

# Newick Now to 2030



## **NEWICK NEIGHBOURHOOD PLAN**

### **AVAILABILITY OF LAND FOR HOUSING DEVELOPMENT**

## **1. INTRODUCTION**

This document presents information on the availability of new housing land in Newick plus, where available, the proposals of the owners and developers for development of that land. This information has been collected by the Neighbourhood Plan Steering Group of Newick Parish Council (NPC).

In respect of each of the possible development sites previously identified by Lewes District Council (LDC) in their Strategic Housing Land Availability Assessment (SHLAA), the Steering Group arranged for the landowner and/or prospective developer to present their proposals at a Steering Group meeting. One member of LDC's planning department was present as an adviser to the Steering Group at each such meeting.

The Steering Group also identified other possible development sites by writing, on behalf of NPC, to all owners of land (other than gardens) directly abutting the current development boundary; those landowners that responded were then invited to discuss with the Steering Group their aspirations for the future use of their land. Again, one member of LDC's planning department was present at each such meeting. In addition, one owner of land within the development boundary came forward with a request that his land be considered, while the desirability of considering a further site was raised during Newick's Neighbourhood Plan Consultation Day of 17<sup>th</sup> November 2012 (though that site now appears unlikely to be available). At a later stage, the owner of a large garden outside the development boundary also approached the Steering Group to ask for his land to be considered. Thus further possible sites with Housing Land Available (referred to below as HLA sites) were found.

Prior to the first meeting with landowners and/or developers, the Neighbourhood Plan Steering Group prepared a Landowner / Developer Consultation Sheet which was used for all such meetings. This consisted of a list of various information required and was used as a check-list during each landowner's/developer's presentation; where items of information were not provided already during the presentation, an attempt was made to obtain them during the subsequent period of Councillors' questions. For each site, the landowner or developer was allowed 30 minutes for a presentation and this was followed by up to 15 minutes for questions and discussion. The landowners / developers were thus given equal opportunities.

## **2. RESULTS OF DISCUSSIONS WITH LANDOWNERS AND/OR DEVELOPERS**

### **2.1 LDC SHLAA SITES**

The following four sites had been identified in LDC's SHLAA and stated there to be both available and suitable for development. Their locations are shown on the map at the end of this report.

### **2.1.1 Land at Mitchelswood Farm, Allington Road**

**LDC SHLAA Site No. 16NW**

**Land Area Available (approx.): 3hectares (7.5 acres)**

**Site Access: from Allington Road (and perhaps from Oxbottom Lane)**

Mrs. Seona Lightfoot, part owner of Mitchelswood Farm, attended a meeting of the Steering Group at 7.00 pm on 4<sup>th</sup> December 2012 and presented her proposals for this site. These proposals were at a more developed stage than those of some other sites and included a proposed layout of the development. It would provide between 50 and 70 dwellings including starter homes, modest family homes and homes suitable for older people to downsize to. Mrs. Lightfoot proposed that 25% of the units be “affordable housing”. The proposed development would use materials and styles in keeping with the character of Newick’s existing buildings. The proposed development also included other facilities such as a Sports Hall with on-site parking. A small Green would also be provided as a gap between the Parishes of Newick and Chailey. It was not proposed to phase this development over a period of time, other than the time taken for its construction at a reasonable pace. A copy of Mrs Lightfoot’s proposals can be made available if required.

Subsequently, Mrs Seona Lightfoot asked for another appointment and she and a representative of Barrett Homes attended the Steering Group’s meeting of 2<sup>nd</sup> April 2013 at 6.30 pm. They explained that the proposed housing development would offer the Parish facilities such as an additional cricket pitch and a swimming pool which could be used by the Primary School. Mrs Lightfoot emphasised that a planning application for the site would be submitted in May or June 2013, though she was aware that the Neighbourhood Plan would not be ready by then. The Steering Group reminded those present that the site was outside the Planning Boundary, and that Lewes District Council had stated that planning permission would not be granted for development outside the Planning Boundary while the Neighbourhood Plan was in preparation, provided work on it proceeded at a reasonable rate.

### **2.1.2 Land to the East of Newick Telephone Exchange**

**LDC SHLAA Site No. 11NW**

**Land Area Available (approx.): 1.2 hectares (3.0 acres)**

**Site Access: from A272**

Mr. Lewin, who has an option to build on this land and Mr. Best, a representative of Cluttons, attended a meeting of the Steering Group at 8.15 pm on 4<sup>th</sup> December 2012 and put forward their proposals for this site. (These two gentlemen are referred to in this sub-section as “the developers” for this site.) No detailed proposals were presented as the general layout of the site had been left open for future negotiation. The developers proposed that between 30 and 36 dwellings be put on this site which would be mainly two and three bedroom houses

catering for most age groups. They proposed that the materials and design would be in keeping with existing housing in Newick. Whilst this development offered no additional recreational or other facilities, it was emphasised that this was because it was felt that Newick already had good facilities which this additional development would be able to support. It was pointed out that if this development went ahead, people living there would be able to walk to the centre of the village and its shops and to the school, health centre, recreation ground and Village Hall, thereby limiting local use of the car. The developers stated that they planned to install a water recycling facility. Regarding the possible use of solar panels, the developers felt that the costs did not produce a suitable level of benefit. It was proposed that should this proposal go ahead, construction of the entire site would be completed within 18 months, i.e. there would be no deliberate phasing of the development. A copy of Mr Lewin's notes can be made available if required.

### **2.1.3 Land to the North of Cricketfield**

#### **LDC SHLAA Site No. 08NW**

**Land Area Available (approx.): 1.3 hectares (3.2 acres)**

**Site Access: from Newick Hill**

Mr. Julian Rooney and Mr. Rob Boughton, both of Thakeham Homes, together with Mr. Jonathan Lieberman of Boyer Planning, attended a meeting of the Steering Group at 7.00 pm on 18<sup>th</sup> December 2012 and put forward their proposals for this site. (These three gentlemen are referred to in this sub-section as "the developers" for this site.) The developers proposed 38 to 40 dwellings on this site, of various types and sizes, the largest being four bedroom houses. Many alternative possible layouts of the site had been developed, with the homes for purchase being mostly houses but some of the possible layouts included bungalows or chalet bungalows. 40% "affordable housing" was proposed, with this consisting of apartments and perhaps also some bungalows. The development would be in local materials and designed in the Sussex style. There were no open areas provided but the development would be planted up with mature shrubs and trees. There also appeared to be plenty of parking provided per dwelling, and the developers said they did not like to see parking in the roads. Although there could be problems with access to the site, due to the difficult junction of Newick Hill with the A272, the developers said they were working with ESCC to try to resolve this. The developers emphasised that they wished to work with NPC, to help them design the development to provide for the needs of the village. They indicated that they were prepared to accept some phasing of the construction of the development.

### **2.1.4 Land at 55 Allington Road**

#### **LDC SHLAA Site No. 10NW**

**Land Area Available (approx.): 1.2 hectares (3.0 acres)**

**Site Access: from Allington Road**

Mr. James Bruce and Mr. Nigel Greenhalgh, both of Village Development, together with Mr. Christopher Maidment of Analytical Business Solutions, attended a meeting of the Steering Group at 7.00 pm on 18<sup>th</sup> December 2012 and put forward their proposals for this site. (These three gentlemen are referred to in this sub-section as “the developers” for this site.) Mr. Stephen Wanhill, the landowner, was present as an observer, as was Mr. David Stockman who has an interest in the development. The developers stated that they wanted to work with the Parish Council, and that they had already looked at the results of surveys carried out by the Parish Council during the last ten years, trying to identify the needs of the village. The proposed development was for the whole site, providing about 32 dwellings of mixed types including chalet bungalows, apartments, semi-detached and detached houses, including three five bedroom houses. It was pointed out that the latter were what the parishioners did not want. The developers proposed that the materials and style be in keeping with existing housing in the local area. The developers wished to proceed as soon as possible and did not wish to wait for the Neighbourhood Plan, as they felt there would be an opportunity after March 2013 to secure a planning approval for development in Newick through an appeal. Mr. Greenhalgh was alluding to Annex 1 of the National Planning Policy Framework (NPPF) paragraph 215, which refers to the weight that will be given to existing planning policies from March 2013, based on their degree of consistency with the NPPF. Mrs. Mullins of LDC did not agree with this view, as LDC’s saved local plan policies are consistent with the NPPF. It was pointed out that part of this site is outside the current development boundary, which is not due to be reviewed until after adoption of the Neighbourhood Plan which it was hoped would be in 2014.

Subsequently, Mr. Stephen Wanhill, the owner of 55 Allington Road, asked for a further appointment for himself alone. He attended a meeting of the Steering Group at 6.45 pm on 5<sup>th</sup> February 2013, to clarify his position of ownership of the site and how he would like to see the land developed. He stated that the proposals put forward by his developer included four or five four bedroom houses, rather than the five bedroom houses previously stated, one of which he wished to live in, and that all the others would be small housing units including some maisonettes. He stressed his desire to ensure that the site was developed in his lifetime, so that he had some control over the type and quality of housing. Otherwise, since he has no heirs and the site would be left to a charity, it would be sold to the highest bidder.

## **2.2 NPC HLA SITES**

The following four additional sites have been identified by NPC, during development of the Neighbourhood Plan, as land that could be made available for development. Their locations are shown on the map at the end of this report.

### **2.2.1 Land to the South of 45 Allington Road**

**NPC HLA Site No. N01**

**Land Area Available (approx.): 1.2 hectares (3.0 acres)**

**Site Access: from Allington Road, perhaps via LDC SHLAA Site No. 10NW**

Mr. & Mrs. Fuller, the owners of this site, attended a meeting of the Steering Group at 5.30 pm on 22<sup>nd</sup> January 2013 to enquire what options there might be for future use of their land. The possibility of use of part of their land for allotments was discussed, as was the fact that if the land is ever used for housing, the most obvious means of access to the site would be via the adjacent LDC SHLAA site, assuming that site is developed. Mr. & Mrs. Fuller stated that they would think about the possibilities further. They subsequently confirmed in their letter of 7<sup>th</sup> February 2013 that they wish to have their land considered for development. They also stated that they would not object to some of this land being used for allotments, but that they could not commit themselves to this at present. (Clearly it would have to be negotiated with any proposed developer of the site.)

**2.2.2 Site of existing Garage, Car Showroom, House and Garden at 15 Church Road**

**NPC HLA Site No. N02**

**Land Area Available (approx.): 0.3 hectares (0.75 acres)**

**Site Access: from Church Road**

Mr. James Dalton, part owner of the premises housing P&K Autos car repair business and car showroom, plus the house and land behind it, attended a meeting of the Steering Group at 6.30 pm on 22<sup>nd</sup> January 2013 to discuss what options there might be for future use of this land. Mr Dalton proposed that if LDC SHLAA Site No. 11NW is developed, his land could form a useful addition to that development or, alternatively, his land alone could be used for a small development. Mr Dalton also postulated the combining of his land with that of The Rectory and LDC SHLAA Site No. 11NW in a single development. Mr. Dalton subsequently notified the Steering Group in his letter of 1<sup>st</sup> February 2013 that he had applied to LDC for his land to be included as a potential development site in their next SHLAA Report.

**2.2.3 Land adjoining The Pines, 95 Allington Road**

**NPC HLA Site No. N03 and N04**

**Land Area Available (approx.): 0.4 hectares (1.0 acres) plus 0.5 hectares (1.2 acres)**

**Site Access: from Allington Road, perhaps via LDC SHLAA Site No. 16NW**

Mr. and Mrs. Bates, owners of this land, attended a meeting of the Steering Group at 6.00 pm on 5<sup>th</sup> February 2013 to discuss what options there might be for future use of their land. They stated that they had considered the possibility of putting either some or all of their land forward for consideration for development. They considered that one possibility would be to have some or all of their land developed along with the adjacent LDC SHLAA site, with the latter providing access to their site. Another possibility would be to develop only a small part of their land, with the access being via the existing track that serves their house. Mr. & Mrs.

Bates wished to consider the possibilities further and agreed to write to Mrs. Farmer by the end of April 2013 letting her have their conclusions.

Their letter has now been received, dated 1<sup>st</sup> May 2013, and this confirms that they do not wish to have all of their land considered for development, but they do wish to have two portions of it considered. These are: i) Site N03, an area of about 0.4 hectares (1.0 acres) at the eastern end of their plot for construction of retirement bungalows with access via their existing access track; and ii) Site N04, an area of about 0.5 hectares (1.2 acres) at the western end of their plot, abutting the adjacent LDC SHLAA site with access via that site.

#### **2.2.4 The Rectory, Church Road**

**NPC HLA Site No. (None assigned as site probably not available)**

**Land Area Available (approx.): 0.4 hectares (1.0 acres)**

**Site Access: from Church Road**

The owner of this site had not contacted the Parish Council or the Neighbourhood Plan Steering Group, but the site had been highlighted by residents attending the Consultation Day of 17<sup>th</sup> November, 2012, and re-development of it was given considerable support in the comments made on that day. The site is owned by the Diocese of Chichester and it is expected that it will become vacant when the current Rector of Newick retires. On behalf of Newick Parish Council, the Steering Group wrote to the owners asking if the site is likely to be available for re-development at some time before 2030. Subsequently a second letter was sent as a reminder, but so far no reply has been received. Unless and until a positive response is received, the site must be assumed to be not available.

This site was also mentioned by Mr. Dalton (see 2.2.2 above), who stated that together with his site (NPC HLA Site No. N02) and that of the land east of the telephone site (LDC SHLAA Site No 11NW), it would make one large site for re-development and the opportunity should not be missed. This would allow access to the combined site from both the A272 and Church Road.

#### **2.2.5 Woods Farm, to East of Village on A272**

**NPC HLA Site Nos. N05 and N06**

**Land Area Available (approx.): 1.1 hectares (2.7 acres) plus 4.0 hectares (9.9 acres)**

**Site Access: from A272**

Messrs Phillip and John Woods between them own land on both sides of the A272 just east of the Village. They did not respond to the Steering Group's letter initially, but it had been heard in conversation that they did wish to have their land considered for development. The Steering Group therefore made contact again and received confirmation that this was so. Messrs Woods attended a meeting of the Steering Group at 6.45 pm on 21<sup>st</sup> May 2013. They

confirmed that they wish to have two sites considered for development, but for any such development to be later in the Neighbourhood Plan period rather than earlier. These are: i) Site N05, an area of about 1.1 hectares (2.7 acres) on the north side of the A272, immediately to the east of Toll House Cottage; and ii) Site N06, an area of about 4.0 hectares (9.9 acres) at Oakside, on the south side of the A272, previously Woods Fruit Farm, immediately to the east of LDC's SHLAA Site No. 11NW. In both cases, access would be from the A272.

### **2.2.5 Land by twitten between The Rough and Paynters Way**

**NPC HLA Site No. N07**

**Land Area Available (approx.): 0.05 hectares (0.12 acres)**

**Site Access: from The Rough**

This land is owned by Newick Parish Council and was preserved as an open space when the houses around it were built. It was protected from use unless and until other open space was provided, but that condition was met when The Manwaring Robertson Field became available as a public recreation space. The land is unused and could be used for the construction of one large or two small dwellings. The funds received from sale of the land could be used by the Parish Council to enhance the sports or other communal facilities of the Parish.

### **2.2.6 Land at The Point House, 104 Allington Road**

**NPC HLA Site No. N08**

**Land Area Available (approx.): 1.2 hectares (3.0 acres)**

**Site Access: from Allington Road or A272**

The owner of this site, Mr Keith Wright, sent an email to the Parish Council on 30<sup>th</sup> May 2013, advising that he wished to have the site considered for development. Mr Wright was then invited to attend a brief meeting with the Steering Group on 4<sup>th</sup> June 2013 to clarify his proposal. The land lies at the western end of the Village and is bordered by the A272 to its north and Allington Road to its south.

## **2.3 LAND NOT AVAILABLE**

With the exception of landowners discussed above, of the other various owners of land abutting the existing development boundary only two replied to the Steering Group's letter. Their responses were as follows.

Mr. & Mrs. Sharpe of Ketches attended a meeting of the Steering Group at 6.30 pm on 19<sup>th</sup> February and confirmed that they do not wish to have any of their land used for development and do not wish to see the planning boundary changed to include any of their land.



Mr. John Sclater of Sutton Hall Estates, which includes land South of Newick Church, confirmed in an email dated 2<sup>nd</sup> February 2013 (sent by his personal assistant Ruth Wallis), that he does not want any of his land considered for development.

It is assumed that those landowners who have not replied to the Steering Group's letter, similarly have no interest in having their land considered for development at this stage.

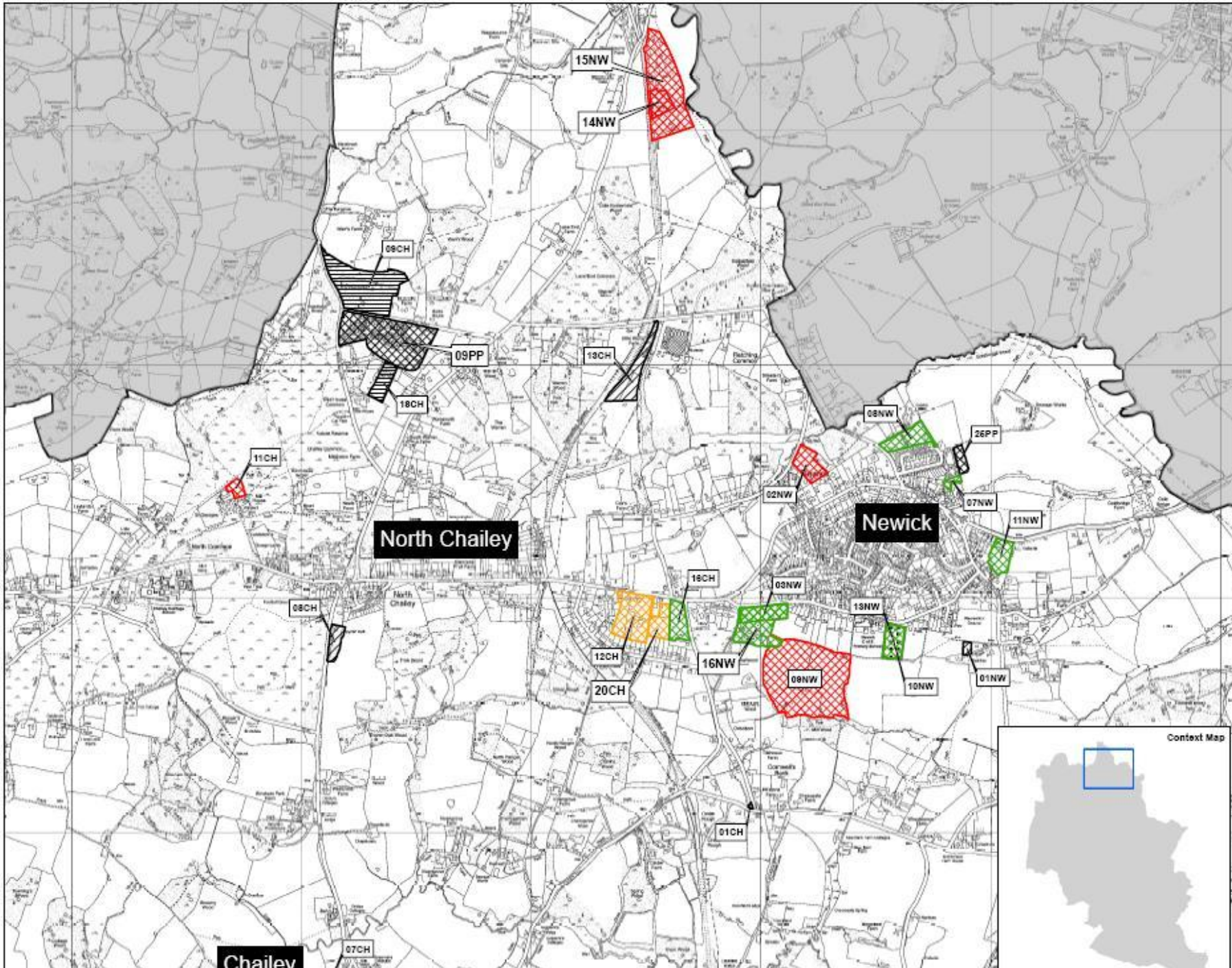
### **3. CONCLUSIONS**

In addition to the four possible sites previously identified in LDC's SHLAA, there are now several more possible sites. The preferability of each site must be assessed by consultation with the residents of Newick, checked for compliance with the policies of the Neighbourhood Plan and tested against the sustainability framework.

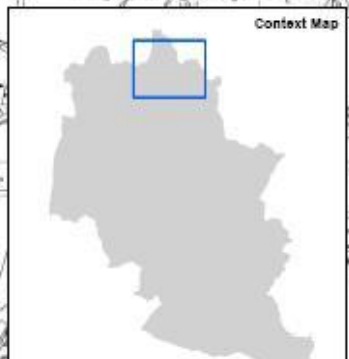
Mrs L M Farmer

Admin Support for Newick Parish Council Neighbourhood Plan Steering Group

2<sup>nd</sup> June 2013



- Key**
- Lewes Local Authority Boundary
  - Other Local Authority
  - SHLAA Site Assessment (& Reason)**
  - Suitable, Available & Achievable
  - Under Construction
  - Extant Planning Permission
  - Resolution to Grant
  - Developable - Suitable and Available but Achievability to Overcome Risks
  - Developable - Suitable but Unknown Availability
  - Developable - Suitable but only Available in future
  - Not Deliverable or Developable - Not Achievable
  - Not Deliverable or Developable - Not Available
  - Not Deliverable or Developable - Not Suitable
  - Filtered - Falls Proximity Assessment
  - Filtered - Site Below Dwelling Threshold
  - Filtered - Unavailable
  - Filtered - Unknown Location or Details
  - Superseded
  - Completed



**SHLAA Site Classification North Chailey & Newick**

Drawn by: RMW  
 Date: 21/09/2012  
 Scale: 1:15,000 @ A3

