

**Newick
Now
to 2030**



NEWICK NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT

1. INTRODUCTION

This Consultation Statement has been produced in respect of Newick Parish Council's Proposed Neighbourhood Plan (the Proposed Plan), to meet the legal obligations defined in Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012. It meets the requirements of Regulation 15 to provide a detailed description and record of the pre-submission consultation required by Regulation 14. It also contains an outline of the earlier consultation efforts made while developing Newick's Draft Neighbourhood Plan (the Draft Plan). It has been prepared by Newick Parish Council's Neighbourhood Plan Steering Group, with support from the officers of Lewes District Council's Planning Department.

Section 15(2) of the Regulations states that a Consultation Statement is a document which:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted; and
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement summarises all statutory and non-statutory consultation undertaken within the local community and with other relevant bodies and stakeholders in developing the Proposed Plan. In particular, it describes how some of the concerns that arose during the statutory pre-submission consultation have been addressed and what changes have been made to convert the Draft Plan into the Proposed Plan.

Newick Parish Council has been explicit in its aim that the Neighbourhood Plan should be a plan for the Parish developed by the people of the Parish. Every effort was made to involve the whole community in a meaningful way at every stage of the process of developing the Draft Plan. Particular emphasis was placed on early community consultation to engage as wide a range of local people and interested parties as possible at the start, before any proposals were formulated. This raised the awareness of the local residents of the proposed development of the Neighbourhood Plan, and ensured that their views and priorities could influence that development from the outset.

The pre-Draft Plan consultation process was designed to ensure: that consultation events and questionnaires were provided at critical points in the development of the Neighbourhood Plan; that as wide a range of people and organisations as possible could be engaged in the development process; and that the results of each consultation exercise were fed back to local people and available to read (in both hard copy and via electronic media) as soon as possible after the consultation events, questionnaires and meetings. The various consultation exercises carried out during the process of developing the Draft Plan are summarised in Section 2 of this Consultation Statement. The main documents produced during the development of the Draft Plan are listed in Appendix A to this statement.

The statutory pre-submission consultation on the Draft Plan and its resulting development into the Proposed Plan are described in Sections 3 and 4. The Proposed Plan differs from the Draft Plan only in respect of changes made as a result of comments received during the pre-submission consultation period. Those changes are described in the table of Section 4.

A Pre-submission Consultation Evidence File accompanies this Consultation Statement, but is available only in hard copy. It provides a full record of all questionnaires and other responses received during the pre-submission consultation period, whereas the table of Section 4 provides the results of the Yes/No votes recorded on the questionnaires, a full record of the shorter comments made plus, in the case of the longer submissions, only a précis of the comments made.

2. SUMMARY OF CONSULTATION DURING DEVELOPMENT OF THE DRAFT PLAN

The following paragraphs of this section have been copied from Section 2 of the Proposed Plan. All matters concerning aspects of the various forms of consultation adopted while developing the Draft Plan are repeated below, so that a record of both the pre-Draft Plan consultation and the pre-submission consultation can be found in one document.

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 17th 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.

The first public Consultation Day was held in Newick Village Hall on 17th 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 19th 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*.

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 13th 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.

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 8th 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.

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.

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 meetings. 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 and that none of the sites necessitated the installation of roundabouts.

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. Such screening is required to protect views towards the Village of Newick from elsewhere, as opposed to screening the sites from views within the Village.

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.

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, all contributed to producing a Draft Plan that took account of the needs and wishes of Newick's residents.

3. ARRANGEMENTS FOR PRE-SUBMISSION (REGULATION 14) CONSULTATION

3.1 Consultation time frame

The Draft Plan was made available on the Parish website from 28th March 2014 and consultation with the community and statutory bodies on the Draft Plan began on 1st April and finished on 16th May 2014.

3.2 Consultees

The following stakeholders were consulted:

All residents of the Parish of Newick

All owners of known businesses in the Parish of Newick

The officers of all clubs and societies in the Parish of Newick

All developers and landowners who had expressed an interest in having land developed

The statutory consultees including the councils of the four neighbouring parishes

Newick Primary School and Newick Health Centre

Other than the names of Newick's private residents, shops and businesses, the names of all individuals and organisations that were advised of the consultation are listed in Appendices B and C to this statement. In addition, Appendix B provides the contact details of the statutory consultees.

3.3 Notification of consultees

In the last days of March 2014 a letter or email was sent to each of the statutory consultees and others listed in Appendix B, plus each of the developers and landowners listed in Appendix C, informing them of the statutory consultation process and inviting comments on the Draft Plan. All were guided to the web site with an electronic link to the Draft Plan along with all of the supporting documents. In some cases a hard copy of the Draft Plan was also sent and all could request one if they wished.

Newick's residents and the local shops and other businesses were alerted to the consultation period and its consultation events by means of a flyer (see Appendix D) which was hand delivered to every address in the Parish on 1st April. In addition, two banners on the village green throughout the consultation process, email alerts from the parish website for those registered to receive them, and copies of the flyer on the Parish Council's notice boards and on the website, all provided added reminders. Three consultation events were held with members of the steering group available to answer questions and discuss points of concern. Hard copies of the plan were made available to all who wished to have them and copies were available at all three consultation events.

By way of further publicity for the consultation period, on 27th April an email was sent to the officers of each of Newick's clubs and societies listed in Appendix C, advising them of the consultation process and asking that they pass the message on to all of their members. A reminder email was sent on 2nd May, again asking that it be forwarded to their members.

All consultees were invited to give their opinions on the Draft Plan by completing a consultation form (see Appendix D) and/or by means of a separate written communication. Responses could be handed in at a consultation event, posted or delivered to the address of the admin assistant to the Steering Group, emailed to the admin assistant, or posted in a box left for the purpose in Newick Post Office.

3.4 The consultation events

The consultation events were held on 18th April from 9am to 1pm in Newick Community Centre, on 9th May from 5pm to 9pm in Newick Sports Pavilion, and on 10th May from 9am to 1pm in Newick Community Centre. Spread between the three events, there were 212 attendees. Tables and chairs were provided and some attendees read copies of the Draft Plan and completed their questionnaires at the event; others took them away and most of these returned them later.

4. RESULTS OF THE PRE-SUBMISSION CONSULTATION

4.1 Consultation returns

144 completed questionnaires were returned, the vast majority of these being from local residents, who in some cases submitted joint returns from two people. Two of the questionnaires were submitted by organisations. In addition, 21 written responses by email or letter were received from organisations or individuals. The names of those who returned questionnaires are listed in Appendix E, while the names of those from whom an email or letter was received are listed in Appendix F.

The contact details of all individuals and organisations that commented on the Draft Plan are available in the Consultation Evidence File. As previously stated, the contact details of the statutory consultees are presented in Appendix B to this statement. However, only names are given in Appendices E and F, the contact details of private individuals being withheld for reasons of confidentiality and data protection.

4.2 Voting on policies of the Draft Plan

Those completing the questionnaire were invited to indicate their support or opposition to each policy and most people did so. Over 90% supported most policies and the remaining policies were supported by over 80%. The bar chart of page 10 indicates the level of support for each policy and the percentage support for each policy is also stated in the first (Policy and % Yes) column of the comments table of the following pages.

4.3 Comments on the Draft Plan

The comments made regarding each policy of the Draft Plan are listed in the second (Comments) column of the table commencing on page 11 of this statement. The comments against each policy (e.g. EN1, EN2 etc.) are divided into two sections, the first being comments recorded on questionnaires, the second being those received in emails and letters. In the case of the former, each comment is preceded by a number and, in the case of the latter, each comment is preceded by a letter. The numbers and letters relate to the numbers and letters given in Appendices E and F against the names of the individuals and organisations that provided the comments.

In addition to comments made regarding individual policies, some comments were made for groups of policies. These are included in the table under the headings EN General, HO1 General etc. Comments were also received regarding the Draft Plan as a whole, as opposed to any one policy or policy group; these are presented at the end of the table under the heading Comments on the Whole Plan.

The majority of the comments have been copied verbatim into the table. However, as mentioned earlier, some of the written submissions were very long. In order to keep the size of the table to manageable proportions, a précis had to be made of the most important points made in each of these, the précis then being the source of the comments recorded in the table. In such cases, both the original submission and the précis are provided in the hard copy Pre-submission Consultation Evidence File.

4.4 Producing the Proposed Plan

The comments made against each policy, group of policies or the whole Draft Plan, were all considered by all members of the Steering Group individually and were then discussed in Steering Group meetings. For each policy, group of policies and the whole Plan, agreement was reached on which comments warranted a change to the policies and/or other text of the Draft Plan. There were many comments simply expressing support for policies as written, and many others which, for various reasons, it was considered did not warrant any change to the Draft Plan.

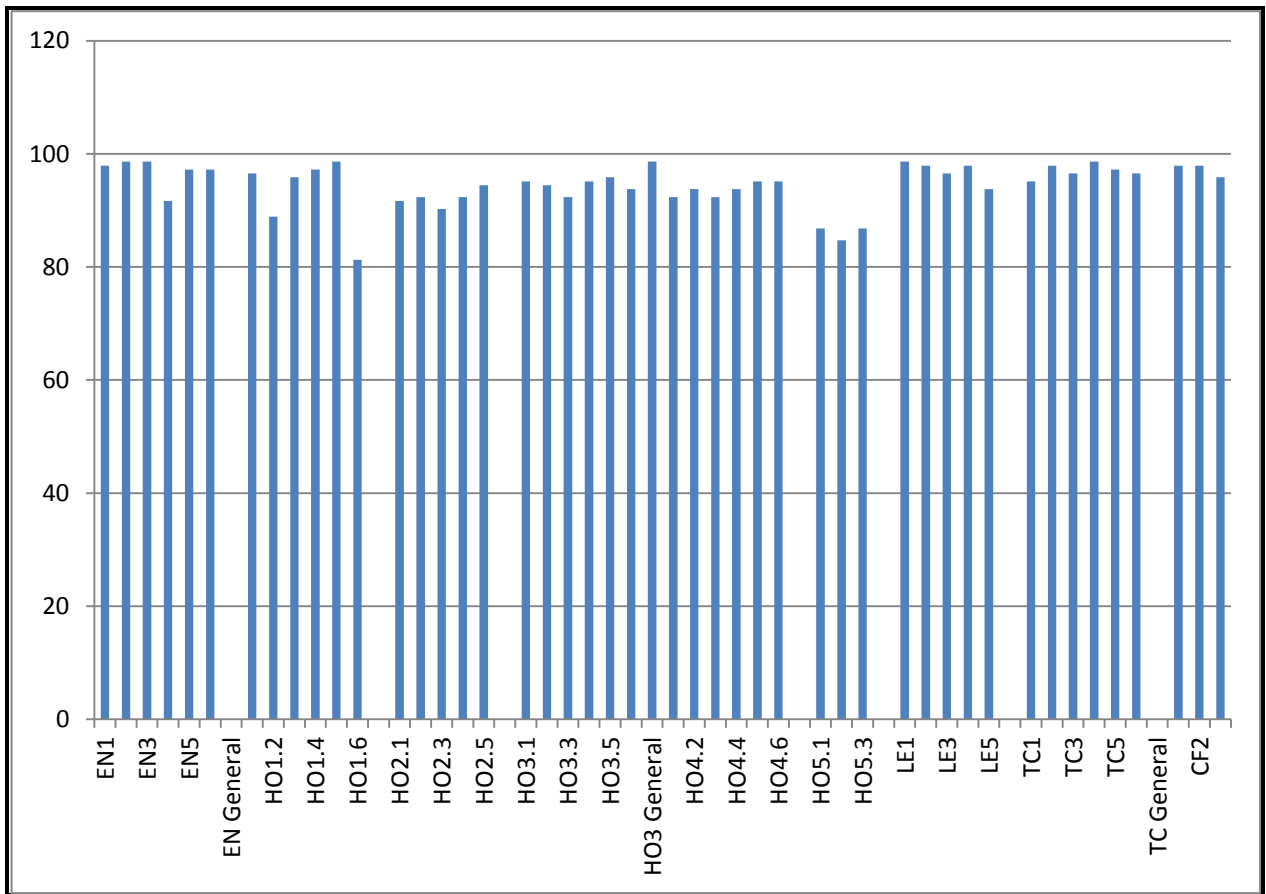
The conclusions reached regarding the comments on each policy, and on the general comments on each group of policies, are given in the final (Consideration of comments and changes made) column of the table commencing on page 11. Also given in the same column but in *italics*, are the changes the Steering Group agreed should be made to the policies and other sections of the Draft Plan to produce the Proposed Plan. In the case of subjects raised repeatedly in the comments on many policies, such as the issue of roundabouts and street lighting, the action to be taken in modifying the Draft Plan is stated on the first occasion the matter is raised but not necessarily repeated each time.

In some cases the term (the Plan) is used in the table, as opposed to the Draft Plan or the Proposed Plan. This term is used in cases where the wording being referred to is identical in the Draft Plan and the Proposed Plan. It is also used where the context makes it clear that a particular change to the wording of the Draft Plan is needed in producing the Proposed Plan.

4.5 Comments on the Sustainability Appraisal

A few comments were received concerning the scoring of the Sustainability Appraisal. However, as great care had been taken to ensure that it was carried out in as fair and unbiased a manner as possible, the Steering Group considered that revisiting the Sustainability Appraisal was not justified.

Chart showing percentage agreement with policies.



| Policy and % yes | Comments | Consideration of comments and changes made |
|------------------|--|--|
| EN1 98% | <p>(56) I would however suggest that for smaller "infill" type development plots should be considered on a case by case basis in terms of design. Modern / contemporary design (even in a conservation area) can "compliment" the existing character / design.</p> <p>(h) Would like more emphasis on protecting the Village Green and maintaining a gap between Newick & Chailey. Also wants more on Conservation Area Appraisal 2006. (m) The intention of the policy is supported although it adds little beyond national policy. As written in response to policy HO1.1, it may be worth expanding the policy to identify specific areas of the parish and detail what particular requirements would be necessary.</p> | <p>This policy received 98% support and the intent of the policy has not altered. One comment was made that indicated that this policy could be made less restrictive, however, it is felt that the policy would not necessarily preclude 'modern / contemporary design' in certain instances and does align with the wishes of the community as evidenced in Section 3 of the Plan. Changes should be made to this policy to provide some clarity and to identify specific areas of the Parish. <i>Insert after the first sentence. 'The Conservation Areas should be respected and the green gap between the Village and the housing of surrounding parishes should be maintained. Those areas identified in the character assessment as valued landscapes and visual amenities should be protected and enhanced.'</i></p> |
| EN2 99% | <p>(5) Make sure developers keep hedgerows instead of ripping them out. (61) Please consider wild flower and similar planting schemes to minimise mowing and other costly maintenance. (124) Why then develop the area between Vernons Road and The Rough ? It is perfect location for a wildlife oasis. (144) ? A laudable policy but how is this compatible with building 100 more houses. Protection of the Countryside requires respect for the (proposed) Conservation areas, what is the P.C. doing about it?</p> <p>(g) Policy EN2 is welcomed. The policy could make reference to the retention and restoration of key BAP habitats and those used by protected species. (m) This policy does add to paragraph 117 of the NPPF by identifying examples of wildlife corridors and stepping stones which are felt to be of importance in conserving and enhancing the parish's natural environment and which development proposals should provide or retain.</p> | <p>This policy received 99% support. Lewes District Council's (LDC) Tree and Landscape Officer was consulted on provision of screen planting. The rationale for allowing for 100 houses is clearly explained in section 4.2 of the Plan. LDC endorsed this policy, as it builds on paragraph 117 of the NPPF. The planning system already offers protection to existing hedgerows through the Hedgerows Regulations and it was felt this was sufficient. Core Policy 10 of the Proposed Lewes District Core Strategy will offer further protection and alleviate some of the concerns raised once adopted. No changes are required to this policy.</p> |

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| EN3 99% | <p>(140) Doesn't necessarily matter, as new paths / twittens could be built.</p> <p>(m) This policy supports the NPPF and its promotion of sustainable transport and can potentially reduce the need to travel. As already mentioned, a key theme that was identified through community consultation was the quality of the natural and built environment. This policy is particularly notable for the manner in which it links the parish's built and natural environment. (u) As part of a healthy lifestyle everyone should be encouraged to walk to the village facilities from whatever part of the village they live.</p> | This policy received 99% support. No issues or concerns were raised and no changes are required to this policy |
| EN4 92% | <p>(6) Not practical due to insufficient space. (20) to a degree, perhaps to make it safer for children to cycle to school, but within a village, cycle paths need not be a priority. (23) not unless they are completely off road. Much of Newick is too congested to make this sensible. (31) This should only be where feasible. (57) Very important to reduce car use in the village. Can cycle parking be provided in the village centre. (69) Only if feasible. So after cycle paths are not used and end up as another strip of tarmac. (75) Roads not wide enough and few cyclists. (85) Pedestrians must be aware it is a cycle path. (86) not necessary in a village. (87) I see no need for this in a village environment. (88) Not possible. (92) Increased traffic congestion. (93) only causes more road congestion. (94) Ideally but not feasible. (95) No cycling on footpaths and twittens needs to be enforced to protect vulnerable residents. (121) If there are suitable routes. (125) Maybe an aspiration that is not practical to achieve. (136) I imagine that it would not be easy to provide cycle paths, but if feasible, they would be welcome. (139) Don't think that this is necessary for the village. (140) Not necessarily needed as easy to walk around the village. (141) Although care needs to be taken that they are not ugly. (144) How is the P.C. going to achieve this when land is taken for building?</p> <p>(m) This policy supports the NPPF and its promotion of sustainable transport and can potentially reduce the need to travel. As already mentioned, a key theme that was identified through community consultation was the quality of the natural and built environment. This policy is particularly notable for the manner in which it links the parish's built and natural environment. Further information gathering relating to the parish's sustainable transport provision may have added more detail to policies such as this, allowing them to be more specific and identifying/linking to areas of poor provision.</p> | This policy attracted strong support (92%), although there were some comments / objections to the policy, most of which questioned the appropriateness of cycle paths in the village. A change should be made to this policy to retain support for cycle paths whilst recognising that it may not be appropriate to provide cycle paths in the village. <i>Delete 'within the Village and through the remainder of the Parish'</i> |
| EN5 97% | <p>(5) Definitely this is very important. (20) But this shouldn't prevent woodland management such as coppicing, which is essential to support bonfire night. (23) Yes, but only to leave them as they are, not to be desecrated like Chailey Common. All things evolve; I do not think we should attempt to recreate the past by re-landscaping Common Land. (129) Improvement in protection of Newick Common is greatly needed.</p> <p>(h) Fully supports (m) This is a parish council policy which a worthy intention which aligns with the NPPF in seeking to provide net gains in biodiversity assets. As an amendment, we do not believe that "to attempt" is required in the policy wording.</p> | This Policy received strong support (97%). The procedure for the designation of Newick Common and Mill Wood as Sites of Nature Conservation Importance (SNCI) is currently being investigated by Newick Parish Council. Section 1 of the Plan and policy EN5 both declare this intention, which will increase the number of local SNCIs to six. No material changes required to this policy although it should be strengthened slightly. <i>Delete 'to attempt'</i> |

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| EN6 97% | <p>(23) Yes, but part of The Green could be set aside for short stay car parking (say the area in front of the bakery.) Contentious I know, but if not agreed, then stop carping on about traffic congestion at the shops! No-one else is going to provide very valuable land close enough to be useful for this purpose. If we are serious about supporting the local shops it has to be done. (35) The Parish Council's efforts at spending the money so far is a disaster. Concrete slabs all over the green. (55) Very important especially preservation of roadside verges generally and in conservation areas. (57) There must not be any more hard surfaces added to the green. (61) Please consider wild flower and similar planting schemes to minimise mowing and other costly maintenance. (139) We are losing too many of the green spaces. (144) How is the P.C. going to achieve this?</p> <p>(h) Supports policy and also makes suggestions on implementation. Feels Wealden Design Guide should be quoted here as well as in Housing Section. (m) This is a parish council policy and the intention is supported.</p> | Policy TC3 addresses off road parking space near to the Village Green. The issue of the recent installation of concrete slab pathways on the Village Green is subject to review by Newick Parish Council, separate from the Plan. No changes are required to this policy. |
| EN General | <p>(3)The Council (Lewes or East Sussex?) recently laid a new footpath on the green. Although I am not of this opinion some people thought that the footpath was not suitable for a conservation area. It does beg the question of how much control we have over the Council. (30) All the policies reflect a sensible objective of a sustainable and environmentally sensitive approach and I fully support this approach. (49) I wholly endorse all these proposals - tho in my experience Councils rarely deliver these aspects. Please ensure these transfer from "should" to "will" when the final contracts are drawn up. (53) We have a lovely village and all of these policies are critical to keep it so. (64) No more awful houses like the new house in Allington Road near West Point which is an eyesore as it does not blend. (80) It is obvious that a great deal of thought and hand work by consultation with residents has gone into this clear and positive plan. (81) I fully support all these environmental policies. (111) Our client's sites would be designed to enhance the local environment, to integrate with the local built environment and village scene and maintain existing green features. (113) footpaths/twittens need to be wide enough for mobility scooters.more important for cyclists – is potholes to be filled in. (126) Newick is situated in a rural location and care should be taken to protect views and impact of any new buildings on our natural features. Policies need to be robust and give strong guidelines (144) EN7 ? How is the P.C. going to achieve this?</p> <p>(b) A general comment that HO4 would have a negative impact on the village's 2 Conservation areas and the northern vista of much of Blind Lane (f) SW advises that the local sewerage system has only limited capacity and if development is allowed to proceed where there is inadequate capacity, the system could become overloaded leading to pollution of the environment contrary to Para. 109 of the NPPF. (g) We welcome the commitment to protect and enhance the natural environment, countryside and natural beauty, landscape, habitats and biodiversity, and recognition of the value of the public and permissive footpaths and bridleways. (p) Subject to the comments they support the aims & policies of the Plan. Various detailed points and suggestions are made about the Sustainability Appraisal e.g it is incorrect to say there are no SNCIs in the parish (it quotes a number that are) and mention should be made of the Historic Environment Record and ANAs. Thinks the policies should be expanded to include protection and enhancement of valued landscapes and visual amenities. In addition, as recommended by NPPF policies 76 & 77, they suggest inclusion of a policy that protects existing green space into the future. EN1 Welcomed EN2/3/4/5/6 Supported</p> | Core Policy 10 of the Proposed Lewes District Core Strategy (LDCS) will offer further protection to the Parish's natural environment and alleviate some of the concerns raised. Core Policy 7 (Infrastructure) of the LDCS, although not yet adopted, will ensure that land is only released for development where there is sufficient existing local infrastructure to meet the additional requirements arising from proposed development. No material changes required to this policy. <i>Update Sections 1 and 4.1 regarding existing SNCIs</i> |

| Policy and % yes | Comments | Consideration of comments and changes made |
|------------------------------------|--|--|
| <p>HO1.1 97%</p> | <p>(20) Although I personally would not object to a well designed "grand design" on an isolated or screened site. We should at least acknowledge architectural progress. (23) However, there are areas of Newick that we should not proliferate (e.g. Cricketfield). Design and "good practice" should be locally decided, not slavishly dictated by guidance from afar. Sussex style as a general rule is to be preferred. (30) All elements of the housing policies make complete sense and I support them. (52) If only 12 one bedroomed properties, this does not seem a lot to cater for first time buyers and downsize / retirees. (56) Contemporary design can respect the existing design / sense of place. (114) An appropriate mechanism to ensure that new housing is of the high quality and attractive appearance, fully respecting the established local character of the village and the surrounding countryside. (115) As draughted it would unintelligible.... (123) The design of today's houses should be modern eco friendly and reflect 21st century, not the 19th. (127) Hand made bricks and tiles are expensive. If low cost houses are to be achieved, factory manufactured tiles / bricks are a cheaper option and have the desired effect. (133) Not familiar with Wealden design guide. Not willing to rule out modern design as long as it is of high standard, high quality eco design, better than pseudo. (144) No. Need more than this. Density, height, incursion into the countryside should be tested before outline planning agreed</p> <p>(m) We understand and support the intention for development to respect the established sense of character. If the character is to be judged against the findings of the Character Assessment then we will need a copy which to refer to. The Character Assessment should also be referenced in the Appendices. However, the policy is currently very generalised and does not afford much more protection above that stated in national policy. This is because the policy asks applicants to interpret the Character Assessment rather than interpreting it itself and thus is not specific to particular areas or locations. You could choose to introduce a policy on specified areas of importance based on the evidence you collected. For instance, you may want to identify Newick Green as a specific area and be clear as to what type of development would fit in with the established character. Such an approach would provide certainty for applicants.</p> | <p>The Character Assessment is freely available on the Newick website and is properly referenced within the Plan. A number of comments were received relating to the design of new housing in the parish which were of personal opinion. It is felt that the approach taken is in line with community aspirations as mentioned in Section 3 of the Plan and that the policy would not necessarily preclude development of a modern design. No changes are required to this policy.</p> |

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| <p>HO1.2 89%</p> | <p>(4) This does not seem practical as it would increase building costs (20) Although I personally would not object to a well designed "grand design" on an isolated or screened site. We should at least acknowledge architectural progress (21) fine in principle, provided it does not increase costs too much. (23) This is a laudable concept, but frankly too expensive. We should concentrate on things that look good, rather than how or where they are made. We should be trying to keep the costs per unit to a reasonable level, not going for the absolute best in everything. (31) However affordability is also important. (35) But why not by PC on the Green (concrete slabs not clay) (38) excellent idea. (44) There is very small availability of hand made bricks in Sussex and they are expensive. There are plenty of machine made bricks of suitable quality. (49) I like the use of clay and local manufacturing - again, "should" must become "will". (51) Too costly. (55) Probably difficult to enforce. (56) A very specific point and one that would rule out contemporary design potentially would hand made bricks increase costs for example. (63) Provided this does not add too much to the cost of the house. (73) But not essential. (76) May prove to be too expensive. (78) Hand made bricks are not necessary to get the blend of colours required. (79) Hand made bricks will add considerably to building costs. (84) the costs of hand made brick will add expense. (85) depends on costs as to whether it is possible. (94) Ideally, but not practical cost wise. (103) If available. (104) Not practical. (113) too costly there are v good factory made ones that look old. (115) Hand made bricks OTT for low cost housing. (116) But hand made bricks not essential outside conservation areas. (124) This will increase building costs, and therefore property prices. (125) Not really practical and artificially pushes up the price of new homes. (128) Hand made clay tiles and bricks will be too expensive for low cost housing. (130) Is it economical to insist on handmade bricks? (132) This will increase the cost of the buildings. (138) I agree with aspects of these policies. However, I think that ideas such as using hand made bricks, locally sourced. In that it will make the cost of building more expensive. This in turn makes alleged affordable housing even more unaffordable. (144) But on a designated conservation area concrete slabs have been used by the P.C</p> | <p>Comments were made about this policy's reference to hand-made local clay products being used in the proposed development sites. However, this policy simply states preferences. Policy HO1.1 addresses the need for designs to respect the local character of existing buildings in the area of development. No changes are required to this policy</p> |
| | <p>(m) Whilst we note the term 'preferably' it is not for the planning system to control where building materials are bought nor how they are manufactured. As such, the inclusion of this policy may not actually influence development. If the intention of the policy is to ensure that development matches the existing, this is already being done by the currently worded policy HO1.1.</p> | |
| <p>HO1.3 96%</p> | <p>(35) Can you stop loft extensions. (38) very important. (49) I particularly endorse this proposal. (56) Height should be considered on a case by case basis. Why should rooms in otherwise loft space (with velux etc) be discounted ? (88) This has not been done in the past. (94) Ideally unless sloping site and not obtrusive. (120) On the continent in the past, here we built cellars / or below level floor to give extra space in many of their new builds. (123) Compact 3 storey is fine, with garage under(. As per Eric Lyon) (129) 3 storey development , such as North Lodge, must be avoided at all cost.</p> <p>(c) They disagree with this policy as it precludes a height of greater than two storeys for any of the buildings. (m) Paragraph 59 of the NPPF states that "design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development". It could be argued that the policy, in respect of height is very prescriptive. We would advise therefore that the policy is amended to introduce some flexibility. A policy could be introduced along the following lines: "Most of the existing homes in Newick are two storeys and heights of new development should reflect this. Any proposal for homes above two storeys will require justification, taking into account its surroundings." Such a policy would be compliant with national policy whilst still delivering its intended results – i.e. to ensure that the height of new development is in keeping with the existing environment.</p> | <p>This policy received strong support (96%). Some comments (objecting and supporting) mentioned the use of loft space and this aspect should be clarified. Others proposed that sometimes 3 storeys would be acceptable or that the policy could come with qualification. However, it is felt that the intention of the policy has a lot of support and would contribute to ensuring that new development reflects the character of the village. Thus no other changes to the policy are required.</p> <p><i>Insert after the last word 'storeys', 'though this would not preclude the use of roof space.'</i></p> |

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| <p>HO1.4 97%</p> | <p>(20) Logic suggests the room sizes might be the other way around. (23) I am concerned that such a thing is a pipedream, and am not sure that it has actually been proved that this will happen. It sounds a good idea, but in the short term I think that such building might just end up as a more expensive home that finds difficulty finding a buyer. (49) I particularly endorse this proposal. (57) and gardens for these houses. (68) Yes, but when we downsize - we should downsize. Smaller rooms will be cheaper to maintain, heat etc. Less environment impact too. We have plenty of larger homes in Newick already. (69) Consideration should be given to those older people wishing to down size, but cannot necessarily afford a larger roomed expensive property. (76) With reservations. (112) Is there research evidence to support younger families 'accepting' smaller rooms and older people expecting/affording larger? I am concerned this is an unfounded prejudice. Is there a stipulated provision for outdoor space for homes with families? (113) ho1.4 internal designs must be imaginative & make most use of space & avoid useless corridors</p> <p>(116) Houses should have decent gardens, this is a village not a town. (120) I tend to think small rooms are a false economy. So many people knock down dividing walls. (129) Down sizing consideration are most important. (144) No. Younger people have children to accommodate, not the role of P.C. to consider size of rooms for individuals</p> <p>(m) We think it is reasonable to expect those proposing new housing to consider the different needs and expectations of new residents and to provide housing of varying sizes as a result. A development containing a mix of housing is likely to create a more inclusive community.</p> | <p>This policy is considered to provide a reasonable and flexible approach to dimensions and room sizes for houses built on the sites permitted under the housing polices. No changes are required to this policy</p> |
| <p>HO1.5 99%</p> | <p>(20) Bear in mind that many people / residents with rear access will park at the front for convenience. (23) Hidden parking simply is not practical. There will always be households with more cars than will fit in. No matter what you do, people will ALWAYS park in estate roads outside their house if possible. I regularly visit another site where parking on a very tight twisty access road is forbidden, and a very few designated visitors spaces are provided. Still people habitually park on the road, and residents with more than one car fill up the visitor's spaces. It simply cannot be policed. (40) Some garages used <u>only</u> for storage purposes resulting in increased onroad parking. (49) I particularly endorse this proposal. (55) Very important to have sufficient parking for at least 2 cars. (60) Will people actually park to the rear rather than the front? (74) Is of paramount important for aesthetic reasons and for well being of villagers. (80) This is very important for easy traffic flow in the village. (102) Parking at rear sounds good. Is it practical? Does this mean additional parking at rear or a shared, general parking area. (113) clusters of parking should be provided so kids can play safely in the streets.</p> <p>(h) Wants comment showing opposition to loss of existing garages resulting in on-street parking. Also suggests minimum garage width for new homes should be specified to ensure cars can get in. (m) The intention to provide adequate parking is understood and reasonable. However, it can be the case that parking at the rear of dwellings impacts on neighbouring properties and therefore in some circumstances it would not be preferable to provide car parking at the rear of new homes.</p> | <p>Newick residents have recognised issues and concerns related to parking in residential developments. This policy will assist in mitigating some of these issues and concerns. No changes are required to this policy</p> |

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| <p>HO1.6 81%</p> | <p>(3)Where the plots are large enough additional homes should be allowed. (6) A little late! (26) Some houses with big gardens could accommodate a single storey bungalow without too much impact. (27) Exceptions for granny flats etc. (35) Potential windfall sites should be identified so they count towards the numbers of homes to be built. These windfall type sites are within the existing boundaries. By using them, the number of homes required to be built outside the existing boundary would be minimised. In some areas, building in gardens or unused land should be encouraged. Very difficult to defend on appeal. (38) Support wholeheartedly. (48) Some houses have large gardens that could well take a property that blends in. (49) I particularly endorse this proposal. (50) This seems unnecessarily restrictive. (51) Allow building if there is plenty of room and suitable access. (56) Unless where garden size is not relative to the size of property (ie extremely large garden) (63) There are one or two cases where houses have very large gardens within the "envelope" where two or three new units would not be out of place. (79) Some older houses have a considerable amount of land which can be usefully used for building. (83) In some cases additional housing should be allowed. (88) Unless it is a very big plot with access. (93) Newick is becoming crowded by infilling. (94) Depends on where and access. (112) Could this also take into account the development of annexes and granny flats, since this kind of development has had a very negative effect on our own home in Cricketfield. (119) It is not possible to block peoples efforts to make changes. (120) It depends on size of garden and reason (intergenerational living) and effect on neighbours. (127) If sympathetically done, why not? (128) I see no reason why low costs homes could not be built in gardens. (130) This should be allowable. Each case being judged on its merits. (132) If garden is big enough and suitable permission should be granted. (132) This would v much depend on individual site. (141) I believe sometimes this can create pleasant new homes on unoccupied space. (142) No, O.K. provided low density can be maintained (143) Why should not the recently built houses and those for which planning permission has been received, usually infilling, be incorporated into the 100 demanded, thus reducing the number demonstrated in this plan? (144) Yes. We need a variety. Some garden development might be preferable to new sites. The original Newick plan took each case on its merits</p> <p>(h) Doubts LDC would accept (but they have) (m) The intention is understood and accords with national policy.</p> | <p>Although it is accepted that there was some opposition to this policy, it did receive the support of 81% of respondents and it is felt that it is important in achieving the aims of the Vision Statement. It has been accepted by LDC and accords with national policy. No changes are required to this policy.</p> |
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| | <p>(17) Restrict conversion of garages into living space unless alternative and adequate parking provision available. (21) We would like to see a variety of designs in each new area, to avoid the rows of similar houses as in Oldaker Road and surrounding roads developed around the same time. (33) As many affordable homes as possible in the four housing development areas. (53) Absolutely. (61) Note that British Housing Standards have the lowest storage facilities (for example, prams, bikes, gardening tools etc) in Europe. Building for Life 12 does address this to some degree (pages 13 /14) and the PC should proactively encourage and support this where possible. Loft storage should not be taken as a third storey. (64) No more North Lodge type sites. (111) We are not convinced that the Neighbourhood Plan should be referring to the Wealden design guide as a determinant of good design. This is addressed by core strategy and NPPF Policies. (115) Adequate provision of gardens should be included in the designs. In times to come people may need to grow some food, so a 10 pole plot. (122) Wherever possible extra areas should be provided to accommodate extra cars, so they do not block roads or become an eyesore to residents.</p> | |
| <p>HO1 General</p> | <p>(h) Comments on basis that there are too many houses in Plan. Likes plan to phase building by extending Development Boundary in stages. Reasonably happy with split between 1/2/3/4 units. Queries whether 40% affordable homes is the right figure. Wants greater definition of “low density” as he thinks there is likely to be a demand for units with just small courtyards or gardens but accompanied by larger communal open spaces. (j) With the probability of an additional 10% dwellings being built in the next 15 years (many with families) NVHMC believes it is important that the community facilities within the village are robust and flexible enough to cope with the likely increased demand and changes in need. We see the Village Hall as an important asset in supporting the new families (existing residents and new residents) that will grow and develop in the village. (p) Supports but thinks policy should include protection of existing green infrastructure & landscapes (trees, ponds, streams etc.) (s) Policies EN3, HO2, HO3, HO3.5 The NPC say that they want to continue with the network of twittens that are a feature of Newick. This is not easily done north of the Cricket Field, but the telephone exchange site offers scope for integrating into the village. The existing footpath emerges opposite the Crown near the Post Office and on to the school or the green. This should be the site selected for building initially. The NVS believe that any building in and around the telephone exchange should set out to be a place of beauty linked in looks and proximity to Newick. In order to ease the threat from developers seeking to build due to lack of 5 years of the land bank in the LDC area, the NVS suggests there could be an immediate release of land for, say, 15 houses predominantly affordable and for old people downsizing.</p> | <p>The Plan aims to build on, and not repeat, policies contained in LDC’s Proposed Lewes District Core Strategy. Policies contained in the latter alleviate some of the concerns raised, for example ensuring the sufficient provision of community facilities (Core Policy 7). Also, the policies in the Plan are in line with the affordable housing target set in the Core Strategy.</p> |

| Policy and % yes | Comments | Consideration of comments and changes made |
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| <p>HO2.1 92%</p> | <p>(57) but further boundary changes not allowed until 2030. (112) This is a perfect area for development but if 30 or so homes are planned, there are a potential of 60 cars using the adjoining road of Newick Hill, as the obvious main access to the site. This is already a very challenging junction where it joins the A272 and I see no consideration of this in the proposal. In my view, instead, this site should be used as a retirement community where older residents may downsize to, with easy access to all village services and bus routes, should they be needed. There will also be far fewer cars, leading to less local congestion. This would also negate the need for a play area (which has never been provided for the Alexander Mead/ Cricketfield area as promised by developers) (143) I struggle to understand the point of a planning boundary if it can easily be moved to accommodate the whim of a current Government which may not be in existence in 2015. Where is the access to this site from a dark and winding road? (144) No. Too visible, road inadequate, no roundabout, no street light generated by roundabout. How does Ashdown Forest requirement influence this site. Bad site</p> <p>(h) Does not think this site is suitable for development as Newick Hill has character of a country lane. Highlights problems at junction with A272 commenting that congestion is an environment issue, as alluded to on Page 18 of the Plan. (i) Does not like the words "The planning boundary will be moved" and wants "Planning permission will be granted". If there is a reason for phasing the developments, justification should be given. (m) As one of the main reasons for undertaking neighbourhood planning is for the parish council to allocate sites rather than the district council, we do not feel it appropriate to comment on the suitability of this and other sites in the plan. The choices on allocations should be made on the judgement of the parish council when collecting evidence for the neighbourhood plan. The same is true with the issue of phasing. The policy is clear and understood and the map is helpful in identifying the site boundaries.</p> | <p>East Sussex County Council (the Highways Authority) were involved in the development of the housing allocations contained in the plan and consider the sites (and policies) acceptable in highways terms. This policy drew only a limited number of comments during the consultation on the Draft Plan and achieved 92% support. Therefore, no changes are required to this policy.</p> |
| <p>HO2.2 92%</p> | <p>(5) Existing hedges should be kept wherever possible visual impact of site on this pleasant country road kept to a minimum. (23) Tree should be preserved, but we should be sure that other screening is provided for the right reasons, not purely to placate a single vociferous resident who does not want to see a development. (30) Native hedging preferred. (38) Good Idea (113) Native yew or a mixed hedge not evergreen Portuguese laurel or privet as the latter need 4 or trims a year. Native yew or a mixed hedge are good for wildlife & provide nature corridors. Yew needs a trim once a year – people think it's slow growing but actually is not. A mixed hedge needs trimming twice a year. A mixed hedge could even be laid by a hedgelayer which would look great. The hedging plants should not be planted more than 18 in together otherwise the long term health of the hedge will be compromised. (142) Of the 3 sites HO2, HO3 & HO4, this site is furthest from the village centre and should not be developed first. Provided there will be no vehicle access to Cricketfield, "Cuttings" is not seriously affected, but I must point out the detrimental effect on "Cobbs Nest". Adequate screening is required along the entire northern edge. The oak tree must be protected.</p> <p>(h) If site is developed, welcomes buffer zone but designed in such a way that it does not need "privacy" fencing. (m) The policy is clear and understood and should help to ensure that visual impact is mitigated against. For clarity, it would be helpful to plot the tree on a map.</p> | <p>A number of comments were received relating to the type of hedging and buffer zone. These comments are welcomed; however it was felt that the policy should not be too prescriptive. The Parish Council will have an opportunity to make further comments on applications at the planning application stage. No changes are required to this policy itself, but clarification of why such planting is required should be added to Section 2 of the Plan.</p> <p><i>Clarification is needed on the reason for the requirement for screening. This is to be added to section 2. No change to policy.</i></p> |

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| | <p>(20) This is a price worth paying if it enables the development to comply with the overall plan. (23) this is too prescriptive. Why not negotiate with the developer, and gain his expert views? The PC retains the decision, but I do not think we should start off with a very rigid view. It may be the right decision, but do not preclude someone coming up with a better, more suitable view. (48) Should be up to and included 3 bedrooms. (51) Four bedroom houses would be too large for this site if the bedrooms are to be of adequate size. (68) Fewer 4 bedroomed homes. (113)no 4 bedroom houses. As close to shops should be ideal for young families & old people on mobility scooters. More 1 & 2 bedroom houses should be built rather than 3 or 4 bedroom houses. (116) The gardens must be big enough. (119) Too many ! (121) No 4 bedroom. More 3 and 2 bedroomed. Houses and 2 bedroom bungalows. ((128) A very good mix. (139) No more than two storeys high. (144) Don't want this site. Obviously bad site if it needs so much screening</p> | |
| <p>HO2.3 90%</p> | <p>(i) Wants wording changed to "Planning permission for around 31 houses on the site" to give flexibility. (m) We view the total number of housing as part of the allocation process and thus do not believe it would not be appropriate to comment on the overall number. This is except for the fact that development would be at a rate of 22 dwellings per hectare, which relates to the target in Core Policy 2 to provide development at a rate between 20 and 30 hectares in villages, but is slightly different to the 25 dwellings per hectare stated in the justification for the housing policies in the neighbourhood plan. The policy is very prescriptive in relation to the amount of bedrooms that properties on the site might have. Whilst the intention is understood and indeed supported, it would be hard to refuse an application on the site that met all of the other neighbourhood plan policies but had, as an example 5 x 1 bed homes, 6 x 4 bedroom homes and an equal amount of 2 and 3 bedroom homes. Thus, you may wish to reword the policy to allow some flexibility in that you give the ratios as targets and ask applicants to justify if they differed from the targets. You may want to be clear however that you would not support a development containing a large amount of large 4 bedroom (or more) homes.</p> | <p>As policies 2.3 and 2.4 are closely related, the comments on these two policies have been considered together. The policies were broadly supported (90% and 92%), although there were concerns about the prescriptive nature of the policies from some. Changes should be made to reduce this and to ensure that appropriately sized Affordable Homes are provided. It should also be made clear that demolition of an existing house would be necessary. Some felt that no 4 bedroom homes should be allowed. This is not felt appropriate as there has been support for having homes with up to 4 bedrooms. Others commented on the ideological needs and impacts of Affordable Housing. It is not felt that this needs to be explained in the Plan as 'Affordable Housing' is a term defined in national policy. <i>Change the wording to read; '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 of predominantly smaller units and with none having more than 4 bedrooms.'</i></p> |

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| <p>HO2.4 92%</p> | <p>(23) Yes, but only because it is enshrined in law. I think mixed developments are a proven mistake, can blight the market housing, and were only designed to alleviate the past Council obligation to provide social housing. (57) Affordable houses only for people who have strong links with Newick. (60) Blocks of two storey flats seems incongruous. (83) But disagree with terrace construction. (113) Bungalows are a waste of space. Maisonettes, downstairs old people/upstairs families. (121) With the exception of more affordable housing (not needed as previous aff houses was undersubscribed) (122) Due reference should be made to ensure that affordable remains affordable, and developments cannot hike rents to make them unaffordable, ie maximum in line with inflation. (128) Should the affordable homes be reserved for young people with connections to Newick. (144) Sets further precedent for adjacent land to be taken. Generally (?) how to phase? Newick Plan phasing did not work 10 year plan completed in 5</p> <p>(m) We support the intention to provide a mix of different housing types in new development – as explained in our response to policy HO1.4 it is likely to create an inclusive community. However, it may be difficult to provide all of the 6 different types of dwelling required by the policy in a development of this size. As a result we ask that a slight change is made to the first part of the policy to read: “Development on the site shall feature a mix of housing types that may include; detached and semi-detached bungalows; detached, semi-detached and terraced housing and; flats.” We support the intention to ensure that the affordable homes reflect the mix of homes provided on site. Despite this, we ask for an amendment to be made to the policy. This is to allow the Council (as Housing Authority) to make an assessment of what types of affordable homes are needed at the time an application is submitted. As such we ask that the final sentence is changed to read: “12 of the homes constructed on the site shall be for affordable housing and the size of the affordable homes should be agreed by the Housing Authority.”</p> | <p>See Above. <i>Change the wording to read; '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.</i></p> |
| <p>HO2.5 94%</p> | <p>(1)Thought should be given to the enclosure and subsequent maintenance of the play area for 'under fives' and therefore not to be misused by older teenagers. (23) This paragraph needs re-wording. Whilst the official route of the footpath is in contention, the actual route for the past 50 years or so is along the North and East of the land. Only the East boundary is mentioned. Both must be protected. Play area is a very mixed blessing. Who will have it next door to their house, with all the possible attendant noise, nuisance and litter? It would for sure be used by the adjacent social housing development of Cricketfield. Is that right and proper, or is this just a convenient way of trying to get someone else to pay for a facility needed by the village at large? Who will police it? Who will pay for its upkeep, maintenance and eventual replacement? Such a thing might look splendid on day one, but after a year of possible abuse, what then? (38) Good Idea (80) Very important. (83) An area for children to play (up to the age of 11 yrs). (88) Difficulty on this site for children crossing main road to Newick School unless they go to the green. (105) Could play area be for under 10 yrs? (113) adult play equipment too should be provided as well. (121) Use their own gardens, or KGV PF. (126) Main concern with this site is access, which have been addressed by ES Highways. Would not be happy with roundabout or streetlighting with junction with A272. Too urban. (141) Perhaps enhancing existing play areas for all children would be preferable rather than creating new ones.</p> <p>(h) Welcomes this policy (m) We are supportive of the principle to link up footpaths with new development in order to encourage sustainable modes of movement around Newick. We think that it is reasonable that such a facility for young children is provided.</p> | <p>A small number of comments were received about the provision of a play area on this site. Some concerns were raised about upkeep and maintenance of such an area, which will of course be undertaken by Newick Parish Council. Concerns about the installation of street lighting and roundabouts are addressed in other policies but a clarification should be inserted in Section 2 of the Proposed Plan. No changes are required to this policy. <i>In section 2 insert a clarification stating that no roundabouts or street lighting are required.</i></p> |

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| <p>HO2 General</p> | <p>(4)Newick Hill is a narrow road with no footpath and would discourage residents nearest to this road from walking to local amenities. Also the exit onto the A272 is difficult with poor visibility and strange angles. (3)What happens to the existing play area in the playing fields? (17) Concerns with width of Newick Hill and provision of footpath. Also difficult exit from Newick onto A272 would need improvement. (35) There is nowhere (purposely?) that allows for voting against 100 houses, which the residents have voted against since the outset. This is a bad site on the skyline, awful access, unspecified A272 / Newick Hill road junction. (43) How will traffic access off Newick Hill? It will be on a bend, on a very narrow road, already busy with traffic. (44) Where will traffic access Newick Hill. Newick Hill is narrow and site bounds on a bend. Newick Hill already suffers fast traffic, using it as a short cut to the A275. Can traffic access through Cricket Field.? (49) This adjoins current housing and is not on a main thoroughfare. Why aren't more home going here? and "infilling" in adjacent areas? (50) I agree with the NVS view on this site. (52) If only 12 one bedroomed properties, this does not seem a lot to cater for first time buyers and downsize / retirees. (53) Absolutely. (56) Completely in agreement with the allocation of this site for development. (61) Please consider wild flower and similar planting schemes to minimise mowing and other costly maintenance. (64) Affordable housing needs to be sensibly priced to make the affordable for local people. (78) Too close to existing works which in future will have to be expanded. (79) This proposal would be a blot on the landscape especially if flats (just 2 storeys) are included. The sewage works need to be isolated not adjacent to new build. (96) Concerned of exit and entrance to site via 272. (98) Have concern over the possible "Coppard" development where an existing property will be demolished to allow access to the site. (120) Hopefully consideration will be given to these properties being build to the highest known standards for fuel economy etc. I am all for recycling, but space has to be found to accommodate the paraphernalia that goes with it. (129) This will spoil an area of outstanding natural beauty. Newick Hill is already over used. It will be changed from a country lane to a characterless access road. Tree cover will be lost. Accommodation other than bungalows will dominate the sky line. Access on to A272 is dangerous no safe crossing for pedestrians. (135) If access is through cricket field, will further parking restrictions be introduced? Double yellow lines at Newick Hill / 272 junction, largely ignored and unenforced. (136) Subject to safe vehicular and pedestrian access to the site, and subject to a successful application to divert the public footpath to the east of the site which currently does not conform to the definitive map. (140) Flats should definitely be no greater that 2 storeys high, as this would not be fair to current residents. We do feel for residents of Cricket Field as this will have a negative effect for some residents, with them losing their views.</p> | <p>Amongst the general comments received about this policy were concerns about vehicular and pedestrian access. However, its developer has reached an advanced stage in agreeing with East Sussex County Council's Highways Department, the design of the vehicular and pedestrian access routes to the site. This should be clarified in Section 4.2 of the Proposed Plan. It was felt by the Steering Group, in discussion with Lewes District Council Officers, that Core Policy 7 of the Lewes District Core Strategy (although not yet adopted) would be sufficient to alleviate the concerns raised by Southern Water. <i>In Section 4.2 insert a clarification regarding ESCC agreement on design of access routes.</i></p> |
| | <p>(i) Fully supports the principles of this Policy and has carried out its own technical studies on ecology, archaeology, services, contamination & flooding that confirm the suitability of the site. (p) Supports provided stated mitigation is applied. (f) As a result of the comment under EN general, which is made for all the proposed developments except HO5, they request the following wording is added as shown: HO2.7, HO3.7 and HO4.7 "The redevelopment should provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water." (s) The NVS believe it would be better to initially concentrate any building in one place. 'Bolting on' estates to the edges of villages according to ministry research has not worked. The area north of Cricket Field has no merit as a site. Screening would be essential north of Cricket Field which will, as does Alexander Mead, intrude onto the skyline. (u) This site seems to be a natural extension to Cricketfield and has a good walkway down to the shops and health centre. We support this development so long as a roundabout and street lighting is not required on A272.</p> | |

| Policy and % yes | Comments | Consideration of comments and changes made |
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| <p>HO3.1 95%</p> | <p>(20) Quite honestly this is derelict land, and other than housing it has little other use, being too big to sustain as allotments. (23) Yes, but are we sure the timescale is right? There is an urgent need for housing, and it is a long gap between 2015 and 2021, with no identified development. (35) The number of homes is unknown, might be better site to be used first. (61) Why wait until Jan 2021 to move the planning boundary? Why not move it asap and allow development from 2021? This may prevent changes in central government policy in overruling local wishes. (116) Unless there is a public footpath to the village centre. (119) Why not allow access to Church Road via garage site, which was offered to SHLAA, and redevelop garage site, also Tandoori back garden. (126) Crucial timing to ensure developments phased. (142) This site is nearest to the village centre and should be developed first in March 2015</p> <p>(c) They disagree with the date for moving the planning boundary, and the phasing of the three main developments (stating that it should be March 2015 for their development) as they consider that theirs is the most popular site, citing the results of the sustainability appraisal and the Parish questionnaire to support their case. (m) As one of the main reasons for undertaking neighbourhood planning is for the parish council to allocate sites rather than the district council, we do not feel it appropriate to comment on the suitability of this and other sites in the plan. The choices on allocations should be made on the judgement of the parish council when collecting evidence for the neighbourhood plan. The same is true with the issue of phasing. The policy is clear and understood and the map is helpful in identifying the site boundaries.</p> | <p>A number of comments were received that questioned the date the site should be made available for development. In light of these comments, the starting date in the policy should be advanced by 3 years. It is recognised that this is a centrally located sustainable site, but developing the site of Policy HO2 first has advantages and phasing construction, rather than constructing on two sites at once, is considered important. The reasons for the sequencing of the sites were intended to have been stated in the Draft Plan but were inadvertently omitted. They must now be added to Section 4.2 of the Proposed Plan. <i>Further clarification on the reasons for sequencing of sites to be added to section 4.2 (Housing). Change the wording in the first sentence to read 'January 2018.'</i></p> |

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| | <p>(6) Suggest TPOs on two existing trees referred to. (23) Not sure it is important that travellers on the A272 cannot see houses. There are plenty already, I think this is an unnecessary expense, and just a “nice to have” with little real benefit to anyone. (30) Native hedging and trees preferred. (35) Make sure that the houses are of such quality and beauty that they do not need screening. You assume that the houses will be so bad it needs hiding. (69) Obtain tree preservation orders before construction? (76) Entrance to site (illegible) from A272. Exit vis Church Road. (84) If the houses are built sympathetically why hide them, except to alleviate noise. (113) Native yew or a mixed hedge not evergreen Portuguese laurel or privet as the latter need 4 or trims a year. Native yew or a mixed hedge are good for wildlife & provide nature corridors. Yew needs a trim once a year – people think it’s slow growing but actually is not. A mixed hedge needs trimming twice a year. A mixed hedge could even be laid by a hedgelayed which would look great. The hedging plants should not be planted more than 18 in together otherwise the long term health of the hedge will be compromised. Imaginative planting and not the really lazy “landscapers” normal choice of plants should be used that add no beauty to the scheme. not sure we need 4 bed homes. (126) Trees for visual and audible effect.</p> | <p>The possibility of applying a TPO to one of the two trees mentioned in the policy was initially mentioned by LDC’s Tree and Landscape Officers and has been pursued by the Parish Council with LDC, however it is now felt that the policy is robust enough to provide protection to the trees. A number of comments were received relating to the type of hedging and buffer zone. These comments are welcomed; however it is felt that the policy should not be too prescriptive. The Parish Council will have an opportunity to make further comments on applications at the planning application stage. LDC’s Tree and Landscape Officer recommended screening to obscure the development from long views from the north and this was agreed by the Steering Group. No changes are required to this policy itself, but clarification of why such planting is required should be added to Section 2 of the Plan. <i>Clarification is needed on the reason for the requirement for screening. This is to be added to section 2. Also delete 'and from the A272' from the policy.</i></p> |
| <p>HO3.2 94%</p> | <p>(m) The intention is supported and the policy is understood. We believe that specifying that the identified trees have to be retained may be too restrictive as there could be very good reasons raised during the design process that would require them to be removed. You may wish to word it slightly differently: “Removal of the identified trees as part of a development would require reasoned justification.</p> | |

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| <p>HO3.3 92%</p> | <p>(35) Find out first if 29 houses are required, once Core Strategy is approved. (50) Might vary due to unforeseeable circumstances. (57) No more than 29 houses. (68) Fewer 4 bedroomed homes. (113) no to bungalows, poor use of space, they will only be bought & converted into houses. Should be maisonettes. Flats should have access to gardens (119) Too many for the site. Will be busy junction to A272 which already has busy access from the green. (121) No 4 bedroom, plenty in village already.</p> | <p>As policies 3.3 and 3.4 are closely related, the comments on these two policies have been considered together. The policies were broadly supported (92% and 95%), although there were concerns about the prescriptive nature of the policies from some. Changes should be made to reduce this and to ensure that appropriately sized Affordable Homes are provided. In addition, the site should be allocated one extra dwelling to ensure that the proposed housing density is complied with on this site and to allow for a total of 100 homes to be provided in the Village under the Plan by 2030; as a result the number of affordable homes should also be increased in line with the 40% requirement. Some felt that no 4 bedroom homes should be allowed. This is not felt appropriate as there has been support for having homes with up to 4 bedrooms. <i>Change the wording to read; '30 homes may be constructed on this site and these shall include a genuine mix of housing sizes made up of predominantly smaller units and with none having more than 4 bedrooms.'</i></p> |
| <p>HO3.4 95%</p> | <p>(60) Blocks of two storey flats seems incongruous. (83) No to terrace housing. (121) I think 11 out of 29 is too high.</p> <p>(c) They disagree with the number and types of homes to be constructed mainly because they feel that their site is the most sustainable and that the wording of the policy is too prescriptive. They would like it to read, 'At least 29 homes may be constructed on this site and shall include a genuine mix of housing types made up predominantly of smaller units'. They also discuss at some length the density of housing citing both local and national planning policies. (m) We view the total number of housing as part of the allocation process and thus do not believe it would not be appropriate to comment on the overall number. This is except for the fact that development would be at a rate of 23.5 dwellings per hectare, which relates to the target in Core Policy 2 to provide development at a rate between 20 and 30 hectares in villages, but is slightly different to the 25 dwellings per hectare stated in the justification for the housing policies in the neighbourhood plan. Please see our comments on policy HO2.3 with respect to the prescriptive nature of the policy in relation to bedrooms of properties.</p> <p>(c) They feel that this policy is superfluous; if HO3.3 is amended there is no need to state the housing types; bungalows are a poor use of land; and LDC core policy 1 states 40% of housing must be affordable.(m) Please see our comments on policy HO2.4, which relate to this policy too.</p> | <p>(60) Blocks of two storey flats seems incongruous. (83) No to terrace housing. (121) I think 11 out of 29 is too high.</p> <p>As above. <i>Change the wording to read; '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.'</i></p> |

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| <p>HO3.5 96%</p> | <p>(38) Good Idea. (51) Extra land may be required to make the path useable. (71) My house is at the side of the footpath. This is a narrow footpath and my existing oil tank borders this footpath. Also only 4ft fencing surrounds the house. Will the builder provide adequate screening and also make safe the oil tank? (96) The boundary passes between Bannisters Field and the bungalow which is separate from the Rectory, but order of Rector for a six foot high fence. !! (98) Is an excellent idea. (112) Good idea. Will the footpath along the A272 also be developed Maintained since this will likely be most used.? (116) No, because you can't have a policy which can't be implemented. You would need a compulsory purchase, and if you don't have a footpath, children will be driven to school. (119) It's too narrow. (120) Good idea, but I have heard rumours this might not be possible. (128) Very good idea to minimise footfall along the 272. (136) It is important to have safe pedestrian access to the village centre.</p> | <p>This policy received a high level of support, with 96% favouring the intention to make this footpath suitable and available for public use. The proposed developer initially wished to keep it as a private footpath but has since accepted that it can be made public. No changes are required to this policy</p> |
| | <p>(c) They disagree with this policy; they wish to make the footpath private for residents only and consider Newick already well served with green open spaces. They cite a number of documents both National and LDC to support their case. (m) We think it is reasonable that the policy wishes to encourage walking as part of a new development and share the desire for the footpath to be opened. However, we cannot enforce through planning an existing private footpath to become public against the wishes of an landowner. As such we ask that this policy is not a requirement but instead encourages the opening of the footpath. We are supportive of the policy to require open space in the development.</p> | |
| <p>HO3.6 94%</p> | <p>(1) Additional traffic entering and exiting on the A272 could present a potential accident area. (35) Find out from the Highways precisely what access will be and publish that in the Neighbourhood Plan. (57) In a position where there is good visibility coming on to the main road, extend the 30mph limit beyond the entrance in the easterly direction. (78) Better site lines for access to A272 required, so use access from HO4. (79) Is the restriction area to be moved? A better siting on the 272 would be in the apex of the site HO4. (102) Good solution to avoid more traffic in Church Rd. (122) Traffic on A272 is increasing yearly, due consideration to ensure traffic speeds are kept to with extra cars joining. (126) Joint access crucial. (127) Access onto the busy A272 is a concern as the 30 mph speed limit is rarely observed by motorists and some type of speed calming is required, I feel.</p> | <p>The proposed developer of this site and the owner of the adjacent site have been unable to reach agreement on arrangements for a common entrance to their sites. ESCC's Highways Authority has confirmed recently that though they, like the Parish Council, would prefer a shared entrance, separate entrances could be allowed if necessary subject to certain conditions. The policy should be deleted in order that it does not form an impediment to delivery of the Plan. <i>Delete this policy.</i></p> |
| | <p>(c) They are against this policy as they feel it is not deliverable as they consider the owners of site HO4 lack commitment and therefore the whole plan does not meet the Basic Conditions and is therefore unlikely to be accepted. (m) In theory, there is nothing wrong with this policy as we view it sensible that access is shared between the two sites. However, we have been made aware that the respective landowners/agents have been unable to reach agreement on the shared access. At present time, we feel that this policy would affect plan deliverability. The wording of the policy can however be changed to allow this site to have an individual access, which would allow this site to be delivered. However given the desire for just one access coming off the A272, for highway reasons, this would make the site contained in HO4.1 undeliverable.</p> | |

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| | <p>(4)The provision of a footpath bordering the A272 would encourage walking to the local amenities for those houses closest to the A272. (1) If HO3 and HO4 are fully implemented the size of the plot and the number of houses/dwellings in total may be more than would be preferable in that area. (17) Need for footpath alongside A272 to village shops and bus stop. (48) No roundabouts on A272 (49) I am concerned about the number of properties being constructed here, as in the proposal. As well as the access on to the A272 at precisely this point. A notoriously busy road with a record of accidents here. (52) If only 12 one bedroomed properties, this does not seem a lot to cater for first time buyers and downsize / retirees. (53) Absolutely. (55) Look into the possibility of reserving a space in this area for the eventual placements of a new village hall. (56) Completely in agreement with the allocation of this site for development. (117) Must give access by foot into village centre, from development other than by A272. Need to dissuade people from using vehicles to travel to school etc. (118) Recognise the need for the extra housing here and position is good. As directly on A272. However, paths must be made available to encourage walking to centre of village and to the school. Potentially a lot of traffic to the school from here. (129) Should have been done years ago. Close to village centre. (144) Ascertain Newick’s needs first and count all windfall sites. If building no roundabout or lighting</p> | |
| <p>HO3 General</p> | <p>(c) I have been reviewing the Parish Council’s draft Neighbourhood Plan and I would be grateful if you could give me some guidance on the following points. In the Report on Sustainability Appraisal and Development Site Selection Section 8 Summary of Conclusions it states: “Housing development should be permitted on Site 2, the land lying to the East of Newick Telephone Exchange, Goldbridge Road. Housing development should also be permitted on Site 3, the land to the North of Cricketfield, Newick Hill. One of these sites should be released by movement of the relevant part of the planning boundary in 2015 and the other in 2021. Further consideration must be given during development of the draft Neighbourhood Plan to which of these sites should be developed first.” I can find no reference to “further consideration” within the draft Neighbourhood Plan itself. Could you direct me to where this has taken place please? I would also be grateful if you could confirm that there is no Housing Needs Survey accompanying the draft Plan. I note it is not listed at Appendix A to the draft Plan. (h) Fully supports this site and associated policies. (p) Supports provided stated mitigation is applied. (f) As a result of the comment under EN general, which is made for all the proposed developments except HO5, they request the following wording is added as shown: HO2.7, HO3.7 and HO4.7 “The redevelopment should provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water.” (u) Since the SHLAA report this site has increased in size by the inclusion of land immediately to the rear of the Telephone Exchange. We have always opposed this site as unsuitable for development a view confirmed by the Inspector at an earlier Public Inquiry. He said, Extension of Planning Boundary across entire site could lead to pressure for more development (this is now happening with Woods Fruit Farm). Footpath along A272 threatening to young and elderly pedestrians due to narrow paths and heavy goods vehicles passing by. New housing in village would tend to generate considerable longer journeys by car and only supported development if it was justified by specific local needs – a view we still hold</p> | <p>It is acknowledged that allowing development on both this site and that of Policy HO4 would result in significant development in the area, however they both scored well in the Sustainability Appraisal and they were both popular in community consultation feedback, so were allocated on this basis. It was felt by the Steering Group, in discussion with Lewes District Council Officers, that Core Policy 7 of the Lewes District Core Strategy (although not yet adopted) would be sufficient to alleviate the concerns raised by Southern Water.</p> |

| Policy and % yes | Comments | Consideration of comments and changes made |
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| <p>HO4.1 92%</p> | <p>(20) I am not a supporter of stretching the boundary this far East but it is probably necessary to meet the requirement for 100 homes. (35) A qualified "NO" at this stage until number of houses required by Secretary of State under Local Plan's Core Strategy. <u>Phasing is hard to enforce.</u> (61) Why wait until Jan 2026 to move the planning boundary? Why not move it asap and allow development from 2026? This may prevent changes in central government policy in overriding local wishes. (116) Unless there is a public footpath to P O, Church and School. (142) This site is 2nd nearest to the village centre and should be developed 2nd in January 2021.</p> <p>(m) As one of the main reasons for undertaking neighbourhood planning is for the parish council to allocate sites rather than the district council, we do not feel it appropriate to comment on the suitability of this and other sites in the plan. The choices on allocations should be made on the judgement of the parish council when collecting evidence for the neighbourhood plan. The same is true with the issue of phasing. Please see our response to HO3.6 and HO4.6 with regards to concerns about the deliverability of the allocation. The policy is clear and understood and the map is helpful in identifying the site boundaries.</p> | <p>This policy acquired 92% support and attracted only a small number of comments. Hence, the Steering Group agreed that no material change to this policy is required. Some comments objected to the phasing of the allocation, however the phasing of the housing allocations was viewed by the Steering Group as a key requirement in meeting the Vision Statement. Furthermore, the landowner does not seek to release the land before 2026.</p> |
| <p>HO4.2 94%</p> | <p>(5)Yes and maintained properly until established. (23) Not sure it is important that travellers on the A272 cannot see houses. There are plenty already, I think this is an unnecessary expense, and just a "nice to have" with little real benefit to anyone. (30) Native plants and hedging preferred. (38) Good . (76) Only if necessary, don't hide attractive plants. (113) Native yew or a mixed hedge not evergreen Portuguese laurel or privet as the latter need 4 or more trims a year. Native yew or a mixed hedge are good for wildlife & provide nature corridors. Yew needs a trim once a year – people think it's slow growing but actually is not. A mixed hedge needs trimming twice a year. A mixed hedge could even be laid by a hedgelayer which would look great. The hedging plants should not be planted more than 18 in together otherwise the long term health of the hedge will be compromised. Imaginative planting and not the really lazy "landscapers" normal choice of plants should be used that add no beauty to the scheme. (120) Who is going to pay for all these trees and shrubs and maintain them satisfactorily into the future? A great many will be needed according to the projected plan. I am very pleased they are being proposed. Upkeep will be considerable. (126) Audible and visual impact reduction. (13) A buffer zone of trees and shrubs should be included along the southern boundary in addition to those proposed. (132) Trees and shrubs should be planted along the southern boundary. These trees should be densely planted and fast growing, eg poplar,ash sycamore with mixed scotch pine, spruce douglas fir.</p> <p>(m) The intention of the policy is supported. Whilst the policy reflects guidance given by our Trees officer at an earlier time, after further consideration it is viewed that a more flexible policy would be more appropriate to allow for other solutions to mitigate visual impact from a new development on this site. As a result, we offer the following wording: "Trees and shrubs shall be planted to form a buffer zone along the northern and eastern boundaries and shall be sufficient to adequately mitigate the visual impact of the development on views from the north and from the east." (w) He agrees with this policy but would like to amend it in order to maintain the view of those who are affected from the southern boundary (e.g. the tennis club and blind lane). The additions he proposes are; tree screening on the southern perimeter; to stipulate that tree planting should take place within a year of the site selection to give sufficient time for the trees to establish themselves before the development commences; to stipulate that the trees should be a combination of evergreen, pine trees and deciduous trees in order to afford some protection during Autumn and Winter months.</p> | <p>LDC's Tree and Landscape Officer recommended screening to obscure the development from long views from the north and this was agreed by the Steering Group. Changes should be made to make the policy more flexible in light of the changed advice of the Tree and Landscape Officer, and clarification of why such planting is required should be added to Section 2 of the Plan. Comments were received relating to the type of hedging and buffer zone. These comments are welcomed; however it is felt that the policy should not be too prescriptive. The Parish Council will have an opportunity to make further comments on applications at the planning application stage. Following discussions with the Tree and Landscape Officer, it is felt that additional screening along the southern boundary of the site would be unnecessary as this would just divide one part of the Village from another. Clarification is needed on the reason for the requirement for screening. This is to be added to section 2. <i>Change policy wording to read; '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.'</i></p> |

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| <p>HO4.3 92%</p> | <p>(50) Might vary due to unforeseeable circumstances. (51) If this existing house site is included there might be room for 43 houses over this site. (89) Too many houses. (113) Again see no need for 4 bedroom houses. (119) Too many.</p> <p>(m) We view the total number of housing as part of the allocation process and thus do not believe it would not be appropriate to comment on the overall number. This is except for the fact that development would be at a rate of 20 dwellings per hectare, which relates to the target in Core Policy 2 to provide development at a rate between 20 and 30 hectares in villages, but is slightly different to the 25 dwellings per hectare stated in the justification for the housing policies in the neighbourhood plan. Please see our comments on policy HO2.3 with respect to the prescriptive nature of the policy in relation to bedrooms of properties.</p> | <p>As policies 4.3 and 4.4 are closely related, the comments on these two policies have been considered together. The policies were broadly supported (92% and 94%), although there were concerns about the prescriptive nature of the policies from some. Changes should be made to reduce this and to ensure that appropriately sized Affordable Homes are provided. As on other sites, some wanted certain types of dwellings included or excluded, whilst some had issues about Affordable Housing in general. It is felt that such changes would be too prescriptive and would not necessarily lead to a good development. Affordable housing is a term defined by national policy and a detailed explanation is not required for the neighbourhood plan. <i>Change the wording to read; '38 homes may be constructed on this site if the existing house is retained and 39 if it is not. These shall include a genuine mix of housing sizes made up of predominantly smaller units and with none having more than 4 bedrooms.'</i></p> |
| <p>HO4.4 94%</p> | <p>(60) Blocks of two storey flats seems incongruous. . (83) No to terrace housing and flats. (113) no to bungalows, poor use of space, they will only be bought & converted into houses. Should be maisonettes. Flats should have access to gardens (119) Why no sheltered. (121) Too many affordable houses. (128) Again, is affordable home reserved for those with connections to Newick.</p> <p>(m) Please see our comments on policy HO2.4, which relate to this policy too.</p> | <p>See above. <i>Change the wording to read; '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.'</i></p> |
| <p>HO4.5 95%</p> | <p>(73) Needs to be substantial. (113) imaginatively planted</p> <p>(m) We are supportive of the policy to require open space in the development.</p> | <p>95% supported this policy and no negative comments were submitted. There is no need to modify this policy.</p> |

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| <p>HO4.6 95%</p> | <p>(16) Roundabout needed? To slow traffic coming from the East? (23) Yes, but why wait for the second site to be developed before pressing for bus stops? (30) should consider a pedestrian crossing . (50) With support for the NVS reservations on this (unreadable) aspect. (76) Limited acces to A272 to prevent need for roundabout. (103) Providing speeding restrictions are in place and adhered to. (119) Too busy already, bus stops on green already. (120) A safe road crossing to bus stop please. (122) Concerned about extra traffic onto A272. Must be controlled via upkept speed controls. (136) I would support the bus stops / shelters, but some thought should be give to safety of pedestrians crossing 272 here. (143) A bus shelter on the north side of the A272. would encourage crossing the road, extremely dangerous. A roundabout and / or traffic lights would NOT be suitable for Newick. Why could not the residents walk the short distance to The Green, as has to be the case for the rest of Newick residents?</p> | <p>The proposed developer of the adjacent site and the owner of this site have been unable to reach agreement on arrangements for a common entrance to their sites. ESCC's Highways Authority has confirmed recently that though they, like the Parish Council, would prefer a shared entrance, separate entrances could be allowed if necessary subject to certain conditions. This part of the policy should be deleted in order that it does not form an impediment to delivery of the Plan. <i>Remove the first sentence and change the second one to read; 'Bus stops with shelters shall be provided on either side of the A272, close to a pedestrian access point from the site.'</i></p> |
| | <p>(m) In theory, there is nothing wrong with this policy as we view it sensible that access is shared between the two sites. However, we have been made aware that the respective landowners/agents have been unable to reach agreement on the shared access. At present time, we feel that this policy would affect plan deliverability. The wording of the policy can however be changed to allow this site to have an individual access, which would allow this site to be delivered. However given the desire for just one access coming off the A272, for highway reasons, this would make the site contained in HO3.1 undeliverable.</p> | |

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| | <p>(1)It needs a footpath bordering the A272. If HO3 and HO4 are fully implemented the size of the plot and the number of houses/dwellings in total may be more than would be preferable in that area. (4)The provision of a footpath bordering the A272 would encourage walking to the local amenities for those houses closest to the A272. (17) Need footpath along A272 to shops and bus stop. No mention of children's play equipment to serve HO3 / 4 would reduce risk of children going along road. (21) If a bus stop is to be provided on the northern side of the A272, will an additional pedestrian-controlled crossing be required? This could provide the necessary breaks in the traffic at peak times to enable cars to leave the new development sites, particularly to turn east on the A272 . (48) No roundabouts on A272 (49) I am concerned about the number of properties being constructed here, as in the proposal. As well as the access on to the A272 at precisely this point. A notoriously busy road with a record of accidents here. And why are all the proposed new houses clustered together. I thought the planners wanted to disperse housing throughout the village. (55) Look into the possibility of reserving a space in this area for the eventual placements of a new village hall. (56) Completely in agreement with the allocation of this site for development. (71) I feel that once building commences on sites HO3 and HO4 will it stop there. There are an awful lot of open spaces between Newick and Piltdown. Will Newick remain a village? (80) A well thought out attractive plan for this area. (115) It needs to connect to the P O and Church. It's a mistake to build on agricultural land for food security reason. We should be looking to cope with water management. Parking should be hexagon, plastic / ali into turf, not hard standing. Swales should be incorporated. (123) I would like this site to not look like an estate, but to have an open feel to it. (129) Care must be taken to avoid spoiling sky line on entering village. (135) The access will be interesting, perhaps screening should also be planted to southern aspect. (141) It seems a shame to build on green space here albeit I appreciate the village needs to find space for new homes</p> | |
| <p>HO4 General</p> | <p>(b) As the Plan directly affects us and our existing land could you please give us some guidelines as to how you see the provision of a Tree buffer zone between the Building work /gardens in the Woods field and surrounding Properties. Our land directly abuts the Woods field and we have a Horse Manege up against the current dividing hedge. No guarantee of deliverability (2026 too late in the Plan). No declaration that it is covered by the SANGS restrictions. Objection that HO4.2 excludes tree & shrub screening on southern boundary so development completely exposed to Blind Lane which is lower. If, despite her objection, HO4 is to be included in the Plan, she asks that the words “..of sufficient height and substance to mitigate..” be added in HO4.2. Very concerned that street lighting will be necessary or insisted upon, especially at junction with A272. Says that NPC may have no control on this. (h) Supports all aspects of this policy.(k) They suggest that as the use of the Woods site (HO4) is not available until 2026, this is too close to the final deadline date and should therefore be classed as undeliverable. They also say that the site has not been through the LDC SHLAA process and has therefore not been subjected to the same detailed analysis as other sites.The consequence of the above is that they consider the Plan in its current form to be unsound, is not legally compliant and is not in general conformity with strategic development plan policies. Part of this assertion is based on the false view that the Plan only caters for the provision of 94 new homes. (f) As a result of the comment under EN general, which is made for all the proposed developments except HO5, they request the following wording is added as shown: HO2.7, HO3.7 and HO4.7 “The redevelopment should provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water.” (u) This site should be rejected from the Plan. The inclusion of this site is a direct result of inviting landowners in November 12 to submit their plans for development. The SHLAA Report had already identified plots for over 300 houses around Newick. Why would we ever invite more! The traffic on A272 is already very intense during peak periods making access onto the main road extremely difficult Lack of new employment in the village will mean that road usage will continue to escalate. This site is vast and will come under increased pressure to develop the remaining half Access is via a joint entrance with HO3. What assurance have we that the roundabout with street lighting will not be required. Substantial screening is unlikely to hide a very unsightly approach to the Village Green and Conservation</p> | <p>It is acknowledged that allowing development on both this site and that of Policy HO4 would result in significant development in the area, however they both scored well in the Sustainability Appraisal and they were both popular in community consultation feedback, so were allocated on this basis. Although the details of the access to sites HO4 and HO3 have not been fully established, the Highways Authority (ESCC) have agreed the principle of two separate access points to these sites along the A272, subject to certain conditions. The requirement for the provision of SANGS is covered on page 8 of the Plan. It was felt by the Steering Group, in discussion with Lewes District Council Officers, that Core Policy 7 of the Lewes District Core Strategy (although not yet adopted) would be sufficient to alleviate the concerns raised by Southern Water. There is no requirement for neighbourhood plans to allocate only sites previously assessed through the Local Authority SHLAA; the Localism Act provides Parish Councils and local communities with the powers to allocate their own sites. The site has been thoroughly assessed, along with all other sites considered, through the Sustainability Appraisal and community consultation processes.</p> |

| Policy and % yes | Comments | Consideration of comments and changes made |
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| <p>HO5.1 87%</p> | <p>(113) Thought that the land was covenanted by lady to be kept green- should be used as communal allotments. (128) Why only 2 homes? (131) only 1 bungalow. (137) I totally disagree with infilling and refer to your plan regarding planning on other sites EN2 Green open spaces enhance wildlife etc. EN6 Preserving green spaces and roadside verges. TC1 Traffic and Parking issues. TC6 More offstreet parking and CF2 supplementing recreational space. (144) Yes. Good infilling</p> <p>(m) As one of the main reasons for undertaking neighbourhood planning is for the parish council to allocate sites rather than the district council, we do not feel it appropriate to comment on the suitability of this and other sites in the plan. The choices on allocations should be made on the judgement of the parish council when collecting evidence for the neighbourhood plan. The same is true with the issue of phasing. The policy is clear and understood and the map is helpful in identifying the site boundaries. (o) This site contributes very little in terms of the overall housing target, which the other larger sites will meet and will result in the loss of a green space. Considering this development only directly impacts upon eight properties and it is a very small plot, 110 people still lodged a no vote against this land being developed during the consultation in 2013. The plan recommends two homes on this plot, the space available would not be sufficient to build two homes with parking. We have a rear garden gate which opens onto this land as we have no side access into our garden. The loss of this access would cause inconvenience to us. We use this land to maintain the bushes, which border our garden. (t) The proposed area for the construction of the two new homes is immediately adjacent to my Property. This would mean that my property would be overlooked, which would not only interfere with my enjoyment of the Property, but adversely affect my privacy. This would likely have a detrimental impact on the value of the Property</p> | <p>These policies attracted the support of 87%, 85% and 87% in the 144 questionnaires that were completed by Newick residents. A number of comments on these policies were received, some of which were from nearby residents who perceived that they would experience some impact from development on this site. The Steering Group recognised such concerns, but also recognised that these tend to be similarly raised wherever developments are proposed. Some of the issues and concerns will be matters for the local planning authority when permission is sought by a developer of this site. On balance, and with an underpinning positive local mandate in excess of 85%, the Steering Group determined that it would not make any changes to these policies.</p> |
| <p>HO5.2 85%</p> | <p>(23) No, only after feasibility by expert architects as to the real capacity of the site. One bedroom maisonettes etc. might provide more useful space for more people. Two units might be the right number, but are we sure we are expert enough to gauge that? (38) Prefer bungalows. (48) or 2 x semi detached houses. (120) Why can't they be detached? (138) No houses only bungalows. What difference will 2 houses make to villages housing quota. Is it just money ???</p> <p>(m) The policy is clear, understood and reasonable considering the confines of the site. (o) This development will have a huge impact upon us. We believed that we would always back onto this open space as it was owned by Newick Parish Council. If this plot is to be built on we very strongly feel that it should only be sold with permission for (preferably) one, or two bungalows, not two houses. If built on we will experience loss of privacy in our garden as we will be overlooked, as may a number of other adjacent homes. We would lose a considerable amount of sunlight in our garden each day. We would experience greater noise disturbance as houses would be more attractive to families, who may need more than one car and increase the parking difficulties in this area. (t) If the two semi-detached bungalows are constructed no higher than one storey each, and the plans are modified so that they are a reasonable distance away from my Property, this would minimise the risk of my property being overlooked. I strongly object to any proposals for the construction of two storey dwelling houses in the vicinity of my Property.</p> | <p>As above</p> |

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| | <p>(32) IF a property has to be built on this amenity land, it should be a bungalow only. (the trees should remain) Houses would be very intrusive for the properties of the Rough and Oldaker Road. Bungalows. (36) I do not see any need to divert the twitten, let the public footpath run along and be part of the access road.(37) Is this diversion really necessary?. (113) access for allotments (137) I refer to TC1 again. We will lose a lay by, so less parking in the Rough, which already has issues. (144) Site was originally designed as a play area for children. Not used for this purpose, bungalows would be ideal, access simple.</p> | |
| <p>HO5.3 87%</p> | <p>(m) The policy appears to be a pragmatic approach to the issue regarding the twitten. (o) The lay-by in The Rough would be lost for parking for local residents. It is very popular, accommodates two cars and helps prevent traffic congestion on the road. At the main access into this plot is a large sycamore tree, we have concerns that building would result in the loss of this tree. Any development on this plot would add further parking pressures to the road as the plot is not big enough for parking for two homes and any visitors. (t) The new development would result in the twitten running by my Property (between the Rough and Vernons Road) becoming extremely busy and my privacy would suffer enormously. I already pay an annual licence fee in order to access the bottom of my garden across this land. If it was developed, the only way I could gain access to my garden is through my house. Again this could negatively affect the value of my Property. I believe there are better sites identified in the neighbourhood plan and request that this access strip is excluded from the proposed redevelopment site.</p> | <p>As HO5.1</p> |

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| <p>H05 General</p> | <p>(28) A house or houses on this site would be very intrusive on all existing properties on this site. Bungalows only should be permitted. (31) The open space that currently exists on this site is a green space within the village. I would vote to retain it. (56) Completely in agreement with the allocation of this site for development. (58) Preference for semi detached bungalows. (59) Prefer two bungalows for down sizing. (61) Would prefer to see this as a wildlife area. (69) Would be nice to keep the large tree at the entrance to the site. (71) We do need properties to downsize and starter homes, do we really need more large homes. (72) unnecessarily crowded. (73) Will make the area more crowded and not enhance the village. (79) This seems to be virtually building in gardens filling up a pleasant green space. (88) What about parking for these 2. (89) Footpath will go. (92) Too crowded. (93) Too much crowding. (94) Bunglaows more useful. (100) Timescale ? (103) Preferably bungalows. (112) Since there seems to be a determination to always include 4-bed homes in Newick developments, this site would be perfect for just one of these instead of trying to squeeze in two smaller homes. (119) Totally ridiculous. You need some green space, as per your other requirements. (124) We use this on the way to school. This is a lovely green area to walk through. especially when it is full of meadow flowers. It will be a real loss to the neighbourhood. Is this not one of the green spaces stipulated in the original building plan? (125) But care must be taken not to cause problems to adjacent properties. (126) Excellent use of space, small houses / bungalows only. (127) Although only 2 dwellings on a 1/4 acre site seems wasteful. (137) PS on a final note, I will fight this one all the way AGAIN. (143) This seems to conflict with policy EN2. The residents of The Rough and Vernons Road are entitled to a small piece of green space as originally envisaged. It looks as though a tree would have to be removed, which would be a pity.</p> | <p>As HO5.1</p> |
| | <p>(b) Sustainability Appraisal It is claimed that the scoring in this document is inaccurate, artificially deflating the score of MF (e) Most new sites for consideration in our new Plan are around the periphery of the Village. The proposal for 2 houses between The Rough and Vernon Road will have several negative impacts:. DISRUPTION to the lives of residents in the vicinity of the site will be severe during the period of building.[site traffic, noise, pollution and parking congestion] ACCESS to the site is very narrow, both for heavy vehicles and materials .It is not clear whether future residents to the new houses will have vehicular access or whether PARKING will need to be found in nearby roads, already congested - particularly in The Rough but also at times in Vernon Road(cul-de-sac). Neither option is practical in this restricted area. .A LOCAL ENVIRONMENT which, like the remainder of Ashdown View, enjoyed the benefit of well-planned, comfortably spaced plots with grass/tree filled areas will have back to back houses affecting approximately 20 residents. (p) Opposes as would have an unacceptable impact on local landscape character and visual amenity even with proposed landscaping mitigation. (u) In favour of development</p> | |

| Policy and % yes | Comments | Consideration of comments and changes made |
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| <p>LE1 99%</p> | <p>(35) but what exists is not beautiful. What is the established character / sense of place of asbestos building? (112) Could pressure be brought to bear on the owner of the bakery, which is evidently in need of attention and development, and which would enhance the existing popular business and provide more employment. Eg a coffee shop/retail space?</p> <p>(m) This policy is enforceable for retail development, however not for industrial or warehouse premises as part 8 of GDPO allows permitted development rights for use classes and so the policy may need to be more specific in regards to use classes that would require planning permission. Alternatively, the policy could begin with: "If planning permission is required..."</p> | <p>This policy achieved 99% support, with no substantive comments received suggesting that the intention of the policy was misguided. Thus, it is not felt that any major change is required. A small change should be made, as advised by LDC, to reflect the fact that some changes to existing retail and business premises could be achieved through permitted development rights and would not require planning permission. <i>Insert at the start of the wording, 'If planning permission is required'</i></p> |
| <p>LE2 98%</p> | <p>(35) Why small scale. Why not try to employ more people locally? (50) Too restrictive. (61) Rotherfield wood yard should be converted to a fracked gas processing site, so that the parish can directly benefit from grants and income streams available.</p> <p>(h) Suggests reference of need to retain/enhance/maintain tree belt screening (m) This is a positive policy which is specific to Newick in reference to the previous milk processing plant.</p> | <p>This policy received 98% support and therefore it is not felt necessary to change its main intent. Based on some comments the word's 'small-scale' should be removed, as larger development may be appropriate on some sites. We do not feel it is appropriate to allocate a site for fracking. In any event, fracking is not an issue that can be covered by neighbourhood plans. <i>Delete 'small scale'</i></p> |

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| LE3 97% | (50) Too restrictive. (58) Agree with keeping as business premises. (84) Only converted to residential use if the business no longer viable and the premises remain empty. Conversion into residential property means more residence to support local business. (86) Licensed premises should not be allowed to become entertainment centres or childrens play areas. (86) With reservations. Licensed premises should remain local, and not be allowed to develop into entertainment centres. (119) What if redeveloped to give residential and commercial property. (138) To some extent I agree, however each situation is different. For example, if a farm building has sat unused for some time, it would serve more purpose converted to housing rather than rotting away. | This policy achieved 97% support. It is recognised that some conversions can take place without planning permission and the policy should be amended to reflect this. Some comments were received suggesting that the policy was too restrictive, but it is felt that the policy actively encourages certain conversions and does not restrict other applications from being pursued. As a result, no other changes to the wording of the policy are required. <i>Insert at the start of the wording, 'If planning permission is required'</i> |
| | (m) The intention of this policy in demonstrating the community's aspirations is commendable, although this policy would not be enforceable due to permitted development rights allowing the change of use from certain use classes to residential. Therefore, it may be considered a misleading policy and the wording may need amending to begin with: "If planning permission is required..." | |
| LE4 98% | (6) Could inconvenience / disturb other residents and create additional traffic. (17) Including installation of garden office (but not then converted to residential use!) (35) Slightly mean. Think small why not back success? (51) Providing changes do not convert garage or car parking spaces. (86) As long as they do not infringe on neighbours. (94) Provided there is adequate car parking. (141) Agree strongly, a target should be better broadband to encourage home working and women and men being able to remain in the workforce by working at home and combining family life | This policy achieved 98% support and only a small number of comments suggested changes. Such comments generally were in relation to concerns about impacts on neighbouring properties and increasing traffic, but it is felt that the policy seeks to reduce travel and take account of the surroundings. LDC has made us aware that in general such changes would qualify from permitted development rights, but the intent of the policy is to show the community's position, which links with Objective 8 of the Sustainability Framework. On this basis no change to the policy is required. |
| | (m) The intention of this policy in demonstrating the community's aspirations is commendable, although the development outlined is already permitted development and does not require a planning application. | |

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| <p>LE5 94%</p> | <p>(5) I think that residential use is acceptable. (35) Slightly mean. Think small why not back success? (50) Too restrictive. (57) As long as there is a market for this. (103) They could be converted into holiday apartments, for example holiday property bond have done them in other areas across UK. (104) We live in a barn, and this does not alter the surroundings. (113) so long as they're not car dealerships (123) Location critical. (125) Quite happy with our ex-farm building. Never likely to become business premises. (128) If farm buildings have no use as farm buildings, business or residential use should be considered. (130) It would be preferable to allow conversion of old farm buildings to residential property if the alternative is their destruction to make way for business premises. (132) Some old farm buildings are not suitable to change into business use, but economical converted to residential rather than letting them fall down. (133) Not sure, depend on site. No blanket decision. (141) Disagree, if farm buildings are redundant they should be converted to encourage good use of space</p> | <p>This policy achieved 94% support. Those that wished change generally believed that the policy was too restrictive. However, it is felt that the policy actively encourages certain conversions, reflects the community's desired position and does not restrict other applications from being pursued. As a result, no change should be made to the intent of the policy. The District Council has pointed out that some conversions qualify from permitted development rights and therefore a small change should be made to the policy wording to make it clear that it refers to applications requiring planning permission. <i>Insert at the start of the wording, 'In cases where planning permission is required'</i></p> |
| | <p>(m) Recently implemented changes to permitted development rights allowing a change of use between certain use classes means that the Parish Council would not be able to prevent such development. However, they have wisely used the neighbourhood planning process as a means of demonstrating the community's aspirations. The policy could be reworded to capture instances where planning permission is required or if permitted development rights change, to begin with: "Where planning permission is required..."</p> | |
| <p>LE General</p> | <p>Again, parking must be considered when new businesses are set up as this may encourage more people from outside the village to come in each day. (17) Improved internet speeds / reliability vital for this. (30) It would be preferable if the HO4 had a small retail development within the plan possibly also for HO2, but less essential. (56) Supported. (81) All sensible policies to support local enterprise. (111) The addition of more housing allocations will help to achieve one of the desired outcomes of the plan which is to contribute to the success of local businesses and attract new enterprises. (115) As a relatively substantial local employer (ie 10 employees) we are in favour of residential housing using affordable for single males. Our employees cannot afford to live in Newick, a decent bus service would also help. (122) As long as large lorries do not have to make regular deliveries and cause further delays on these busy roads. (135) Bravo! We must not lose any more business premises. I do not think any less local people work at Newick Park now, then as when hotel. (144) Yes. We need employment in the village or nearby, saves environment with reduced car usage. LE2 Could be more ambitious not necessarily small scale, not integrated steel mill or the like but to sustain small scale businesses</p> | <p>Most comments seemed to support the intention of the policies to encourage employment in the Parish. There were conflicting opinions as to whether the policies would reduce or encourage car use/parking. On balance, it was felt that the policies would have a positive impact and therefore that no change should be made to address such comments.</p> |

| Policy and % yes | Comments | Consideration of comments and changes made |
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| TC1 95% | <p>(2) In principle without the installation of traffic calming measures (16) Speed cameras for A272 (20) I do not think we need traffic calming obstacles. (35) more local jobs. (65) We feel that traffic calming measures should be adopted as soon as possible along Allington Road. (87) However traffic calming needs very sensitive addressing to avoid inconvenience to residents. (128) Speed cameras installed. (144) No. Parking space lowest priority except on new development.</p> <p>(m) This policy has a clear and practical intent in line with national policy. It also applies a local context and identifies traffic calming examples to guide development proposals. This is a good example of a neighbourhood plan policy. (q) Focusing development to the east will encourage yet more use of cars through The Green and Allington Road (not the A272) and exacerbate the already difficult parking situation and create more hazards. The Mitchelswood site offers the best access onto the A272 for commuter traffic travelling west and exiting the village via Allington Road. The suggested sites to the East of the village require new access roads, directly onto the A272. These will require mini-roundabouts, and street lighting, contrary to the idealism of keeping a rural Village Green. The upgrade of the A272 east/west has not been considered. Once the relief road around Haywards Heath is complete the heavy commercial traffic using the upgraded connection between the A23, the A22 and A26 will increase significantly. This route travels right through the Village Green. The draft plan, therefore, a) fails to address access issues for the development sites, and b), clearly has not had sufficient communication with the adjacent district authorities.</p> | <p>With 95% support and an endorsement from LDC as 'a good example of a neighbourhood plan policy' no change to this policy is considered necessary. Written comments tended to relate to the implementation of specific measures, which was not the intention of the policy, and therefore these do not justify changes. The fact that roundabouts and street lighting are not required should be made clear in Section 2 of the Plan</p> |
| TC2 98% | <p>(12) I especially would like to see more walking / cycling facilities around the village. Could Church Road be developed into a "quiet lane" with traffic calming? (35) provide more local jobs. (56) Consideration to car sharing etc for comuters. (71) In my opinion parking is a great issue especially down Church Rd. We take our life in our own hands every time we pull out of Bannisters. Very dangerous. (95) Footpaths and twittens should be wheelchair accessible where possible, including power wheelchairs. (96) Except elderly sometimes have problems walking. (125) Proposed siting of future developments satisfies TC2, building on land south of Allington Rd does not. (130) Provision of bicycle tracks should be considered. (132) Cycle track - good footpath to encourage families to use them.</p> <p>(b) No guarantee of deliverability (2026 too late in the Plan). No declaration that it is covered by the SANGS restrictions. Objection that HO4.2 excludes tree & shrub screening on southern boundary so development completely exposed to Blind Lane which is lower. If, despite her objection, HO4 is to be included in the Plan, she asks that the words "...of sufficient height and substance to mitigate.." be added in HO4.2. Very concerned that street lighting will be necessary or insisted upon, especially at junction with A272. Says that NPC may have no control on this. (m) This policy is in line with national policy but adds little extra detail or local context. Some of the housing allocation policies do add further detail by identifying specific sustainable transport linkages from the sites in question. However, further evidence relating to the parish's sustainable transport provision may have added more detail to the policy by allowing it to be more specific and identifying/linking to areas of poor provision. (q) The Mitchelswood site has been discarded in the draft plan, despite being the nearest site to the primary school. By creating family homes at Mitchelswood, children could easily walk to school without even crossing the road. Safety, avoidance of unnecessary risk and easy access to the primary school should be a criterion for selection.</p> | <p>No changes are required to this policy, which had 98% support. Most of the comments related to specific parts of the Parish where movement was expressed to be difficult, but it was not the intention of the policy to introduce specific measures.</p> |

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| <p>TC3 97%</p> | <p>(1)Most important. (18) Yellow lines should be avoided on the Green simply from a visual aspect, let alone effectiveness. (38) Agreed. (93) As long as the green itself is preserved. (109) Additional parking for the green would be good, but good luck in finding some. (121) Very necessary. (122) If you use tonight as an example, I had to park 1/2 a mile away from these grounds, so we do need extra parking at these facilities. (126) Parking in village centre needs to be addressed. (127) The parking on the village centre is used by people visiting the shops / businesses. Human nature shows that people prefer to park near to the shops especially for short periods of time. Effort for multiplying the existing parking, by narrowing the area of grass in front of the Bull and changing the angle of parking should be considered. (128) Car parking for the shops is always very short stay. Long stay parking areas are unlikely to be used. (132) Only for special occasions, for village functions, not a public tarmac car park! (144) No. The village Green is a designated conservation area. Parking should be a challenge so fit people choose to walk rather than take the car</p> | <p>In light of a comment from LDC, the policy should be identified as a Parish Council policy, rather than a land use policy. Additional changes to the policy should be made to reflect recent progress on a particular potential scheme. <i>This policy becomes a Parish Council policy. Insert after first sentence; '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.'</i></p> |
| <p>(j) In order to support policy TC3 the NVHMC will be looking at ways to increase parking in the front of the hall (roadside) to increase the level of available off street parking near the green. Consideration could be given to signs directing vehicles and blue "P" signs to the VH car park . The cost could be met in part by NVHMC or through the Community Infrastructure Levy. (m) Whilst we support the intention, it is not a land use policy and it is felt that it should be identified as a Parish Council policy.</p> | | |
| <p>TC4 99%</p> | <p>(5)Broadband speed is a problem. (61) The PC should encourage anyone other than a BT Company from owning the ducts. It is still cheaper for a new operator to dig in new ducts, that to negotiate access to BTs. Likewise dark fibre tax goes against "installing for the future". It will be better if the PC own the ducts. (106) Not only broadband BUT ALL SERVICES SHOULD BE DUCTED in the footways. (130) This should be done at the same time when other ducting is being laid and automatically supplied to each house when being built. (132) This should be done automatically when electricity / BT ducting is being laid.</p> <p>(m) We support the intention of the policy and recognise that it follows advice from officers and the policy contained within the Upper Eden Neighbourhood Plan. We do suggest that the policy is reworded to: "All development should be designed to accommodate broadband, allowing internet providers to install broadband with minimum disruption."</p> | <p>The policy achieved 99% support. The intention of the policy to encourage broadband provision should not be changed, but the wording should be altered to reflect the comment from LDC. Comments were made about the providers of broadband services, but this is not considered appropriate for inclusion in a land use plan. <i>Rewrite to read; 'All development should be designed to accommodate broadband, allowing internet providers to install it with minimum disruption'</i></p> |
| <p>TC5 97%</p> | <p>(10) The speeding along Allington Road should be addressed. (16) Speed cameras for A272 (20) I think that the problem is sometimes overstated. (34) Totally support this one. (87) A great concern to me! (95) An extra crossing should be put on the 272 to reduce speeding and enable residents to access village hall and walk up to school safely. (113) To reduce parking congestion at the primary school & pre-school and to encourage parents to walk, there should be outside awnings where adults & children can wait in the rain at each end of the day. Many people use their cars to shelter in before opening & at the end of the day. As nobody can time their arrival at school to perfection to coincide with opening times. (119) Enforce what you have. (120) Speed humps can be very effective. (121) and Allington road. (123) <u>No</u> . Speed bumps please! (144) Not necessary.</p> <p>(m) We support the intention of this parish council policy.</p> | <p>The written responses to this policy were positive, bolstered by the 97% support the policy acquired. Thus no change should be made to the policy</p> |

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| <p>TC6 97%</p> | <p>(38) Agreed. (104) More off street parking is needed by shops. (142) Yes. TC6. More lay-bys needed in Cricketfield. (144)Yes. But not near or on The Green. The P.C. should always apply for planning permission so avoid unsightly concrete paths, posts etc</p> | <p>The Steering Group determined that no changes to this policy were required, the need for additional parking having been a recurring theme throughout the development of, and consultation on, the Neighbourhood Plan.</p> |
| <p>TC General</p> | <p>(3)Do not support the use of 'speed bumps'. Can anything be done to restrict parking at the bottom of Allington Road near the post office? (21) As residents of Allington Road, we are very conscious of the traffic problems in the road and agree any development using access from this road should be prohibited. (31) Attention should be given to the parking on the corners of Oldaker Road, between Marbles Road and Powell Road which is dangerous. (33) Important to reduce speed limits on the lanes feeding into the Village and the A272 through the village, in the light of the inevitable increase in traffic. (40) Question: is there any merit in supporting / encouraging southward extension of Bluebell Railway to northern side of A272 to provide potential rail link to East Grinstead and London. (49) Of course traffic needs to be limited in the village itself. But I do not see that the safety of traffic is enhanced by shipping people onto the A272 at this point. What happened to the proposals at Mitchelswood Farm, and access to the A272 at the safer end. (50) We believe the NVS cautionary comments on the transport implications should be taken very seriously. (58) PC should discourage residents from parking on estate roads when they have provision on driveways. (63) Lateral thinking ! Should the Parish buy a mini bus to use / hire? Our twin village has one, largely paid for by adverts on the vehicle. (78) with reservations, as roundabouts which include street lighting. We prefer to be without lighting. (88) Parking in Oldaker is a risk at present on bends. (98) keeping traffic to a minimum level in the village is very important. (100) TC3 and 6 an absolute must. (101) Concerns that traffic in Allington Rd would increase to dangerous levels if developments are sited along or adjacent to Allington Rd and impact on school traffic etc. (109) The high street verge needs to be made a proper hard standing. It looks a mess, and it is supposed to be a conservation area. (111) Clients sites will provide traffic calming measures in Allington Road as required. (115) Lobbying for improvement in bus services and in broadband provision must be a priority. (116) More importantly we need subsidised buses or mini buses to allow people to travel from the perimeter of the Parish. We employ 10 people and they all have to travel by car. (129) Further development under HO2 would cause further problems at A272 junction with Newick Hill. (135) The bus service <u>must</u> be improved. (143) It doesn't make sense to say that a better bus service will only be provided "if the existing services are more widely used", when they are currently not more widely used because the timetable is unsuitable and inefficient. A half hourly service should be put in place, with wide publicity, and the times extended each end of the day. Smaller buses could be used, except for the school buses.</p> | <p>Most comments referred to specific parking and transport issues with some suggesting how they could be solved. However, it was not the intention of the set of policies to deal with such specific issues. A number of other comments referred to improved bus services, but it is not possible to use a neighbourhood plan to make an operator deliver such services. Thus no changes are required in light of these comments.</p> |
| | <p>(h) Supports but makes point again that road congestion is an environment issue. (p) Welcomes integration of their previous comments. They will be working with LDC to develop a walking & cycling Strategy for the District. (s) The Highways Authority has told NPC that there are no difficulties regarding access to the sites preferred. What this means is unclear (no difficulties in making a roundabout or providing traffic lights or installing street lights?) It is essential that the Highways Authority is quite specific about what is required or not required. Whatever is discovered should be incorporated into the Neighbourhood Plan. (u) Traffic calming measures can create more noise and air pollution. Why ignore A272 – traffic levels will continue to rise with housing planned from Uckfield to Haywards Heath.</p> | |

| Policy and % yes | Comments | Consideration of comments and changes made |
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| CF1 98% | <p>(35) but it is interesting to note that the Parish Council would not object to the Church being demolished. (50) Don't understand why this is necessary! (55) Newick Village Hall - think long term for eventual replacement in say HO3 / 4. (56) The list of community facilities to not be limited to only those. For example, public houses etc and future community facilities. (61) Plus - although fantastic work has been done to the Village Hall, it still has a comparatively short life span and unless something addresses this issue at this time, our successors will not thank us in 50 years time. (121) Parking needed for Bowls Club and more for the Health Centre, and KGV PF. (126) Should the Parish Church be included in the list of village facilities. (136) Strong evidence must be supplied to show that the community no longer requires any of the facilities listed in CF1.</p> <p>(f) SW cannot support the current wording of this policy as it could create a barrier to statutory utility providers from delivering its essential infrastructure required to serve existing and planned development. (They say this view was supported by the Inspector for the Arundel Neighbourhood Development Plan.) They therefore seek the following additional wording to this policy: "Should the need arise, development for essential infrastructure will be supported in special circumstances, where the benefit outweighs any harm, and it can be demonstrated there are no reasonable alternative sites available" (m) The policy approach is supported and should ensure that the parish continues to benefit from a wide range of facilities.</p> | <p>This policy attracted 98% support. The Steering Group considered comments on the omission of the Parish Church from the facilities listed in CF1 but believed that the likelihood of demolition or application for change of use to the church or its grounds was unlikely in the period to 2030. Southern Water believed that the policy created a barrier to utility providers and offered additional wording that could mean the loss of community facilities. On balance, it was felt that the inclusion of such wording would change the intention of the policy and that the policy already allows for a developer or utility provider to provide equivalent local facilities on another site if the current site is needed for development. Hence this policy requires no change.</p> |
| CF2 98% | <p>(78) The size of development should take into consideration the feelings of residents and the members of new dwellings should not exceed 60. (113) also play equipment for the elderly. These promises must be enforced. There is still no childrens play area as promised in the Alexander Meads development. (120) It would be good if allotment space could be allocated on any of the sites to be developed.</p> <p>(m) This is a positive policy, in line with paragraph 70 of the NPPF, aiming to increase recreational, play space and allotment provision. However, it may not be worded tightly enough to act as a requirement for developers as "where the size of development allows" is open to interpretation.</p> | <p>The policy was strongly supported (98%) and all comments received were positive. A small change should be made as suggested by LDC, to clarify the minimum size of development the second sentence applies to, but this does not change the intention of the policy. <i>Replace 'Where the size of the development allows' with 'For developments of more than 6 homes'.</i></p> |

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| <p>CF3 96%</p> | <p>(1)Construction of a new sports pavillion should be further away from the boundary with existing housing - sound pollution when the hall is hired out from music being played at high volume. (6) With the proviso that consideration is given to providing additional parking. (69) I don't think sport should be the priority (sorry). Many people playing sport are from outside the village. Would prefer to see a more even distribution to various community facilities including sports. (87) Recreational facilities for the youth of the village have ofted backfired on local residents, so handle with care. (94) Just a shame the village hall was not relocated when we had the opportunity. short sighted. (106) But do not forget the older generation who need attention. (109) Can't see why we need a new sports pavilion. It's not that old. Additional sports areas - yes. (124) This will be fantastic. However the cricket club using the playing fields as parking (with cars driving at speed past the play ground) should be addressed first.! (125) Wording may be improved to say " sports or recreational facilities". (137) Why do we need a new Pavilion? (138) I agree with money spent on sports clubs, and bringing people to play sport, but not in building a new pavilion. The existing building is perfectly fit for purpose. (142) There is a need for a recreational area for youths and teenagers to the north of the village. Footballs are often kicked around in Cricketfield and around the village hall because the King George V playing field is too far away. This would limit the damage currently caused.</p> | <p>This policy received 96% support, although comments were received that suggested additional or alternative priorities. Having reviewed the written submissions, the Steering Group resolved to make no changes to this policy, given the strong support it received.</p> |
| | <p>(m) We support the intention of this parish council policy.</p> | |

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| CF General | <p>(4) Provide a dance/aerobic/pilates studio with suitable floor and/or music rehearsal space for small choirs to assemble. (3) Are there any ideas of where the new sports pavillion would be sited? (8) There is a need for new modern and safe recreational facilities for young people both indoor and outdoor. Would any of the proposed housing sites, rejected on grounds of increased car traffic etc be good for this?. (20) There needs to be some provision for existing facilities to grow to support the increased population, principally the school and health centre. (21) We think the idea of extending the recreational facilities beyond the Manwaring Robertson field is a good idea. Ultimately, it could provide a green area from the King George V playing field to the primary school grounds. Any new hard equipment should be located right away from the existing houses. (45) Will the Primary School be extended to accommodate an influx of children from these new properties? No mention is made of the school. Also, will the utility providers be able to cope with the emerging challenge? (52) Concerns over Primary School being able to cope with extra children. (60) No mention of increased use of schools and health centre. What is the plan for these? (68) I wonder if the area shaded blue (on page 34) should be retained for recreation, as currently the King George V field is "owned and run by" the Cricket Club, and the Manwaring Roberston field is "owned and run by " the Rugby club. A rec where we are not "trespassing" would be good! (86) Except that many of the youths do not use facilities provided for them and have previously been destructive. (111) The plan includes a comment on the continuation on the local plan allocation of the proposed extension to the Manwaring Robertson Field. It is not clear if this is part of a formal policy of the neighbourhood plan. This should be clarified. However on the basis of the NPFA figures there is a no justification for extending the existing recreation grounds. (112) Adult recreational equipment for the adult and ageing population would be a popular addition to any recreational facilities. (117) Insufficient allotments for local needs at this time, more land must be made available for this purpose. (118) I would like to stress the increasing need for more land for allotments. (122) Wherever possible overflow spaces should be provided to try and ensure major roads within Newick are not blocked and become dangerous for children. (135) Excellent policies. (140) New footpaths and twittens could be built . (143) However, nowhere can I find any mention of the Health Centre. It is increasingly difficult to see a Dr within a reasonable period of time, presumably because they work part time and there are not enough of them. Has the medical practice given any indication as to how they would cope with an increasing number of patients? (144) Yes. Parish Council should apply for planning permission for any development like other owners of land and buildings.</p> | <p>Many comments referenced facilities and uses that the consultee wished to see improved or created. It was not the intention of the plan to have a policy on each community facility or use but to ensure that key facilities remain in the Village, therefore policy changes are not thought necessary. When preparing the Core Strategy, LDC worked with East Sussex County Council to look at school provision and were advised that there will be sufficient capacity to accommodate pupils from new development. NW1 of the adopted Lewes District Local Plan allocates land for the extension of the playing fields beyond the Manwaring Robertson Field and therefore the Neighbourhood Plan does not propose that the allocation should be removed. Neighbourhood Plans are not required to deal with every land use issue and the Plan has not considered the issue of sewerage infrastructure through the many rounds of consultation (or for that matter the infrastructure of any of the other utilities); as a result it is not proposed that the additional policy requested by Southern Water be included.</p> |
| <p>(j) NVHMC believes that the Plan vision statement should mention not only of the community supporting people of all ages, but also people of all colour, creed and disability. NVHMC are planning to spend funds in the next 2 years on improving the external doors to enable better disabled (e.g. wheelchair) entrance and exit. Paragraph 4.5 mentions cinemas in local towns. NVHMC has set up a community cinema club to be run monthly in conjunction with other clubs and societies in the village. In order to support objective 11 (page18) NVHMC has determined that the hire charges are at a level where we can keep the hall functional but encourage clubs, societies and other organisations plus local residents to hire the facility. Additionally we offer discounts to some categories of users plus reduced fees to residents for private hires at weekends. We believe that keeping hire fees competitive and affordable encourages the local use of the hall. (f) SW highlights there is no policy to provide for new or improved infrastructure to support development identified in the Neighbourhood Plan as required in the NPPF. They therefore suggest the following additional policy: "CF 4 New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community".</p> | | |

The following comments on the Whole Plan have all been considered but none were found to warrant any changes not already covered above

(8) We think the plan has been very well put together and is a good read. (9) Excellent Plan. (10) I think the plan is excellent. Many thanks to all concerned with it. (30) This is an excellent draft plan by the Parish Council and I congratulate them. The village needs to provide for a growing population and cannot put its head in the sand. This is a sympathetic plan, and I fully support it. (35) i) it does not reflect the views of the majority to build 100 houses. ii) see Village Societies comments. (36) The phased developments in the proposed policies of HO2, HO3 and HO4 are entirely in line with my own views for the future expansion of the village. Since over 95% of present village development lies to the west of the village green, which is the main commercial and operational centre of the village, it makes every sense that future developments should be principally to the east of the village green, which will be within walking distance of these new area of development. Also, it will give a far more balanced planning and geographical entity to the structure of the village, not only in the years to 2030, but in the years beyond that. (50) NB We agree with the NVS words of warning on the timing problems created by the delay in the LDC producing their Local Plan. (53) Well done for all concerned very hard work. (54) All the Parish Council's preferred sites are and have been carefully identified as possible sites for new housing as stated and I fully support their decisions. All in all a very good and impressive plan for the Neighbourhood Plan... Well done NPC. (62) What an excellent comprehensive plan. (63) What a magnificent effort by all those involved - PC in particular. (65) Unfortunately we live in an age of brickbats but I would like to reverse that trend by awarding a huge bouquet to the team that produced the most informative and colourful report on the proposed development of Newick. Having been the author of many reports, I fully appreciate the hard work and dedication that went into this one. The cross-referencing that was needed to understand the implications of each proposal was a joy to use. So many thanks to all those involved in producing such a comprehensive report and I truly hope that it will be adopted in its entirety. (81) The draft plan is very well thought out and presented. I fully support all the policies which will benefit the village over the next 20 years. (82) Well presented and good information. (83) The report is most comprehensive and the members compiling should be congratulated on a job well done. (88) I would like to buy one of the plans when you have finished with them. (98) Like the fact that the sites will have minimum impact upon traffic levels within the village. (100) I notice that mention of street lighting is absent in draft report. Like village as it is, but extra housing on outskirts and adjacent to busy road might lend itself to some low level lighting. (110) Key concern is school access. (125) Fully support position of proposed developments near the green. I am completely opposed to any development to the south of Allington Rd. (134) we thought it was a very thorough, professional and sensible approach and plan. We are happy to agree with all the recommendations and felt that the parish council had gone to considerable lengths to involve the community and put forward a plan that reflected the views of the majority. We feel that the parish council's suggested approach to development and the individual sites selected are a very fair and appropriate way forward. Of course the village must take its share of development, but it would be very ill advised to give approval to every possible development area that has come forward without first considering whether that is in the best interests of the village. We feel very strongly that each village should remain separate from the adjacent villages. If Newick were to develop right up to the border with Chailey then there would be no distinction between the two and a ribbon development snaking for miles along the A272 would gradually diminish any sense of individual villages or that we live in the countryside. (135) Congratulations to you all. A balanced plan that takes on board the broad sentiments of the village. (141) Agree all. School, a key concern is access for local residents for Newick Primary School. It would appear that this is getting more difficult. It is illogical that children outside of the Parish have access and those in the Parish do not. A suggestion is that the access policy is changed to prioritise Newick Parish children over siblings from outside the Parish. The school needs to retain the ability to educate the children from the Parish and if that means that the school needs to expand this should be supported. Growth of the school could also bring more facilities, (science labs, art rooms etc.), for all children. If the school could grow I would be happy for it to take pupils from a wider catchment area, (i.e, outside Parish).

(a) Thank you for consulting with the Highways Agency on the Draft Newick Neighbourhood Plan. The Highways Agency has no comments to make at this stage (b) it appears to be a excellently considered and presented Document. Well done. (d) We have been following your plan, with some dismay as it does not following the sustainability criteria associated with the selection of sites , nor can you realistically go ahead with your plan, when your District Council has not got an adopted Core Strategy . Paragraph 49 of the NPPF is quite clear on this and High court challenges are successful where your District Council has not got an adopted Local Plan or even one that is emerging. It is well know that Lewes Council will have to allocate more housing land sites and I believe that you should be allocating at least 200 houses, and thus our site should be allocated because it is so close to the school. We are in any event intending submitting a planning application, as we have a solution to the Ashdown SPA. (g) It appears that all the housing allocations fall within 7km the Ashdown Forest Special Protection Area and Special Area of Conservation and they should be considered in the context of the policies for the protection of these European designations. Coming to a conclusion on the feasibility of meeting the requirements (set out in the Wealden Plan) would be helpful to confidence in your NP and its proposals. The plan's proposals should be screened in respect of their potential impact on SSSIs, notably Chailey Commons (see NPPF para 118). (h) Mr Turk gives a long explanation (nearly 3 pages) on why he objects to the Draft Plan as it is for 100 homes rather than 30 - 60 that he considers more reasonable. He says that reference to HMG policies is false as no policy yet set. He says the LDC Core Strategy is due for adoption in 2015, not 2014 as stated. Says comments on what might happen if Plan not adopted is an exaggeration or a distortion. Gives further reasons why Plan should not be for 100 homes. (i) First 3 pages taken up setting out statutory basis of a Neighbourhood Plan. Claims that as the Plan is only against the LDC Emerging Core Strategy which has yet to be tested at Examination, it does not meet full statutory requirements and therefore it should show how the figure of 100 homes was derived. Also it would be beneficial to show compliance with the existing Development Plan and NPPF policies. TH nevertheless fully endorses the vision and approach of the Plan. It suggests that the Sustainability Appraisal should make clear that it incorporates a Strategic Environmental Assessment that meets the requirements of the 2004 Regulations. Queries need for staging. (k) The first part of their letter is based on the belief that the Plan only provides for 94 new homes and therefore fails to meet the requirement of identifying the location for at least 100 homes. They say that as LDC has not yet identified any SANGS locations, none of the identified sites are deliverable for the foreseeable future and the Plan is therefore not legally compliant. They say that the case for inclusion of Michelswood Farm is compelling as it is has been extensively promoted through the LDC Development process, has had the full SHLAA analysis, and most of the site is the only part of the village outside the 7km Ashdown Forest exclusion zone making it immediately deliverable. (l) The letter is sent on behalf of the owners/developers of the sites at 55 & 87 Allington Road and express surprise (etc.) that these locations are not included in the NP. In essence, it is suggested that we defer issuing the Plan until the LDC Core Strategy is finalised next year and any premature submission to the Inspector may well be rejected. This is because "there is every likelihood" that the final Core Strategy will show the need for considerably more houses. PP therefore questions the legality of the process being adopted. They say the LDC Core Strategy is due for adoption in 2015 at the earliest, not 2014 as stated. (n) I have reviewed the document. I write to confirm that South East Water can see no issues, and has no concern, with continuing to maintain safe and secure provision of water services to Newick in accordance with the Neighbourhood Plan proposals. (q) Section 3 What the Community Wants - 3.2 Housing Development at the edge of the Newick Parish boundary – if submitted as a criticism – is a red herring. There are existing dwellings directly adjacent to the existing boundary in several locations. Chailey Parish has already created dwellings directly adjacent to the boundary with Newick without ill effect or concern to most local residents. Many people consider they live in Newick and are involved constructively with Newick life, even though they technically live in Chailey Parish. SANGS and SPA All proposed sites are within the Ashdown 7km zone of influence, with no mitigation SANGS suggested. Until the SANGS situation is resolved, they cannot be delivered. The SPA zone issue has not been addressed as a policy by Newick Parish Council. My understanding is that an area's Neighbourhood Plan has to address all policies required, not just a selection. The Mitchelswood site has been discarded, despite being the only site outside the 7km zone of influence. Thus the Mitchelswood site can be delivered immediately, without the need for District or even individual developers sourcing suitable SANGS to mitigate their own building programmes. She also doesn't believe that Newick Parish Council has adhered to the guidelines. (r) policies restricting site density per hectare and the height of new development could make it more difficult to achieve the smaller reasonably priced homes that are aspired to, and it may be worth considering the incorporation of exception criteria where justification can be addressed on the grounds of site context and good design. The Agency also supports the proposals for private for sale and affordable housing within the Plan, including the identification of the need for more starter homes for first time buyers, smaller homes generally, and greater housing stock for older people to 'downsize' to. The Agency considers that this Neighbourhood Plan strikes a fair balance between retaining the existing character of the village and identifying sites for development. (s) NVS congratulates Newick Parish Council on the productions of a cogent and well presented plan. The NVS strongly support a Neighbourhood Plan for Newick. The final plan should include the following sentence: 'legally the Newick Neighbourhood Plan must conform to planning policies in force when the Neighbourhood Plan is finalized. It cannot conform to the Lewes District Council's latest Local Plan Core Strategy (LDCLP) because the local plan has neither been finalised or approved'. Reasons for inserting this caveat: It seems likely that the NPC will want to submit the Neighbourhood Plan to referendum before the LDCLP has been scrutinised by an Inspector and approved by the Secretary of State, which is unlikely to happen before 2015. The NVS believe that by inserting this statement in the NPC's Neighbourhood Plan NPC is being legally compliant, acknowledging the Local Plan Inspector's power to overrule the LDCLP and to allow for anybody or organisation to make representations to the Inspector without in any way jeopardising the Neighbourhood Plan. The majority of people do not show interest in participating in plans for Newick's future but when votes have been taken the overwhelming majority of those present favoured fewer than 60 houses being built in the period 2010 – 2030. We therefore want the statement on Page 39 i) 'includes policies that reflect the views and wishes of the majority of Newick's residents' deleted and (iii) modified to read 'allowing for the level of housing development appropriate to the needs of Newick'. It is noted that windfall sites which may increase the number of houses built in Newick are not mentioned. The NVS believe these sites should be identified and the number of houses on the 'greenfield' sites reduced. (u) they stongly oppose 100 houses and give a number of reasons why. They dont understand why Allington Road sites have been rejected and are very in favour of the Mitchelswood Site

Approved by Newick Parish Council 12th August 2014

Appendix A: Neighbourhood Plan documents

The main documents produced by Newick Parish Council's Neighbourhood Plan Steering Group during the development of the Proposed Plan are listed below:

Project Plan

Project Brief

Vision Statement

Communication Strategy

Consultation Strategy

Consultation Day of 17th 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 8th 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 the above documents can be viewed on the Community Website www.newick.net. Also available on the Community Website are other supporting documents such as samples of the letters sent to the various categories of interested parties, plus the **Rural Community Profile for Newick Parish** produced for ACRE by OSCI. (The latter was received too late for use of its data in the Steering Group's reports containing data of a similar nature, but contains some additional data that may be of interest.)

Hard copies of documents may be obtained on request by contacting Linda Farmer, the Admin Support Officer to the Neighbourhood Plan Steering Group, at: newickpc@btinternet.com or on 01825 722061.

Appendix B: Statutory and other consultees contacted

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| <p>East Sussex County Council - Rupert Clubb, County Hall, St. Annes Crescent, Lewes, East Sussex BN7 1UE – rupert.clubb@eastsussex.gov.uk</p> |
| <p>Wealden District Council – Marina Briggins Hall, Wealden District Council, Vicarage Lane, Hailsham, East Sussex BN27 2AX – marina.brigginshaw@wealden.gov.uk</p> |
| <p>Environment Agency – Planning Liason, Environment Agency, Guildbourne House, Chatsworth Road, Worthing, West Sussex BN11 1LD planningssd@environment-agency.gov.uk</p> |
| <p>Sussex Police – Samantha Prior, Joint Commercial Planning Manager, Sussex Police Headquarters, Lewes Block, Church Lane, Lewes, East Sussex BN7 2DZ – Samantha.Prior@sussex.pnn.police.uk</p> |
| <p>Natural England - Consultation Service, Hornbeam House, Electra Way, Crewe Business Park, Crewe, Cheshire CW1 6GJ – southeastplanning@naturalengland.org.uk</p> |
| <p>Southern Water – Mrs. Susan Solbra, Southern House, Yeoman Road, Worthing BN13 3NX – susan.solbra@southernwater.co.uk</p> |
| <p>South East Water – Mr. Paul Holton, Rockfort Road, Snodland, Kent ME6 5AH paul.holton@southeastwater.co.uk</p> |
| <p>UK Power Networks – Chris Winch, Infrastructure Planning (South), Energy House, Hazelwick Avenue, Three Bridges, Crawley RH10 1EX chris.winch@ukpowernetworks.co.uk</p> |
| <p>Southern Gas Networks – Stuart Forrest, Southern Gas Network, 2 Leeson's Hill Orpington, Kent BR5 2TN stuart.forrest@sgn.co.uk</p> |
| <p>South Downs National Park Authority – Lara Southam, South Downs National Park Authority, Rosemary's Parlour, Midhurst, West Sussex GU29 9SB lara.southam@southdowns.gov.uk</p> |
| <p>AMEC (on behalf of the National Grid) – Damien Holdstock, Consultant Town Planner, AMEC Environment & Infrastructure UK Limited, Gables House, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX damien.holdstock@amec.com</p> |
| <p>Historic Buildings and Monuments Commission (English Heritage) – Alan Byrne, South East Region, Office Eastgate Court, 195/205 High Street, Guildford GU1 3EH e-seast@english-heritage.org.uk</p> |
| <p>British Telecom – Peter Cowen, BT Centre, 81 Newgate Street, London EC1A 7AJ peter.r.cowen@bt.com</p> |
| <p>Mobile Operators Association – Nicola Davies, Council Liason Manager, Russell Square House, 10-12 Russel Square, London WC1B 5EE nicoladavies@ukmoa.org</p> |
| <p>Vodafone Ltd – Ken Glendenning, Vodafone House, The Connection, Newbury, Berkshire RG14 2FN Ken.glendinning@hca.gsi.gov.uk</p> |

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| <p>East Sussex County Council Highways Agency – Ellen Reith and Keith Jacobs, County Hall, St Annes Crescent, Lewes, East Sussex BN7 1UE Ellen.reith@eastsussex.gov.uk; planningSEhighways.gsi.gov.uk</p> |
| <p>South East Water – Lee Dance, 3 Church Road, Haywards Heath, West Sussex TH16 3NY lee.dance@southeastwater.co.uk</p> |
| <p>South East Water – David Hinton, Rockfort Road, Snodland, Kent ME6 5AH david.hinton@southeastwater.co.uk</p> |
| <p>Barcombe Parish Council – Mr. Malcolm Wilson, 2 Graywood Cottages, Graywood Lane, East Hoathly BN8 6QS By Post - Hard Copy of Draft Neighbourhood Plan barcombe.pc@homecall.co.uk</p> |
| <p>Chailey Parish Council – Mrs. Vera Grainger, Danecourt, Stone Quarry Road, Chelwood Gate, Haywards Heath, West Sussex, RH17 7LS By Post – Hard Copy of Draft Neighbourhood Plan chaileypc@btinternet.com</p> |
| <p>Fletching Parish Council – Mrs. Katherine Rumble, 13 Barncroft Drive, Lindfield, West Sussex RH16 2NJ By Post – Hard Copy of Draft Neighbourhood Plan clerk@fletching-pc.org</p> |
| <p>Isfield Parish Council – Ms Alison Hillman, Clerk to the Council, 39 Glessing Road, Stone Cross, BN24 5FD By Post – Hard Copy of Draft Neighbourhood Plan isfieldpc1@aol.co.uk</p> |
| <p>Newick Health Centre – Ms Julia Beard and Doctors, Newick Health Centre, Marbles Road, Newick, Lewes, East Sussex BN8 4LR Hand Delivered – Hard Copy of Draft Neighbourhood Plan</p> |
| <p>Newick CE Primary School – Ms Sophie Thomas, Head of Newick Primary School, Allington Road, Newick Lewes East Sussex BN8 4NB Hand Delivered – Hard Copy of Draft Neighbourhood Plan</p> |

All of the above were notified of the details of the consultation period by email except the four neighbouring Parish Councils, which were each sent a hard copy of the Draft Plan with a covering letter, and Newick Health Centre and Newick CE Primary School which were each provided with a hard copy by hand.

Letters were sent to the proprietors of Newick’s largest employers, The French Group, High Street, Newick and the former Woodgate Dairy Site, East Grinstead Road, Sheffield Park, Newick advising them that the plan could be seen on the Newick community website.

Email notification was sent to the National Health Service at HWCCG.HWLHCCGEnquiries@nhs.net

Appendix C: Local clubs and societies, landowners and developers contacted

The following local clubs and societies, landowners and potential developers were each notified of the details of the consultation period by email:

Clubs and Societies

Newick Bonfire Society

Newick Horticultural Society

Newick Amateur Dramatic Society

Newick Youth Theatre

Newick Green WI.

Royal British Legion

Newick Twinning Association Andy Wilson

French for Fun

Newick Conservatives

Newick Village Society (also hard copy of Draft Plan sent to Chairman, Mr P Cumberledge)

Dancing for Fun and Fitness

Chailey & Newick Colts

Gambia Support Group

Newick Quilting Club

Newick Rootz.

Newick Film Club

Newick Decorative & Fine Arts Society

Newick Allotment Society

Newick Quiz Teams

Newick Badminton Club

Newick Bowls Club

Newick Junior Bowls Club

Newick Cricket Club

Newick Football Club

Chailey & Newick Colts

Newick Rugby Football Club

Newick Tennis Club

Newick Stoolball Club Gill Hemsley
Newick Crown Flyers (Fly Fishing)
Newick Sports Clubs
Newick Rainbows & 1st Newick Brownies
2nd Newick Brownies
Newick Guides
Newick Beaver Colony
1st Newick Cub Scouts
1st Newick Scouts
Lewes Windmill District
Guide Trefoil Guild
Newick Distress Trust
Newick TLC & Befrienders
Friends of Newick Health Centre
Headway Hurstwood Park
Newick and Chailey Support Group St Peter & St James Hospice
Lady Vernon (Newick) Educational Foundation
Newick Area Community Care Association
Newick Community Club

Landowners and developers

Philip Wood and John Wood
ThakehamHomes – Rob Boughton
Mr. Best and Mr. Lewin
Mr. & Mrs. Bates
Mr. & Mrs. Fuller
Mr. Wright
Mrs. Seona Lightfoot
Mr. James Dalton
Mr. Wanhill and Mr. Greenhalgn

**Newick
Now
to2030**



**DRAFT NEIGHBOURHOOD PLAN
PUBLIC CONSULTATION
1st April to 16th May**

**YOU CAN VIEW THE DRAFT PLAN, THE ASSOCIATED
QUESTIONNAIRE, THE SUPPORTING SUSTAINABILITY
APPRAISAL, AS WELL AS OTHER DOCUMENTS:**

**on the Community Website www.newick.net
or at the following venues and times:**

**Newick Community Centre 19th April 9am to 1pm
Newick Sports Pavilion 9th May 5pm to 9pm
Newick Community Centre 10th May 9am to 1pm**
**alternatively you can borrow a copy of the draft Plan or
other documents from Linda Farmer, admin officer for
the Neighbourhood Plan, 01825 722061,
7 Oldaker Road, Newick, Lewes, BN8 4LN,
newickpc@btinternet.com**

**NEWICK PARISH COUNCIL HAS PREPARED THE DRAFT
NEIGHBOURHOOD PLAN IN CONSULTATION WITH THE
RESIDENTS OF THE PARISH**

Your continued support, both now and at the later referendum, will ensure that the Neighbourhood Plan becomes a formal Statutory Planning document. Please return the questionnaire at one of the above events, to Linda Farmer's address or email, or the box in the Post Office.

**THE NEIGHBOURHOOD PLAN AIMS TO MAKE
NEWICK A BETTER PLACE TO LIVE AND WORK**



**Public Consultation on
Draft Neighbourhood Plan**



Please indicate below whether or not you approve of the policies of the draft Neighbourhood Plan, add comments if you wish, add your name and address and return the form in one of the following ways:

- at one of our three consultation events
- to Linda Farmer, 7 Oldaker Road, Newick, BN8 4LN
- to the box inside Newick Post Office
- or by email to newickpc@btinternet.com

Your response may be included in a report on the Questionnaire but your personal contact details will not be included in that report.

Please indicate Yes/No and add any comments you wish to make, either against a group of policies or, if you wish, against individual policies.

| Policies | Agreement with policy? Yes/No | Comments |
|---|----------------------------------|----------|
| Environment: EN1 EN2 EN3 EN4 EN5 EN6 | | |
| Housing HO1: HO1.1 HO1.2 HO1.3 HO1.4 HO1.5 HO1.6 | | |
| Housing HO2: HO2.1 HO2.2 HO2.3 HO2.4 HO2.5 | | |

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| Housing HO3: HO3.1 HO3.2 HO3.3 HO3.4 HO3.5 HO3.6 | | |
| Housing HO4: HO4.1 HO4.2 HO4.3 HO4.4 HO4.5 HO4.6 | | |
| Housing HO5: HO5.1 HO5.2 HO5.3 | | |
| Local Economy: LE1 LE2 LE3 LE4 LE5 | | |
| Transport and Communications: TC1 TC2 TC3 TC4 TC5 TC6 | | |
| Community Facilities: CF1 CF2 CF3 | | |

Please note that anonymous questionnaires may be ignored.

Your response may be included in a report on the Questionnaire but your personal contact details will not be included in that report.

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| Name: | |
| Address: | |

Newick Parish Council Neighbourhood Plan Steering Group

c/o Linda Farmer, 7 Oldaker Road, Newick, Lewes BN8 4LN

Appendix E: Names of those who returned questionnaires

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| 1 | Patricia Pioli |
| 2 | Ann Goring |
| 3 | Alex Pioli |
| 4 | Stephanie Bennett |
| 5 | Christine Gregory |
| 6 | Mr & Mrs D J Clarke |
| 7 | John Lucas |
| 8 | Mel & Susan Balloch |
| 9 | Robin Parris |
| 10 | Margie Parris |
| 11 | Jenny Walton |
| 12 | Tracy Pottinger |
| 13 | Mark Pottinger |
| 14 | Janita Watson |
| 15 | Trevor Watson |
| 16 | Janine Booker |
| 17 | Peter Bassett |
| 18 | Tim Watson |
| 19 | Glenna Watson |
| 20 | Terry Voice |
| 21 | Nigel and Pam Collard |
| 22 | Cathy Wickens |
| 23 | Dave Whiting |
| 24 | Ivor Bennett |
| 25 | Lesley Bennett |
| 26 | Aveline Moore |
| 27 | Graham Moore |
| 28 | Mr & Mrs Forgham |
| 29 | Jim Mudford |
| 30 | Mario Johnson |
| 31 | Lawrence Mudford |
| 32 | Shirley James |
| 33 | Gillian Morrison |
| 34 | John Morrison |
| 35 | Paddy Cumberlege |
| 36 | Geoffrey Clinton |
| 37 | Hazel Clinton |
| 38 | Jean Sheppard |
| 39 | Jim Sheppard |
| 40 | Graham Mallinson |
| 41 | Mr C G Williams |
| 42 | Ms Denise Carter |
| 43 | Kristen Cope |

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| 44 | R H Cope |
| 45 | Mr & Mrs J Hart |
| 46 | Ken Farmer |
| 47 | C F H Waters |
| 48 | A J Wood |
| 49 | Angela Hunter |
| 50 | T R & C M Houghton |
| 51 | Allen Lucas |
| 52 | Nick & Sue Parsons |
| 53 | Lorraine Scrase |
| 54 | Paul Scrase |
| 55 | Anthony Ernest Mayes |
| 56 | John Tivey |
| 57 | Mary Mayes |
| 58 | Shirley Mansfield |
| 59 | Barry Mansfield |
| 60 | Linda Samson |
| 61 | John Samson |
| 62 | Mrs S M Burnie |
| 63 | Peter Burnie |
| 64 | Rosemary H Walters |
| 65 | Mrs & Mrs D A Durward |
| 66 | Emma Crawford-Jones |
| 67 | Jonathon Crawford-Jones |
| 68 | T R Evans |
| 69 | Mrs Christine Evans |
| 70 | David Lawrence |
| 71 | Sue Davis |
| 72 | Helen James |
| 73 | Chris Hames |
| 74 | Shirley Bowler Smith |
| 75 | Alan Bowler Smith |
| 76 | Ruby Gordon Wilson |
| 77 | Cris Allen |
| 78 | P B Fuller |
| 79 | Mrs PE Fuller |
| 80 | Valerie Thwaites |
| 81 | J G H Thwaites |
| 82 | Mrs Helen Barnard |
| 83 | Rex Barnard |
| 84 | David Strachan |
| 85 | Daphne Strachan |
| 86 | Joy Slipper |
| 87 | Mike Slipper |
| 88 | June Perou |

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| 89 | Sarah Christie |
| 90 | D Christie |
| 91 | Melanie Gorard |
| 92 | P J Currie |
| 93 | Penelope Currie |
| 94 | June Ellis |
| 95 | Mrs Caroline Smith |
| 96 | Ron Perou |
| 97 | Jill Saunders |
| 98 | Clive Saunders |
| 99 | D G Alexander |
| 100 | Hillary Bryan |
| 101 | Hilary Samson |
| 102 | David Hill |
| 103 | Ann Morgan |
| 104 | Valerie Jago |
| 105 | Monica Todd |
| 106 | P A Todd |
| 107 | Mrs Susan Waldon and Miss C Waldon |
| 108 | Julia Norton |
| 109 | Kevin Duncton |
| 110 | Nat Cockburn |
| 111 | W N Alderton of Prospective Planning On Behalf of Village Developments |
| 112 | Penny Heater |
| 113 | Kate Sippetts |
| 114 | Nick Stafford, David Lock Associates |
| 115 | Alan Rae |
| 116 | Isobel Rae |
| 117 | Jason Taylor |
| 118 | Kirsty Taylor |
| 119 | James Dalton |
| 120 | John & Phoebe Caffyn |
| 121 | Juliet Lucas |
| 122 | L G Thew |
| 123 | Peter Vincent |
| 124 | Natalie Simmonds |
| 125 | Chris Jago |
| 126 | Melanie Thew |
| 127 | Beverley Toms |
| 128 | Kelvin Toms |
| 129 | Ian Reekie |
| 130 | Frances R Hunter |
| 131 | Dawn Afford |
| 132 | Mr M Benson and Mrs J May |
| 133 | Jean Vincent |

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| 134 | Jane and Martin Roberts |
| 135 | Angus Ross |
| 136 | Mrs S E Berry |
| 137 | Frances E S Tovey |
| 138 | Joe White |
| 139 | Ben Caulkett |
| 140 | Hayley Caulkett |
| 141 | Laura Cockburn |
| 142 | Malcolm Paul Smith Marilyn Williscroft |
| 143 | Mary Butterfield |
| 144 | Julia Cumberlege |

Appendix F: Names of those who sent an email or letter

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|---|--|
| a | Keith Jacobs, Asset Manager Highways Agency |
| b | Chris and Mel Goddard |
| c | Mr. Mark Best Planning Consultant, Parker Dann, Lewes |
| d | Nigel Greenhalgh - Managing Director Village Developments Plc |
| e | Mr Aubrey Watson 7 Paynters Way |
| f | Clare Gibbons Southern Water |
| g | John Lister Natural England |
| h | Tony Turk |
| i | Boyer planning on behalf of Thakeham Homes |
| j | Village Hall Management Committee |
| k | David Lock Associates on behalf of Mitchelswood Farm |
| l | W N Alderton of Prospective planning on behalf of village developments |
| m | Lewes District Council |
| n | Lee Dance South East Water |
| o | Ben & Hayley Caulkett |
| p | East Sussex County Council |
| q | Seona Lightfoot |
| r | Homes and Communities agency |
| s | Newick Village Society |
| t | Louise Edelston |
| u | Mr and Mrs R Starling |
| w | Mr S L Curry |