also had meetings with representatives of local clubs and societies, young people, landowners and developers, and has sent a questionnaire to local businesses. The results of all of these forms of interaction with local people have helped shape this Neighbourhood Plan.

Once this Neighbourhood Plan has been finalised and subject to it then receiving a favourable vote in a local referendum, it will form a major part of the development plan for Newick Parish until 2030. The Neighbourhood Plan's policies will determine where the main new housing developments will be, the numbers and types of homes on each development and their appearance. The Plan's policies will also become the starting point for considering any other forms of development within the Parish, such as conversion or change of use of existing premises or land. Lewes District Council's planning department will have to take full account of these policies when planning applications are considered, in addition to checking conformity with the wider policies of their own Local Plan for the Lewes District.

### **Vision Statement**

**The Parish Council's Vision for the future of Newick is that its centre will retain its essential 'village feel' and that the whole Parish will remain a vibrant, thriving and sustainable rural community. The built and natural heritage of the Parish will have been retained and protected. The most highly valued countryside areas in the Parish will have been recognised and conserved. Newick will become a healthier, more inclusive community supporting those of all ages equally.**

**Newick's Neighbourhood Plan, 'Newick Now to 2030', will be the means of delivering this Vision**

# Newick Parish Boundary



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## How the Plan is Organised

The plan is divided into five sections plus appendices:

**Section 1 Newick Past and Present** – this section provides a brief description of the Parish including key issues which have influenced the Plan.

**Section 2 Producing the Newick Neighbourhood Plan** – this section outlines how the Plan has been developed including the various consultation processes.

**Section 3 What the Community Wants** – this section summarises the wishes and views of Newick’s residents as collected through the consultation days, questionnaires and meetings. These wishes and views are presented under the following headings:

**3.1 Environment**

**3.2 Housing**

**3.3 Local Economy**

**3.4 Transport and Communications**

**3.5 Community Facilities**

**Section 4 Neighbourhood Plan Policies** – this section presents the policies that support the overall vision for Newick including site-specific allocations for new development. In addition to the policies themselves, this section outlines the reasons for the policies. The policies are arranged in the following sub-sections:

**4.1 Environment**

**4.2 Housing**

**4.3 Local Economy**

**4.4 Transport and Communications**

**4.5 Community Facilities**

**Section 5 Plan Delivery and Implementation** – this section explains how conformity with the plan will be monitored.

**Appendix A List of Documents Produced**

**Appendix B List of Other Relevant Documents**

**Acknowledgements**

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## Section 1 Newick Past and Present

The Parish of Newick is a largely rural area of just under eight square kilometres (three 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 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.

Once a purely agricultural parish, Newick's name derives from the Norman "niwe" (new) and the Saxon "wic" (dairy farm). There has been a settlement at Newick for well over a thousand years. The Manor of Newick received no direct mention in the Domesday Book of 1086, perhaps because of its small size, but the estate of Allington Manor, part of which is in present day Newick, is mentioned. The Parish Church of St. Mary has in its wall part of the eleventh Century Church. The Parish is



approximately half way between Winchester and Canterbury and both of these cathedral cities feature on the Village Green sign post. The old road into Newick from the east is known now as Blind Lane, the present A272 being the path of the later toll road. The toll cottage still stands at the eastern edge of the Green.

Newick was a typical rural community with mixed dairy and arable farming and its tannery, laundry, two breweries, two blacksmiths, tailor's shop, dame school, charity school, bakery and jam factory all existed in the first half of the 20<sup>th</sup> century. Most of the older houses are built of locally made bricks, the characteristic Sussex 'stocks'. Because of the quality of the soil and the equable climate Newick became a centre of soft fruit growing, with gardens of blackcurrants, raspberries and redcurrants, acres of strawberries, and the famous 'Newick Leveller' dessert gooseberries.

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.



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Newick Parish Council encourages the use of the Village Green by local organisations for events and by an annual circus and annual fun fair, to keep it as the focal point of the Parish. Newick Bonfire Society's annual event, which is based on the Green, is a major attraction bringing in people from all over East and West Sussex and beyond.



The population of the Village was about 1000 in the mid 1800's and remained at that level until the 1960s. Then as a result of housing developments on what had been the main fruit growing area, between the main road (the A272) and Allington Road, the numbers increased to almost 2,500 by 1981. The population has remained a little below 2,500 for the past thirty years. 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.

Census results show that in 2001 over half of Newick's residents were under 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 of those families have remained but their children have moved away, and in the subsequent decades, there was a lack of housing at prices that would attract further young families. Lewes District Council figures show that the total number of households in the Parish as at February 2014 was 1,047. Included in this figure are 99 units of Social Housing managed by Lewes District Council and 28 units of Social and Affordable Housing managed by Housing Associations. The remainder of the housing is either owner occupied or privately rented.



Newick has a Health Centre which also serves the population of surrounding parishes. For the very young, Newick has a Baby and Toddler Group which meets in the Village Hall. From the age of two, many Newick children attend Newick Pre-School which is held in the Reading Room. 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. After primary school, the majority of Newick children move to Chailey School, though some attend other secondary schools in nearby towns or go to private schools.

Newick has a spacious Village Hall which is 80 years old and is nearing the end of a programme of major refurbishment. 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. 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 these facilities for their meetings and/or fundraising activities. 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, plus 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.



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

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day, for example for shopping and hospital visits. There are also a few residents who use the bus services to travel to work in the nearby towns. For travel by car, 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 and entertainment.

The Parish has two small general stores, a bakery, pharmacy, butcher, post office, two hairdressers, three public houses, a restaurant, and an estate agent. It also has a physiotherapist, a chiropodist, a dressmaker, 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 services such as a recycling service base, kennelling for dogs and cats and activities such as pheasant shoots, and some of which also still 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. A weekly general refuse and waste food collection service is provided by Lewes District Council, along with a fortnightly kerbside recycling collection service.

The whole of Newick Parish lies outside and to the North of its nearest National Park, the South Downs National Park. 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. There are no Sites of Special Scientific Interest in Newick Parish,



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but the nearby Chailey Commons have SSSI status and have also been declared a Local Nature Reserve.

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. 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. Within the Parish there are several areas of woodland which have been wooded continuously since at least 1600 AD.



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 variety 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.

The built up area of the Village and most of the remainder of the Parish are not prone to flooding. 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 and significantly lower than the areas around the Village where development is being considered.

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## Section 2 Producing the Newick Neighbourhood Plan

The activities described below have all contributed to the development of this draft Neighbourhood Plan and, in particular, ensured that all interested parties have been consulted. The process chart at the end of this section presents the main activities diagrammatically, including those yet to come, and Appendix 1 lists the main documents produced, all of which can be viewed on the Community Website [www.newick.net](http://www.newick.net). In addition to the specifically targeted items of communication mentioned below, residents have been kept informed on the general progress of the work on the Plan and of forthcoming activities, by means of articles in both the monthly Newick Parish News and the quarterly Parish Council Newsletter.

The Neighbourhood Plan Steering Group, consisting of six Parish Councillors appointed by the Parish Council, started work in late August 2012. In early October 2012, Lewes District Council officially confirmed that the Civil Parish of Newick had been designated a Neighbourhood Area and that Newick Parish Council could prepare a Neighbourhood Plan.

A letter was delivered to all households in early October 2012, informing residents of the intention to develop a Neighbourhood Plan and inviting them to a Consultation Day on 17<sup>th</sup> November 2012. Similar letters were provided for potential future residents of Newick, copies being left with estate agents. Also in October 2012, broadly similar but suitably adapted letters were sent to local businesses, local clubs and societies, and the landowners and potential developers of the four sites previously identified by Lewes District Council as possible sites for housing development. The Councillors of all four of the neighbouring parishes were also invited to attend the Consultation Day.

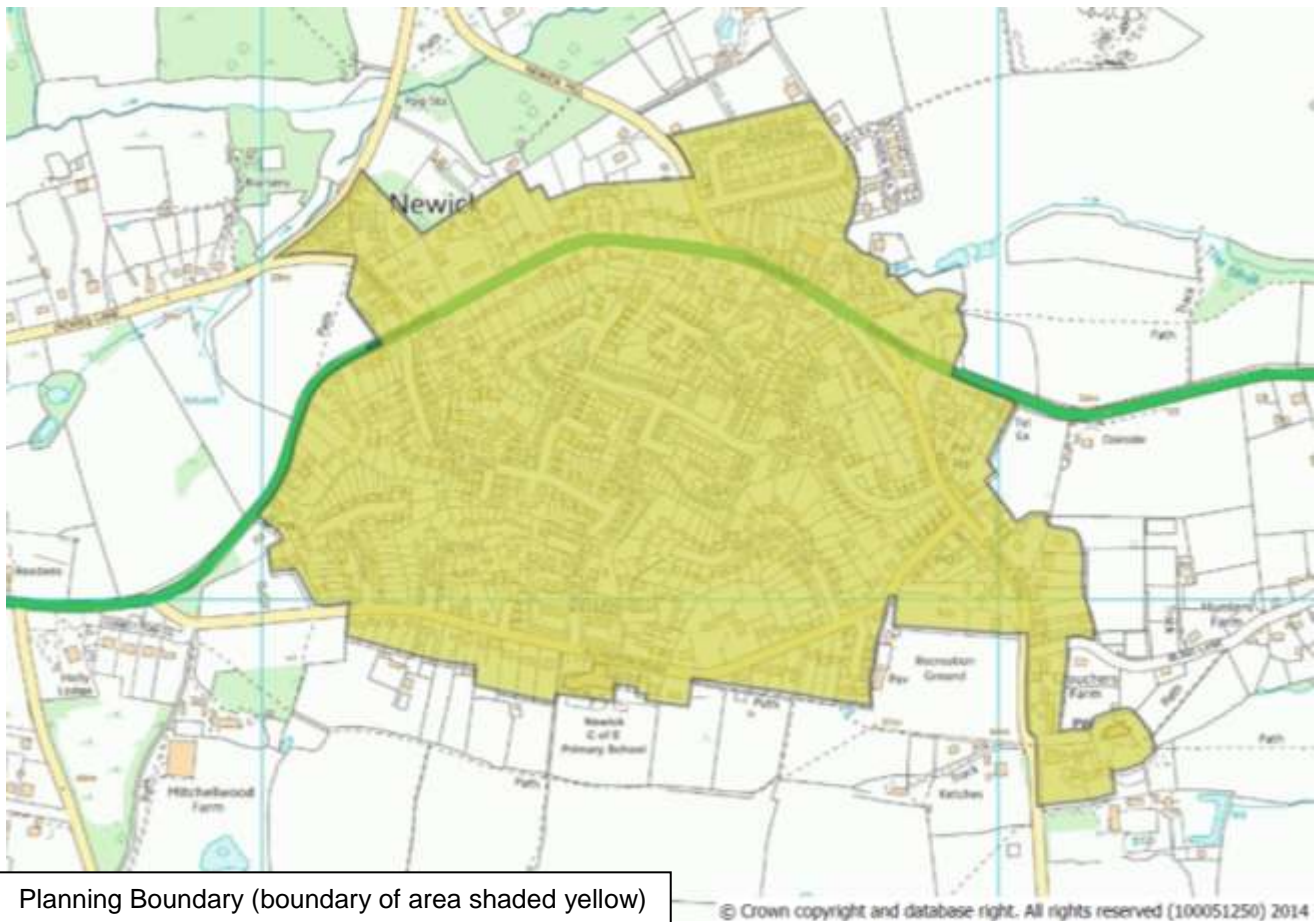
On 20<sup>th</sup> October 2012, a training session for Newick Councillors and the Steering Group members in particular was provided by the Campaign to Protect Rural England. This helped the Steering Group to produce the first version of a Project Plan and a Project Brief in November 2012. Both of these documents were subsequently updated as the true needs of the project became clearer and its duration increased.

Also during November 2012, a Vision Statement, a Communication Strategy and a Consultation Strategy were produced.



The first public Consultation Day was held in Newick Village Hall on 17<sup>th</sup> November 2012. This had been publicised by the above-mentioned letters, by delivery of a flyer to all households a week before the event, with posters on notice boards and the Parish website and by erection of a banner. Copies of the five documents prepared by that time were made available. Display stands, at which attendees' views were collected, were provided on each of the following areas: economic activity and local businesses; education, sport and

youth provision; environment and sustainability; housing development; and infrastructure. About 200 people attended this Consultation Day, most being Newick residents, and all age groups were well represented except those below 25 years of age. A full report on this Consultation Day, including a record of all comments made, was completed in March 2013.



Between December 2012 and February 2013, meetings were held with the landowners and/or potential developers of the four sites previously identified by Lewes District Council. In November 2012, letters had been sent to other landowners with land abutting the existing planning boundary, asking whether they wished to have their land considered for possible development. In addition, two landowners whose land lies within the planning boundary asked for their land to be considered, one of these being the Parish Council itself. Some of these other landowners requested meetings and these too were held over the same period. For all such meetings a standard agenda was used, based on a list of previously prepared questions. By the time this exercise had been completed and time had been allowed for decisions to be taken by some landowners, there were twelve sites to be considered for possible housing development. These were identified in the report entitled *Availability of Land for Housing Development*, which was finalised in May 2013. (The report also identified the Rectory and its grounds as a further potential site, but the Diocese of Chichester has since stated that though it probably will become available in the future, this site cannot be considered at present.)

To ascertain any requirements local businesses may have, a questionnaire was sent to known businesses in February 2013. The subsequent analysis of the returned questionnaires was presented in the report entitled *Review of Consultation with Local Businesses in Newick*, which was completed in May 2013. This report was updated in March 2014 as further relevant information had been obtained.

Local clubs and societies were written to in February 2013, inviting them to send representatives to a meeting on 19<sup>th</sup> March 2013 to discuss any shortfall in the facilities and services available for the activities of their organisations. The results of the discussions were presented in May 2013 in the report entitled *Future Requirements of Newick's Clubs and Societies*.

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In an attempt to compensate for the lack of engagement with young people at the first Consultation Day, a meeting with those between the ages of 10 and 25 was held on 13<sup>th</sup> April 2013. A flyer advertising this event had been delivered to all households and this also advised of a Facebook page that had been set up to receive comments from this age group. The written views of those who attended the meeting, plus the views of some other young people, were collected on sheets prepared for the purpose. The views of the Year 6 children at Newick School were also collected by Steering Group members during a debate at the school arranged by Newick Village Society's Afternoon Club. The resulting report on the requirements of young people was completed in May 2013 and entitled Survey of Young People's Views.



A local resident and retired planning officer, Mr Tony Turk, kindly agreed to produce a Character Assessment of the entire Parish on behalf of the Steering Group. For the purposes of this report, the Parish is divided into 41 areas and a description of each of these is given, along with details of any influences on that area from beyond the Parish boundary and the main issues affecting the area. Entitled Newick Neighbourhood Plan Character Assessment, this report was finalised in May 2013.

As required by European and UK legislation, a Sustainability Appraisal Scoping Report was prepared by the Steering Group and this was forwarded to the Statutory Consultees in May 2013 by Lewes District Council. In response to comments from those consultees, minor revisions to the report were made in June 2013. Further minor revisions were made to the Sustainability Framework section of this report in November 2013, in response to comments from residents, a potential change in government legislation, and a slight lack of clarity noticed by the Steering Group while carrying out the Sustainability Appraisal of the twelve potential development sites.

As also required by European and UK legislation, a Habitat Regulations Screening Report was prepared on behalf of Newick Parish Council by Lewes District Council. This was forwarded to the Statutory Consultees, who confirmed in June 2013 that there was no need for further habitat assessment under the Neighbourhood Plan, the assessment already made for Lewes District being sufficient.

The second public Consultation Day was held in Newick Village Hall on 8<sup>th</sup> June 2013. This had been publicised by delivery of a flyer to all households, with posters on notice boards and the Parish website and by erection of two banners. This event concentrated on the twelve sites offered for housing development. The landowner and/or potential developer of each site was offered a table and surrounding space for providing a display concerning their site and discussing their proposals with the attendees. The tables were arranged around the hall in the geographical sequence of the sites around the Village and given the same site numbers as used on a central map. Large copies of the Sustainability Framework and the Project Plan were displayed and copies of all other documents produced by that time were made available. Almost 300 people attended this event, the majority of whom were local residents, and they were each issued with a clipboard and a sheet listing the twelve site numbers and their descriptions, against which they could record their views concerning each site. These views were summarised in a full report on this Consultation Day which was completed in August 2013.

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A Parish Questionnaire was delivered to all Newick households in late June 2013. The Questionnaire investigated the future housing needs and preferences of residents, whether local businesses had future accommodation requirements, whether or not residents supported the Sustainability Framework, and their views concerning which of the twelve sites should be developed and why. 41% of the Questionnaires were completed and returned. The resulting report was completed in September 2013 and entitled Parish Questionnaire Results.

In view of the known difficulties with parking around The Green, a survey of parking in this area was carried out on behalf of the Steering Group by a Councillor aided by resident Tony Turk between July and September 2013. Their report, entitled Newick Green Parking Survey 2013, was completed in September 2013.

During October 2013, the Steering Group carried out a Sustainability Appraisal for each of the twelve potential development sites using the Sustainability Framework previously developed, which had by then been approved by residents returning the Parish Questionnaire. Following this, the selection of preferred sites for development was undertaken in November 2013, with equal weight being given to the results of the Sustainability Appraisal and the site-preferences of residents revealed by the Parish Questionnaire. The results were endorsed by the Parish Council in November and a full report on these matters, entitled Sustainability Appraisal and Development Site Selection, was finalised in February 2014. Its publication was delayed until the draft Neighbourhood Plan could be published, in view of the need for confidentiality regarding site selection while preparation of this was in progress.

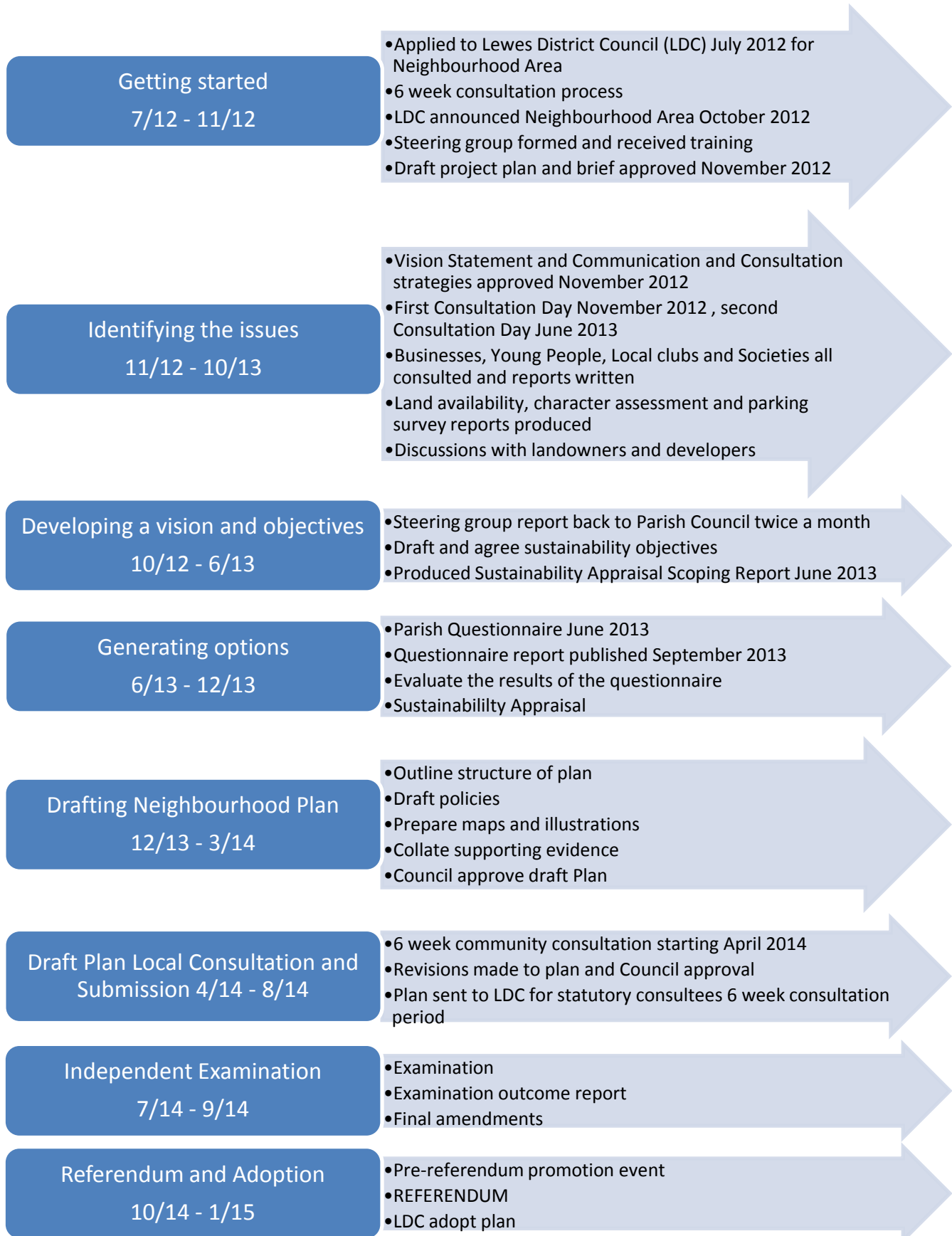
Once the preferred sites had been selected, meetings were arranged with the relevant landowners and developers to check that their land would be available when required, and to state the Steering Group's intentions for their sites. A previously agreed standard set of questions was used as the agenda for these meeting. The meetings were held between November 2013 and January 2014.



A meeting was held with East Sussex County Council's Highways Department in January 2014, to check that access to and from housing on the preferred sites would present no difficulties. The Highways Department report on these matters was received in February 2014 and this confirmed that there were no major obstacles to provision of access. Also in February 2014, the advice of Lewes District Council's Tree Officer was obtained for each preferred site, regarding the screen planting needed to mitigate the impact of development on the wider landscape. In March 2014, confirmation was obtained from East Sussex County Council's Rights of Way department that converting the narrow private footpath between the site to the east of Newick Telephone Exchange and Church Road, into a public tway, would be viable.

Preparation of this draft Neighbourhood Plan started in December 2013 and was completed in March 2014. The information and views collected during the two Consultation Days, from the Parish Questionnaire, from the owners of local businesses, from the officers of local clubs and societies and from young people, have all contributed to producing a draft Plan that takes account of the needs and wishes of Newick's residents.

## Process Chart



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## Section 3 What the Community Wants

The public Consultation Days of 17<sup>th</sup> November 2012 and 8<sup>th</sup> June 2013, the meetings with young people and the Parish Questionnaire of June/July 2013, together ensured that all of Newick's residents were given the opportunity to express their views on many aspects of the future of the Parish. Many did so and their views, or at least the views of the majority, are summarised below. Also included below are the requirements of local businesses as determined by the Business Questionnaire and the Parish Questionnaire, and the needs of Newick's clubs and societies as determined by the meeting held with them and their written statements.

In the Parish Questionnaire, residents were asked to indicate whether or not they supported the Sustainability Framework: of the 41% of households that completed and returned the Questionnaire, 90% entered an answer to this question and of those, 95% supported the Sustainability Framework. Thus the Objectives and Indicators of that framework can also be taken to be in line with the views and wishes of the majority of Newick's residents. This fact is taken into account in the following summary of what the community wants.

### 3.1 Environment

The residents wish to protect and enhance the natural and historic environments of the Parish and the countryside setting of the Village. They also wish to maintain separation between Newick and Chailey and preserve the Village Green. Though located at the northeast edge of the Village, the Green is considered to be its heart.



Protection of the bio-diversity of the Parish, not contributing to flood risks, reducing the impact on climate change and addressing highway congestion in the Village are all seen to be worthy objectives.

There are concerns about the considerable damage to the grass verges of Newick's roads that is frequently caused by parking cars on them and driving vans and lorries over them.

### 3.2 Housing

Starter homes for the young and more Affordable Housing are stated to be required, as are homes suitable for older members of the population to downsize into. There is a general consensus that building homes with more than four bedrooms should be avoided.

The residents' preferred locations for the new housing aligned remarkably closely with the results of site selection based on use of the agreed Sustainability Framework. Those sites lying to the east or north of the Village, plus the small central site within the main housing estate, are all favoured. A major factor in support of using these sites is considered to be the fact that Village amenities can be accessed from them easily on foot, thus limiting the level of the additional vehicle traffic in the Village. Those sites that would be likely to put most additional traffic on Allington Road and Church Road are not favoured, and neither are those that would reduce the green space between Newick and Chailey.



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### 3.3 The Local Economy

The residents wish to retain all of Newick's commercial facilities. There is also a desire to increase the number of small businesses and thereby provide more local jobs.



The questionnaires showed a possible need for expansion of the premises of some existing businesses, but no clear need at present for construction of business premises on new sites. It seems likely, however, that improved broadband speeds will increase further the level of working from home and the number of small home-based businesses. This could in turn result in a demand for new business premises, in which case this will have to be met in the future. In the meantime, fuller utilisation of the existing business sites seems likely to be sufficient to meet any such need.

### 3.4 Transport and Communications

Many residents have expressed concern about the level of traffic on Allington Road and Church Road and the parking congestion on both of these roads and around the Green. Parking in Allington Road is of particular concern on weekdays around school opening and closing times and at weekends when sports events are taking place on the recreation grounds. Parking around the Green and in Church Road is ever-present and is an increasing problem. There are calls for more car parks but few suggestions on where these could be located.

The level of traffic through the Village on the A272 causes concern, but there is nothing that can be done within a Neighbourhood Plan to reduce it.

The bus services are considered to be too infrequent on weekdays and the lack of any services on Sundays inconveniences some people. The services are considered not to begin early enough in the morning, to cease too early in the evening, and to be poorly integrated with rail arrival and departure times from nearby stations. As a result, many residents who commute by train declared themselves to be car-dependent. Better bus services are desired, but these are unlikely to be granted unless the existing services are more widely used.

Broadband speeds are reported to be too slow by some residents. Fortunately, improved broadband speeds are coming to Newick and these should improve the viability of home working and small businesses in the Parish.

### 3.5 Community Facilities



The King George V Playing Field and the adjacent Manwaring Robertson Field are heavily used and there is a call from some sports clubs for more recreation space. There is also a wish to have better play facilities, particularly for those under five years old but also for older age groups.

There have been requests for the grounds used by Newick Bowls Club and Newick Tennis Club to be protected, such that they must be retained for those purposes unless replaced with better local facilities for the same sports.



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All of Newick's community buildings are seen to have considerable value to the community and all should be retained unless replaced with better buildings. The main sports clubs are keen to have the ageing Sports Pavilion replaced with a larger and better built structure and there have been requests for help with further improvements to the Village Hall and new showers at the Tennis Club.



There has long been a call for the Parish Council to provide allotments and though a few have been provided recently there is a demand for more but suitable land has not been identified so far.

The existing network of twittens within the Village and public and permissive footpaths and bridleways throughout the Parish is highly valued. Improving and extending this network and linking new housing developments to it are seen as desirable goals.



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## Section 4 Neighbourhood Plan Policies

For a fuller understanding of why and how the policies below have been developed, please see the documents listed in Appendix 1 and in particular the reports on the Consultation Days, the Parish Questionnaire, and the consultation with Newick's clubs and societies, local businesses and young people. All of these documents are available on the Community Website, [www.newick.net](http://www.newick.net).

The Objectives of the Sustainability Framework, which received overwhelming support from those residents who completed and returned their copies of the Parish Questionnaire, are:

### Environmental Objectives:

**Objective 1 (Countryside):** To protect and enhance the natural beauty and cultural heritage of the Parish

**Objective 2 (Countryside):** To protect and enhance the countryside setting of the main residential area of the Parish

**Objective 3 (Ecological):** To protect and enhance the bio-diversity of the Parish

**Objective 4 (Heritage):** To protect and enhance the historic environment 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

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

**Objective 7 (Travel):** Address highway congestion issues in Newick Parish (as an environmental objective)

### Social Objectives:

**Objective 8 (Travel):** Address highway congestion issues in Newick Parish (as a social objective) and reduce the need to travel by car

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

**Objective 10 (Crime):** To ensure Newick is a safe village

**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

### Economic Objective:

**Objective 12 (Business):** Maintain and enhance a diverse economic base within the Parish and encourage the sensitive location of new businesses

It is not possible to meet all of these objectives under all circumstances. For example, as space for new housing has to be found, it is inevitable that there will be a loss of some Newick countryside. In addition, actual and proposed changes in government legislation have an influence on the degree to

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which some objectives can be met. For example, to help meet Objective 6, it had been intended that a policy be included requiring all new homes to meet Level 4 of the Code for Sustainable Housing; it is now expected that the government will outlaw any such requirement. It is also the case that efforts towards meeting one objective may diminish the ability to meet another. Despite these difficulties, the policies set out below have been formulated with the intention of meeting the above objectives as far as possible and in a balanced way.

While over half of the objectives listed above have an environmental thrust, many of these can be met most easily by having suitable policies on other matters such as housing and transport. This fact is reflected in the policy groupings below. In some cases a degree of overlap has been left between the policies of one group and those of another. These arise, for example, from the fact that transport considerations influence where housing should be located, communications considerations influence the prospects for developing businesses, and the environment gives opportunities for recreation.

Though most of the proposed policies included below are land use policies, which are proposed for adoption for planning purposes, a few are proposed for adoption by the Parish Council for other purposes. The latter, most of which concern the use of the Parish Council's share of the Community Infrastructure Levy that will accrue from development, are designated 'Policy xyz (Parish Council)' as opposed to just 'Policy xyz'.

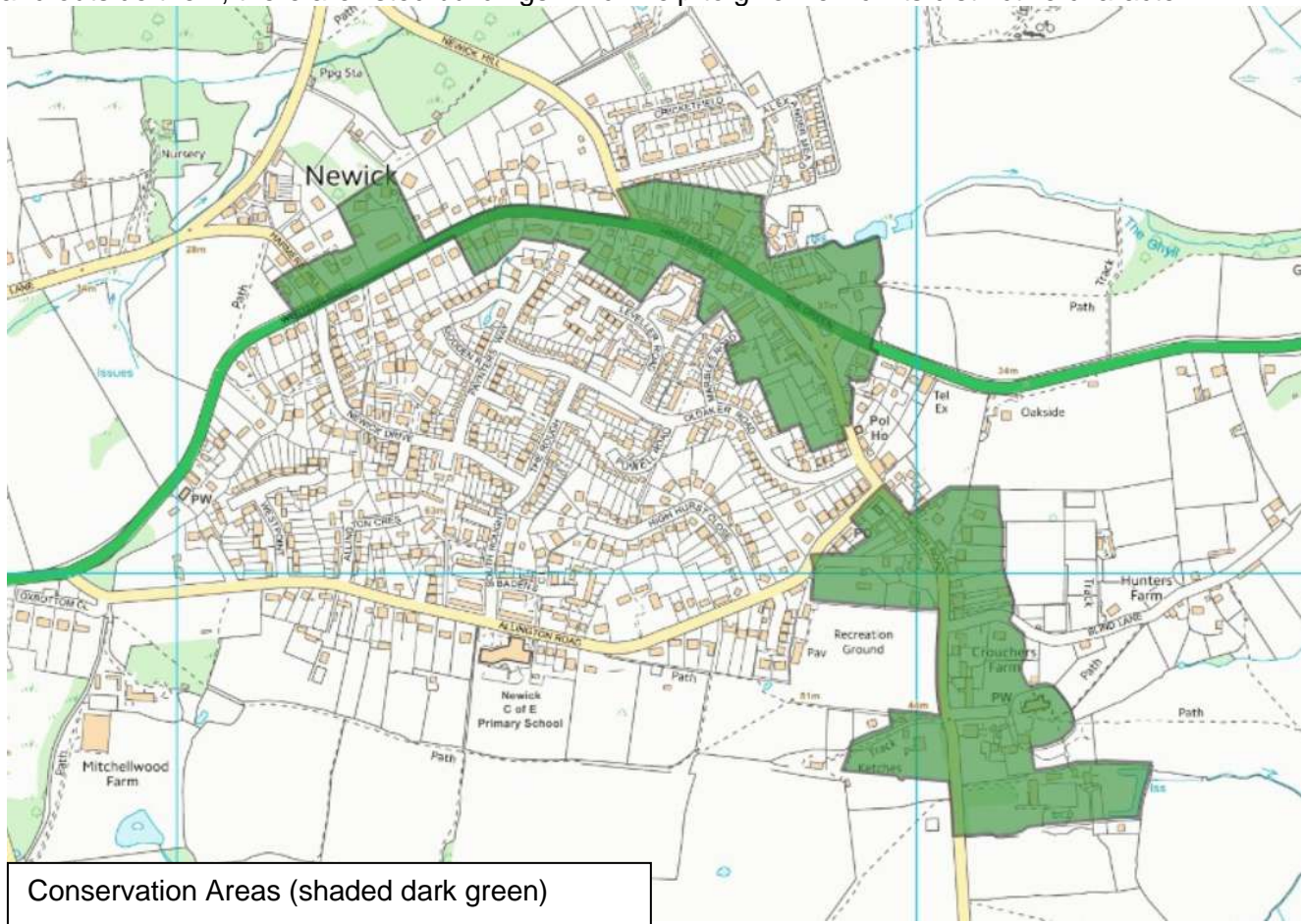
#### **4.1 Environment**

Newick is a rural Parish and the Village of Newick is surrounded by fields and ancient woodland. There are excellent views from Newick towards the South Downs to the south and the High Weald and Ashdown Forest to the north. The Parish has the River Ouse, with the Ouse Valley Way, bordering it to the east and north. Together with the river, the hedgerows and woodland of the Parish provide good biodiversity. There are no Nature Reserves in the Parish at present, but perhaps Newick Common and/or Mill Wood could and should be designated as Sites of Nature Conservation Importance.



There is a good network of twittens and footpaths through the Village and the entire Parish. Use of these and new paths for walking to Village facilities, rather than travel by car, would reduce pollution, global warming and parking problems.

As shown on the map below, there are two Conservation Areas in the Village. Both within these areas and outside them, there are listed buildings which help to give Newick its distinctive character.



Although the Village experienced significant housing development in the 1960s and 1970s and has had an average of about 50 new homes per decade since then, it retains many green spaces and green verges to many of its roads, all of which contribute to its character. Damage to these by vehicles is of concern to local residents.

As summarised in Section 3.1, the local community wishes to keep the natural and built environment of the Village and the surrounding land of the entire Parish, the attractive area it is at present.



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## **Environment Policies**

### **Policy EN1**

New developments in the Parish should respect the local landscape character and be designed to blend well with the existing built environment.

### **Policy EN2**

Wherever possible, new developments in the Parish should seek to protect and enhance wildlife opportunities by retaining or providing wildlife corridors and stepping stones such as hedgerows, ditches, strips of tree planting, green open spaces with trees and grass verges to roads.

### **Policy EN3**

New developments should take advantage of the existing network of footpaths and twittens and, wherever possible, should extend and be linked to this network.

### **Policy EN4**

Cycle paths should be provided within the Village and through the remainder of the Parish wherever this would be of benefit to the community and is feasible.

### **Policy EN5 (Parish Council)**

The Parish Council should proceed with its previously declared intention to attempt to have Newick Common and Mill Wood better protected, by having them designated as Sites of Nature Conservation Importance.

### **Policy EN6 (Parish Council)**

In deciding how to spend the Parish Council's share of the Community Infrastructure Levy, consideration should be given to providing measures that will preserve and enhance Newick's green spaces and roadside verges.

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## 4.2 HOUSING

To comply with government legislation, this Neighbourhood Plan has to accord with the allocation of new housing for Newick proposed in Lewes District Council's emerging Local Plan. That document requires that construction of a further 100 new homes by 2030 be planned for in the Parish of Newick. This represents an increase of about 9½% over the current figure of 1047 homes. As there is no intention or desire to create a new settlement within the Parish, the new homes must be located inside or immediately adjacent to the existing planning boundary of Newick Village. Furthermore, as a considerable amount of infilling has taken place in Newick over the last 50 years, the majority of the new homes will have to be constructed outside the current planning boundary. Thus the planning boundary will have to be moved to accommodate the new homes.



Though opposed by many at the time, the large expansion of the Village in the 1960s and 1970s gave benefits in terms of helping to sustain most of the shops and other businesses, and keeping Newick a vibrant community with its many clubs and societies. Since then, the Village has continued to grow but at a slower rate, on average gaining about 50 homes every ten years. This relatively slow growth has also helped to sustain the businesses and has been accommodated without damaging the excellent social core and community spirit of the Village. Provided the required 100 homes can be achieved by means of a few modest developments built some years apart, this should continue to be the case.

Many of the new homes constructed in Newick in the last thirty years have been very large. This has contributed to there being a large unfulfilled demand for smaller homes in Newick, both to accommodate the young leaving home and to allow those in larger homes to downsize as they get older. For this reason, none of the future new homes should have more than four bedrooms and the majority should be smaller units. The mix of housing types and sizes required has been determined from the results of the Neighbourhood Plan Questionnaire and has been reflected in the requirements specified in the site-specific policies below.

The relatively recent construction of the Affordable Housing of the second phase of Alexander Mead met only about half the then demand for such housing by people with a local connection. The list of those with a local connection seeking such housing continues to increase. Thus a generous proportion of the new homes should cater for this demand and, as agreed between Newick Parish Council and the housing authority, should in perpetuity be occupied by those with a local connection unless the homes would otherwise be unoccupied. Lewes District Council's Core Strategy suggests that 40% of each development of 10 or more homes should be Affordable Housing and the numbers included in the policies below approach this level.

An important aspect of any new development in or around the Village, or elsewhere in the Parish, is that it integrates well into its surroundings and that its buildings do not look out of place in the context of the adjacent or nearby existing buildings. Policies have been included in an attempt to ensure this. Firstly, a requirement has been included for developers to demonstrate when applying for planning permission, that their designs respect the local character of the surrounding area as described in the

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Newick Neighbourhood Plan Character Assessment, which accurately summarises the local character of each of 41 areas of the Parish. Secondly, a requirement has been included for developers to demonstrate that their designs accommodate good practice based on the guidance given in the published guide, Building for Life 12. In addition, attention has been drawn to the Wealden Design Guide (2008) which identifies good and bad design practice. Though Newick lies just outside Wealden District, the guide covers building and development design for both the High Weald and Low Weald, so is relevant to Newick, which lies in the Low Weald but has influences from the nearby High Weald.



Newick is typical of a village in that its housing is well spaced rather than densely packed. To maintain a village feel, all new housing, particularly that to be built outside the current planning boundary, should be at a low density. The density adopted for the sites included in this plan that lie outside the current planning boundary is 25 homes per hectare, based on the

net site area after deducting sufficient land to allow for the degree of screen planting expected to be required. For the same reason, the construction of additional homes in the gardens of Newick's existing homes should be discouraged.

With a few exceptions, Newick's existing housing is no more than two storeys high. For the housing to be built outside the planning boundary as at 2014, the maximum height should be two storeys, both to respect the general local character and to limit the obtrusiveness on countryside views. For any future housing built within the planning boundary of 2014, the maximum height should be two storeys unless there are special reasons justifying otherwise, for example the extension of an existing building of greater height.

Much of Newick's housing has either no off-road car parking provision or an inadequate provision for the current level of car ownership. This has resulted in excessive parking in front gardens, damage to grass verges and footpaths, and parking on roads at a level that significantly hinders the passage of moving vehicles and increases the risk of accidents. New housing developments should include an adequate number of off-road parking spaces in order to avoid these problems

The Neighbourhood Plan Questionnaire resulted in a very clear indication of which potential development sites are most favoured by Newick's residents. The subsequent Sustainability Appraisal carried out by the Steering Group came to conclusions almost identical to those of the residents. The two sets of conclusions were given equal weight when deciding which sites to include in the policies presented on the next few pages.

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## Housing Policies

### Policy HO1

**HO1.1** All new housing, whether built on sites identified in this Neighbourhood Plan or on other sites within the Parish, shall be of designs that respect the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside. Compliance with these requirements shall be proven at the planning permission application stage, by demonstrating that the building designs respect the local character of the surrounding area as described in the Newick Neighbourhood Plan Character Assessment and are based on the guidance given in the published guide Building for Life 12. It shall also be demonstrated that the building designs accommodate good practice and where guidance on the suitability of particular aspects of design is not covered in Lewes District Council's guidance documents, the Wealden Design Guide (2008) shall be used to determine what is good design.

**HO1.2** To help the new housing to blend with the existing, clay products should preferably be of Sussex manufacture. To assist ageing (weathering), bricks should preferably be hand made rather than factory made.

**HO1.3** All buildings forming part of the developments covered by Policies HO2, HO3, HO4 and HO5 shall be of a height no greater than two storeys.

**HO1.4** Allowance should be made in the dimensions of the homes covered by Policies HO2, HO3 and HO4, for the fact that older people downsizing will generally expect to have, and often can afford, a home with larger rooms, whereas younger people needing starter homes will generally accept smaller rooms in a home of lower cost: housing suitable for each of these groups of potential occupants should be included on each of the sites permitted under these policies.

**HO1.5** All new housing shall have an adequate provision of off-road parking spaces for residents, preferably located inconspicuously towards the rear of the homes rather than in front of them. In addition, in the case of each of the developments permitted by Policies HO2, HO3 and HO4, an off-road area shall be provided for visitors' parking.

**HO1.6** The construction of additional homes in the gardens of Newick's existing homes will not be supported.



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## Policy HO2

**HO2.1** The planning boundary will be moved in March 2015 to encompass the site shown in the map below, which lies immediately to the north of Cricketfield. The area of the site is 1.39 hectares (3.43 acres).



**HO2.2** Trees and shrubs shall be planted to form a buffer zone along the western part of the northern boundary of the site, of sufficient substance to mitigate the visual impact of the development on views from the north through to its northwest elevations. A hedge shall be planted or an existing hedge retained along the remainder of the northern boundary and along the eastern boundary of the site. Care shall be taken during construction of the development not to damage the prominent oak tree outside and to the southeast of the site, which may be the subject of a Tree Preservation Order before construction commences.

**HO2.3** 31 homes may be constructed on this site and these may include up to four homes with four bedrooms. The remaining homes shall include four one bedroom units and the remainder shall be two bedroom and three bedroom units in approximately equal numbers.

**HO2.4** The housing types shall be mixed, with detached and semi-detached bungalows, detached and semi-detached houses, terraced houses and flats. 12 of the homes constructed on this site shall be for Affordable Housing and these should be representative of the site mix.

**HO2.5** Green open space shall be provided within the site and at its eastern end the site shall be linked directly to the adjacent existing public footpath. In addition, a publicly accessible play area for children under the age of 5 years shall be provided on this site and this shall be fully equipped.

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## Policy HO3

**HO3.1** The planning boundary will be moved in January 2021 to encompass the site shown in the map below, which lies immediately to the east of Newick Telephone Exchange. The area of the site is 1.23 hectares (3.04 acres).



**HO3.2** Trees and shrubs shall be planted to supplement the existing trees and shrubs to form a screen along the northern boundary of the site, to mitigate the visual impact of the development on views from the northeast and from the A272. The two existing trees of significant size within the site and close to its eastern boundary shall be retained.

**HO3.3** 29 homes may be constructed on this site and these may include up to four homes with four bedrooms. The remaining homes shall include four one bedroom units and the remainder shall be two bedroom and three bedroom units in approximately equal numbers.

**HO3.4** The housing types shall be mixed, with detached and semi-detached bungalows, detached and semi-detached houses, terraced houses and flats. 11 of the homes constructed on this site shall be for Affordable Housing and these should be representative of the site mix.

**HO3.5** The existing private footpath between the site and Church Road, passing between Bannisters Field and the Rectory, shall be made suitable and available for public use. Green open space shall be provided within the site.

**HO3.6** The site shall share a common access point to the A272 with the site covered by Policy HO4.

## Policy HO4

**HO4.1** The planning boundary will be moved in January 2026 to encompass the site shown in the map below, which lies adjacent to and to the east of the site covered by Policy H03, and is the western part of the land previously known as Woods Fruit Farm. Including the buffer zones of tree and shrub planting required for this site, the site area required is 1.94 hectares (4.79 acres), which is just over half of the area the existing field.



**HO4.2** Trees and shrubs shall be planted to form buffer zones of 15 metres depth along the northern and eastern boundaries of the site, to mitigate the visual impact of the development on views from the north and east.

**HO4.3** 38 homes may be constructed on this site if the existing house is retained or 39 if it is not. These may include up to five homes with four bedrooms. The remaining homes shall include four one bedroom units and the remainder shall be two bedroom and three bedroom units in approximately equal numbers.

**HO4.4** The housing types shall be mixed, with detached and semi-detached bungalows, detached and semi-detached houses, terraced houses and flats. 15 of the homes constructed on this site shall be for Affordable Housing and these should be representative of the site mix.

**HO4.5** Green open space shall be provided within the site.

**HO4.6** The site shall share a common access point to the A272 with the site covered by Policy HO3. Bus stops with shelters shall be provided on either side of the A272 close to this access point.

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## Policy HO5

**HO5.1** The construction of two homes will be permitted on the site shown in the map below, the land beside the twitten between The Rough and Vernons Road, which is already within the planning boundary. The area of the site is 0.10 hectares (0.25 acres).



**HO5.2** The homes constructed on this site shall consist of a pair of semi-detached bungalows or houses, each with no more than three bedrooms.

**HO5.3** The twitten between The Rough and Vernons Road shall remain open to the public but, subject to the agreement of East Sussex County Council, may be diverted by a few metres to the south to allow the access road to the site to run alongside it. Any changes to the existing lay-by in The Rough, that are considered necessary by East Sussex County Council as a result of the access road, shall be carried out.

### 4.3 The Local Economy

Historically, farming and fruit growing were major sources of employment and wealth in the Parish, but in line with experience across the British countryside, the Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership, the movement of people from town to country, and agricultural decline and mechanisation. Although much of the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, some farm buildings have been converted to other uses, and some fields that were previously in arable or fruit growing use are now devoted to the exercise and feeding of horses.



The large increase in the population of Newick in the 1960s and 1970s helped to sustain most of the shops and other businesses. Nevertheless, and despite further limited house building over the last thirty years, the number of local shops and public houses has still declined over that period. It should be an aim of any new development to help arrest or reverse this decline.



Compared with many other villages, Newick does still have a good variety of retail businesses and services. These include a pharmacy, a post office, two small general stores, a butcher, a bakery, an estate agent, three public houses and a restaurant. Newick also has a physiotherapist, a chiroprapist, a funeral director and a garage.

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 also providing services such as a recycling service base, kennelling for dogs and cats, stabling for horses and activities such as pheasant shoots. A limited

amount of soft fruit is also still grown. There are also over 60 other small businesses, often employing one person and generally based at home, and Newick is known to have many employees of outside organisations who generally or often work from home.

Despite the existence of these various businesses, there are limited local job opportunities for local people. This contributes to the daily commuting of many of Newick's residents to work elsewhere and may discourage people of working age from moving to Newick. One of the desired outcomes of this Plan is to contribute to the success of local businesses and, if at all possible, attract new enterprises, so that more local jobs become available.





Unfortunately, milk processing by Arla Foods on the former Woodgate Dairy site, located at the northwest end of the Parish, ceased in 2008 with the loss of many jobs. However, it is encouraging to hear that some of the buildings of this site are already being used for small businesses and there are plans to make the remainder of the site's buildings suitable for further small businesses. The site is expected to provide about 70 jobs once all buildings are in use again, which should provide some work opportunities for local people.



It might be possible to encourage business use of the buildings on the Rotherfield Wood Timber Yard site in the northeast of the Parish. Its previous occupier, Seafields Fostering, vacated it recently.

The closure of Newick Park Hotel at the end of 2013 caused a loss of some jobs, but its new owners have confirmed that though it will not be reopened as a hotel, the estate will still provide jobs for some local residents.

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## **Local Economy Policies**

### **Policy LE1**

Small scale expansion of existing retail and other business premises in the Parish will be supported, subject to it respecting the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside.

### **Policy LE2**

Small scale new-build development of industrial units on the site of the previous milk processing plant and on any other suitable site will be supported, subject to it respecting the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside.

### **Policy LE3**

It is preferred that the premises of existing retail and other businesses remain as business premises, rather than be converted to residential use.

### **Policy LE4**

Small scale changes to residential properties to encourage home working and home-based small businesses will be supported, subject to them respecting the established sense of place and local character of the existing buildings in the area of the development and the surrounding countryside.

### **Policy LE5**

It is preferred that existing farm buildings remain as farm buildings or be converted into business premises, rather than be converted to residential use.

#### 4.4 Transport and Communications

As stated earlier in this Plan, Newick has approximately hourly bus services to some of the local towns during the day, but no services in the early morning or evening and none on Sundays. Owing to the timing of the buses and also to reduce their journey time, most residents of Newick who commute by train first travel by car to Haywards Heath or another local station. The residents who regularly use the bus services are school children and students travelling to and from schools and colleges, a few adults for travel to and from work, and retirees and a few others during the day for various purposes. Many residents would like to see improvements in the bus services, particularly in the early morning and evening, and better co-ordination between bus and train times.

Residents have expressed concern about the traffic volumes on the A272 through Newick and about speeding on the A272 and Allington Road. Traffic movements on the A272 have been recorded as



5,103 vehicles westbound and 4,969 eastbound over a twenty-four hour period. Survey data also reveals that during the morning rush hour, traffic movements on the A272 reach 519 per hour westbound and 307 per hour eastbound. During the evening rush hour, traffic movements reach 356 per hour westbound and 584 per hour eastbound. A considerable proportion of this traffic breaches the designated 30mph and 40mph speed limits for sections of the A272 through the Village. There is nothing that can be done through this Plan to reduce the

through traffic levels or, for that matter, to prevent the residents of Newick, including those that will occupy the new homes, from using the A272. However, efforts are being made to reduce speeding through the Village by using 'speed guns' and reporting speeding motorists to the police; these efforts should continue.

As stated in Section 3.4 of this Plan, Newick's residents are also concerned about the high level of traffic on Allington Road and Church Road and the level of on-street parking on these roads and around the Village Green. Any increase in these problems resulting from new housing developments should be avoided as far as possible. The views of many residents have implied that any new housing development should be located such that its residents can safely access the shops, services and amenities on foot, in order to discourage short car journeys on the Village's roads and avoid exacerbating car parking difficulties. The problem of parking around the Village Green would be alleviated if an area could be found near the Green for off-street parking of the vehicles of those living nearby who lack their own parking space.

Residents commented that new housing developments in Newick should incorporate sufficient off-street parking. Parking on Newick's earlier housing developments was also considered problematic, as when these were constructed it was not anticipated that there would be multiple vehicle ownership per household, conversion of garages to living space or use of them for storage only.

Some residents report that their broadband connections are slow. This may impact on the ability of residents to access information and the performance of businesses that rely on broadband as a pivotal means of communication in a rural area. High-speed broadband will help to address these issues and perhaps provide a range of new opportunities, such as better remote and home working and access to more on-line applications and services. Growth in the use of, and reliance upon, the internet and



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digital media makes it an important means of communication and the provision of high-speed broadband is key to attracting new businesses into the Parish and contributing to the wellbeing of its residents. E-Sussex Broadband Rollout has stated that it will commence surveys and upgrade work in Newick in 2014.

## **Transport and Communications Policies**

### **Policy TC1**

All proposals for housing development should consider the potential impact of that development on traffic and parking issues. Proposals should seek to avoid or limit the addition of traffic on roads other than the A272; this may necessitate the installation of traffic calming measures to reduce speed, noise and air pollution. Proposals should also provide an adequate amount of parking space.

### **Policy TC2**

All proposals for housing development should encourage sustainable modes of transport to be used by its occupants. Any proposals that increase the opportunities for walking and cycling to the economic and community facilities will be favoured.

### **Policy TC3**

The efforts of the Parish Council to find suitable off-road parking space near the Village Green should be continued.

### **Policy TC4**

All proposals for housing development should ensure that ducting is in place to allow broadband operators to install cabling with minimum disruption.



### **Policy TC5 (Parish Council)**

The efforts of the Parish Council to reduce the level of speeding on the A272 through Newick and on other Newick roads should be continued.

### **Policy TC6 (Parish Council)**

In deciding how to spend the Parish Council's share of the Community Infrastructure Levy, consideration should be given to providing more off-street parking where this is feasible.

## 4.5 Community Facilities

As stated earlier in this Plan, the large increase in population in the 1960s and 1970s was a major factor in keeping Newick a vibrant community. The Parish has maintained its strong social core and is extremely active with well over 30 clubs and societies. Some of these clubs are for members only such as the tennis and bowls clubs, but membership of these is generally open to all. For the purposes of this document, the premises and/or grounds used by all of Newick's clubs and societies are considered to be community facilities.

Though most leisure activities take place in the Village, the Parish as a whole has much to offer with its extensive network of rights of way totalling just over eight and a half miles. These paths and bridleways pass through some of the most beautiful parts of Sussex and include part of the Sussex Ouse Valley Way, ancient roads, and a footpath which is a direct link to the popular Bluebell Railway at Sheffield Park. Much of the Parish Boundary from Sheffield Bridge in the northwest to south of Sharpsbridge in the southeast is formed by the River Ouse, and some angling clubs have fishing rights along the Newick stretches. Newick has very limited allotment land at present, with only eight micro-plots on an area just north of the Village Green, but the holders of these and those on the waiting list hope to get half-size allotments, which would each be about 125 square metres in area.



A brief description of Newick's community facilities is given in Section 1 of this Plan. In addition to these, the local towns offer a wider range of leisure and recreational facilities including centres for gym, swimming and squash, and railway stations with good links to London and the south coast. Uckfield and Burgess Hill each have a cinema. Feedback from the community suggests that development which enhances Newick's community facilities or offers opportunities for improvement will be seen as a positive benefit.

The 2003 local plan identified what is now the Manwaring Robertson Field plus a further area of about 2.3 hectares (5.7 acres) outside the planning boundary for possible future extension of the existing recreation ground (shaded blue in map below). This area is more than could be justified solely for the additional residents created by the proposed new housing developments, but Newick is already considered by some to have insufficient recreation space. It would seem logical, therefore, to continue to plan for this land to be put into recreational use.



## Community Facilities Policies

### Policy CF1

Any application for development of any of the facilities listed below, or change of use of any of their premises or grounds, will not be supported unless it will improve the facility or provide an equivalent local facility or the community no longer requires the facility:

Newick Village Hall  
Newick Community Centre  
The Sports Pavilion  
The Reading Room  
The Barn Centre  
King George V Playing Field  
Manwaring Robertson Field  
Newick Village Green  
Newick Bowls Club  
Newick Tennis Club



### Policy CF2

Any application for housing development should demonstrate how it will help to support the social core and community spirit of the village by connecting to and/or supplementing the existing twitten and footpath network of the Parish. Where the size of the development allows, it should also provide and/or develop recreational space and/or equipped play space for use by those of an appropriate age from the whole community and/or provide allotments, to supplement the community's stock of these facilities.

### Policy CF3 (Parish Council)

In deciding how to spend the Parish Council's share of the Community Infrastructure Levy that will accrue from development, priority should be given to provision of improved facilities for sports including the construction of a new Sports Pavilion, provision of play facilities for the very young and recreational facilities for the youth, and consideration should be given to also assisting with the cost of any further improvements to the Village Hall and other community facilities.



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## Section 5 - Plan Delivery and Implementation

Once adopted following a successful vote in a referendum, the Newick Neighbourhood Plan will guide development in the Parish until the end of 2030. During that period, the statutory planning process will direct and control any proposed future development within the Parish by first considering its conformity with the development Policies of the Newick Neighbourhood Plan. The process will then also take account of the wider requirements of Lewes District's Council Policies and National Planning Policies.

Should this Neighbourhood Plan not be adopted, the number of homes developed by 2030 would be no fewer, but there would be no local influence on where the homes are built, when they are built, or their type, size or appearance.



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## **Appendix A List of Documents Produced**

The main Newick Neighbourhood Plan documents produced during the development of this draft Plan are listed below:

**Project Plan**

**Project Brief**

**Vision Statement**

**Communication Strategy**

**Consultation Strategy**

**Consultation Day of 17<sup>th</sup> November 2012**

**Availability of Land for Housing Development**

**Review of Consultation with Local Businesses in Newick**

**Future Requirements of Newick's Clubs and Societies**

**Survey of Young People's Views**

**Character Assessment**

**Sustainability Appraisal Scoping Report**

**Habitat Regulations Screening Report**

**Consultation Day of 8<sup>th</sup> June 2013**

**Parish Questionnaire Results**

**Newick Green Parking Survey 2013**

**Sustainability Appraisal and Development Site Selection**

The latest version of each of these documents can be viewed on the Community Website [www.newick.net](http://www.newick.net). In addition, hard copies may be obtained on request by contacting Linda Farmer, the Admin Support Officer to the Neighbourhood Plan Steering Group, at: [newickpc@btinternet.com](mailto:newickpc@btinternet.com) or on 01825 722061.

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## Appendix B List of Other Relevant Documents

Other documents of relevance to the Newick Neighbourhood Plan are listed below:

**National Planning Policy Framework**

**Lewes District Local Plan**

**Building for Life 12**

**Wealden Design Guide 2008**

**Rural Community Profile for Newick Parish** (see Note below)

Note: The Rural Community Profile for Newick Parish was produced for Action with Communities in Rural England (ACRE) as part of their Rural Evidence Project by Oxford Consultants for Social Inclusion (OCSI). It was passed to Newick Parish Council by Action in rural Sussex (AirS) in November 2013, too late for use of its data in the reports containing data of a similar type that had been produced by the Neighbourhood Plan Steering Group. Nevertheless, the Rural Community Profile does contain some additional data and may be of background interest. It can be seen on Newick's Community Website [www.newick.net](http://www.newick.net).



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## Acknowledgements

The Council believes that by working closely with Newick's residents to develop this Neighbourhood Plan, it has ensured that the Plan:

- i) includes policies that reflect the views and wishes of the majority of Newick's residents,
- ii) will make Newick an even better and more enjoyable place in which to live and work, and
- iii) will maintain the rural setting that Newick values so highly, while also allowing the level of housing development required by Lewes District Council and national government.

The Parish Council and its Neighbourhood Plan Steering Group wishes to thank all of those residents of Newick who participated in the process of producing this Plan, whether by taking part in community events, by completing and returning the Parish Questionnaire, by representing their clubs and societies or by registering their views in letters and emails. Special thanks are due to the Officers of the Planning Department of Lewes District Council for their professional advice and guidance, which ensured that the formal process required for producing the Plan was correctly followed. Thanks are also due to local resident Mr Tony Turk, for producing the Newick Neighbourhood Plan Character Assessment and assisting with production of the Parking Survey Report, and to Newick Photographic Group and others for providing many of the photographs used in this draft Neighbourhood Plan, including Craig Payne Photography for the two bonfire shots.

Without the assistance of those mentioned above, there would be no draft Neighbourhood Plan for consultation and no opportunity for the eventual adoption of a Neighbourhood Plan. That would have left no local influence on the location, timing, type, size or appearance of Newick's new housing.



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