

## NEWICK PARISH COUNCIL

**MINUTES** of the meeting of the Neighbourhood Plan Committee of Newick Parish Council held at Newick Sports Pavilion, on Wednesday 5<sup>th</sup> February 2019 at 7.00 p.m.

**Present:** Councillors: C. Armitage, B. Horsfall, M Thew, C. Wickens and K. Wrench.

Non-Councillor: J Lucas (Chairman).

**In attendance:** Mrs S Berry, Clerk to the Council.  
Ms. J. Edwards, LDC Neighbourhood Planning Officer (for part of meeting)  
One member of the public (for part of meeting)

An audio recording was made of the meeting

1. **Apologies for Absence** - Apologies had been received from Cllr J. Smerdon.
2. **Disclosure by Members of personal interest in matters on the agenda, the nature of any interest and whether the Member regards the interest as prejudicial under the terms of the Code of Conduct.** There were no disclosures.
3. **Questions or Statements by Member of the Public** – At the request of the member of the public present at the meeting it was agreed to defer this agenda item until later in the meeting when the LDC Neighbourhood Planning Officer would be present.
4. **Possible review of Neighbourhood Plan** – It was agreed to defer this agenda item until the LDC Neighbourhood Planning Officer had arrived.
5. **Newick Neighbourhood Plan Policies and Community Actions – EN5, EN6, H01.8, TC2, TC3, TC4 & CF3** – There was nothing to report.
6. **Reports on items being monitored by the committee (where available)**
  - 6.1 National Planning Policy Framework (NPPF) – There was nothing to report.
  - 6.2 DLA Legal Challenge – It was noted that a further period of four weeks had been allowed by the Secretary of State for representations to be made by David Lock Associates and other parties to the appeal. The Clerk was asked to contact Phil Barber at the Ministry of Communities, Housing and Local Government in order to check that the other parties would have sight of any representations made and the right to respond to these. **Action Clerk**

*Julia Edwards, LDC Neighbourhood Planning Officer joined the meeting at 7.13 p.m.*

- 6.3 Emerging Planning applications in line with the Neighbourhood Plan – It was noted that the Woods Fruit Farm application (LW/18/0351) had been due to be considered by Lewes District Council Planning Applications Committee on 30<sup>th</sup> January but that it had been postponed and was expected to be considered on 20<sup>th</sup> February. Cllr. Wickens reported on information obtained via the CPRE website which indicated that if a planning application was not in line with the Local Plan it could be called in by the Secretary of State. It was also believed that, should LDC approve the application, the final decision must be approved by the Secretary of State.

*Following the arrival of the Neighbourhood Planning Officer, it was agreed to return to agenda items 3 and 4.*

**3. Questions or statements by members of the public** – Mr Turk stated that his comments were directed to the LDC Officer present at the meeting in addition to being intended to assist the Parish Council. He spoke of his fear that Newick was in danger of losing its identity as a village and instead becoming a town as further development is being permitted or proposed. He quoted various planning statements and reports published by LDC in the past suggesting that Newick had almost reached the limit of its natural growth and that large numbers of additional dwellings would result in harm to the rural character of the village. Finally, Mr Turk urged LDC planners to consider how they will keep Newick as a village in the face of continual pressure from central government to build more houses.

**4. Possible review of Neighbourhood Plan** – A list of questions had been sent in advance to Julia Edwards, Neighbourhood Planning Officer for Lewes DC and Eastbourne Borough Council.

Responses to questions were as follows:-

- There is no requirement to undertake a review of a neighbourhood plan, however, if a review is to be undertaken (e.g. if something has changed to make the policies out of date) the process to be followed would depend on the extent of the proposed modifications. It was recommended that in the first instance a matrix should be drawn up showing each policy and what testing had been done to demonstrate whether or not the policy was still relevant. If having followed this process changes were to be made to the plan it would have to go through Regulation 14 consultation and an examination. Thereafter, if the examiner considered that the nature of the plan had changed, a referendum would be required.
- There were not many examples of Neighbourhood Plans that had been through the review process but those that had included Great Glen Parish Council in Leicestershire, Arundel Town Council, Sussex, and Falmouth (TBC).
- Criteria for funding of neighbourhood plans have changed and the plan must now include site allocations to qualify for funding.
- Case law from People Over Wind case has impacted on many neighbourhood plans in SAC/SPA buffer zone areas and there now has to be a different approach to mitigation and appropriate assessment. This will make the process slower and more expensive.
- Planning Policy Guidance contains a section on reviewing neighbourhood plans – Julia Edwards to send a link to this guidance.
- Lewes District Local Plan will have to be reviewed by 2021 and it would make sense for Newick's Neighbourhood Plan to be reviewed alongside it in order to ensure that there were no conflicting policies.
- Government directives should be monitored for changes to the numbers of new houses that Lewes District is required to plan for.
- Criteria for site allocation contained in NPPF paragraph 67 would apply to any reserve site to be identified as part of a neighbourhood plan. Identifying a reserve site would reduce the opportunity for speculative development. The mechanism for triggering development of any reserve site would also need to be stated.
- Rather than trying to place a cap on the size of any development, it would be better to focus on the scale and density appropriate to a village development.
- Any review of Newick's classification as a rural service centre would be considered as part of the Lewes Local Plan review and would be done by 2021 alongside housing allocations and numbers. Any review of Newick's Neighbourhood Plan should, therefore, be carried out in consultation with Lewes DC to ensure that both plans are going in the same direction. Julia Edwards to check criteria for rural service centre designation
- Lewes DC Housing Department will negotiate on the detail of affordable housing provision on a site by site basis underpinned by viability. Current housing needs data

held by LDC is not up to date. Julia Edwards to check with Housing Department on any plans to update this information.

- Designation of open space to avoid coalescence is not permitted, however, an area of valued landscape could be identified if it met the appropriate criteria. Technical support packages supplied by Locality could help with this process. Julia Edwards to check on what is required to be able to access these packages
- It was clarified that the current neighbourhood plan would remain valid whilst any review was being carried out.

*One member of the public left the meeting at 8.30 p.m.*

*Julia Edwards left the meeting at 8.33 p.m.*

**6.4 Emerging Planning applications in neighbouring areas** – It was noted that there had been an application in Chailey Parish for a new dwelling to be built on land adjacent to an existing property in Lower Station Road (LW/19/0087) and that an application had been submitted for erection of 11 dwellings at Glendene, Station Road, North Chailey (LW/19/0054).

**6.5 Progress on Lewes District Council Joint Core Strategy**

**6.5.1 Part 2 Housing Allocation** – There was nothing to report.

**6.5.2 Progress on meeting national expectations** – There was nothing to report.

7. **Items for the next Agenda** - The next meeting of this Committee is to be held on Tuesday 5<sup>th</sup> March 2019 when it was hoped that the committee would be in a position to make a recommendation to the Parish Council as to whether to proceed with a review of the Neighbourhood Plan and, if so, when and how this should be done.

**The meeting closed at 8.41 p.m.**

**Signed:** ..... **Dated:** .....

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