

**Newick  
Now  
to 2030**



## **NEWICK NEIGHBOURHOOD DEVELOPMENT PLAN**

### **PARISH QUESTIONNAIRE RESULTS**

## 1. INTRODUCTION

- 1.1 Newick Parish Council is developing a Neighbourhood Development Plan in order to guide development in the Parish until 2030. As stated in the Project Brief;

‘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 of construction in each development. We also hope to be able to improve and add to Newick’s community, sports and leisure facilities, 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 address other infrastructure issues to ensure that these match the proposed increase in housing stock to 2030 and consider various sustainability issues.’

- 1.2 In order to achieve this outcome, every household in the Parish was issued with a questionnaire (see the appendix to this report). The questionnaires were individually numbered to prevent duplication but, to ensure that the completed questionnaires were kept confidential, no record was kept of which number was delivered to which household. The questionnaires were delivered over the last two days of June 2013 and the completed questionnaires were collected by the following means:

- i) all households were visited between the 11<sup>th</sup> and 16<sup>th</sup> of July 2013 by a Councillor or representative of the Council for personal collection of completed questionnaires which were placed in confidential envelopes. Some residents had not yet completed their questionnaires, but the visit served to remind them to do so; some had lost or damaged their questionnaires and were issued with another marked “Duplicate”; and where residents were out, a reminder notice was put through their door,
- ii) many completed questionnaires were put into one or other of the collection boxes located at Newick Bakery, Newick Post Office and the General Store in Newick Drive, and
- iii) some questionnaires were delivered or posted to 7 Oldaker Road, the home of the Neighbourhood Development Plan administrative officer.

- 1.3 The purpose of the Questionnaire was to allow all Newick residents to give their views, both qualitative and quantitative, on how housing development should be allowed to proceed in the Parish over the period to 2030. The questionnaire sought information on the following aspects:

- i) any future housing needs of the present members of each household and any previous members who wish to return to Newick,
- ii) any future business accommodation needs in Newick,
- iii) whether residents supported the Parish Council’s proposed Sustainability Objectives,
- iv) which of the twelve potential development sites residents considered should be allowed to proceed and which they considered should not, and
- v) the views of residents on the aspects they consider make each site either suitable or unsuitable.

## **2. METHODOLOGY**

- 2.1 As the forms came in they were sorted into numerical order and counted to calculate the overall response.
- 2.2 For the Future Housing Needs section –all data was entered onto an Excel spreadsheet and filtering was used to analyse the results.
- 2.3 Future Business Needs – responses were counted and all comments recorded on an Excel spreadsheet.
- 2.4 Sustainability Objectives – Yes/No responses were counted.
- 2.5 Site Selection – Yes/No responses were counted and comments were word processed from every form and then classified by site number.

## **3. RESULTS**

### **3.1 Questionnaire Response Rate**

1026 questionnaires were delivered and 417 were returned. This represents a response rate of almost 41%.

### **3.2 Analysis of Residents' Housing Needs**

Each household was asked to indicate what their housing needs would be between now and 2030. Some households left this section blank as they had no need for different housing in this period. Many households selected a range of options. For example, they ticked to say that they required a starter home and were prepared to consider either a flat or a house with either one or two bedrooms. Therefore the reporting of the data analysis seeks to indicate trends, the results not being suitable for the graphical representation used in other sections of this report.

#### **3.2.1 Affordable Housing**

67 households declared a need for affordable housing with 36 of these requiring it within the next five years. 46 requested a garden, with the remaining 21 being happy to consider a flat. Of those that indicated a flat to be acceptable, 15 required two or more bedrooms. Of those that indicated a house to be either a requirement or an acceptable alternative to a flat, 29 indicated that they would be happy with a terraced house, whilst 36 indicated that they would be happy with a semi-detached house, 29 wanted two or more bedrooms and 16 would consider three or more.

### **3.2.2 Sheltered Housing**

39 households declared a need for sheltered housing with approximately half (20) requesting a two-bedroom bungalow. No common theme was shown as to property type, although the least popular type was detached, with only 4 households requesting it. 23 indicated that they would like a garden. Only 10 specified a need within the next five years.

### **3.2.3 Starter Homes**

93 households declared a need for starter homes, 37 of these being required within the next five years. As mentioned above, there were multiple entries for building type (Flat, House, Bungalow) indicating that they would accept any. Only 2 wanted bungalows, whereas 37 included a flat as a possibility. However, 64 indicated a house to be either required or an acceptable alternative to a flat, 56 with a garden. 28 households said that they were prepared to have one-bedroom accommodation. 59 indicated that they would not consider one bedroom accommodation, but would require two to three bedrooms.

### **3.2.3 Downsize Homes**

This category of housing received the largest response, with 116 households indicating the need for a home to downsize into. Only 29 of these were needed within the next five years, but 54 were needed by 2020, and 89 by 2030. Nearly all (80) showed a preference for a bungalow, and only 19 a flat. 105 requested two or more bedrooms. Only 1 household indicated a requirement for one-bedroom accommodation, but a further 6 were prepared to consider one or more bedrooms. 33 responses indicated a wish for 3 or more bedrooms, 3 would consider 4 bedrooms. 96 households indicated they would like a garden.

### **3.2.4 Other Open Market**

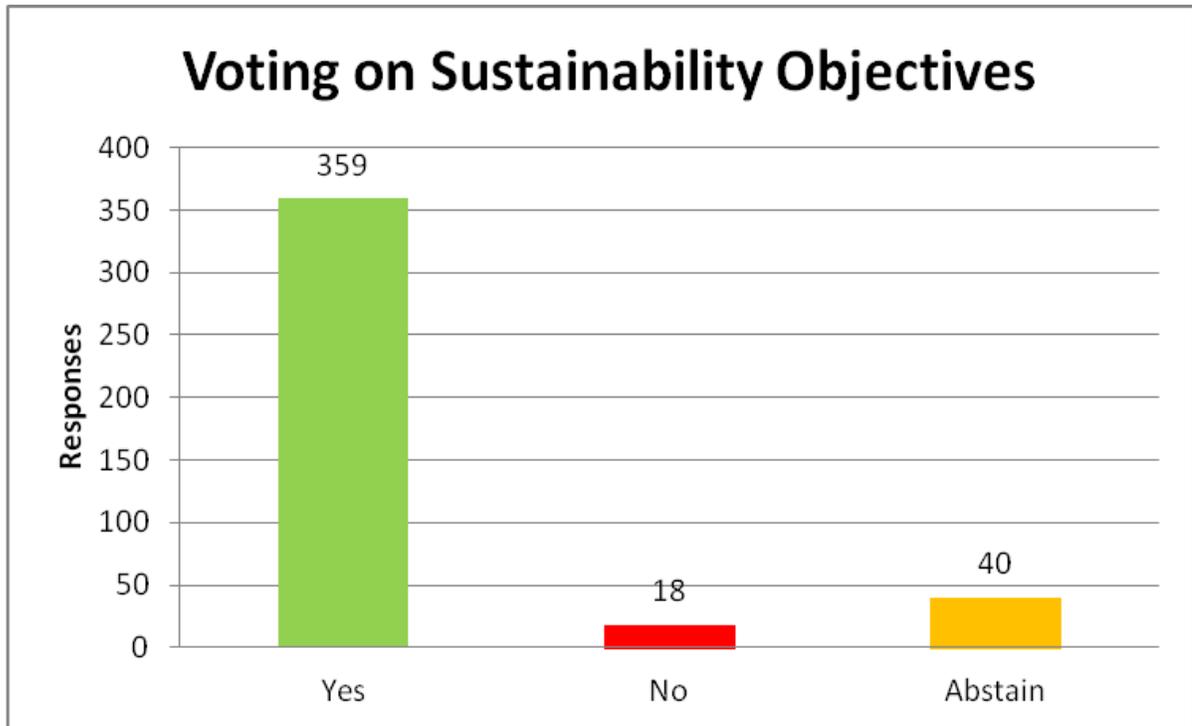
This category received the smallest response, with only 23 households indicating a need. They all required a garden. All but 5 indicated a house to be required, with the remaining 5 indicating either a house or a bungalow to be acceptable. 7 were needed in the next five years. No common trends were identified in terms of numbers of bedrooms or property type. (Purely as an example, one household predicted they will need a two-bedroom semi-detached house in 2028.)

## **3.3 Business Accommodation Requirements**

There were only 14 comments made regarding business accommodation requirements. These have been noted, but show no common theme or definite requirements. However, for five businesses or potential businesses, a possibility of a future need for small office, shop or workshop premises was indicated. The point was also made that the introduction of superfast broadband may result in more self-employment; if so, this could perhaps generate a future need for more local office space. The businesses had already been surveyed separately and the earlier report “Review of Consultation with Local Businesses in Newick” covers the results of that survey.

### 3.4 Support for Sustainability Objectives

The chart below shows the level of approval of the Parish Council’s proposed Sustainability Objectives. As can be seen, 40 households abstained from voting, 18 opposed the Sustainability Objectives and 359 broadly agreed with those objectives.



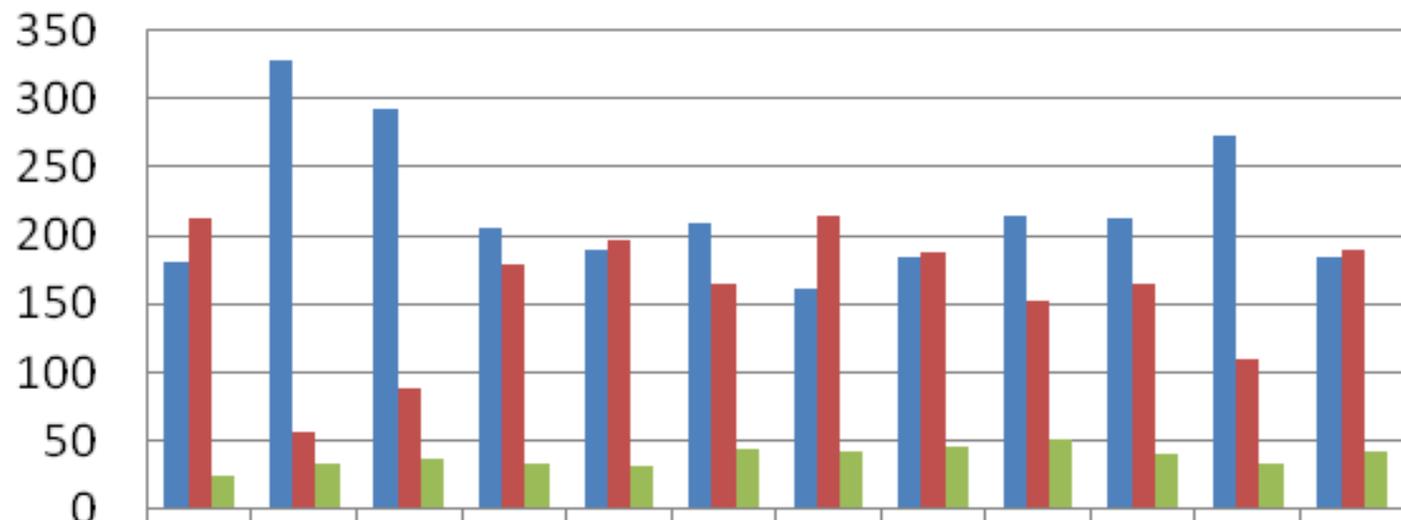
Thus over 90% of households cast a vote on this subject and of these, over 95% supported the adoption of the Sustainability Objectives.

### 3.5 Development Site Preferences

The chart overleaf shows the results of the voting for and against each of the twelve potential development sites. (See the map in the appendix to this report for the location of each site.) As can be seen, Site 2, Site 3 and Site 11 received the most support, followed by Site 9, Site 10 and Site 6. Each of these sites received more “Yes” votes than the combined total of their “No” votes and their “abstentions”, i.e. more than 50% of the households that returned a questionnaire confirmed that they considered these six sites suitable for development. With the exception of Site 11, which is a very small site in the middle of Newick’s main housing estate, these preferred sites all lie to the east or north of the Village.

Of the remaining sites, Site 4 received more “Yes” votes than “No” votes but less than half the total number of votes including abstentions, whilst Site 1, Site 5, Site 7, Site 8 and Site 12 received more “No” votes than “Yes” votes. All of these sites with less support lie along Allington Road.

# Site Preference Voting



	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12
Yes	181	328	293	205	189	209	161	185	214	213	273	185
No	212	56	88	179	196	164	214	187	152	164	110	190
Abstain	24	33	36	33	32	44	42	45	51	40	34	42

### 3.6 Comments on Potential Development Sites

Comments were made by many households concerning the suitability of the various sites. These were made on the questionnaires themselves and, as had been invited, on separate sheets appended to the questionnaires. Most comments concerned individual sites as had been intended, or two or three nearby sites. There were also many other comments made concerning various other groups of sites, many general comments and many comments on the Sustainability Objectives but, as these are all so diverse, it has not been possible to summarise them for this report. They will, nevertheless, be taken into account when developing the draft Neighbourhood Plan. A proposal was also received for limited development on a further site, but this cannot be considered in this report because it was not an option put to those completing the questionnaire.

Most of the comments have been typed up, though in a few cases it was found more expedient to just scan letters and notes and include them within the typed document. To allow the vast range of comments concerning each site to be fairly summarised, they were grouped on a site by site basis and further divided into comments supporting development of that site and comments opposing it. In all, the comments on individual sites and nearby sites amount to 46 pages of closely spaced text, which is too much to append to this report. The following is believed to be a fair summary of the vast majority of the comments made concerning individual sites and in some cases nearby sites. Some of the summarised comments reflect the views stated by many, whilst others are the views of a few.

Comments concerning past planning history, speculation about development of a site leading to further neighbouring development in the future, objections to a site on the grounds that it would amount to infill or backfilling, is opportunistic, would be unfriendly to neighbours or is near to fields currently used by horses, plus comments regarding the potential loss of the view from existing homes, have all been omitted from the summary: these are not considered to be very relevant in planning decision making. Comments about the fact that developments would result in increased traffic or additional congestion on the A272, greater pressure on local services or a spread of the Village have been ignored, as they apply equally to all sites and cannot be influenced by a Neighbourhood Plan. However, comments regarding the ease or difficulty of access to the A272 by the traffic of a site have been included.

Derogatory and facetious comments have been omitted, as have comments regarding sites being outside the present planning boundary, because that applies equally to almost all sites. Pure expressions of support or opposition to a site without a reason being stated have also been omitted, these having been taken into account already in the site voting recorded in Section 3.5 of this report. Comments regarding sites being either outside or inside the 7km exclusion zone around Ashdown Forest have not been included below, because this limitation on development is temporary: Lewes District Council and others are seeking a solution that will allow development to proceed within the zone.

A few comments were made regarding which of the Parish Council's sustainability Objectives were met by particular sites. Whilst we welcome these comments, they are not recorded below because a full Sustainability Evaluation now has to be carried out by the Neighbourhood Plan Steering Group and a full report on it will follow. Any comments that were obviously made in error have been disregarded, e.g. the statement that a site is not near a bus route when in fact it is on one, the suggestion that a site should be left as Common

Land when it is not, and a statement that a site is within a flood area when it is known not to be.

The main purpose of this part of the Questionnaire was to collect opinions on which sites to develop, rather than the detail of what to put on each site. However, in the case of some sites it was inevitable that many people would refer to the detail of the landowner's or developer's housing proposals as explained at the Consultation Day of 8<sup>th</sup> June 2013 and, in the case of Site 1, the various leisure facilities the landowner had proposed be included on the site. Such comments have therefore been reflected in the summary of comments below.

In a few cases the comments were abbreviated but the intended meaning is believed to have been correctly interpreted. In such cases, words have been added in parentheses (brackets) to ease the reading and understanding of the summarised comments.

### **3.6.1 Comments Concerning Site 1, Mitchelswood Farm, Allington Road**

Some people pointed out that the size of this site as shown on the map provided with the Questionnaire was much larger than the 7.5 acres stated in its site description. This was because the landowner had proposed that about 7.5 acres be used for housing, with the remainder of the site used for sports and leisure facilities.

There were comments relating to the possible loss of the public footpaths that run through this site, but these have not been included below because all public footpaths would have to be retained, albeit perhaps with slight diversions if these were requested and agreed. Also omitted from the summary below is the proposal that the main access to the site should be from Oxbottom Lane; whilst this would limit the increase in traffic on Allington Road due to the development, it would be contrary to the landowner's intentions and probably impracticable due to the narrowness of the lane.

The comments from those supporting development of Site 1 can be summarised as follows:

- i) the landowner's proposal that a sports hall, cricket field, swimming pool and crèche be included on the southern part of the site, would provide valued facilities,
- ii) the development should proceed, but only if the leisure facilities come to fruition / are built at the developer's cost,
- iii) a small development of mixed housing would be acceptable, but it is not clear that the Village wants a leisure complex,
- iv) the site could provide most of the housing the Village needs whilst having limited impact on the Village as it need not be obtrusive,
- v) it would be a natural extension of the Village without impinging on the "street view",
- vi) it's a large site so could have a play area, car park etc,
- vii) development should be allowed, but limited to the northern side of the site by Allington Road and kept small to avoid having a "splinter group" development not integrated into the main body of the Village,
- viii) but the development should be built in stages of only eight dwellings per year to minimise the impact on the Village,
- ix) downsize homes should be included,
- x) the site should be used for a mix of domestic and business use,

- xi) the site would be a good location for a commercial centre with shops and other facilities, the Village Green being inadequate for this, mainly due to the A272,
- xii) but the southern aspect must be kept open and rural,
- xiii) the site has easy access to public transport,
- xiv) but the development should be accompanied by provision of traffic lights or a roundabout at the junction of Allington Road and the A272 and traffic calming measures on Allington Road,
- xv) the site is on the edge of the Village and close to the A272, so traffic would not be a problem and the site would be easily accessible, which would also minimise the impact on the Village during construction, and
- xvi) the traffic generated would filter out onto the less busy Allington Road and would not enter the Village if heading west.

The comments from those opposing development of Site 1 can be summarised as follows:

- i) it is at the furthest point from the centre of the Village and its amenities and too far to walk there, so would increase the traffic in the centre,
- ii) close proximity to the shops and health centre is very important, particularly for the elderly, who would find it difficult to access Village facilities from this site,
- iii) it would increase the need for more parking space in the Village,
- iv) it would be too large, would detract from the layout of the Village and would have no cohesion with it,
- v) it should stay as agricultural land / paddocks as it is a nice green area, development of which would encroach on countryside and lovely views,
- vi) the amenity value of this site is considerable and developing it would spoil the access to the fields and woods / the whole valley,
- vii) developing this site would adversely affect the habitat / woodland to the south of it,
- viii) Allington Road is already a nightmare at school times and would not cope with the increased traffic,
- ix) the access to the A272 is already too dangerous and the development would exacerbate the problem,
- x) the plans look like a separate community,
- xi) a 7.5 acre development would be too big,
- xii) development of houses fronting Allington Road would be acceptable, but further development would change the nature and structure of Newick,
- xiii) the proposed housing development plus the commercial ventures (leisure facilities) would destroy the social balance of the Village,
- xiv) we do not need a second “village” within the present Village / it would add a suburb and spoil the Village environment,
- xv) it should only be allowed to proceed if provision of the leisure facilities and cricket pitch can be fully enforced and proved to be viable,
- xvi) if the leisure facilities were later found to be not viable a “brownfield” area would be left,
- xvii) the sports facilities would be an advantage, but overall it would be too large a development,
- xviii) the proposed leisure facilities are already available in three nearby towns; the population of Newick is ageing and would not be sufficient to support these facilities even with an increased population,

- xix) the proposed Oxbottom Lane access to the leisure facilities would increase traffic on the already dangerous Tilehouse Lane,
- xx) the site is almost into Chailey and would unduly affect the Village boundary, making it less well defined, and
- xxi) it would fill all the green space between Newick and Chailey.

### **3.6.2 Comments Concerning Site 2, Land to the East of Newick Telephone Exchange**

The comments from those supporting development of Site 2 can be summarised as follows:

- i) the site has good direct access to the A272,
- ii) the development should be accompanied by provision of a roundabout for access to the A272 / the access should be on the straight part of the A272,
- iii) it would be good if the access to the development could be via Site 6 rather than the main road,
- iv) it would not impact on the traffic in the Village centre (with A272 access),
- v) it has good pedestrian access to the centre of the Village, i.e. to the Green and, via the twitten, to Church Road,
- vi) it is within walking distance of the shops, health centre, school etc,
- vii) the site has little alternative value and is an eyesore at present / tidy it up,
- viii) it is a reasonable area to use on the edge of the Village and close to existing houses,
- ix) it would join with the existing Village satisfactorily,
- x) the site cannot be seen from the road / the development should retain vegetation screening it from the A272, preferably with the mature oak trees preserved,
- xi) this is the end of the Village that should expand,
- xii) it would keep the Village centre central / give a better balance to the Village,
- xiii) development of the site would have minimal impact and would not affect the existing countryside,
- xiv) it should include retirement bungalows as it is close to the shops,
- xv) it should include small bungalows, downsize houses and starter homes and no four or five bedroom houses,
- xvi) small houses for rent would be good,
- xvii) it could have flats and business units,
- xviii) housing would be acceptable but it would be better to also have a new Village Hall on this site,
- xix) development of the site could include a car park and public buildings,
- xx) the development should be kept in keeping with the style of the existing housing along that part of the A272, and
- xxi) this should be the first phase of the development required.

The comments from those opposing development of Site 2 can be summarised as follows:

- i) it would extend the Village boundary too far and have an impact on its look,
- ii) the A272 is too busy
- iii) the site is not suitable for children due to the main road,
- iv) it has poor pedestrian access,
- v) the Green and surrounding areas should be kept free of new development,
- vi) there are many birds in the existing orchards, and
- vii) it would be a good site for allotments.

### 3.6.3 Comments Concerning Site 3, Land to the North of Cricketfield

Because this site is adjacent to Cricketfield which includes social housing, some comments were made assuming that the site would consist solely of further social housing. As this is not the case, new social housing no longer being built anywhere and a mix of private and affordable housing being proposed for all new sites, such comments have been omitted from the summary below.

The comments from those supporting development of Site 3 can be summarised as follows:

- i) it would be an acceptable and unobtrusive extension of the existing developed area, integrating with the houses already in the area,
- ii) it would have less impact on the Village (than any other site),
- iii) the site is sheltered and hidden and would not affect any views or natural surroundings,
- iv) it does not stretch the Village boundary too far and would give better balance to the Village,
- v) it is close to the Village centre and within easy walking distance of its shops and other amenities,
- vi) but the developer is too optimistic about pedestrian use of the public footpath / twitten to access the Green,
- vii) the site is close to public transport,
- viii) but Newick Hill needs to be made safe for pedestrians by providing a footpath,
- ix) the site is unused / wasted land at present,
- x) provided the surrounding woodland is respected,
- xi) development of half the site would be acceptable, with the other half as allotments,
- xii) provided attention is given to designing the site's access to Newick Hill and the latter's junction with the A272 for the extra traffic,
- xiii) pedestrian lights at the Village Hall may help in preference to a mini-roundabout,
- xiv) but access to the site should be from Newick Hill, not via Cricketfield,
- xv) but access to the site must be via Cricketfield and the site must have a green band along its Newick Hill side,
- xvi) the entrance to the site should be via Cricketfield with a one way road exiting onto Newick Hill,
- xvii) but Newick Hill would have to be widened,
- xviii) but Newick Hill must remain a lane,
- xix) the site is off the main road and has good access onto a quiet road, so there are no traffic congestion issues,
- xx) only starter homes and downsize homes should be built on this site,
- xxi) affordable homes and sheltered housing should be built,
- xxii) smaller (two or three bedroom) houses and bungalows should be built,
- xxiii) the developer's proposals are well advanced and sensible houses are proposed,
- xxiv) the developer's 3<sup>rd</sup> option with more bungalows should be adopted,
- xxv) the site offers potential for diverse accommodation for different needs, and
- xxvi) perhaps it should be used for more substantial housing to provide a broader social mix in this corner of the Village.

The comments from those opposing development of Site 3 can be summarised as follows:

- i) Newick Hill is too narrow for the increased traffic the site would generate,
- ii) Alexander Mead has already increased the traffic problems and a further increase is not wanted,
- iii) the junction of Newick Hill with the A272 is already too difficult / dangerous at times and neither a mini-roundabout nor the associated street lighting are wanted,
- iv) development of this site would be highly disruptive to Cricketfield and Alexander Mead residents during its construction,
- v) it would add to the already excessive traffic on Fletching Common,
- vi) development here could result in a segregated Village which would not be ideal for all,
- vii) the developers do not propose to install any community facilities,
- viii) it would be better to use the site for allotments,
- ix) it would adversely affect the natural area (countryside) surrounding it, and
- x) the developers proposals are mediocre and lack imagination.

#### **3.6.4 Comments Concerning Site 4, 55 Allington Road (and orchard behind)**

Comments were made concerning preservation of the existing public rights of way but these have not been included below, because all public footpaths would have to be retained. The majority of the comments given for Site 4 were also given for the adjacent Site 5.

The comments from those supporting development of Site 4 can be summarised as follows:

- i) this is a good central location and would be in keeping with the development on the other side of Allington Road,
- ii) it is an ideal location, close to the recreation ground and school and not too far from the shops and other services,
- iii) the site already has houses around it / it is a good infill site,
- iv) it would enhance existing housing off Allington Road,
- v) it is a good central location, though it would increase the traffic problems at school start and finish times,
- vi) it should only be developed if Site 5 is not also developed,
- vii) it would have little effect on the "Village" look,
- viii) provided only 2/3<sup>rd</sup>s of the site is built on, i.e. not to the footpath south of the site,
- ix) but probably only four to six houses should be built on this site / the orchard should not be built on,
- x) but limit the number of houses to reduce the impact on the problems of Allington Road with its school traffic,
- xi) provided the housing is kept in line with the existing houses or not too far behind them,
- xii) provided it does not encroach on / overlook the school field,
- xiii) allotments should be provided on the southern 1/3<sup>rd</sup> of the site,
- xiv) this site should be used for downsize housing / bungalows only,
- xv) it should be used for starter and affordable homes,
- xvi) it should be used for retirement homes,
- xvii) it would be ideal for sheltered housing,
- xviii) three and four bedroom houses should be built on this site, no larger houses,

- xix) one and two bedroom terraced and semi-detached houses should be built,
- xx) provided it has low density housing,
- xxi) it could reduce the school traffic (as it is close enough to walk to the school),
- xxii) but there are issues concerning the access onto Allington Road at a blind bend,
- xxiii) but the entrance would need a roundabout, and
- xxiv) provided Allington Road becomes a one-way road from east to west.

The comments from those opposing development of Site 4 can be summarised as follows:

- i) the site is very close to the Primary School so its development would increase the problems with the school traffic,
- ii) it would put too much additional pressure on Allington Road, which already has traffic congestion and parking problems at the start and finish of the school day, during sports fixtures, and when the Post Office is open (junction with Church Road),
- iii) the access to Allington Road would be too close to a dangerous bend,
- iv) Allington Road would become gridlocked,
- v) it would not be in keeping with the existing linear development alongside Allington Road,
- vi) it is not close enough to the shops,
- vii) it would ruin a beautiful view, remove an orchard and affect the wildlife,
- viii) it would spoil the countryside of the whole valley which has lovely open land, woodland and footpaths well used by the villagers, particularly regular dog walkers,
- ix) it would be too much loss of rural aspect / green land around this part of the Village and the south side of the Village should be protected,
- x) it is too close to the school and would overlook the school playing field,
- xi) the site should be kept free for possible extension of, or future use by, the school,
- xii) the site's designation for recreational use should be retained,
- xiii) it would be better to use the site for recreational facilities and associated parking,
- xiv) the site should be used for allotments,
- xv) it should be allocated for sports / school facilities, i.e. community swimming pool, squash courts etc, and
- xvi) any development that is allowed should not go beyond the "normal" building line, i.e. redevelop the existing plot (but not the orchard).

### **3.6.5 Comments Concerning Site 5, Land South of 45 Allington Road**

The majority of the comments given for Site 5 were also given for the adjacent Site 4.

The comments from those supporting development of Site 5 can be summarised as follows:

- i) this is a good central location and would be in keeping with the development on the other side of Allington Road,
- ii) it is an ideal location, close to the recreation ground and school and not too far from the shops and other services,
- iii) the site already has houses around it / it is a good infill site,
- iv) it would enhance existing housing off Allington Road,
- v) it is a good central location, though it would increase the traffic problems at school start and finish times,
- vi) it should only be developed if Site 4 is not also developed,

- vii) it would have little effect on the “Village” look,
- viii) allotments or open space could be provided south of the existing houses,
- ix) but no more than four houses should be built on this site,
- x) but limit the number of houses to reduce the impact on the problems of Allington Road with its school traffic,
- xi) provided the housing is kept in line with the existing houses,
- xii) this site should be used for downsize housing / bungalows only,
- xiii) it should be used for starter and affordable homes,
- xiv) it should be used for small retirement homes,
- xv) it would be ideal for sheltered housing,
- xvi) one and two bedroom terraced and semi-detached houses should be built,
- xvii) provided Allington Road becomes a one-way road from east to west.

The comments from those opposing development of Site 5 can be summarised as follows:

- i) the site is very close to the Primary School so its development would increase the problems with the school traffic,
- ii) it would put too much additional pressure on Allington Road, which already has traffic congestion and parking problems at the start and finish of the school day, during sports fixtures, and when the Post Office is open (junction with Church Road),
- iii) the access to Allington Road would be too close to a dangerous bend,
- iv) Allington Road would become gridlocked,
- v) it would not be in keeping with the existing linear development alongside Allington Road,
- vi) it would be a loss of a commercial (horticultural) site,
- vii) it would affect the wildlife,
- viii) it would spoil the countryside of the whole valley which has lovely open land, woodland and footpaths well used by the villagers, particularly regular dog walkers,
- ix) it would be too much loss of rural aspect / green land around this part of the Village and the south side of the Village should be protected,
- x) it is too close to the playing fields giving possible problems with noise (i.e. objections by residents to noise),
- xi) the site should be kept free for possible extension of, or future use by, the school,
- xii) the site’s designation for recreational use should be retained,
- xiii) it would be better to use the site for recreational facilities and associated parking / to extend the playing fields,
- xiv) the site should be used for allotments, and
- xv) it should be allocated for sports / school facilities, i.e. community swimming pool, squash courts etc.

### **3.6.6 Comments Concerning Site 6, Garage/Showroom/House/Garden at 15 Church Road**

The comments from those supporting development of Site 6 can be summarised as follows:

- i) it is in an ideal location, central to the Village and its shops, pubs, post office and other amenities and close to the A272,
- ii) it is a small area already surrounded by development / suitable for infill,
- iii) but it would be a shame to lose the garage / another business,
- iv) it should be part of the first phase of development,

- v) but it could exacerbate the existing traffic issues / the adjacent junctions of Allington Road and Oldaker Road with Church Road could be a problem,
- vi) it could fit in well with development of Site 2 or Sites 2 and 10 / provide pedestrian access from Site 2 to Church Road,
- vii) provided it is developed together with Site 2 only (without Site 10),
- viii) the garage should be re-located, e.g. to Site 2 or Site 10,
- ix) but the feel of the Conservation Area must be maintained by vegetation screening and the development must be kept small,
- x) provided the garage is retained and the development is only behind it,
- xi) it is not a good location for a garage,
- xii) it should be developed solely because closure of the garage would mean fewer cars parked on the roads,
- xiii) provided the frontage onto Church Road is no more dominant / it is in keeping with the Village and houses around it / character of the Village,
- xiv) anything would be an improvement visually / it would be better use of land than at present,
- xv) provided the site is retained as a community facility,
- xvi) it should be used (mainly) as a car park with a footpath to Site 2,
- xvii) it should be developed as a retail site with flats above / kept for use by small Village businesses as at present,
- xviii) it could be used for flats,
- xix) it should be used as a residential area,
- xx) its central location makes it ideal for retirement homes, and
- xxi) it should be used for sheltered accommodation for the elderly.

The comments from those opposing development of Site 6 can be summarised as follows:

- i) it would eliminate a highly valued village amenity / intrinsic part of the community / one of the few remaining Newick businesses and services,
- ii) Newick's residents need a garage / the garage and showroom are a very useful asset to the Village,
- iii) we need small businesses in Newick,
- iv) loss of one of the few business premises / commercial plots would be detrimental to the Village,
- v) it would result in a loss of Newick employment,
- vi) it should only be developed if the garage becomes not viable,
- vii) the site is good as a commercial unit as it adds to the "Village centre" feel with the curry house and Post Office close by,
- viii) if not kept as a garage it should be used for other business purposes / retail facilities, e.g. a shop, hairdresser etc,
- ix) new houses would change the appearance of the Village and crowd / spoil this area,
- x) access to this part of the Village is too restricted / the area is already too congested,
- xi) there is no need to overdevelop a small space,
- xii) it would ruin the character of Church Road and increase its traffic and parking problems,
- xiii) it would increase traffic and the number of parked cars in an already busy and congested area / there are already too many cars parked here and by the Post Office,

- xiv) the adjacent Oldaker Road and Allington Road junctions with Church Road are already too congested and the temptation to provide an access road to Site 2 must be avoided,
- xv) this is a key site for public space, e.g. parking to ease Church Road congestion and pedestrian access (to Sites 2 and 10), and
- xvi) it would make an ideal parking site for the Village so development of housing here should be avoided / car parking in the Village is too limited at present.

### **3.6.7 Comments Concerning Site 7, eastern parcel of Land at The Pines, 95 Allington Road**

Many of the comments given for Site 7 were also given for the nearby Site 8.

The comments from those supporting development of Site 7 can be summarised as follows:

- i) it is a small site already in residential use and previously housing a business,
- ii) it would have little effect (on the surroundings),
- iii) but it should be restricted to a limited number of small family houses / two houses / a small number of retirement bungalows or sheltered housing,
- iv) perhaps development of this site and Site 8 would be an acceptable compromise if some development in Allington Road is needed,
- v) it should be developed in combination with Sites 1 and 8 and have retirement bungalows on it to free up family houses for younger people,
- vi) but it is questionable whether the access to Allington Road is good / safe enough,
- vii) but the additional traffic on Allington Road would be problematic,
- viii) but a roundabout would be needed at the junction of Allington Road and the A272,
- ix) the resulting wildlife disruption is manageable, and
- x) though it is distant from the Village centre.

The comments from those opposing development of Site 7 can be summarised as follows:

- i) the access lane is too narrow and has a dangerous exit opposite Allington Crescent,
- ii) the lovely cottages in front of the site should not be demolished to provide access,
- iii) it is too small, so should be restricted to personal development (by the owners),
- iv) the site is not conducive to creating the affordable and detached homes that the Village really needs,
- v) it is high ground so development would have an impact on the landscape,
- vi) it would invade open fields / ruin the surrounding area which is too pretty to lose,
- vii) the area should be left green and open for walks and wildlife / access to the open fields and woodland,
- viii) it would spoil valuable countryside and the view of the South Downs,
- ix) it would have an impact on wildlife,
- x) it is too far from the Village centre,
- xi) it would increase the traffic problems at the start and finish of the school day and at other busy times,
- xii) Allington Road is already too busy and has bad access onto the A272 and a roundabout with lighting is not wanted,
- xiii) it should not be developed unless Sites 1 and 8 are not, and
- xiv) it could be used for allotments.

### **3.6.8 Comments Concerning Site 8, western parcel of Land at The Pines, 95 Allington Road**

Many of the comments given for Site 8 were also given for the nearby Site 7.

The comments from those supporting development of Site 8 can be summarised as follows:

- i) perhaps development of this site and Site 7 would be an acceptable compromise if some development in Allington Road is needed,
- ii) but access to Allington Road is problematic (if not via Site 1) / provided access can be arranged,
- iii) it should be developed in combination with Sites 1 and 8 and have retirement bungalows on it to free up family houses for younger people,
- iv) this site would be a good continuation of the Site 1 development,
- v) this site should only be developed if Site 1 is; it would square off the overall development but would not be logical otherwise,
- vi) but the combined Sites 1 and 8 would be too big to build at once and only eight dwellings per year should be built,
- vii) it is a small site and should have a selection of three and four bedroom detached and semi-detached houses,
- viii) but the additional traffic on Allington Road would be problematic, and
- ix) but a roundabout would be needed at the junction of Allington Road and the A272.

The comments from those opposing development of Site 8 can be summarised as follows:

- i) the site is not big enough / not conducive to creating the affordable and detached homes that the Village really needs,
- ii) if developed together with Site 1 it would be too large and this would change the Village considerably / spoil the whole valley with its woodland and footpaths,
- iii) it would spread the Village out too far towards Chailey,
- iv) the amenity value of this site is considerable; its development would ruin the surrounding area / natural look,
- v) the area should be left green and open for walks and wildlife / access to the open fields and woodland,
- vi) it would spoil valuable countryside and the views of the South Downs,
- vii) it would have an impact on wildlife,
- viii) it is too far from the Village centre, so would increase car use and not encourage much use of Village shops,
- ix) it would increase the traffic problems at the start and finish of the school day, and
- x) Allington Road is already too busy and has bad access onto the A272 and a roundabout with lighting is not wanted.

### **3.6.9 Comments Concerning Site 9, Land to the East of Toll House, North side of A272**

Some of the comments given for Site 9 were also given for the nearby Site 10.

The comments from those supporting development of Site 9 can be summarised as follows:

- i) it would be good to expand the north side of the Village (north of A272),

- ii) development of this site and Site 10 would be the least obstructive to any other homes and would not impact on traffic in the Village centre,
- iii) it would have minimal impact on existing residents and is close to the Village centre and its amenities, so the Village should extend in this direction,
- iv) it would be a natural extension to the Village and is within walking distance of all amenities,
- v) it would fit in well with the existing Village,
- vi) it is a lovely site with super views and central location (and would be) ideal for high value properties,
- vii) there are already houses on the south side of the A272 / not many on this side,
- viii) it has easy direct access to the road infrastructure (A272) and no site access issues,
- ix) but it would / might require a roundabout on the A272 / the entrance needs to be on the straight part of the road for safety,
- x) it is a good location, but providing safe access to the A272 would be difficult and needs careful consideration,
- xi) it would have minimum impact on the A272 and surrounding area,
- xii) because of the A272 access problems, it should only be developed if Site 10 is not,
- xiii) but there is no footpath to the Village Green, so gives concerns for pedestrian safety,
- xiv) but better pedestrian access would be required,
- xv) this is the second most acceptable site as it backs onto green land and is adjacent to existing social (and affordable) housing,
- xvi) development of this site and Site 10 should be later in the period covered by the plan,
- xvii) but any development here must be in keeping with the Village centre / entrance, of rural style and low density,
- xviii) it should have smaller two, three or four bedroom houses,
- xix) it should have only starter and downsize housing, no more huge houses are needed,
- xx) it should have business units or sheltered housing,
- xxi) it is suitable for more affordable homes similar to Alexander Mead,
- xxii) it is a great site for a car park / the Village needs a car park for events on the Green,
- xxiii) rather than houses, it should be used for community space including a café run by local people, and
- xxiv) it could be used for a much needed car park and allotments.

The comments from those opposing development of Site 9 can be summarised as follows:

- i) it would be too visible and would detract from the country feel of the Village,
- ii) it is on the wrong side of the A272, the sites on the other side are preferable,
- iii) it would be much too exposed on the periphery of the Village,
- iv) access to the A272 would be a problem / require a roundabout,
- v) there is no pedestrian access / footpath in front of Tollhouse Cottage and it would be unfair to the occupier to provide one,
- vi) there would be a lack of safety for children walking to school, the Village etc,
- vii) it would result in loss of the firework field which is needed for Bonfire Night every year,
- viii) it would encroach on farmland, be obtrusive within the landscape and spoil the uninterrupted views over open countryside to Fletching and Ashdown Forest
- ix) it would break up the farmland vista on the approach to and on leaving the Village,
- x) it was proposed as (an extension to the existing) conservation area and development here would spoil the entry to the Village,

- xi) it would restrict the future provision of a relief road to Alexander Mead,
- xii) any development here would alter the appearance of our Village / alter the character of / spoil the Village Green,
- xiii) it is too close to the Village centre,
- xiv) it is too small to be viable,
- xv) it is used for small events and as a car park for events on the Green,
- xvi) it should be kept as green space,
- xvii) it should not be used for housing but is an ideal site for allotments and a car park, and
- xviii) the field should be purchased by the Village for its use.

### **3.6.10 Comments Concerning Site 10, Ex-Woods Fruit Farm, Oakside, South side of A272**

Some of the comments given for Site 10 were also given for the nearby Site 9.

The comments from those supporting development of Site 10 can be summarised as follows:

- i) development of this site and Site 9 would be the least obstructive to any other homes and would not impact on traffic in the Village centre,
- ii) it would have minimal impact on existing residents and is close to the Village centre and its amenities so the Village should extend in this direction,
- iii) it would be a natural extension to the Village and is within walking distance of all amenities,
- iv) it would fit in well with the existing Village,
- v) but it would extend the Village boundary, so would need careful consideration,
- vi) it should be developed in the longer term in conjunction with Sites 2 and 6,
- vii) but it should have vegetation screening from the A272,
- viii) but it would impact on existing houses and views,
- ix) it has easy direct access to the road infrastructure (A272) and no site access issues,
- x) but it would / might require a roundabout on the A272 / the entrance needs to be on the straight part of the road for safety,
- xi) but providing safe access to the A272 needs careful consideration,
- xii) but perhaps the speed limit perimeter should be moved,
- xiii) but better pedestrian access would be required,
- xiv) development of this site and Site 9 should be later in the period covered by the plan,
- xv) but any development here must be in keeping with the Village centre / entrance, of rural style and low density,
- xvi) with the size of the site, if too many homes were built there would be a danger of a “splinter group” developing and residents not integrating with the existing Village,
- xvii) it should have smaller two or three bedroom houses and bungalows,
- xviii) it should have flats, starter homes, and business units with perhaps shops,
- xix) it could have a garage,
- xx) its buildings should be in keeping with the needs of the young and old,
- xxi) it should have starter and downsize housing and larger homes,
- xxii) development of the site should be subject to providing more parking for the Village and leaving space for a larger Village Hall in the future, and
- xxiii) as the site is large, perhaps housing plus allotments.

The comments from those opposing development of Site 10 can be summarised as follows:

- i) it would detract from the country aspect and green look of the Village / spread in this direction would ruin the character of the Village,
- ii) the site is far too large and too far out of the Village / it would be much too exposed on the periphery of the Village / it would extend the Village too much,
- iii) a huge housing estate would spoil the entry to the Village and adversely change the nature and structure of the Village,
- iv) it would destroy the rural feel on the easterly approach to the Village,
- v) this site together with Site 2 would be ribbon development along the main road and would urbanise the countryside,
- vi) it would be too large a development for Newick, have the Village sprawling eastwards and would cut down the green space between Newick and Uckfield,
- vii) access to the A272 would be a problem,
- viii) it is a very busy road, not safe for pedestrians,
- ix) there would be a lack of safety for children walking to school, the Village etc,
- x) it would result in loss of horticultural / agricultural land, affect wildlife and spoil the views over open countryside, and
- xi) it should not be used for housing but is an ideal site for allotments.

### **3.6.11 Comments Concerning Site 11, Land by twitten, The Rough/Paynters Way**

A few comments advocated using the space as a children's play area: the writers appeared to be unaware of the fact that it had been necessary to cease use of the area for that purpose many years ago, due to the complaints of the neighbours about both the noise level and balls hitting their fences. It was also stated that the Parish Council has stopped cutting the grass: this is untrue, but the grass is left long to discourage use of the area for ball games. Some comments were made on the assumption that developing this site would mean that pedestrian access through the twitten would go: this is not the case. Comments on these subjects have therefore been omitted from the following summary.

The comments from those supporting development of Site 11 can be summarised as follows:

- i) it would be a sensible use of wasted land / would tidy up an unused plot / good infill,
- ii) it is already amongst houses / would not impact on the surrounding area,
- iii) it would fit in well with Vernons Road and The Rough,
- iv) it is within the island that perhaps represents Newick,
- v) it would save the Parish Council having to maintain it and provide Parish funds,
- vi) it would provide much needed housing space but is too small to make a big impact,
- vii) but it would take away green space,
- viii) the site is within walking distance of the school and shops,
- ix) there are no traffic issues,
- x) but access and car parking would have to be catered for and loss of the parking bay in the existing lay-by must be taken into account,
- xi) preferably for non-car users as more parking would give problems on The Rough,
- xii) it should have one or two houses,
- xiii) it should have one building only with access from The Rough,
- xiv) it should have one house only on The Rough, not behind the building line,

- xv) several houses could be built there / two to three houses / a maximum of four semi-detached or two detached houses should be built / two-storey flats,
- xvi) but for single-storey only / one bungalow / two bungalows suitable for retirement,
- xvii) but perhaps starter homes / flats,
- xviii) it should be used for sheltered housing only,
- xix) provided the development is in keeping with the surrounding properties, and
- xx) though it would be a good site for allotments.

The comments from those opposing development of Site 11 can be summarised as follows:

- i) the area is already too built up,
- ii) it is too cramped a space / is too small to develop / houses would be “squashed in”,
- iii) it would be inconsiderate to existing (adjacent) owners,
- iv) housing here would overlook the adjacent bungalows and block sunlight,
- v) parking on Vernons Road and The Rough is now excessive and creates a hazard in The Rough,
- vi) this is the only small area of open space on the estate / need to retain open spaces,
- vii) this green space / little oasis should be retained and enhanced for community use,
- viii) grassed areas are vital to keep the “village atmosphere” of Newick,
- ix) the parking lay-by would be lost,
- x) the site provides flora and fauna for birds, bees and butterflies,
- xi) removing trees would be negative,
- xii) construction and (its) logistics would be a nightmare for (nearby) residents, and
- xiii) the area would be better used for commercial purposes or allotments.

### **3.6.12 Comments Concerning Site 12, Land at Point House, 104 Allington Road**

The owner of this site had stated at the Consultation Day of 8<sup>th</sup> June 2013 that he had only offered his site because Site 1 was under consideration, that he opposed development of Site 1, and that he would not pursue development of Site 12 unless Site 1 was allowed to be developed. There were several references to this statement but comments on it have been omitted from the summary below.

The comments from those supporting development of Site 12 can be summarised as follows:

- i) it would be a desirable extension / sensible rounding off towards the main road and well screened from the main road,
- ii) it would be natural infill with quick and easy access to the A272,
- iii) but access to the A272 is a concern,
- iv) but loss of mature trees is a concern,
- v) but it would have to be done very sensitively to fit in with the Village / have clever landscaping,
- vi) provided the trees are maintained alongside the A272 / tree cover would need to be preserved / the tree line at the entry to the Village should be preserved,
- vii) provided the access is via Allington Road, not direct to the A272,
- viii) provided the access is via the A272 to avoid more congestion on Allington Road,
- ix) traffic would probably go via the main road (rather than Allington Road),
- x) provided permanent traffic lights are installed / a roundabout is installed at the junction of Allington Road and the A272,

- xi) provided there is an extra route to the A272,
- xii) but if Site 1 is also developed, use (some of) the land to improve the access to Allington Road,
- xiii) but only if Site 1 is developed also,
- xiv) but only if Site 1 is not developed,
- xv) but keep the planning boundary as it is and maintain the present entry to the Village,
- xvi) but it should be restricted to larger properties to be in keeping (with the area),
- xvii) but it should be high quality housing as it is the first impression of the Village approaching from the west,
- xviii) although it would alter the character of the western end of the Village,
- xix) the site should be used to rearrange the junction of Allington Road with the A272 and provide green space / landscaping,
- xx) the existing house should be extended and then converted into apartments for couples and singles including downsizers,
- xxi) it could bring businesses back into the Village and boost the local economy and is on the A272 for deliveries, and
- xxii) it should be used for a fishmonger, teashop, gift shop, dairy and lunch venue to encourage visitors as other villages in the area do.

The comments from those opposing development of Site 12 can be summarised as follows:

- i) it is too far from / the furthest point from the Village centre and its amenities and people would not walk there,
- ii) it would increase traffic to, and parking in, the Village,
- iii) it would not encourage use of the Village shops,
- iv) it would make the Village inaccessible for the elderly,
- v) it would spoil the character of the area / be ribbon development (along A272),
- vi) the approach to the Village should be kept rural and clear of houses as at present / it would unduly affect the appearance of the approach to the Village / the country feel,
- vii) this end of the Village has already been heavily developed over the last fifty years and it is time to balance this by expanding at the other end, which is close to all amenities and has no access issues,
- viii) it is too near the North Chailey boundary / the green gap between Newick and Chailey would be lost / we don't want to be a continuation of Chailey,
- ix) a nice wooded area and haven for wildlife would be lost / it would destroy a green bridge / it would spoil the green environment of the Village,
- x) it would be sad to lose such a lovely area for wildlife conservation,
- xi) it would ruin a beautiful house of historic interest dating from 1820 and its well established gardens / we need to keep such fine quality houses to give housing diversity in the Village / it would destroy Newick's jewel in the crown,
- xii) it should not be developed unless Site 1 is also,
- xiii) if both this site and Site 1 are developed it would ruin this end of the Village,
- xiv) it is too close to the A272 and would create traffic hold-ups,
- xv) it would put too much additional traffic on Allington Road making it a nightmare at school opening and closing times,
- xvi) its access to the A272 would be too dangerous / there is a history of serious road traffic accidents at Allington Road's junction with the A272,
- xvii) it would cause more traffic congestion during construction, and
- xviii) not unless it is restricted to a few dwellings with individual access to Allington Road,

### **3.7 Other Comments**

In addition to the comments summarised above, there were 23 closely typed pages of other comments. These have been divided into General Comments, Comments Concerning Groups of Sites and Comments Concerning the Sustainability Objectives. It had been hoped that a summary of the comments under each of these categories could be produced and would be suitable for this report. However, the comments are too diverse in nature to be summarised fairly and it is not considered worth just entering in the report, either a random sample of these comments or a confusing list of all of them. In general the comments are reflected in the summarised comments above but they will, nevertheless, be re-read by all members of the Neighbourhood Plan Steering Group and borne in mind when the draft Neighbourhood Plan is being produced.

## **4. SUMMARY AND CONCLUSIONS**

Almost 41% of the delivered Questionnaires were completed and returned. Over 90% of households cast a vote on the Sustainability Objectives and of these, over 95% supported their adoption. These figures are considered to demonstrate that the residents of Newick are engaging well with the Neighbourhood Plan process and in general support the work of the Parish Council's Neighbourhood Plan Steering Group. The Steering Group can now proceed to the next stage, which is to carry out a thorough analysis of the sustainability of each of the twelve potential development sites.

The housing needs section of the Questionnaire elicited a lot of information that will guide the housing policies that soon have to be developed for the draft Neighbourhood Plan. The strongest need indicated was for starter homes and affordable homes, followed closely by downsize homes. A need for further sheltered housing was also indicated, as was a limited need for open market homes not falling into the categories already mentioned. Only a limited possible need for business accommodation was indicated, but this may increase once superfast broadband reaches Newick.

The site voting results show that the majority of households are in favour of developing the sites that lie to the east or north of the Village, plus Site 11, which is a very small site in the middle of Newick's main housing estate. Site 6 had some support but it was not overwhelming, and the other five sites with access from Allington Road were all considered unsuitable by the majority of households. It will be interesting to see to what extent the forthcoming sustainability analysis agrees with these preferences.

The numerous comments on individual sites and nearby sites, as summarised in Section 3.6 of this report, give a clear insight into the reasons for the site voting. These comments, plus those comments it has not been possible to summarise, i.e. those of a general nature, those concerning groups of sites and those concerning the Sustainability Objectives, will all help guide the Neighbourhood Plan Steering Group in its production of a draft Neighbourhood Plan supported by the majority of Newick's residents.

## **Appendix**

### **Questionnaire and Associated Explanatory Notes and Map**



**THIS QUESTIONNAIRE IS THE LAST STEP BEFORE THE DRAFT NEIGHBOURHOOD PLAN IS PRODUCED. PLEASE HELP US BY COMPLETING AND RETURNING IT!**

### 1. Housing Needs

We are aware from previous surveys that there is a requirement in Newick for starter homes for younger people leaving home (or who have already left but wish to move back to Newick), smaller homes for those with larger properties who wish to downsize in their later years, and affordable housing (previously called social housing) both for rent and for part rent / part buy. Please indicate below if any present or previous member(s) of your household is/are expected to need any of the following forms of new accommodation between now and 2030.

Type of home required	Tick if required	Flat (F), house (H), bungalow (B)	Number of bedrooms	Property type: detached (D), semi-det (SD), terrace (T)	Garden? Tick if required	Likely year required
Affordable						
Sheltered						
Starter						
Downsize						
Other open market						

### 2. Business Accommodation

There may be some small home-based businesses that expect to need larger premises or potential new businesses that may need business starter units. If you expect to have such a requirement please give details below:

### 3. Sustainability Objectives

Do you broadly agree with the sustainability objectives shown on the centre pages of the introductory sheet delivered with this questionnaire? Please tick appropriate box.

Yes	No
-----	----

If you disagree with these objectives, please give us your comments on a separate sheet of paper.

### 4. Development Site Selection

The sites listed overleaf have all been stated by their landowners to be available for development during the period to 2030. A map showing the location of each site is provided on the back of the introductory sheet delivered with this questionnaire. By ticking the "Yes" or "No" box for each site, please indicate whether or not you consider it suitable for development at some time during the next 17 years. Please add any comments you wish, for example regarding access to the site, types of housing or timing of development. Use and enclose a separate sheet of paper if necessary.

Please see the notes below and if you need more information concerning any of the sites, please see the Land Availability report on the Parish website or ring the helpline number. [If you completed a similar sheet at the recent Consultation Day we apologise for the repetition, but please do complete it again. The questionnaire will reach far more people than visited the Consultation Day, so we must take more account of the views collected via the questionnaire than those given on 8<sup>th</sup> June.](#)

Notes:

- i) Sites 9 and 10 are not available for development at present, but will become available at a later stage of the Neighbourhood Plan period.
- ii) It has been agreed by the relevant landowners that access to Site 5 would be via Site 4.
- iii) Access to Site 8 would be via Site 1 if this can be negotiated by the landowner.
- iv) Site 11 is an unused piece of land that has to be maintained at Parish Council expense. Its sale for the development of one or two small dwellings would provide funds that could be spent on improvement projects in the Parish.
- v) The sizes given for the sites are approximate.

SITE No	SITE DESCRIPTION	YES	NO	BRIEF COMMENT
1	Mitchelswood Farm, Allington Road. 7.5 acres.			
2	Land to the East of Newick Telephone Exchange. 3 acres.			
3	Land to the North of Cricketfield. 3.2 acres.			
4	55 Allington Road (and orchard behind). 3 acres.			
5	Land South of 45 Allington Road. 3 acres.			
6	Garage/Showroom/House/ Garden at 15 Church Road. 0.75 acres			
7	Land at The Pines, 95 Allington Road. Eastern plot. 1 acre.			
8	Land at The Pines, 95 Allington Road. Western plot. 1.2 acres.			
9	Land to the East of Toll House, North side A272. 2.7 acres.			
10	Ex-Woods Fruit Farm, Oakside, South side A272. 9.9 acres.			
11	Land by twitten, The Rough to Vernons Road. 0.12 acres.			
12	Land at Point House, 104 Allington Road. 3 acres.			

**DOOR-TO-DOOR COLLECTION OF QUESTIONNAIRES WILL TAKE PLACE BETWEEN THURSDAY 11<sup>TH</sup> JULY AND TUESDAY 16<sup>TH</sup> JULY. IF YOU ARE LIKELY TO BE OUT OR IF WE MISS YOU, PLEASE PUT YOUR QUESTIONNAIRE IN ONE OF THE COLLECTION BOXES PROVIDED IN THE POST OFFICE, THE BAKERY AND THE GENERAL STORE IN NEWICK DRIVE, OR DELIVER IT TO OUR ADMIN OFFICER AT 7 OLDAKER ROAD. THE COLLECTION BOXES WILL BE AVAILABLE UNTIL FRIDAY 19<sup>TH</sup> JULY.**

**IF YOU HAVE ANY DIFFICULTIES WITH THIS QUESTIONNAIRE, PLEASE RING THE HELPLINE NUMBER: 01825 722061**



**Your Parish Council Needs You! Tell us how we should plan Newick's future!**

We need the assistance of all who live in the Parish to help decide how Newick should develop between now and 2030. Over the last few months there have been two Neighbourhood Plan Consultation Days, questionnaires for businesses and young people, and meetings with various groups in the village. Questions have been raised and views have been given regarding the future of Newick and how we can help to preserve its character. Typical questions have concerned:

**New housing:** How much? What type? How quickly? Where? For which people?

**Countryside and wildlife:** How should we preserve it? Which areas are most important and why?

**Employment:** Is there any way we can help local businesses or encourage new ones?

**Amenities:** Are there sports and leisure places that we can make better, or add to? Are there local services such as schools and health centres which need to change?

**Transport:** What will change over the next 20 years? How can we adapt to it?

We now need to concentrate particularly on housing. What the Neighbourhood Plan cannot do is reduce the number of new homes that have to be built between now and 2030, as this will be set by Lewes District Council and the Planning Inspectorate. Attempts are being made to reduce the number below what LDC has proposed, but some new homes are inevitable. At present it seems likely that we will have to cater for up to 100 new homes by 2030. But, by having a Neighbourhood Plan we can dictate the types and sizes of the new homes, where they will go and how their construction will be phased between now and 2030. **Please complete the questionnaire delivered with this sheet.** This will help the Neighbourhood Plan Steering Group prepare a Plan for Newick that reflects your wishes.

A section of the questionnaire covers the likely future housing requirements of members of your household. **Please tell us if any present or previous member(s) of your household is/are likely to need a starter home, downsize home, affordable home or other new home in Newick.**

The proposed objectives, which are expected to form the basis of the policies of the Neighbourhood Plan, are presented overleaf. These have been formed taking account of both the earlier discussions and consultations with residents, and the fact that all development now has to be "sustainable" (which can be summarised as meeting present and future human needs without damaging natural systems or the environment). **We don't expect you to spend a long time considering every detail of the proposed objectives, but please tell us if you broadly agree or disagree with them.**

Finally, we include in the questionnaire a section identifying all of the sites that landowners have said are available for housing development. The sites are all identified on the map provided on the back of this sheet. **Please tell us which sites you would prefer to be developed.** If you completed a similar sheet at the recent Consultation Day we apologise for the repetition, but please do complete it again. The questionnaire will reach far more people than visited the Consultation Day, so we must take more account of the views collected via the questionnaire than those given on 8<sup>th</sup> June.

**NOTE: THE COMPLETED QUESTIONNAIRES WILL REMAIN ANONYMOUS. THEY HAVE BEEN MARKED WITH NUMBERS PURELY TO ENSURE THAT THEY ARE NOT DUPLICATED AND ONLY ONE IS COMPLETED PER HOUSEHOLD.**

**DOOR-TO-DOOR COLLECTION OF QUESTIONNAIRES WILL TAKE PLACE BETWEEN THURSDAY 11<sup>TH</sup> JULY AND TUESDAY 16<sup>TH</sup> JULY. IF YOU ARE LIKELY TO BE OUT OR IF WE MISS YOU, PLEASE PUT YOUR QUESTIONNAIRE IN ONE OF THE COLLECTION BOXES PROVIDED IN THE POST OFFICE, THE BAKERY AND THE GENERAL STORE IN NEWICK DRIVE, OR DELIVER IT TO OUR ADMIN OFFICER AT 7 OLDAKER ROAD. THE COLLECTION BOXES WILL BE AVAILABLE UNTIL FRIDAY 19<sup>TH</sup> JULY.**

**Sustainability: Objectives and Indicators**

The Neighbourhood Plan Steering Group proposes that the following set of objectives and indicators (the “tests” listed under each objective) guide the development of the Neighbourhood Plan. They are based on the three strands of sustainability: environmental, social and economic. These are now essential aspects of development planning.

Environmental Objective
Social Objective
Economic Objective

**Objective 1 - Countryside - To protect and enhance the Parish’s natural beauty and cultural heritage**

Does the proposed development:

- i. provide existing and future residents the opportunity to live in a village environment?
- ii. protect and enhance the Parish historic environment and ensure that new development is of a high quality design and reinforces local distinctiveness?
- iii. maintain the condition of footpaths and Rights of Way within the Parish?
- iv. complement the existing pattern of settlement in a well related way?
- v. have a visually unobtrusive appearance that responds to the local landscape character?
- vi. leave green space between the Village and the developments of adjacent Parishes?

**Objective 2 - Countryside - To protect and enhance the countryside setting of the main residential area**

Does the proposed development:

- i. restrict the number of new buildings developed outside the planning boundary as at 2013?
- ii. secure land to be designated as open space?
- iii. ensure that facilities are provided for refuse, composting and recycling which are adequate but discreet?
- iv. ensure that landscaping is sympathetic and uses indigenous trees?
- v. avoid impinging on networks of designated and other important habitats?
- vi. help to provide green corridors or green “stepping stones” through its area?
- vii. avoid the need for lighting of the highway?

**Objective 3 - Ecological - To protect and enhance the bio-diversity of the Parish**

Does the proposed development:

- i. sustain the condition and extent of the network of trees designated as Ancient Woodland?
- ii. ensure that new developments are compliant with Sussex Wildlife Trust, and Woodland Trust policies?
- iii. protect any wild habitats and species within the Parish?
- iv. follow related guidance from the Council for the Protection of Rural England for all of the above?
- v. maintain the quality of local watercourses in relation to the River Ouse as outlined by the Environment Agency?

**Objective 4 - Heritage - To protect and enhance the historic environment of the Parish**

Does the proposed development:

- i. preserve the existing Conservation Areas within the Parish?
- ii. have no adverse effect on the listed buildings of the Parish?

**Objective 5 - Flooding - To ensure development does not take place in areas at risk of flooding, or where it may cause flooding elsewhere**

Does the proposed development:

- i. avoid areas at risk of flooding as defined by the Environment Agency?
- ii. take account of and avoid adding to any existing problem of local flooding by surface water?

**Objective 6 - Climate Change - To reduce the Parish's impact on climate change and prepare the community and environment for its impacts**

Does the proposed development:

- i. ensure that new developments meet Level 4 of the Code for Sustainable Housing (CfSH) as assessed by the Building Research Establishment's Environmental Assessment Method (BREEAM)?
- ii. include Sustainable Urban Drainage Systems if these are required?
- iii. encourage sustainable use of resources, e.g. energy and water?

**Objective 7 - Travel - Address highway issues in Newick Parish and reduce the need to travel by car**

Does the proposed development:

- i. avoid or at least limit the addition of further traffic to Newick's roads other than (inevitably) the A272?
- ii. provide traffic calming measures within the village, that will reduce speed, noise and air pollution?

**Objective 8 - Travel - Address highway congestion issues in Newick Parish and reduce the need to travel by car**

Does the proposed development:

- i. encourage sustainable modes of transport?
- ii. make it possible for its residents to easily walk to the economic and community facilities of the village?

**Objective 9 - Housing - Ensure that those in need of local housing have the opportunity to live in a sustainably constructed and affordable home**

Does the proposed development:

- i. have a housing density comparable with that of Newick's existing housing?
- ii. have an appearance in keeping with existing design and materials of the Parish?
- iii. satisfy Parish needs for Affordable homes?
- iv. include adequate parking spaces?
- v. provide housing suitable as starter homes and downsize properties?

**Objective 10 - Crime - To ensure Newick is a safe Parish**

Does the proposed development:

- i. achieve 'security by design'?

**Objective 11 - Accessibility and Well Being- Seek to maintain and improve access to retail and community services (including health and schools) and recreation and leisure facilities**

Does the proposed development:

- i. encourage links with the existing twitten infrastructure within the village?
- ii. provide and/or develop recreational space and/or equipped play space for the whole community?
- iii. provide allotments?

**Objective 12 - Business - Maintain and enhance a diverse economic base within the Parish and encourage the sensitive location of new business**

Does the proposed development:

- i. maintain and support existing retail and other businesses and services within the Parish?
- ii. provide the potential for new businesses within the Parish?

If you agree with the above objectives, please keep them in mind while completing the questionnaire. If you disagree with any of them, please let us have your views on a separate sheet of paper enclosed with your questionnaire.

