

# Newick Now to2030



## NEWICK NEIGHBOURHOOD PLAN

### REVIEW OF CONSULTATION WITH LOCAL BUSINESSES IN NEWICK (with March 2014 Addendum)

## **1. Introduction**

- 1.1 Newick Parish Council is developing a Neighbourhood Plan in order to guide development in the Parish until 2030. One of the desired outcomes as stated in the Project Brief is to contribute to the success of existing local businesses and, if at all possible, attract new enterprises that will provide local jobs.
- 1.2 In order to achieve this outcome all known local businesses were consulted. Every two years, Newick Parish Council invites all local businesses to subscribe to the Newick Directory and these businesses formed the core of those contacted. In addition, other businesses that advertise in the Parish News were contacted, as were any others known of by Parish Councillors.
- 1.3 In February 2013, all of the businesses were contacted by means of a letter which included a Consultation Sheet (see Appendix 1).
- 1.4 The purpose of the Consultation Sheet was to enable employers to describe their business, where they are located, what type of premises they use, how long they have been trading, how many people they employ and whether or not the employees live locally. The Consultation Sheet also asked if they would be likely to need larger premises, which local services they or their employees use, and what are the benefits and difficulties of working within Newick Parish. It then went on to ask if there are any other business services they would like to see in the village, any views they may have about running a business in Newick, and how they feel Newick could be made more appealing to local businesses and employers. Finally, it asked what they would like to see included in the Neighbourhood Plan that would benefit their business in the future.
- 1.5 The first version of this report was published in June 2013. Since then, contact has been made with the owners of three sites where business changes have occurred or are proposed. In each case, a discussion was held between a member of the Neighbourhood Plan Steering Group and the site owner. The information obtained during these discussions, and also in one case from a subsequent written submission from the site owner, is recorded in the Addendum to this revised version of the report.

## **2. Results**

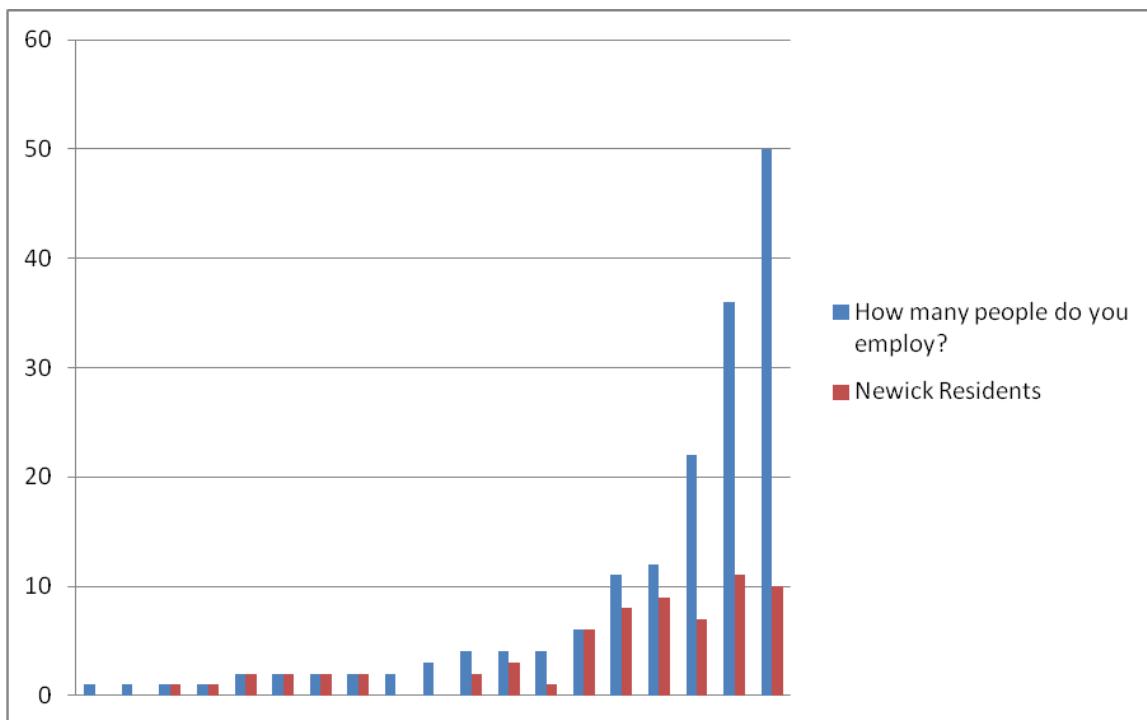
- 2.1 Of the 75 letters that were sent out, 35 were returned which is a 47% return. The quantitative data is displayed as Appendix 2 and has been analysed in sections 2.4 to 2.6. The qualitative data is from questions which allowed the respondents to give their views on a number of aspects and is displayed in sections 2.7 to 2.12.
- 2.2 The person completing the form was the owner/employer except in the case of five businesses, for which a manager completed it.

### 2.3 Types of businesses that responded

Type of Business	Number
Podiatry/ Chiropody	1
Physiotherapy	1
Book-keeping	1
Holistic Therapy/ Reflexology/ Massage	1
Bakery	1
Dance/exercise	1
Florist	1
Dog grooming	1
Furniture restoration	1
Catering	1
Care for the Elderly	1
Dressmaking	1
Milk and goods delivered to door	1
Carpentry & Joinery	1
Swimming schools for under 8 year olds	2
Holiday let/ self-catering	1
Hair & Beauty	1
General Practice/ Health Centre	1
Chartered Accountant	1
Painting & decorating	1
Garden pond maintenance & supplies	1
Life/ workplace coaching	1
Post Office	1
Estate agent	1
Dancing school	1
Electrical contractor	1
Architectural service	1
Hotel	1
Public house	2
Pre-school	1
Builder / windows/ carpentry	1
General contractor	1
Dog boarding and walking	1

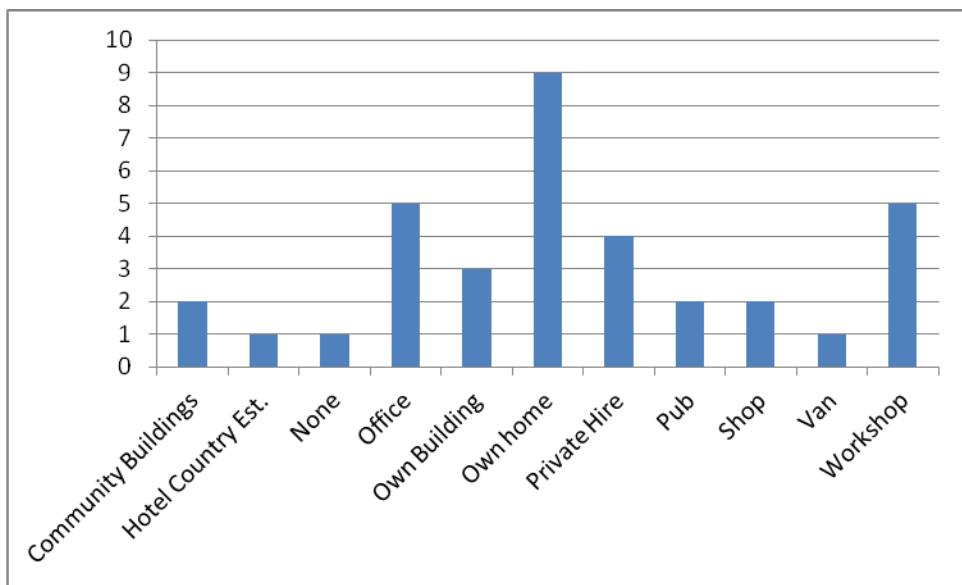
## 2.4 Employees

16 of the businesses don't employ anyone other than the owner of the business, but as can be seen from the chart below, of the 19 businesses that do have employees, a significant number (just over 40%) are Newick residents.



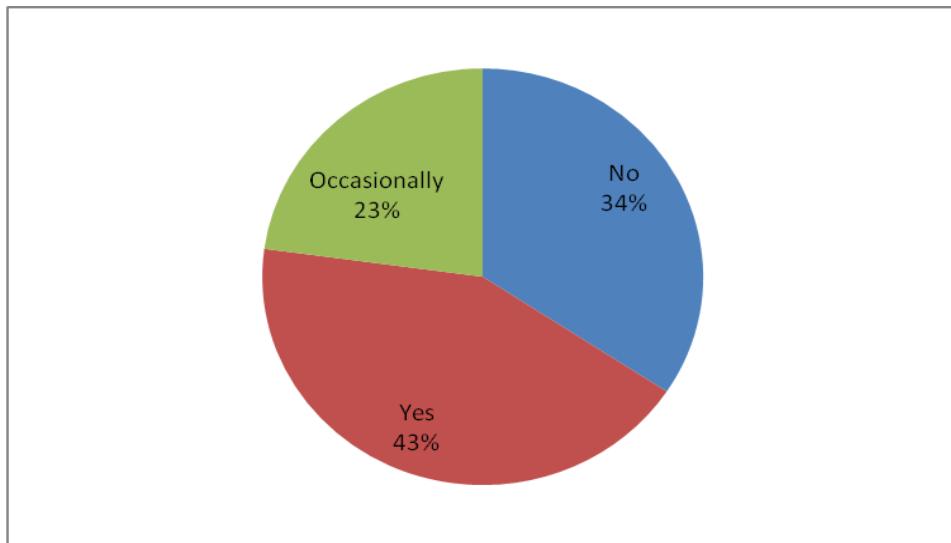
## 2.5 Premises

### 2.5.1 Type of premises the business operates from

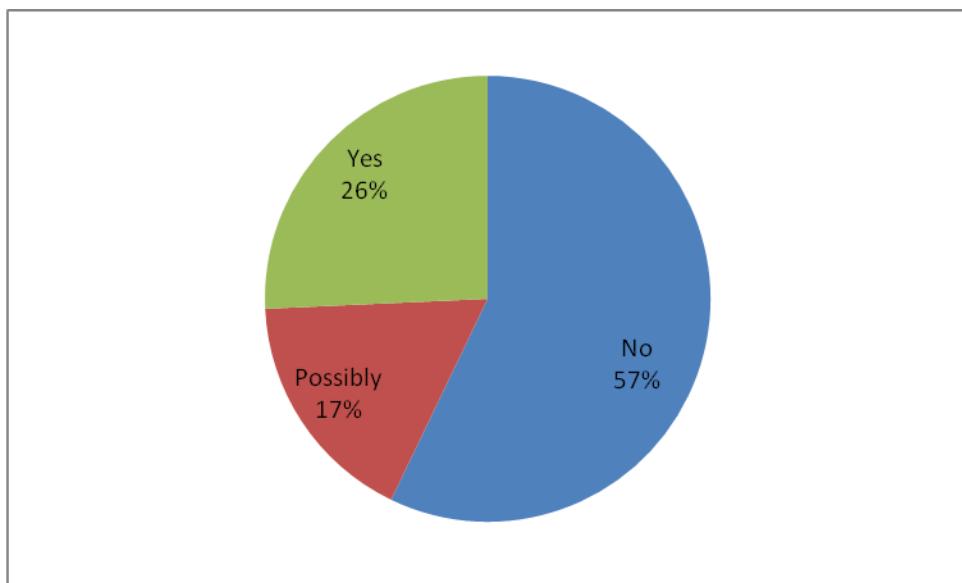


### 2.5.2 Businesses which operate from home

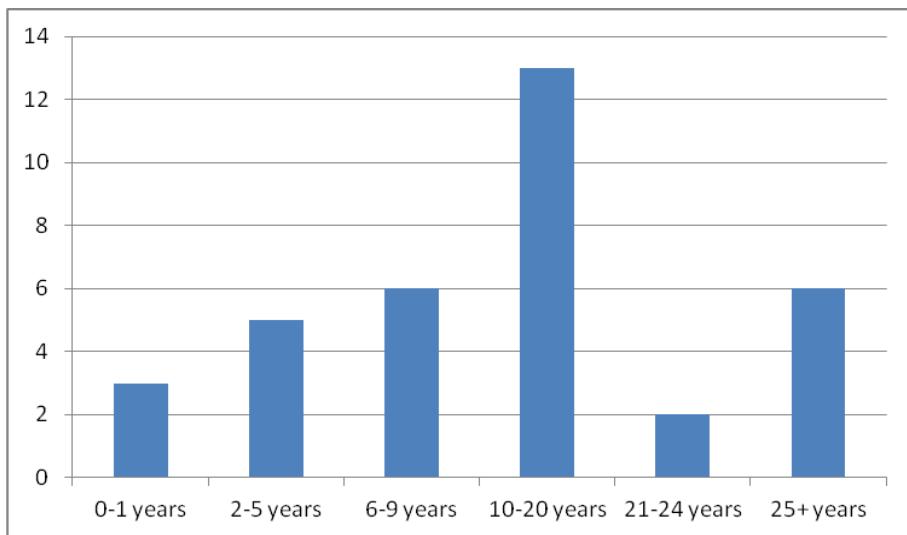
The results in the chart of section 2.5.1 above should be considered alongside the pie chart below, which shows that about two thirds of the businesses (23 out of 35) work solely from home, sometimes from home or operate part of their business from their home. Only seven of the respondents suggested that they had made adaptations to their home such as building a workshop or turning a room into an office, but the data suggests that this number is likely to be higher in the future, as nine stated that they would like to expand their premises/home and the chart of section 2.5.3 indicates that over one third of local businesses either will or may need to expand their premises if their business grows.



### 2.5.3 If your business expands, would larger premises or other space be needed?



## 2.6 Number of years the business has been in Newick



## 2.7 Benefits of working within Newick Parish

Near to home	3
Easy parking	2
Great people	4
Village life	1
Small rural village	2
Supportive residents	2
Popular	1
Low overheads	1
Local advertising through Parish Mag.	1
Local community (know clients)	4
Centrally located, easy links with nearby towns and amenities.	5
Providing a service to local people	4
Word of mouth	2
Good relationship with local businesses e.g. electrician, , plumber, tree surgeon etc	2
Health Centre within walking distance for locals	1
Easy to build reputation	1
Low advertising costs	1
Ease of movement within and beyond village	1
Occasional work in village reduces travel costs/ time	1
Advertising by word of mouth	1
Good facilities	1
Convenient for children & parents to walk/ near school	1
Can employ local people/ esp. young casual staff	1
None	1

## 2.8 Difficulties of working within Newick Parish

Small catchment area	1
Not enough business	2
Road signage out of date or missing	1
Competition in the area	1
Remote Parish Council re. businesses	1
No bank	2
Not enough office/workroom space	1
Poor lunching facilities, only pubs	1
Poor internet	1
Lack of public transport options	3
Poor parking facilities	3
Speeding traffic	1
Narrow pavements	1
Limited facilities	1
Limited signage to hotel	1
More help from Newick Church to allow wedding ceremonies	1
None	11

## 2.9 Local services used by the business and/or its employees

Buses	1
Taxis	1
Milkman	1
Local shops	18
Chemist	10
Post Office	13
Doctors/Health Centre	6
Village Hall	1
Bakery	12
Hairdressers	2
Beauty services	1
Butcher	5
Chiropody	1
Physiotherapist	1
Local pubs	5
Tandoori	1
Garden services	1
Bed & Breakfast	2
Local advertising	2
Local tradesmen	4
Builders	1
Farmers	1
Internet	1

## 2.10 Other business services needed in Newick

Hardware store	2
Dentist	2
Vet	1
More small businesses	1
Café – central hub	5
Greengrocer	3
Deli. – Local produce	1
More shops	2
Bank	4
Petrol station	1
None	9

## 2.11 What would make Newick more appealing to local business & employers?

Better Broadband	1
Street lights on A272 by Village Hall	1
Better road maintenance on estate	1
Cheaper ways to advertise	1
Safer and better parking	2
Open day for local businesses to showcase services or products	1
Café – hub for clients after visiting a business	1
Central hub to advertise to parents	1
Allow parking at Village Hall when not in use	1
Larger dance facilities to avoid re-location	1
Welcoming by locals	1
More local support (Newick Park)	1
Tendering opportunity for local work	1

## 2.12 What could the Neighbourhood Plan include to benefit local businesses?

More houses	1
Better parking	2
Local halls at a more affordable rate as they are supporting local communities	1
Keep the Newick Directory	1
Website and communication details of businesses	1
Community sports hall with access from Allington road	2
Café	1
Affordable new homes/flats for local people	2
No large houses for commuters	1
Good transport links	2
Well maintained road access to Newick	1
East access to / and more public footpaths	1
More dog waste bins	1
Development at Mitchelswood for dance classes	1
More signage for Newick Park	1
Tendering opportunities for local work	1
<i>Compulsory pond in every garden</i>	1

## 3. Conclusions

As stated in the introduction, it is intended that the Neighbourhood Plan will contribute to the success of existing local businesses and, if at all possible, attract new enterprises that will provide local jobs. It is clear that with 27 of the businesses having been in the Parish for 6 or more years and 6 businesses for over 25 years, the village is a popular place for these mainly small enterprises. It is also heartening to see that many businesses are providing employment for residents. However it is also obvious that many of these businesses would like to expand their premises and have an infrastructure which supports their development. The benefits of working in Newick Parish include the fact that it is a small village with friendly supportive people to whom the businesses provide a service. There are also easy links to other towns.

11 businesses found no difficulties working within the Parish, but complaints included lack of public transport options and parking facilities, no bank and a lack of somewhere for lunch apart from the public houses.

Local services are well used by the businesses and their employees. Most popular were local shops such as the bakery, chemist, post office and butcher as well as local tradesmen and the public houses. Other businesses would like Newick to have a café, a greengrocer, a bank, a petrol station and a hardware store.

Various suggestions as to what would make Newick more appealing to local businesses and employees included better parking, possibly using the village hall car park when the hall is not in use, more local support, cheaper ways to advertise, better broadband, road maintenance and tendering opportunities for local work.

There were not many suggestions as to what could be included in the Neighbourhood Plan to benefit local businesses. The few given included better parking, local halls at affordable rent, a community sports hall, good transport links and affordable homes for local people.

## **Addendum**

This addendum was produced in March 2014 to record the results of investigations by the Neighbourhood Plan Steering Group into the likely future of three sites in the Parish, the ex-Woodgate Dairy site, the Rotherfield Yard and Newick Park. In each case the site had previously provided employment but changes had resulted in a reduction in the number of people employed. The purpose of the investigations was to check on the likely future capacity of these sites to provide employment.

### **Woodgate Dairy Site**

The former Woodgate Dairy milk processing plant, which by that time was being operated by Arla Foods, closed in 2008. The site is at the northwest tip of Newick Parish.

The site was acquired by its present owner in 2011 and has received planning permission for employment uses under B1, B2 and B8 user classes, (industrial and warehousing/distribution). The owner currently has buildings with a total of about 50,000 sq ft of space and plans to offer units of between 1,500 sq ft and 7,500 sq ft at ground floor level. Included in this are two large buildings, one of 9,500 sq ft and one of 9,000 sq ft with raised floors designed for off-loading lorries which makes normal access difficult. If planning permission can be obtained for a rear yard, where the existing ground is at a higher level, these buildings could be put into use with level access.

The owner currently has all of the available space rented out or with people waiting for it, except for the two large buildings with the raised floors. Even for these buildings, the owner has potential occupiers for part of the space that would become available if the rear yard receives planning permission.

There is a large yard area with planning permission for B1, B2 and B8 user classes, 24 hours per day permitted use and good access direct onto the A275.

At present the site employs about 35 people, though that is expected to increase to between 50 and 65 within the currently occupied and booked space. If the larger buildings can be given the required rear yard and become fully used, this would add another 10 to 20 jobs. Thus the total employment capability of the site could reach about 75 jobs.

## **Rotherfield Wood Timber Yard**

Rotherfield Wood Timber Yard is at the northeast corner of Newick Parish. The previous occupier, Seafields Fostering, left recently and the site is now vacant. There are three small units and one holiday let available for rent on the site.

## **Newick Park**

Newick Park, which is located in the south of Newick Parish, ceased trading as a hotel in January 2014. The property has been bought by a new owner who wishes to convert it back to a private residence.

At present it employs four gardeners/grounds men and there is a possibility of two more being employed. The building is to be completely renovated over the next two years and the owner may employ local builders to do the work.

When complete there will be staff employed to help run the property.

Linda Farmer

Admin Support, on behalf of Newick Neighbourhood Plan Steering Group  
25.03.2014

## Appendix 1: Consultation Sheet



### NEWICK PARISH COUNCIL

«NAME»  
«SOCIETY»  
«ADDR1»  
«ADDR2»  
«ADDR3»  
«ADDR4»  
«ADDR5»

18<sup>th</sup> February, 2013

Dear «SALUTATION»

#### To Local Businesses in the Parish of Newick

In order to prepare the Neighbourhood Plan and as part of the consultation process, the Parish Council through its Neighbourhood Plan Steering Group wishes to consult all the organisations, residents, landowners, potential developers and businesses within the Parish. As you are probably aware the first Consultation Day, which was aimed primarily at residents, was held on 17<sup>th</sup> November and was very successful. The second stage is now consulting all the other groups and the Steering Group would be grateful if you would take a few minutes to complete the questionnaire below.

#### LOCAL BUSINESSES CONSULTATION SHEET

NAME OF BUSINESS	
ADDRESS	

#### QUESTIONS

Name and position of person completing this form and address if different from above.	
What type of business do you run?	
Do you work from home?	
How long have you had a business in Newick?	

What type of premises does your business occupy/operate from? Do you have an office/shop?	
If your business expands would you require larger premises or other space?	
What are the benefits of working within Newick Parish?	
What are the difficulties of working within Newick Parish?	
Which local services are used by your business and/or employees?	
How many people do you employ?	
Do you employ people from Newick, if so how many?	
Are there any other business services you would like to see in Newick?	
Is there anything else you would like to tell us about running a business in Newick and what you feel would make Newick more appealing to local business and employers?	
Is there anything you would like to see included in the Neighbourhood Plan that would benefit your business?	

Thank you for your co-operation.

Please return this form to the address shown below by 19<sup>th</sup> March, 2013

**Admin Support for the Neighbourhood Plan Steering Group**  
**Mrs. Linda M. Farmer, 7 Oldaker Road, Newick, Lewes, East Sussex BN8 4LN**  
**Tel: 01825 722061      e-mail: newickpc@btinternet.com**

## Appendix 2: Results

Type of Business	Number	Form filler	Work from home?	Years in Newick	Premises	Expansion	How many people do you employ?	Newick Employees
Dance/exercise	1	Employer	No	2-5	Community Buildings	No	0	0
Garden pond maintenance & Supplies	1	Employer	Yes	25+	Office	No	0	0
Electrical contractor	1	Employer	Yes	10-20	Own home	No	0	0
Architectural Service	1	Employer	Yes	21-24	Own home	No	0	0
Holistic Therapy/ Reflexology/ Massage	1	Employer	Yes	6-9	Own home	No	0	0
Dog boarding and walking	1	Employer	Yes	6-9	Own home	No	0	0
Milk and goods delivered to door	1	Employer	No	10-20	Van	No	0	0
Dressmaking	1	Employer	Yes	10-20	Workshop	No	0	0
Florist	1	Employer	Yes	2-5	Workshop	No	0	0
General contractor	1	Employer	Occassionally	25+	Workshop	No	0	0
Carpentry & Joinery	1	Employer	Occassionally	6-9	Workshop	No	0	0
Dog grooming	1	Employer	Occassionally	0-1	None	Possibly	0	0
Furniture restoration	1	Employer	Occassionally	2-5	Office	Possibly	0	0
Life/ workplace coaching	1	Employer	Yes	6-9	Own home	Possibly	0	0
Physiotherapy	1	Employer	No	10-20	Own Building	Yes	0	0
Dancing school	1	Employer	No	6-9	Private Hire	Yes	0	0
		Employee	Yes	0-1	Pub	No	1	0
Podiatry/ Chiropody	1	Employer	No	25+	Own Building	Possibly	1	0
Chartered Accountant	1	Employer	Yes	10-20	Office	Yes	1	1
Catering	1	Employer	Yes	2-5	Own home	Yes	1	1
Holiday let/ self-catering	1	Employer	Yes	10-20	Own home	No	2	2
Painting & decorating	1	Employer	Occassionally	25+	Own home	No	2	2
Book-keeping	1	Employer	Yes	10-20	Office	Possibly	2	2
Post Office	1	Employee	No	21-24	Shop	Possibly	2	2
Swimming schools for under 8 year olds	2	Employer	Occassionally	10-20	Private Hire	Yes	2	0
		Employer	Occassionally	0-1	Private Hire	Yes	3	0
Estate Agent	1	Employer	No	10-20	Office	No	4	2
Builder / Windows Carpentry	1	Employer	Occassionally	10-20	Own Building	No	4	3
Bakery	1	Employer	No	6-9	Shop	Yes	4	1
Hair & Beauty	1	Employer	Yes	2-5	Workshop	No	6	6
Preschool	1	Employer	No	25+	Private Hire	Yes	11	8
Public house	2	Employee	No	10-20	Pub	No	12	9
General Practice/ Health Centre	1	Employee	No	25+	Community Buildings	No	22	7
Care for the Elderly	1	Employer	Yes	10-20	Own home	Yes	36	11
Hotel	1	Employee	No	10-20	Hotel Country Est.	No	50	10