

## Supporting Communities and Neighbourhoods in Planning

Neighbourhood Plan Brief

< Newick Now to 2030 >

### Neighbourhood Plan Project Brief

<b>Neighbourhood Plan Title:</b>	Newick Now to 2030
<b>Neighbourhood Plan Area</b>	Newick
<b>Author:</b>	Steering Committee
<b>Owner:</b>	Newick Parish Council
<b>Version:</b>	3

#### Revision History

#### Date of next revision:

Revision Date	Previous Revision Date	Summary of Changes	Changes Marked
11.11.2012	16.10.2012	Further text added	
14.05.2013	11.11.2012	Employment of consultant, application for grant, other minor	

#### Distribution

This document has been distributed to:

Name	Title	Date of Issue	Version
Alex Munro	Mr	16.10.2012	1
Steering Group, CPRE, LDC planners		11.11.2012	2
Steering Group, LDC planners		14.05.2013	3

## Overview

**Purpose** This Neighbourhood Planning Brief is intended to provide a full and firm foundation for the initiation of the development of the Neighbourhood Plan project.

#### Contents

Project Definition .....	2
Outline Business Case .....	5
Project Product Description.....	5
Project Approach .....	6
Project Management Team Structure.....	4
Role Descriptions.....	4

For more information on the Supporting Communities and Neighbourhoods in Planning project please visit [www.cpre.org.uk](http://www.cpre.org.uk) or [www.nalc.gov.uk](http://www.nalc.gov.uk)

## Supporting Communities and Neighbourhoods in Planning

Neighbourhood Plan Brief

< Newick Now to 2030 >

### 1.0 Neighbourhood Plan Definition

This section explains what the project needs to achieve and the background to the plan.

#### 1.1 Plan area

The Neighbourhood Plan (NP) will be for the entire Civil Parish of Newick as this area functions at present as a single community. This approach will ensure that all persons living or working in this community will have the opportunity to help fully shape the future development of the parish. See the map of Newick Parish attached.

#### 1.2 Background

Most new private housing developments in Newick for many years have been restricted to large houses with five or more bedrooms. This has been because the developers wish to build such houses for commercial reasons and the planning officers see no reason to refuse planning permission for them. We know, however, that young people cannot afford to stay in the Village or return to it due to the lack of suitable smaller housing that they can afford. We also know that many older people occupying three and four bedroom homes in the Village wish to downsize provided they can stay in Newick, but can find no suitable accommodation. We hope to be able to ease these problems by insisting that much of the new housing that is built in future is of the sizes and types needed by existing local residents.

#### 1.3 Desired outcomes

Newick is a vibrant village and rural community and we hope to keep it that way.

We expect our plan to be able to control where new housing developments are built, the types and sizes of housing units in each development, and the phasing and sequencing of construction of the development sites. We also hope to be able to improve and add to Newick's community, sports and leisure facilities, provide allotments, contribute to the success of existing local businesses and, if at all possible, attract new enterprises that will provide local jobs. We also expect our plan to need to address other infrastructure issues to ensure that these match the proposed increase in housing stock to 2030 and consider various sustainability issues.

#### 1.4 Plan Prerequisites

Development of our NP will be led by a Steering Group consisting of six Parish Councillors which will report to the Parish Council twice each month, once at a Planning Committee meeting and once at a main Council meeting. The Steering Group includes Councillors with experience of collating and analysing information and writing reports and specifications, so with suitable assistance expects to be able to produce an achievable NP.

The Steering Group will be assisted and guided by the two planning officers assigned by Lewes District Council's Planning Department to provide such assistance. The Steering Group also expects to receive training and help from CPRE / NALC at various stages of development of the NP. Locally,

## Supporting Communities and Neighbourhoods in Planning

Neighbourhood Plan Brief < Newick Now to 2030>  
the Steering Group will seek to encourage assistance from residents with knowledge, skills and attributes that could assist it in developing the NP.

The Parish Council has allocated a small budget to cover the initial expenses of developing the NP and it is hoped that a grant will be received from DCLG to cover the remainder. The expenses are expected to be limited to the costs of hire of local venues, printing and distribution of publicity and questionnaires, materials used for displays, postage and fees for the ex-Clerk's involvement as a consultant with wide local knowledge to give general help in producing the NP.

### 1.5 External Dependencies

In the short term, all potential development within 7km of the boundary of Ashdown Forest is on hold due to the Habitats Regulations, which require that further pressure on the habitat of the Forest is mitigated. This limitation affects most of the land surrounding the village of Newick. However, this problem is expected to be overcome by Lewes District Council's proposed development of Sustainable Alternative Natural Green-Spaces (SANGs). The only effect on development within the 7km limit will then be a requirement for developers to contribute towards the cost of the SANGs.

The Steering Group will liaise with the Parish Councils of the four civil parishes sharing a boundary with Newick, concerning any impact of development in Newick on those parishes and vice versa. In particular, any housing development proposed by either Chailey Parish Council or Lewes District Council in the north-east part of Chailey will be considered, since the residents of this area already gravitate towards the shops and other facilities of Newick rather than those of Chailey.

### 1.6 Planning Assumptions

Newick Parish Council is aware that it will not be able to influence through the Neighbourhood Plan the number of new dwellings to be built in Newick by 2030. This will be stated by Lewes District Council in their forthcoming Local Plan. However, it is expected that the Neighbourhood Plan will be able to control the size, type and appearance of the housing units to be built, where they are built and the phasing of their construction over the period up to 2030.

It is also expected that it will be possible to increase the supply of affordable housing in Newick, bring about some improvement in Newick's community buildings and children's play facilities, improve and increase Newick's recreational / sports facilities, and provide allotments.

### 1.7 Lessons to be Incorporated

In 2003/4 Newick Parish Council carried out a survey of the entire Parish to prepare a Parish Plan. The survey was carried out by means of a questionnaire distributed to all 964 households in November 2003, with a very satisfactory response rate of 56%. Despite the high overall response rate the results should be treated with a degree of caution as where free responses were invited, people in many cases only made remarks about those items on which they held strong views, be they either positive or negative.

The results, however, highlighted concerns about housing and housing needs. 60% of people opposed the construction of new homes outside the Village boundary, many considered that no more 'executive' homes should be built, and there was a general view that there was a need for smaller, low cost houses for young couples, the elderly and single people. It was also felt that if any new houses are to be built, adequate infrastructure needs to be in place beforehand, open spaces need to

## Supporting Communities and Neighbourhoods in Planning

Neighbourhood Plan Brief

< Newick Now to 2030 >

be retained so the village keeps its character, and no more shops should be converted into private dwellings.

The Parish Plan was reviewed again in 2006 with the Council stating to Lewes District Council that there had been an imbalance in housing development. The Parish Council has repeatedly informed the Planning Department at Lewes District Council that the Village did not need more large dwelling houses but needed housing for young people as well as for those wishing to down-size but remain in the village as they get older.

In 2007 a further Survey was carried out by the Parish Council. with the same comments being made about there being too many large houses being built and not enough houses for young people or older people to down-size into.

In November 2011, the Parish Council held a Public Meeting to discuss Lewes District Council's SHLAA. Over 220 people attended and the consensus of those present was that they wished to retain the spirit of the village community in Newick, and therefore would not wish to see the area uncharacteristically or too rapidly developed. The Parish Council then stated that it was completely against any development which would necessitate more people driving to The Green (where the shops are) without provision of additional parking space and that until that was provided, any development in Newick should be within a 0.5 mile radius of The Green. The exact demand for new homes in the village was unknown but there was again general acceptance that Newick needs a limited number of more low cost and affordable housing, and that there needs to be a process that obstructs the building of more "Executive Style" housing in the village. It was also concluded that any plan for future development should be phased over a 20 year period and that this could be achieved by moving the Development Boundary progressively in 5 year stages.

As a result of the above past experience and because it is known that Lewes District Council's Local Plan will bring more housing construction to Newick, the Parish Council has embarked on a Neighbourhood Plan so that it can have more say in the type of housing that is provided in Newick over the next 20 years. It is considered that by carrying out its previous surveys and holding regular meetings over the past ten years or so, the Parish Council has kept itself informed of parishioners' views and knows what is needed. The NP should enable the Parish Council to ensure that Newick gets the housing development it needs.

### 1.8 Neighbourhood Plan Working Group Structure

At present, the six members of the Steering Group take equal responsibility for all aspects of the Neighbourhood Plan, though the particular skills of each individual are harnessed wherever this is possible and helpful. The chairman of the Steering Group is Cllr. John Lucas and the other members are Cllrs. Cris Allen, Jean Sheppard, Jenny Smerdon, Melanie Thew and Cathy Wickens. In view of her widespread knowledge of the Parish, gained over thirty years as Newick Parish Clerk, the ex-Clerk to the Parish, Linda Farmer, who retired at the end of December 2012, has been retained as a consultant to the Neighbourhood Plan Steering Group to assist in delivery of the NP.

### 1.9 Role Descriptions

For the purposes of the open day of 17<sup>th</sup> November 2012, each member of the Steering Group took on the production and manning of a stand covering a particular aspect of Neighbourhood Planning. Since then, responsibilities have tended to be shared, but the individuals have also retained the particular interests they held at that time. In addition, a local resident and ex-planning officer has assisted the Steering Group by carrying out a Character Assessment of the Parish.

## Supporting Communities and Neighbourhoods in Planning

Neighbourhood Plan Brief

< Newick Now to 2030 >

### 1.10 Details of the Development Plan position for the area

As stated above, Newick Parish Council is aware that it will not be able to influence through the Neighbourhood Plan the number of new dwellings to be built in Newick by 2030. At present the number proposed by Lewes District Council is a further 100, in addition to the 21 that have already been constructed since April 2010 and a further three for which planning permission has been granted already. However, it is expected that the Neighbourhood Plan will be able to control the size, type and appearance of the 100 housing units (or fewer if that is agreed) that are expected to be built, where they are built and the phasing of their construction over the period up to 2030.

As also stated above, it is also expected that it will be possible to increase the supply of affordable housing in Newick, bring about some improvement in Newick's community buildings and children's play facilities, improve and introduce new recreational / sports facilities, improve other aspects of infrastructure, provide allotments and improve the sustainability of Newick.

### 1.11 Formal decisions to start and working arrangements

Newick Parish Council agreed at its meeting of 24<sup>th</sup> April 2012 to proceed with the preparation of a Neighbourhood Plan and further agreed at its meeting of 31<sup>st</sup> July 2012 to appoint a small Steering Group of Councillors to lead the preparation of the NP. Newick Parish Council also formally applied for and obtained the necessary permission to develop a Neighbourhood Plan, having the entire Civil Parish of Newick declared as a Neighbourhood Area.

The Steering Group reports to Newick Parish Council monthly and to its Planning Committee at meetings falling between the main Council meetings and all proposed working arrangements, including this Project Brief, have to be formally accepted by the Parish Council.

## 2.0 Outline Business Case

This section outlines the reasons why the Neighbourhood Plan is needed.

### 2.1 Neighbourhood Plan Description

In developing our Neighbourhood Plan we will of course take full account of the majority view of the residents of Newick on various matters, as they emerge during our NP consultations. However, based on earlier consultations and local common knowledge, our initial expectations are that we will find that Newick residents would like any new developments to consist largely of a variety of smaller accommodation units, some more suited to occupation by elderly people and some more suited to younger single people or couples.

Newick has an ageing population and if left unchecked, this fact could threaten the future of its vibrant community life. By allowing only the right types of new housing to be built, younger people will be able to stay in, return to or move into the village.

We will ascertain what improvements are desired in the community infrastructure of Newick, i.e. its community buildings, play areas, sport / recreation facilities and allotments and attempt to build such improvements into the objectives to be achieved alongside the housing developments covered by the NP.

## Supporting Communities and Neighbourhoods in Planning

Neighbourhood Plan Brief

< Newick Now to 2030 >

### 2.2 Project Approach

Newick Parish Council's project approach to developing a NP has been guided and shaped through support from CPRE/NALC and the two planning officers of Lewes District Council who have been given part-time roles supporting parishes developing NPs. The Project Plan (Gantt chart) illustrates the approach taken and the milestones predicted for the development of the NP. It is accepted that it is inevitable that some adjustments to the Project Plan will prove necessary, but every endeavour will be made to ensure that these do not result in a significant delay in the completion of the NP.

### 2.4 Potential Benefits of Plan

Newick Parish Council believes that by producing a NP it can safeguard, yet appropriately influence and benefit, the future development of the Parish and Village of Newick. The NP's consultative steps will allow residents of the Parish and other stakeholders to contribute to the process and take ownership of the final plan. This should result in its policies receiving widespread support in the eventual referendum.

### 2.4 Monitoring and Control

The NP Steering Group has the responsibility to lead the development of the plan and follow the agreed steps set out in the Project Plan (Gantt chart). The Steering Group will report to the full Parish Council, which will provide both support and challenge to the Steering Group. Lewes District Council's planning officers will also be key players in monitoring and control measures as the NP is developed.

### 2.5 Budgets

The main expenditure expected by the Steering Group is for hire of venues for training and consultation, printing, postage, stationery and delivery costs, and payment for the hours worked by the consultant to the Steering Group, the ex-Clerk to the Parish. Newick Parish Council is expecting the un-budgeted 2012/13 expenditure on the NP to be less than £1,000 and proposes to allocate a budget of £2,000 for the NP in 2013/14. It is anticipated that a government grant will be received to cover some of the costs.

**Supporting Communities and Neighbourhoods in Planning**

Neighbourhood Plan Brief

< Newick Now to 2030 >



© Crown copyright and database rights 2014 Ordnance Survey

For more information on the Supporting Communities and Neighbourhoods in Planning project please visit [www.cpre.org.uk](http://www.cpre.org.uk) or [www.nalc.gov.uk](http://www.nalc.gov.uk)