

# NEWICK PARISH COUNCIL NEIGHBOURHOOD PLAN

Referendum Issue

Newick  
Now  
to 2030



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## Foreword

The Newick Neighbourhood Plan covers the period from 2015 to 2030. 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.

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. The pre-submission consultation on the Draft Neighbourhood Plan then resulted in a few changes that were included in the Independent Examination Issue of the Proposed Plan.

That issue of the document was then reviewed by an Independent Examiner, who recommended that the Neighbourhood Plan proceed to referendum but only after further changes be made, as identified in the Independent Examiner's report of December 2014. This Referendum Issue of the Neighbourhood Plan has all of those changes incorporated, either exactly as proposed by the Examiner or in a slightly modified form as agreed between Lewes District Council and Newick Parish Council.

The Neighbourhood Plan will form a major part of the development plan for Newick Parish until 2030. Its 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.

### **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 identifies where information can be found in other documents on 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**

## 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.



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

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



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

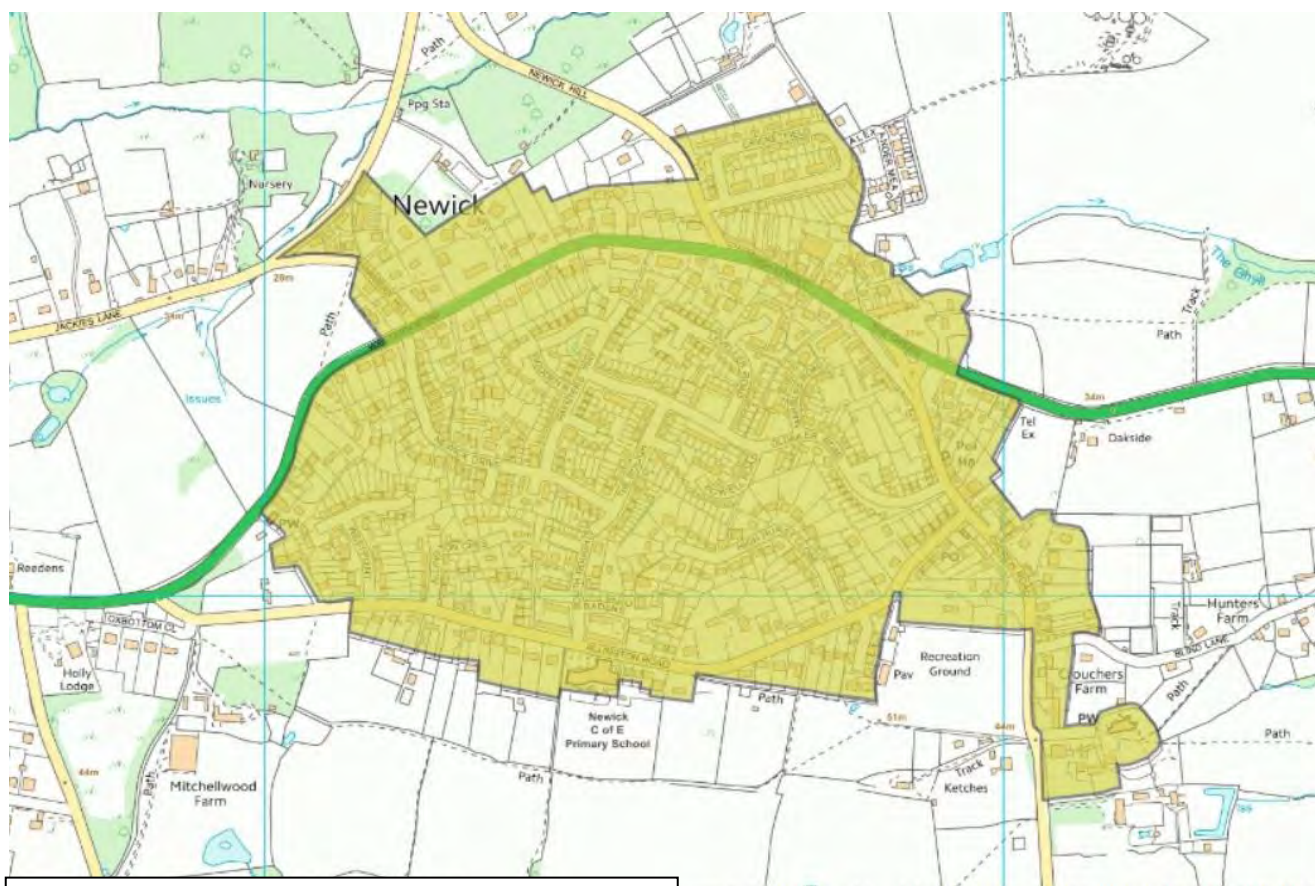
The built up area of the Village and most of the remainder of the Parish are not prone to flooding. The River Ouse, which forms much of the Eastern boundary of the Parish, often floods the fields and meadows alongside it. This is particularly so at Goldbridge Farm and at Sharpsbridge, but these are distant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

## Section 2 Producing the Newick Neighbourhood Plan

In accordance with legislation, this Neighbourhood Plan is supported by a Consultation Statement and a Basic Conditions Statement. A Sustainability Appraisal has also been produced. These documents and other information concerning the consultation process and other matters addressed in preparing the Neighbourhood Plan are available on the parish website.



The Planning Boundary of Newick at the time this Neighbourhood Plan was developed is shown below. This will change as explained in Section 4.2 of this Plan to accommodate new housing.



Planning Boundary (boundary of area shaded yellow)

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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.



### 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.



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 A 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 and community actions 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.

All of the proposed policies included below are land use policies, which are proposed for adoption for planning purposes. In addition, a few proposals are made that are not planning related, and are made with the intention that they be pursued by the Parish Council. The latter, many of which concern the use of the Parish Council's share of the Community Infrastructure Levy that will accrue from development, are designated 'Community Action xyz' as opposed to 'Policy xyz'.

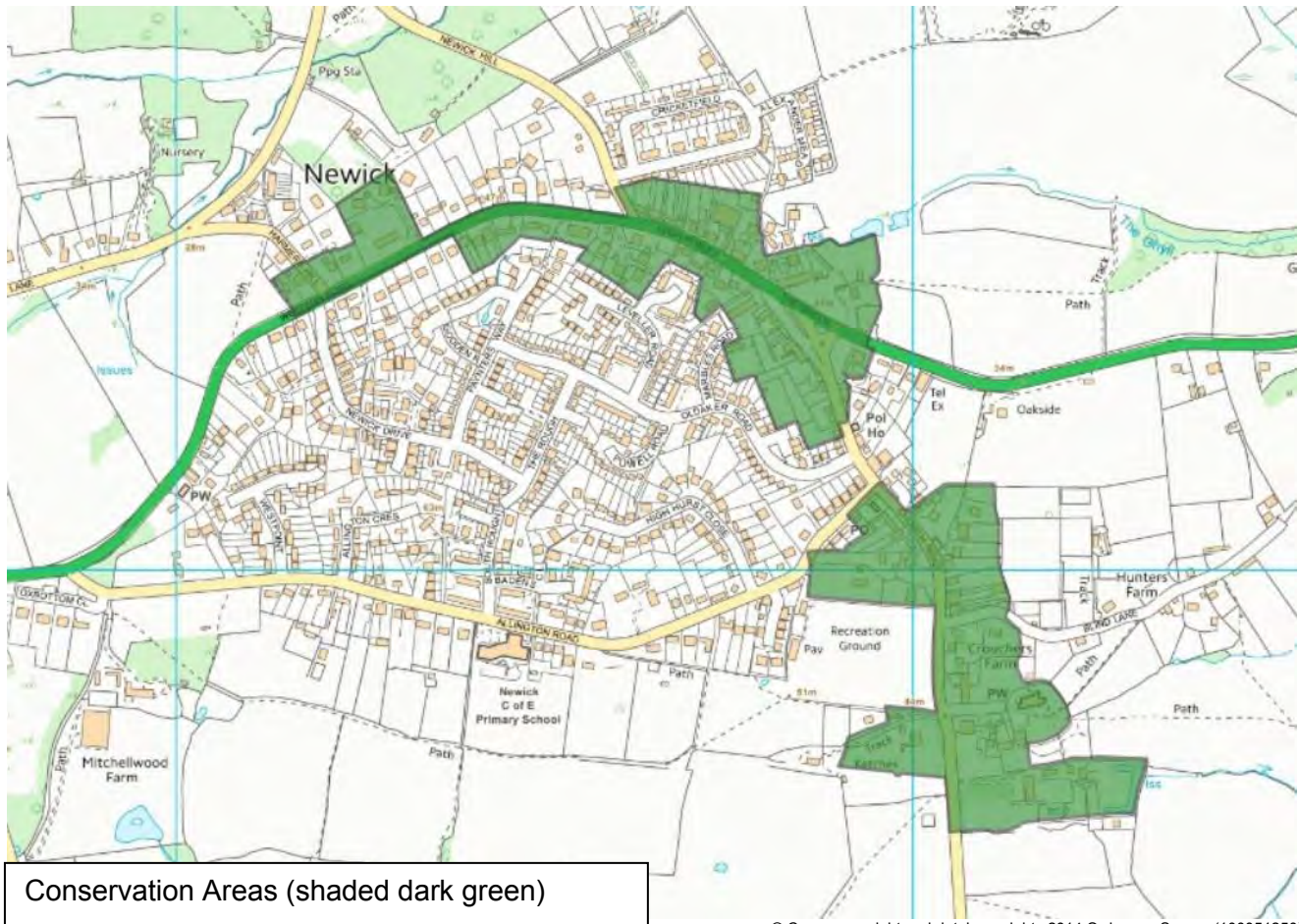
#### **4.1 Environment**

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 Newick Parish at present but there are four existing Sites of Nature Conservation Importance and consideration is being given to also designating Newick Common and Mill Wood as SNCIs.



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. The Conservation Areas should be respected.

### **Policy EN2**

The protection and/or enhancement of 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, will be supported.

### **Policy EN3**

The extension of the existing network of footpaths and twittens will be supported.

### **Policy EN4**

The provision of cycle paths will be supported.

## **Environment Community Actions**

### **Community Action EN5**

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

### **Community Action EN6**

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 reflect the emerging housing target of the Lewes District Core Strategy, this plan seeks to allocate sites for the construction of 100 new homes by 2030, representing an increase of about 9½% over the current figure. Infilling over the last 50 years has meant that the majority of the new homes will be located outside the existing planning boundary. When allocating the sites, consideration has been given to both the results of consultation with the community via the Parish Questionnaire and the conclusions of the Sustainability Appraisal.



Reflecting consultation responses, the policies seek to ensure that new housing will integrate well into its surroundings. The policies will also help to achieve the provision of affordable housing and a mix of housing types and sizes known to be required by the community. One policy makes clear that, in line with national policy, the construction of additional homes in gardens will not be supported.



The Parish Council recognises that street lighting is not supported by the majority of residents and therefore makes clear its opposition to its installation in a Community Action.



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## Housing Policies

The term “planning boundary” referred to in the following policies reflects the terminology used in the Lewes District Local Plan and relates to the settlement boundary.

### 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.

**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, though this would not preclude the use of roof space.

**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.

**HO1.7** Due to the Neighbourhood Area's location, relevant development proposals must provide mitigation measures to be delivered prior to occupation of the development and in perpetuity. These measures should include the provision of Suitable Alternative Natural Greenspace (SANGS), or similar as agreed by Lewes District Council and Natural England, as well as contributions to a monitoring and management strategy at Ashdown Forest.

### Housing Community Actions

**HO1.8** As Newick currently has no street lighting and the preference of the majority of its residents continues to be to avoid having street lighting, the Parish Council should oppose any future proposals for street lighting unless it can be justified on strong safety grounds.

## Policy HO2

**HO2.1** The 1.39 hectare site shown in the map below is allocated for housing, the planning boundary being moved to encompass it.



**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** On the assumption that the existing house is to be demolished, 31 homes may be constructed on this site. These shall include a genuine mix of housing sizes, made up predominantly of smaller units and with none having more than four bedrooms.

**HO2.4** Development on this site shall feature a mix of housing types that may include: detached and semi-detached bungalows; detached, semi-detached and terraced houses; and flats. 12 of the homes constructed on this site shall be for Affordable Housing; these should be reasonably representative of the site mix, but the advice of the housing authority concerning current needs should also be taken into account.

**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.

**HO2.6** Development of this site should include a connection to the nearest point of adequate capacity in the sewerage network.



## Policy HO3

**HO3.1** The 1.23 hectare site shown in the map below is allocated for housing, the planning boundary being moved to encompass both it and the site covered by Policy HO4.



**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. The two existing trees of significant size within the site and close to its eastern boundary shall be retained.

**HO3.3** 30 homes may be constructed on this site and these shall include a genuine mix of housing sizes, made up predominantly of smaller units and with none having more than four bedrooms.

**HO3.4** Development on this site shall feature a mix of housing types that may include: detached and semi-detached bungalows; detached, semi-detached and terraced houses; and flats. 12 of the homes constructed on this site shall be for Affordable Housing; these should be reasonably representative of the site mix, but the advice of the housing authority concerning current needs should also be taken into account.

**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** Development of this site should include a connection to the nearest point of adequate capacity in the sewerage network.

## Policy HO4

**HO4.1** The 1.94 hectare site shown in the map below, which includes buffer zones requiring tree and shrub planting, is allocated for housing, the planning boundary being moved to encompass both it and the site covered by Policy HO3.



**HO4.2** Trees and shrubs shall be planted to form a buffer zone of up to 15 metres depth along the northern and eastern boundaries of the site, and these shall be sufficient to adequately 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 shall include a genuine mix of housing sizes, made up predominantly of smaller units and with none having more than four bedrooms.

**HO4.4** Development on this site shall feature a mix of housing types that may include: detached and semi-detached bungalows; detached, semi-detached and terraced houses; and flats. 15 of the homes constructed on this site shall be for Affordable Housing; these should be reasonably representative of the site mix, but the advice of the housing authority concerning current needs should also be taken into account.

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

**HO4.6** Bus stops with shelters shall be provided on either side of the A272, close to a pedestrian access point from the site to that road.

**HO4.7** Development of this site should include a connection to the nearest point of adequate capacity in the sewerage network.



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## Policy HO5

**HO5.1** The 0.1 hectare site shown in the map below is allocated for housing, this being the land beside the twitten between The Rough and Vernons Road. This land is already within the planning boundary.



**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 chiropodist, 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**

If planning permission is required, 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**

New-build development of industrial units on the site of the previous milk processing plant and Rotherfield Wood Timber Yard 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**

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.



#### 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 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.



## **Transport and Communications Community Actions**

### **Community Action TC2**

The efforts of the Parish Council to find suitable off-road parking space near the Village Green should be continued. In particular, the proposal to use part of the field closest to the Village Green for a 'grasscreted' parking space for use by those living or working in the properties surrounding The Green should be pursued.

### **Community Action TC3**

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.

### **Community Action TC4**

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.



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## 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.



## 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. For developments of more than six homes, 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.

## Community Facilities Community Actions

### Community Action CF3

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 the referendum, this 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 Policies of the 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, 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 the Neighbourhood 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**

**Draft Neighbourhood Plan**

**Consultation Statement**

**Basic Conditions Statement**

The latest version of each of these documents can be viewed on the Parish Website [www.newick.net](http://www.newick.net). In addition, hard copies may be obtained on request by contacting Sue Berry, Clerk to Newick Parish Council, at: [newickpc@btinternet.com](mailto:newickpc@btinternet.com) or on 01825 722135.

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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**

**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 planning a level of housing development compatible with the proposals of Lewes District Council and the requirements of 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 Proposed Neighbourhood Plan, including Craig Payne Photography for the two bonfire shots.

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



Approved by Newick Parish Council  
16<sup>th</sup> December 2014

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