

Newick Parish Council

Minutes of the Meeting of Newick Parish Council held at 7pm on Monday 10th August 2026 at the Newick Community Centre, The Green, Newick

Present: Councillors, C. Armitage (who Chaired the meeting), M. Hughes, P. Impey, J. Kerr, D. Marchant, L. Mudford, B. Whitlock, C. Wickens, O. Williams.

In Attendance: Emma Reece (Clerk)
A recording was made of the meeting for the purposes of minute taking
Five members of the public

The meeting started at 7.00pm

1. **Apologies for Absence** – Apologies had been received from Cllr. Hodge. Cllr. Keenan advised the Clerk she had a Wave Leisure board meeting which may run late.
2. **Disclosure by Members of personal interest in matters on the agenda, the nature of any interest and whether the Member regards the interest as prejudicial under the terms of the Code of Conduct** – There were none.
3. **Exclusion of the Press and Public** – None.
4. **Questions or Statements by Members of the Public** –

One member of the public spoke regarding the Headway House application, in his capacity as a neighbour. He stated he has serious objections to the proposed development. His concerns included those on safety and access, the proposed change to Jackies Lane being ineffective, and that the transport report underestimates the problem. He also stated that the application underestimates the impact on neighbours living immediately next door and he hoped that NPC supported these residents.

5. **Report from Lewes District Councillor and East Sussex County Councillor Charlotte Keenan** – Cllr. Keenan was not present.
6. **Report from Member of Parliament Mims Davies** – the Member of Parliament had not sent a report.
7. **Approval of draft minutes of the Parish Council meeting held 13th July 2026** – These were considered and approved.
8. **Planning:**
8.1 Applications:

LW/26/0343	Headway House Jackies Lane Newick East Sussex BN8 4QX Demolition of two existing buildings, erection of replacement purpose built charity building and erection of 25 dwellings, with associated infrastructure and landscaping works It was unanimously agreed to <i>strongly object</i> to this application on the following grounds: A. Assessing the site against the LDC Interim Policy Statement for Housing Delivery March 2020 1. <i>The site boundary is contiguous with an adopted settlement planning boundary, as defined on the Local Plan Policies Map.</i> The site lies outside the defined settlement boundary of Newick and within the countryside. Development - Not met 2. <i>The scale of development is appropriate to the size, character and role of the adjacent settlement.</i> There is no adjacent settlement - Not met
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	3. <i>The proposed development will provide safe and convenient pedestrian and cycle access to key community facilities and services within the adjacent settlement.</i> The proposed road widening and access improvements do not eliminate concerns regarding increased traffic generation or cumulative impacts. Residents of Newick and North Chailey would describe it as a totally <u>Unsustainable Location</u>. - Not met 4. <i>The proposed development, individually or cumulatively, will not result in the actual or perceived coalescence of settlements. Where appropriate, this should be demonstrated through the submission of a visual and landscape character impact assessment.</i> The strategic gap between the villages of North Chailey and Newick, has been of significant importance for many years and in the ELP is protected by a new Strategic Green Gaps policy (Policy SGG3). 25 dwellings falls into the classification of a Major development. The housing element is clearly the dominant component of the scheme, rather than supporting the existing nature of the charity, and cannot reasonably be regarded as limited rural development - Not met 5. <i>This concerns SDNP and is therefore not applicable</i> 6. <i>An ecological impact assessment is undertaken and appropriate measures identified and implemented accordingly to mitigate any potential adverse impacts of the development on biodiversity and secure biodiversity net gain in accordance with the Council's Biodiversity Net Gain Technical Advice Note (February 2021).</i> NPC consider that the section on Biodiversity net gain to be flawed. The figure quoted is a 10% net gain however the removal of trees, hedges and existing landscaping does not appear to justify this figure. We would suggest further investigation to this is required - Not met. 7. <i>The proposed development will make the best and most efficient use of the land, whilst responding sympathetically to the existing character and distinctiveness of the adjoining settlement and surrounding rural area. Arbitrarily low density or piecemeal development, including the artificial sub-division of larger land parcels, will not be acceptable.</i> The site forms part of the rural approach to Newick and contributes to the area's open character. The scale of development, estate roads, parking areas, domestic lighting, hard surfacing and associated infrastructure would permanently urbanise this location. There is also a conflict with the statement that the site development is on 'developed land'. The majority of the new homes are to be built on the existing car park areas and accompanying garden and wilding areas. In addition, no mention is made of the destruction of the existing and long established walls of an 'older walled' garden - Not met 8. <i>It can be demonstrated that the proposed development is deliverable and viable, having regard to the provision of necessary on-site infrastructure, including affordable housing, green infrastructure and other requirements. Where the proposed development would create the need to provide additional or improved off-site infrastructure, a programme of delivery should be agreed with the relevant infrastructure providers to ensure that these improvements are provided at the time they are needed.</i> LDC as preparation and research for its emerging Local Plan conducted several times over the last 6 years a Land Appraisal Assessment. At no time was this site considered as being 'available, deliverable and developable', which are the criteria for a LAA - Not met B. Housing need - NPC acknowledges the need for housing nationally and locally and have always strived to match this need with the needs of our residents. However, the reality of 40% affordable and what makes a home 'affordable' has become a serious point of contention as apart from Social Rented Housing they are still out of financial reach of residents on lower incomes. C. Conflict with the NPPF - This application conflicts with a key principle in the NPPF. 'The consultation draft NPPF (December 2025) changes the presumption so that it becomes "A permanent presumption in favour of suitably located development".' (page 5) NPC acknowledge that LDC have an out-of-date local plan and cannot at present demonstrate a five-year supply of deliverable housing sites. However, we would argue that this is an unsustainable dangerous site and that the impacts of doing so would significantly and demonstrably outweigh the benefits. D. Conflict with NNP - Although this site is not in Newick, it is right on the boundary. The application conflicts with: Environment Policies – EN1, EN2, EN4 Housing Policies – HO1 Transport and Communications Policies – TC1 E. Enabling Development Has Not Been Fully Justified
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	The applicant states that residential development is required to fund a replacement Headway Sussex facility. The application has not demonstrated that for reasons other than trying to ensure financial stability • the enabling development is genuinely essential; • the minimum number of dwellings is appropriate; • no reasonable alternative funding mechanisms exist for the charity; Without transparent viability evidence, the residential element risks becoming an unjustified departure from adopted planning policy. F. Landscape Sensitivity Assessment (LSA) As part of the research for the emerging LDC local plan, a LSA was conducted (last update 2025). The application site sits within Newick D (although mainly in North Chailey) and is classified as; 74/90, which is of a very high sensitivity, such that thresholds for significant change are very low. Whilst the parcel is well related to Newick's settlement boundary, as an Area of Suitable Alternative Natural Greenspace, it is not able to accommodate change and is very susceptible to development as a result of the ecological and functional value of the parcel.
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Four members of the public left the meeting at 7.28pm

8.2 Approvals/Refusals:

It was noted that the following had been approved by Lewes District Council:

LW/26/0333 Barbary House 15 High Hurst Close Newick East Sussex BN8 4NJ

Demolition of existing outbuilding, erection of single storey side extension, replacement and enlargement of front porch, hip to gable roof conversion with rooflights, removal of existing south facing dormer window at first floor level, addition of 1 no. rear dormer and alterations to fenestration

LW/26/0317 11 High Hurst Close Newick East Sussex BN8 4NJ

Addition of 1 no. side dormer at first floor level

8.3 Tree Works Applications –

It was noted that the following application has been passed to the tree warden who has made no comment:

T1 - Oak - Removal of branches by 3m - Overhanging and allowing access to roof Open for comment icon

1 Newlands Park Way Newick East Sussex BN8 4PG

Ref. No: TW/26/0058/TPO |

9. Clerk's Report – To note report from Clerk. A report had been circulated and included the following:

- Annual leave

In addition to this, the Clerk reported that she had received a planning consultation letter from LDC after the August agenda had been published for 95 Allington Road, Demolition of stables and erection of a single dwelling LW/26/0328. This case has a consultation date of 2nd September and the Clerk has requested an extension to the 15th September so that the case can be considered in the September PC meeting as there is no Planning Committee in August due to the Bank Holiday. The Planning Officer is on annual leave so no reply has been received yet. The Clerk advised that under clause 6 of the Scheme of Delegation that Planning applications can be received by the Clerk and responses can be determined by the Clerk following consultation with a minimum of two Members who are currently members of the Planning Committee. The matter could still be considered in the September full Council meeting if the Council wanted to elaborate on their response further providing the application

had not been decided at this point. The Clerk stated she would discuss the matter further with the Chair and Vice Chair of Planning.

10. **Report by Clerk on any action taken under Delegated Powers in consultation with Chairman and/or Vice-Chairman** – The Clerk reported that she arranged for repairs on some bollards which were damaged on The Green at a cost of £80 and £60.

11. Financial Matters:

11.1 To authorise Schedule of Payments for August 2026 - It was agreed that Cllrs. Impey and Armitage and would authorise the following payments:

List of Payments made between 01/08/2026 and 31/08/2026

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
31/08/2026	Lewes District Council	659540319	83.09		Play inspections
31/08/2026	Newick Village Hall	831777243	750.00		Grant
31/08/2026	Barclays Debit Card	top up	435.85		top up
31/08/2026	East Sussex Pension Fund	705527780	735.22		Pension
31/08/2026	Emma Reece	212901942	2,240.97		Clerk
31/08/2026	HM Revenue & Customs	17066918	939.21		Tax and NI
31/08/2026	Mulberry Local Authority Servi	272045462	72.00		Mulberry Clerk conference
31/08/2026	Paul Antrobus	806025696	309.18		Supplies for work
31/08/2026	Paul Antrobus	102050350	765.00		Handyman
Total Payments			6,330.52		

11.2 To receive statement of performance against budget as at end of July 2026 – this was noted. Cllr. Marchant queried what has been spent on playing field maintenance and the Clerk said she would look into it and let him know.

11.3 To consider grant applications received – there were none.

11.4 To consider quotations– a quote for a tree survey on the large oak tree at Powell Road/Oldaker Road open space was considered and it was agreed to proceed with the quote for £360 plus VAT from Bonny's Wood. A quote for insurance as part of a long term agreement with Zurich has been received for £1927.54 which comes within budget for this financial year and this was accepted.

12. **Update on play area repairs and equipment replacement including quotation if available**
Points of discussion and decisions for the Council:

The play inspection was noted, and it was agreed to move this matter to the September meeting as the quotation has not yet been received.

13. **To agree content for September edition of the Newick Parish Council newsletter (deadline 30th August)** – It was agreed that David Wickens would write an article on speedwatch, Cllr. Mudford would write an article on being new to planning and Cllr. Williams would write an article introducing himself as a Councillor. Cllr. Armitage suggested the Clerk speak to Mary Avis to see if she had anything from Lady Vernon Trust that she wanted to include.
14. **Report from Cllr. B Whitlock on Village Hall Management Committee** – Cllr. Whitlock stated that there has not been a meeting but passed on a thank you for the grant that NPC gave.

15. **To discuss fingerposts in Newick and changes to ESCC funding** – It was agreed to add this to the September agenda as the asset inspection is due this month and this will inform discussions on the matter.
16. **To consider requesting a caution sign ('people walking') for Newick Hill** – It was agreed to request this through Cllr. Keenan.
17. **To discuss resident concerns about longer grass on the open spaces in Oldaker Road during hotter summer periods** – it was agreed that if Newick has future long periods of hot weather that NPC will consider an earlier cut to reduce any risks associated with extended periods of dry weather and long grass.
18. **To consider membership to a local Parish Council environmental forum** – It was agreed to decline membership at this time with a view to potentially joining in the future.
19. **Items for next agenda** – it was agreed the following would be included in the next agenda:
 - Fingerposts
 - Asset Inspection
 - Playground project

The meeting closed at 7.55pm

Signed.....Chairman

Date.....

Mrs E Reece, Clerk to the Council
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