

Ticehurst Neighbourhood Plan 2018 — 2028

Pre-Submission Consultation Version
January 2018



Please send your comments on this version of the neighbourhood plan by Wednesday 14th February 2018 in the following ways:

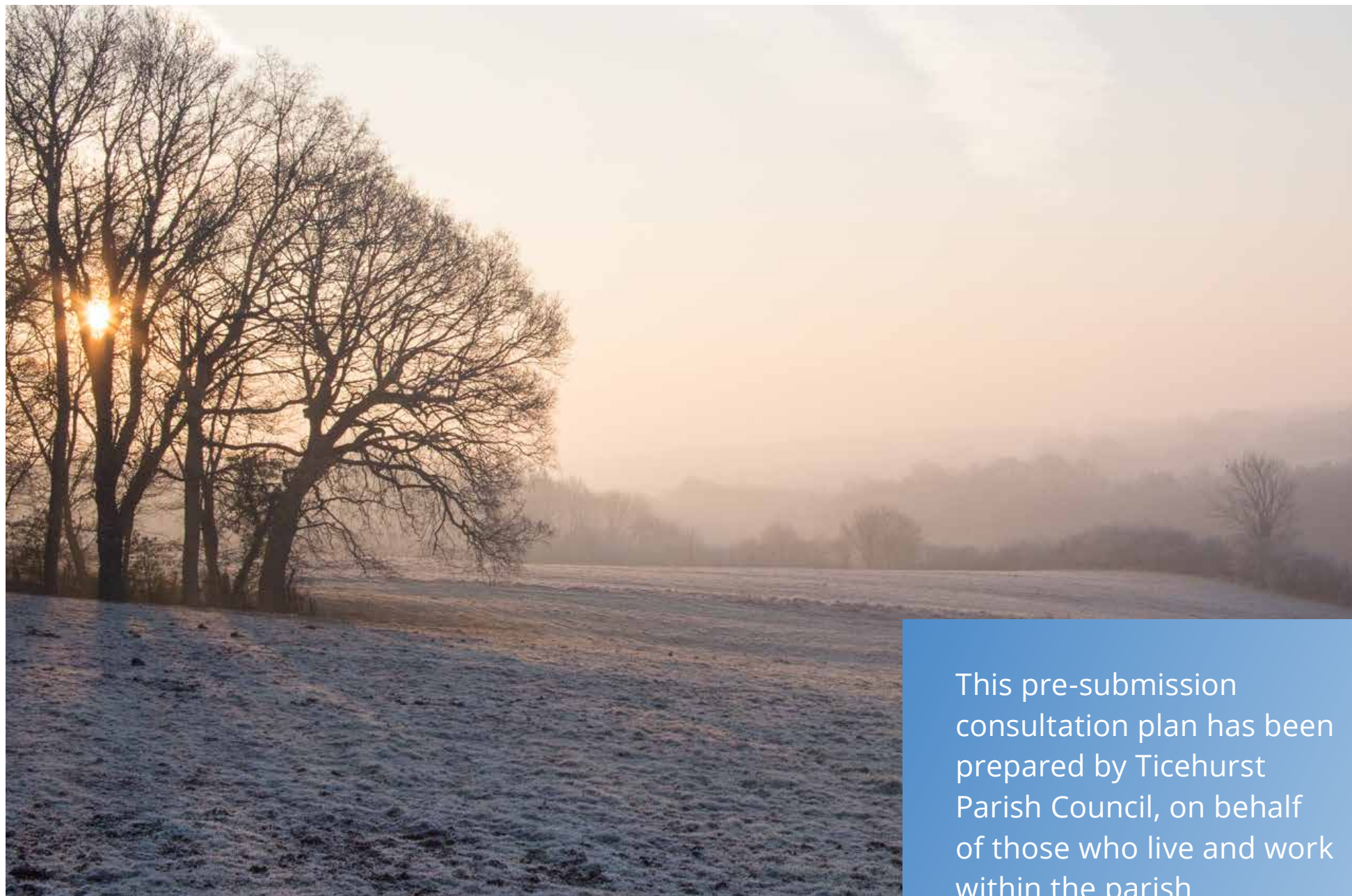
/ web <http://ticehurstnp.org/>

/ email participate@ticehurstnp.org

/ post Ticehurst Neighbourhood Plan, c/o Francesca Nowne,
Ticehurst Village Hall, Lower High Street, Ticehurst, TN5 7BB

/ survey link to consultation response available on the website

Thank you



This pre-submission consultation plan has been prepared by Ticehurst Parish Council, on behalf of those who live and work within the parish



This version of the Ticehurst Neighbourhood Plan has been prepared by Ticehurst Parish Council, the qualifying body responsible for plan preparation. Contacts for further information:

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Summary

Ticehurst Parish Council has prepared this Neighbourhood Plan on behalf of those who live and work in Ticehurst. It sets out a future vision of the parish and its three distinct settlements of Ticehurst village, Stonegate and Flimwell. The vision is to have friendly, safe and attractive communities which will flourish within the beautiful setting of the High Weald Area of Outstanding Natural Beauty.

The plan has four aims:

1. to maintain and enhance the rural character of the parish
2. to support and extend employment opportunities within the parish
3. to provide high-quality housing for all residents
4. to improve the infrastructure and amenities within the parish

Based on these aims, the plan sets out objectives, and then policies which will help to meet the objectives. Once the plan has been reviewed and accepted through the process set out by the government, these policies will have legal weight in deciding planning applications.

The plan has been written on behalf of the community by a Steering Group of local residents. We have consulted widely in order to ensure that the plan meets your needs. People who live and work in the parish now have a chance to say whether they like the plan or how they would like to see it changed.

Please take this opportunity to make your views known.

Thank you.

Introduction

This is the pre-submission version of the neighbourhood plan. Ticehurst Parish Council has prepared the plan on behalf of those who live and work within the parish of Ticehurst. The plan sets out a future vision for the parish and for its three distinct settlements of Ticehurst, Stonegate and Flimwell. This vision is supported by a set of planning policies and a series of specific projects and community actions.

National Planning Policy

The neighbourhood plan has been informed by both the National Planning Policy Framework and the strategic policies in the Rother Local Plan. In accordance with the neighbourhood planning regulations, this plan has been prepared through extensive community consultation.

The Ticehurst Neighbourhood Plan will contribute to sustainable development by seeking improvements in environmental, economic, and social conditions. Consideration has been given to how any potential adverse effects arising from development proposals may be prevented, reduced, or offset.

The neighbourhood plan also seeks positive improvements in the quality of the built, natural, and historic environment, as well as in people's quality of life. This can be achieved through better design; improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood” (para. 183 of the National Planning Policy Framework).

The Government introduced the opportunity for local communities to prepare neighbourhood plans through amendments to the Town and Country Planning Act 1990 and the Localism Act 2011 and through new regulations Neighbourhood Planning (General) Regulations 2012, which set out the requirements for Neighbourhood Plans.

Community-Led Process

Developing a neighbourhood plan is a community-led process which encourages local people to shape and influence development within the places where they live and work. Neighbourhood plans are produced by community forum groups or parish or town councils and must correspond to the local district council plan. In the case of Ticehurst, Rother District Council has prepared the Local Plan (Core Strategy adopted September 2014) and there has been a constructive dialogue with them to ensure that these draft policies conform to national and local policy, as required by the neighbourhood plan regulations.

Neighbourhood plans can determine the allocation of new housing sites; produce general design policies for these sites; protect or identify new community facilities; and identify green spaces to be protected from any future development proposals. In Ticehurst, Stonegate and Flimwell, the preparation of the Neighbourhood Plan is being led by the Neighbourhood Development Plan Committee (NDPC) of Ticehurst Parish Council.

Neighbourhood plans must meet some legal requirements as specified by law: they must have appropriate regard to national policy; must contribute to the achievement of sustainable development; must be in general conformity with the strategic policies in the development plan for the local area; must be compatible with human rights requirements; and must be compatible with EU obligations. It is considered that this draft plan meets all these legal obligations.

The High Weald AONB

National planning policies are contained in the National Planning Policy Framework (NPPF). Its focus is on sustainable development, the meaning of which is defined in paragraph 8 of the NPPF as simultaneously seeking economic, social and environmental gains. Paragraphs 115 and 116 of the NPPF relate specifically to development in AONBs. These paragraphs complement Section 85 of the CROW Act 2000. They expect planning bodies, which include those preparing neighbourhood plans, not only to have regard for the conservation and enhancement of AONBs, but also to give it great weight.

The use of the terms “landscape” and “scenic beauty” in the NPPF highlights the need to consider both the visual impacts on the scenic qualities of an AONB and the impacts on its intrinsic landscape character. This embraces aspects of landform, geology, flora and fauna, landscape features and historic settlement patterns, developed over centuries.

The emphasis on sustainable development may be taken as encouraging plans to seek developments that offer benefits in terms of conserving or enhancing natural beauty. For example, a strong rural economy in which farm and woodland enterprises thrive enables the management necessary to conserve key landscape features.

Consultation Process & Preparation Timetable

Work on the Ticehurst Neighbourhood Plan began in October 2015, when Rother District Council approved the designated boundary for the neighbourhood plan area (Ticehurst Parish boundary).

Since late 2015, the NDPC has been supported in its work by FERIA Urbanism, a professional design and planning practice based in Bournemouth. The process began with a series of site visits by the consultant team, allowing them to understand the local context. Several key events to engage the community then followed:

- A series of three Visioning Events were held on the evenings of 12th, 13th and 14th January 2016. These explored some of the main challenges and issues facing the parish. A specific event was held for each of the settlements of Ticehurst, Stonegate and Flimwell, hence the three dates. Over 200 people signed into these Visioning Events.
- Each of the Visioning Events was preceded by a “PLACE” assessment earlier that afternoon. These events were used to establish the main factors affecting the parish under the different categories of Planning, Landscape, Architecture, Conservation, and Engineering (PLACE).
- The results of the PLACE assessments and the three Visioning Events were used to prepare the ground for a Two-Day Design Forum held on 9th and 10th March 2016. Over 100 people took part in the design forum when presentations from 13 different community groups were also made.

- This was a design-led exercise that examined how change can be accommodated, designed, and planned. A series of task groups worked over 48 hours to develop new ideas across the parish.
- A final slideshow presented the results of the Two-Day Design forum. This comprised 260 slides capturing the main ideas and concepts. This was published on the neighbourhood plan website and was accompanied by a video of the final presentation.
- The publication of an Interim Report in July 2016 was a key milestone. This captured the consultation work to date, including the full results of the Visioning Event and the Two-Day Design Forum. The report also set out twenty emerging policy themes and how these could be used as a framework for the neighbourhood plan.
- The ideas generated in the first part of the year were used to inform a series of draft policy headings that were subject to public consultation in November 2016. More than 180 people attended a poster exhibition event on 3rd and 4th November 2016 and submitted 36 booklets of comments on a range of policy proposals.
- In the autumn of 2016, the NDPC ran a “call for sites” process. The purpose of this was to gauge the potential land supply for new development across the parish, with the results used to inform the emerging neighbourhood plan for the whole parish area. The NDPC asked land owners to nominate any land they would be willing to see developed. A key consideration in this process is the suitability of sites for development within the High Weald Area of Outstanding Natural Beauty (AONB).
- The call for sites period ran from 3rd November to 24th December 2016 and resulted in twelve sites being nominated for consideration. Three more sites have already gained outline planning permission. A further two sites have tried and failed (to date) to gain planning permission, even on appeal, but are likely to be resubmitted in the future.
- A further poster exhibition and a series of slideshow presentations were held on 1st and 2nd December 2016. The focal point of the December event was a series of visualisations showing changes to the streets and public spaces. Photo-montage images were used to show a combination of measures aimed at reducing speeds, discouraging through-traffic, and increasing driver awareness of the built environment. The concepts also aimed to reduce highway signage and clutter, including painted lines, and to draw out the existing qualities of the parish, some of which is within a Conservation Area. Comments on these ideas were collected, many of them very supportive.

- During the autumn of 2016, the Business Survey was undertaken, helping us to understand the requirements of the many businesses in the Parish.
- In January 2017, a tent was set up in Ticehurst village square, to bring the consultations to a wider audience.
- The Village Assembly on 25th April 2017 was used to show all 17 sites being considered (12 from the Call for Sites, 3 with outline planning permission and 2 currently in the planning process). The 200 attendees were asked to comment on the sites, as well as on the green spaces being proposed in the plan.
- Following this, the Steering Committee took a stall at the Village Fête on 17th June 2017, using similar exhibits and reaching a different set of parishioners.
- Draft Neighbourhood plans must be assessed to determine whether they will have significant environmental effects, and a screening opinion request was sent to RDC in April 2017. In July 2017, RDC advised that a Strategic Environmental Assessment (SEA) was required. This is presented as a separate document with its findings integrated into the plan, allowing the plan to include any necessary mitigation measures. All seventeen sites (as detailed above) were considered in the SEA.

- In September 2017, a short (one page) survey was distributed to all dwellings in the Parish. This was designed to answer some very specific questions – on affordable housing and employment – which could not be answered by other available data.

Throughout the past two years, the local Parish magazine, News and Views, has been used to inform the Parish of the progress being made on the Neighbourhood Plan. The October 2017 issue contained the sixteenth Neighbourhood Plan news bulletin. The Steering Group meets once a month and its minutes are also published on the website.

Responses to all these community events have been used to formulate this pre-submission version of the plan, now subject to a formal six-week consultation.



Photographs from the various consultation events held during 2016 in Ticehurst, Stonegate and Flimwell.

Ticehurst Parish Past & Present



Ticehurst Parish Past & Present

Ticehurst is one of the largest civic parishes in the Rother District. It consists of three wards, Ticehurst Village, Flimwell and Stonegate, within which are a number of smaller settlements such as Cottenden, Battenhurst, Three Leg Cross, Dale Hill, Shovers Green and Birchetts Green. It is home to more than 4,000 people and covers 3,237 hectares. The name Ticehurst is said to have originated from the Anglo-Saxon, “tice” meaning goats and “hurst” meaning woods.

The Parish is situated within the High Weald Area of Outstanding Natural Beauty, and its landscape has barely changed since medieval times. It is a mix of sandstone ridges, clay valleys, small ancient woodlands, and irregular-shaped fields. Part of Ticehurst’s boundary crosses Bewl Water, the largest inland water reservoir in South East England, and it is bordered to the east by Bedgebury Forest and Pinetum which has 22km of cycle tracks. With its numerous countryside footpaths and leisure opportunities, its good connections via road and rail to the rest of the UK and to the continent, it is a popular place to live and an attractive place to visit.

Historically, Ticehurst was largely a rural community which derived its livelihood from woodland management, small mixed farming, wool, dairying, soft fruit, and hops. Where these have become less viable, the farms have become larger or have diversified, supplying small trades and services associated with the rural economy as our business survey in 2017 clearly illustrates.

With the benefit of modern technology, more people are also working from home and the unemployment rate in the Parish is low (2.2% in 2011 census).



Welcome to Ticehurst.

Ticehurst

Ticehurst is the largest village of the three that make up the Parish, an ancient settlement established on the east-west Forest Ridgeway which passes from Tonbridge to Rye on the coast. It began as a crossing point linking ancient route ways and as a market centre serving an area of scattered farmhouses and manors. In the 13th century, a more permanent settlement began to develop around the market place, a triangular space known as Ticehurst Green. In the 1700s, the road through the village became a toll road and Toll Cottages, now private dwellings, still stand at each end of the village.

The Bell Inn in the centre of Ticehurst was originally a Wealden Hall House which became a 16th century coaching inn, one of two which dominated the central square. The High Street continues to be a busy thoroughfare: the volume and speed of traffic through the village is a concern to villagers and a problem which the Parish Council is seeking to address. In the picturesque centre is the village square, all that remains of the old village green. It has a central island with a war memorial and garden dedicated in 1921, a pump house and well built in 1888, and three large mature chestnut trees which help to provide a semblance of green in the centre.

Today the Square is often dominated by parked cars but it is regularly used by the community for events and is a valuable open space with potential for further improvement. The area around the square was designated a conservation area in 1990 and includes several Wealden

Hall Houses from the 16th century. The typical external wall materials used in the conservation area are a mix of weather-boarding, tile hanging and brickwork of a warm orange-red, traditional styles that are a strong feature of the village's character.

Ticehurst has gradually evolved to become an important centre for the surrounding area. It was identified by Rother District Council along with Robertsbridge as a “rural service centre” with a varied range of shops and businesses, a children's centre, pre-school nursery, a modern primary school, doctors' surgery and post office.



Ticehurst High Street.

To the west is Ticehurst House Hospital which was one of the earliest dedicated psychiatric hospitals in the country. Dr Samuel Newington opened the original Ticehurst House in 1792, and today it still specialises in the treatment of psychiatric disorders.

Ticehurst also claims to be home to the first Pick-Your-Own fruit farm to open in Britain, Maynards Farm. Pashley Manor Gardens is “one of the finest gardens in England”, and Dale Hill Golf Course and Hotel has two courses, one designed by Ian Woosnam.

The Village Institute was designed by the architect, Sir Aston Webb and built in 1899 on land given by Mr. Campbell Newington for the benefit of the parish of Ticehurst. In 1929 this Grade II Listed Building was inherited by his daughter, Beatrice Drewe, who set up a Charitable Trust and endowment fund. In 1970 Ticehurst Parish Council was made the Custodian Trustee and since 2005 the Beatrice Drewe Trust has been run by annually elected management trustees for the benefit of Ticehurst and its locality. It is a busy centre for parish meetings, village clubs and activities, serving residents from the very young to the elderly and from the fit to the disabled.

The Recreation Ground, part of this endowment, is used by local junior football clubs; the senior football takes place at the Bell Field. The Beavers, Cubs and Scouts have a dedicated Scout Hut nearby at the end of Pickforde Lane.

The Anglican church, St Mary’s, occupies a prominent position on the ridge in the centre of the village. Its foundation goes back 700 years; built of local sandstone with a typical Sussex spire, it retains much of its ancient character. A small room has recently been added, which has proved a valuable and accessible additional resource for the community.

The village values its hourly bus service to Tunbridge Wells and Hawkhurst during the daytime but there is no service on Sundays nor in the evening. Children usually leave the village by bus to attend secondary schools, mainly in Wadhurst and Tunbridge Wells. There is a good train service to London and Hastings, with stations at Stonegate and the neighbouring village of Wadhurst (with a more frequent service, it is often preferred by commuters).

Flimwell

The village is located on either side of the busy cross roads where the A21 meets the A268 to Hawkhurst and the B2087 to Ticehurst. It was once a staging post for travellers on the road from London to Rye and has outstanding views across the Weald. Flimwell covers an area of approximately 350 hectares, of which about 5% is built-up.

The village is linear in shape and was constituted in 1839 when the Ticehurst Union Workhouse was built there to serve eight parishes. This has since been demolished and a small housing development called Bewl Close is now on the site. St Augustine's Anglican Church, Grade II listed, was designed by Decimus Burton, and built in 1830 in local sandstone.

The main area of development in modern times has been along the B2087 to Ticehurst, joining the smaller settlements of Union Street and Berners Hill. The village has an active cricket club and ground, with a multifunctional pavilion and children's playground, which is currently being upgraded. It has, however, no defined centre and relies on other local villages, in particular Ticehurst, for most of its services. A corner site, next to the B2087 and A21, has outline planning permission for housing and it is expected that a new village hall and shop will be part of this development.

Flimwell supports many successful businesses for which good transport links are important. The office of the High Weald AONB Unit, set up to protect and raise awareness of the special High Weald landscape, is situated on the east side of the village. This area is also a venue for training and research for all enterprises associated with the sustainable management of woodlands, run by Plumpton College.



Flimwell Crossroads.

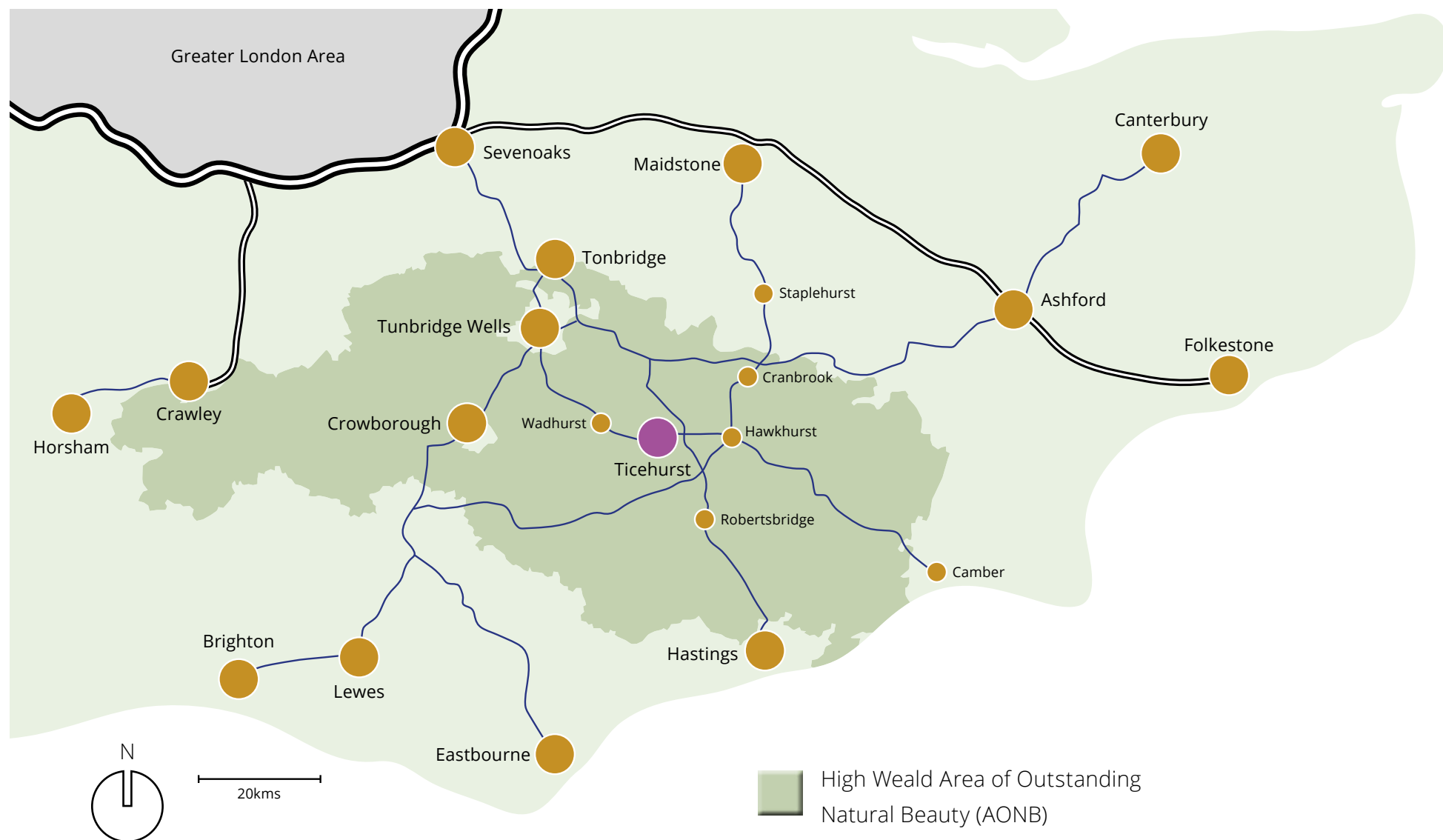
Stonegate

This village is thought to have begun where two old Roman roads met, one linking Pevensey with the inland hills and the other linking Bardown, an old Roman ironworks to the north of the village which was abandoned at the end of the Roman period. The land then fell into the hands of the Cistercian Abbey in Robertsbridge until the dissolution of the monasteries. It remained a very small settlement until the coming of the railway in Victorian times, when a station was built in 1851 on the Hastings to London railway, one mile outside the village.

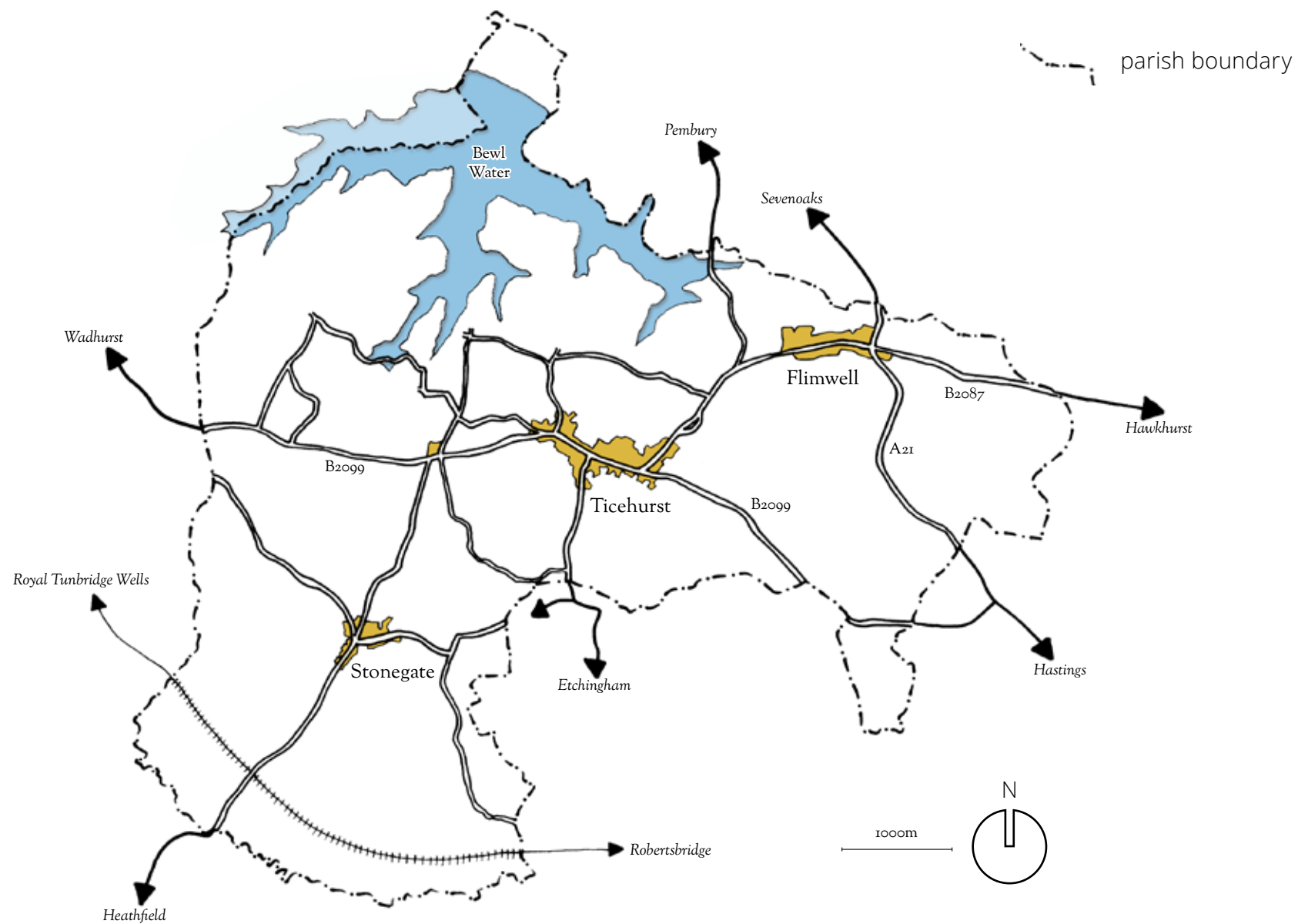
Today it has an hourly service to London and is popular with commuters. Like Flimwell, the village was constituted in 1839 when it was said to have 81 houses. St Peter's Anglican Church was built in 1836 and rebuilt in 1904. There is also a primary school, a village hall and playground, a cricket club and football field, and a very active dramatic society. It remains a small village with few services and relies on other local centres for shops and facilities.



Stonegate Crossroads.



Ticehurst Location — Regional Context Plan.



Ticehurst Parish — Local Context Plan.

Developing a Shared Vision



Developing a Shared Vision

Each stage of the neighbourhood plan process to date has sought to extend the amount of common ground between all sections of the community, narrowing down various options through a transparent and open process.

At all stages, the neighbourhood planning process has allowed room for dissent and minority views but the overall aim of the process has been to build a broad-based consensus to underpin the plan. This process has allowed a set of objectives for the neighbourhood plan to be developed with a strong vision statement. These, along with the rest of the plan, are still in draft and the views of the community are now being sought to ensure these are right and appropriate for Ticehurst parish.

Neighbourhood Plan Aims & Objectives

The extensive public consultation process has revealed a series of issues that are of concern or a source of anxiety to residents and businesses. The same process also identified the features and characteristics of the parish about which people are proud and wish to see protected or enhanced. Together these results have been used to generate the aims and objectives of the Ticehurst Neighbourhood Plan. These are the guiding principles of the plan and are designed to strike the right balance between protection and enhancement. All objectives are of equal importance.

The planning policies are written in such a way as to help the plan meet these objectives. Each policy is referenced against the key objectives that are of greatest relevance to it. The objectives will also serve as useful monitoring of the plan in the future.

Neighbourhood Plan Vision Statement

Ticehurst Parish will continue to develop its friendly, safe, and attractive communities within the High Weald Area of Outstanding Natural Beauty (AONB)

Ticehurst as the largest village will provide the working heart of the Parish, with a good range of retail outlets and service-based industries

Flimwell, with its strategic situation on the A21, will support businesses for which good transport links are important, as well as developing woodland enterprises linked to the AONB

Stonegate will support the traditional rural economy, tourism, and skilled artisan enterprises, whilst remaining attractive to those who wish to live in a rural environment with good primary schools and rail links

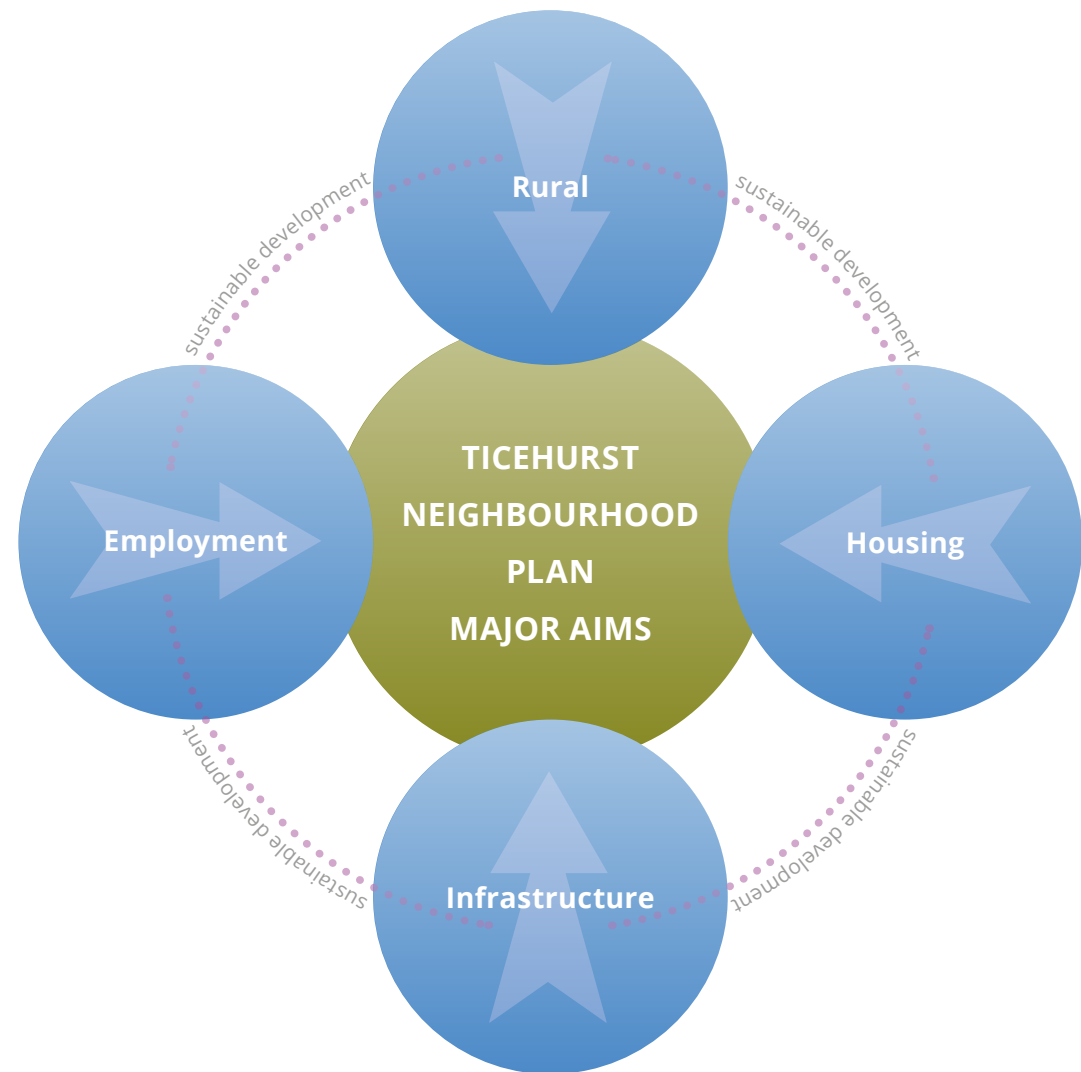
Neighbourhood Plan Major Aims

To maintain and enhance the rural character of the Parish within the special landscape of the High Weald

To support and extend the employment opportunities within the Parish

To provide high-quality housing for all residents in small developments which reflect the High Weald's historic pattern of settlement

To improve the infrastructure and amenities within the Parish, enhancing the quality of life for all parishioners



Neighbourhood Plan Objectives

To meet our vision and achieve our aims, we have formulated the following objectives.



1. Conserve and enhance the landscape and scenic beauty of the AONB.

2. Provide good movement round the parish by cycle and footpaths.

3. Use local resources to build the local economy, supported by good infrastructure.

4. Ensure that the Parish residents have the facilities they need (health, education, leisure, retail).

5. Provide affordable housing, particularly for Ticehurst residents and workers.

6. Ensure that all new development is well-planned and relates to existing housing.

7. Encourage good environmental design of housing and business developments.

8. Protect and regenerate the heart of each village, conserving our heritage.

9. Reduce the impact of traffic through the parish.

10. Develop a local energy plan and encourage energy-efficient buildings.

Rural Policies

Objective No. 1 — Conserve and enhance the landscape and scenic beauty of the AONB.

Objective No. 2 — Provide good movement round the parish by cycle and footpaths.



The aim of the Ticehurst Neighbourhood Plan is to maintain and enhance the rural character of the Parish within the special landscape of the High Weald.

Ticehurst Parish is in the centre of the High Weald Area of Outstanding Natural Beauty. Its landscape is man-made, crafted over time to become one of the best examples of a medieval landscape in Northern Europe. It is characterised by small dispersed settlements of farmsteads and hamlets, ancient woodland, and steep-sided gills.

The soil is generally poor, which has led to small mixed farms, with incomes often supplemented by other rural industries. Woodland covers about a third of the area: it provided the timbers for England's navy in the 16th century and the fuel for the iron industry in the 17th century when the Weald was the industrial heartland of England. Today, coppicing is still a local industry. Until the 19th century, the parish was relatively isolated, with no easy transport by river and notoriously terrible roads. As a result, the people are self-sufficient and independently-minded (Sussex motto: "we wun't be druv").

The High Weald AONB has the aim of conserving and enhancing this beautiful landscape, whilst recognising the need for social and economic development. Their Management Plan (2014-2019) identifies five key components of the High Weald:

- *Geology, Landform, Water Systems & Climate* — Deeply incised, ridged and faulted landform of clays and sandstone from which spring numerous gill streams.
- *Settlement* — Dispersed historic settlements of farmsteads and hamlets and late medieval villages.
- *Routeways* — Ancient routeways often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges, and boundary banks
- *Woodland* — A great extent of ancient woods, gills and shaws in small holdings.
- *Field & Heath* — Small, irregularly-shaped, and productive fields often bounded by, and forming a mosaic with, hedgerows and small woodlands.

Ticehurst is at the eastern end of Forest Ridge. To the north, the land slopes down to Bewl Water. To the south, Stonegate also sits on another section of Forest Ridge; Burwash and Brightling are on Battle Ridge. Ancient routeways have translated into modern roads, tracks, and paths. These can be maintained and enhanced to provide a network of communication across the Parish. The natural habitat of woodland, gills and shaws and the pattern of small fields with hedgerows as boundaries provide the High Weald with abundant wildlife and biodiversity.

The Ticehurst Neighbourhood Plan fully supports the objectives of the High Weald AONB Management Plan. It also recognises the need for new development to be progressed in conjunction with the AONB's "special qualities" and Statement of Significance.

The following policies and community actions are designed to meet the first two plan objectives:

- 1) Conserve and enhance the landscape and scenic beauty of AONB
- 2) Provide good movement round the parish by cycle and footpaths

POLICY R1

Area of Outstanding Natural Beauty

1) Development within the High Weald AONB will be expected to conserve and enhance its natural beauty. Any developments should have regard to the Rother Core Strategy Policy EN1 (landscape stewardship) and the High Weald AONB Management Plan (2014-2019) or its replacement.

2) Any form of development should demonstrate that it will not have an unacceptable adverse visual impact on the landscape setting of the villages or views of key landmarks.

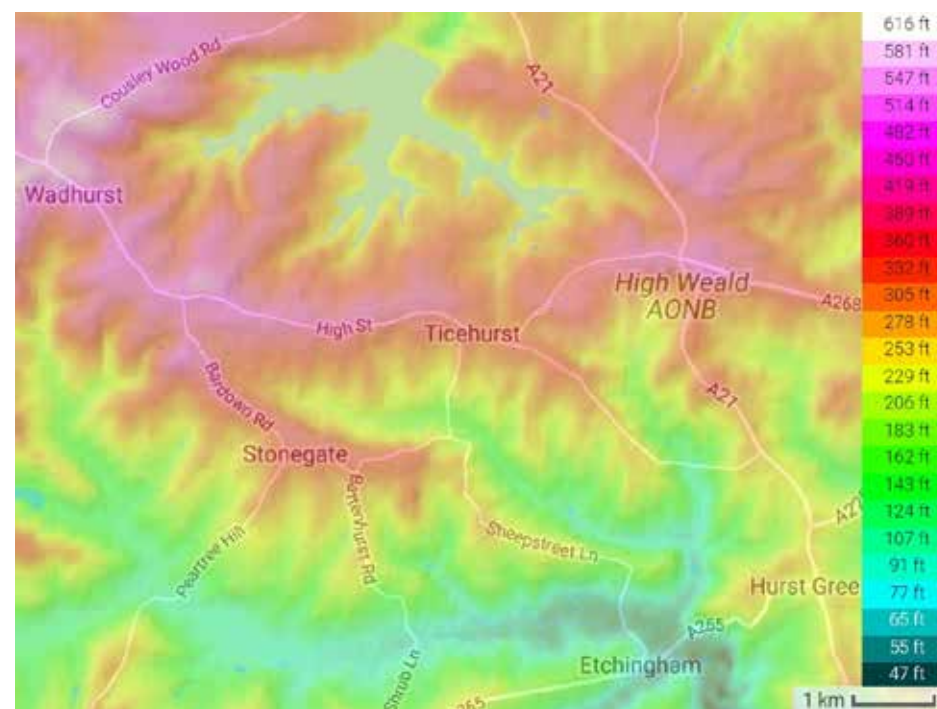
3) Applications should preferably be accompanied by a design and access statement that clearly explains the landscape and visual impact of any development and proposed mitigation measures.

The High Weald AONB covers 15 district local authorities who contribute to and support its Management Plan. The High Weald AONB management unit is located in Flimwell within the Woodland Enterprise Centre, demonstrating how central Ticehurst Parish is within the AONB.

Whilst the primary purpose of AONB designation is to conserve and enhance natural beauty, the Management Plan also recognises that it must be an economically viable area – indeed it was created by being worked. Change is inevitable, but any change must take account of the need to protect the landscape. The National Planning Policy Framework (NPPF) paragraph 115 states that “Great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty”. This beautiful setting defines the character of Ticehurst Parish and is seen by residents as a prime reason for living here.

The villages of Ticehurst and Flimwell are on Forest Ridge. To the north, the land slopes down to Bewl Water. To the south, there are three ridges: Stonegate, Burwash and Brightling. Views to and from these ridges are admired by both locals and visitors, and should be protected as typical aspects of the impressive High Weald landscape. In addition, views defined in the Rother Landscape Assessment dated August 2009 should be protected.

Whilst most consideration is given to the three villages of Ticehurst, Flimwell and Stonegate, it should be remembered that the High Weald is a landscape of “dispersed historic settlements of farmsteads and hamlets” as well as villages. The hamlets of Wallcrouch and Three Leg Cross, and the smaller farm settlements, such as Downash, Cottenden and Bardown, also need protection. The aforementioned ridges are shown below:



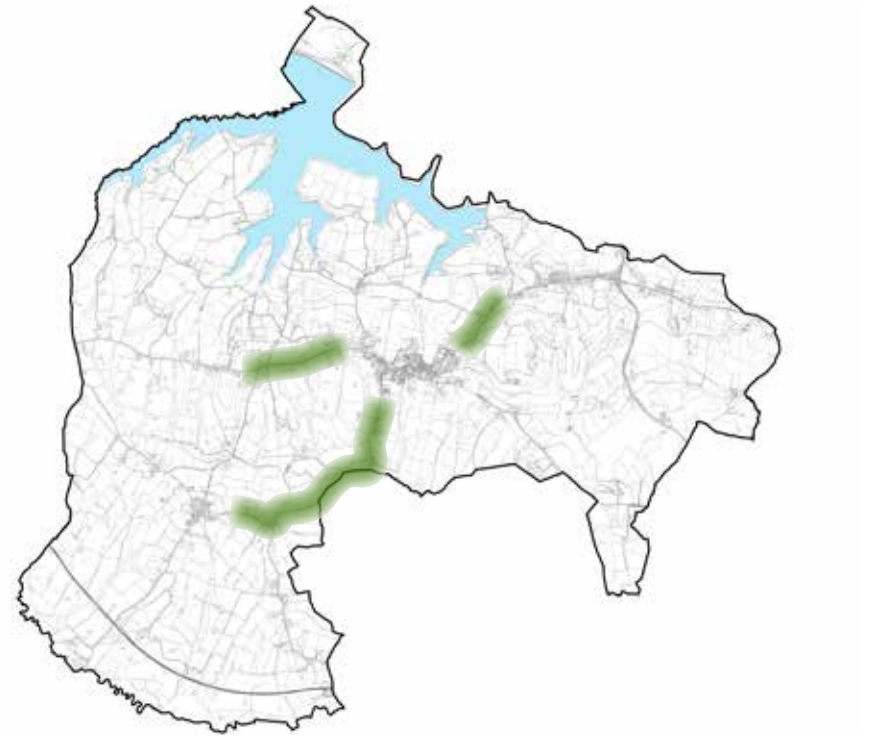
Topographical data showing the landform of the neighbourhood area and the distinctive ridge patterns, shown by the red colours.

POLICY R2

Maintain Green Gaps Between Settlements

Development should sustain the integrity of the different communities in the parish by maintaining a green gap between them, as follows:

- 1) Land between Rosemary Lane and Berners Hill junction, Flimwell, and Steellands Rise and Lower Platts junction, Ticehurst, shall be kept free of further development
- 2) Development along Wardsbrook Road, Ticehurst, towards Cottenden Road, Stonegate will be resisted, as will development beyond the Vineyard Lane and High Street junction, Ticehurst, towards Wallcrouch.



The green gaps between settlements that are to be protected.

It has long been the policy of the Parish Council to avoid ribbon development, especially between Flimwell and Ticehurst, despite the almost continuous development between them on the south side of the road. Rother District relies on its Core Strategy (CS) policy OSS2 (Use of Development Boundaries) to maintain village integrity. These boundaries have been unchanged since 2006 and are now revised and extended in this plan (see Policy H1).

The TNP will resist development between Ticehurst and Flimwell which would tend to their coalescence. It will also resist development along approach roads to any settlement that would erode their original identity or countryside setting. The aforementioned green gaps are shown in the associated diagram.



The landscape gap between Stonegate and Ticehurst is a beautiful part of the wider landscape and will be protected from development.

POLICY R3

Protect and enhance green spaces

The areas shown on the following plans are designated as local green spaces in accordance with paragraphs 76 and 77 of the national policy framework (NPPF) guidelines. Proposals for development of these areas will only be permitted where it has been demonstrated that there are very special circumstances (such as essential utility infrastructure) that justify the need for the development, and that there are no suitable alternative sites.

There is a need to support and utilise green spaces for the benefit of the residents and the environment, in accordance with NPPF paragraphs 76 and 77 and Rother District CS policy EN5 (Biodiversity and Green Space). The neighbourhood plan delivers a green infrastructure approach aligned to the work that is being carried out by Rother District Council, East Sussex County Council and Natural England.

The green spaces designated include the recreation grounds, village and primary-school playing fields, together with allotments in each village. These spaces are essential to the social life and well-being of the community, providing recreation and at the same time supporting biodiversity. Other green spaces designated provide local play areas, protect views and maintain each village's connection with the open rural landscape.

Background to the Local Green Spaces

Green space designation, defined within the NPPF paragraphs 76 and 77, should only be used as follows:

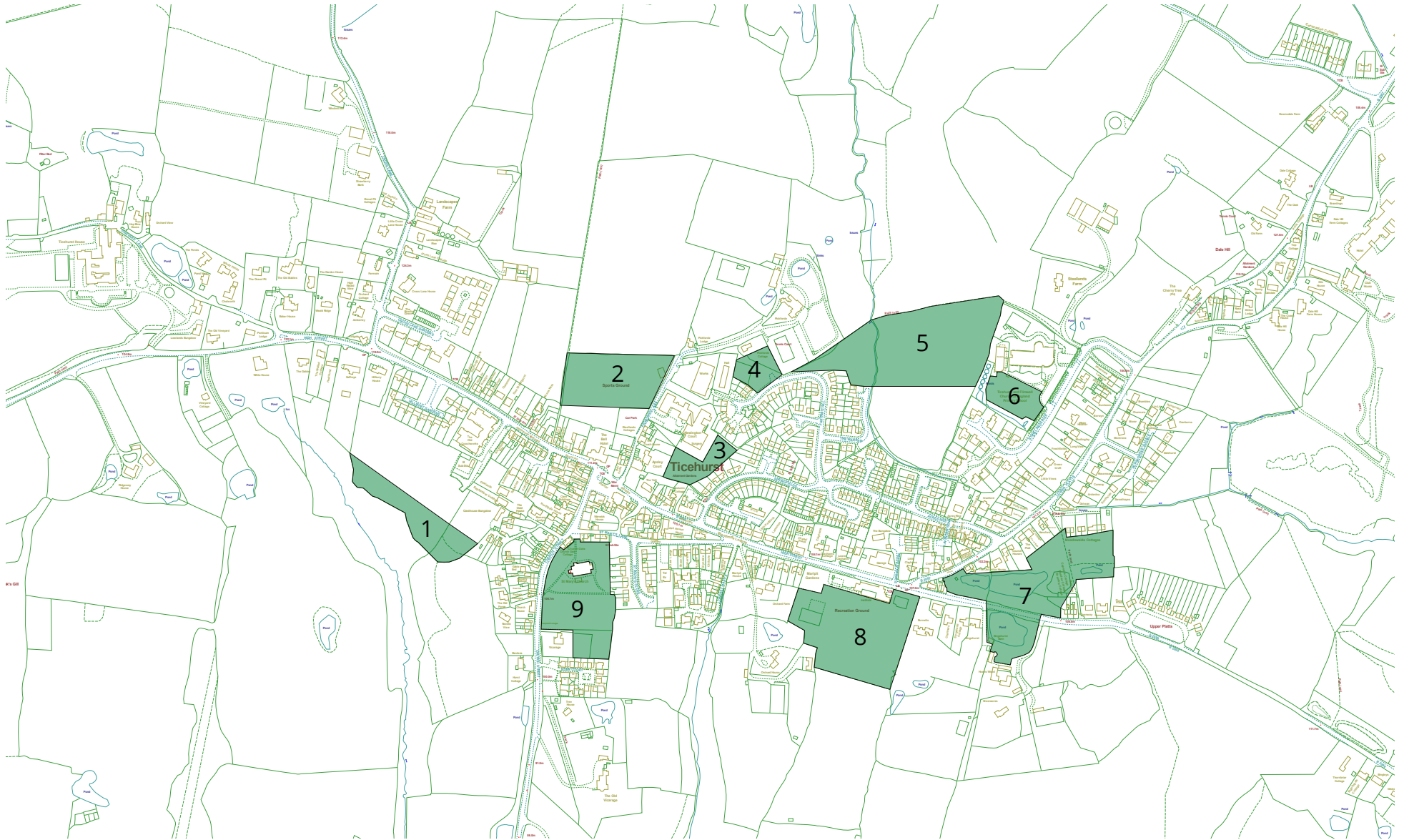
1. When the green space is in reasonably close proximity to the community it serves.
2. Where the green space is demonstrably special to a local community and holds a particular significance, for example:
 - a. Beauty
 - b. Historic significance
 - c. Recreational value (including playing field)
 - d. Tranquillity
 - e. Richness of wildlife
3. Where the green space is local in character
4. Where the green space is not an extensive tract of land.

As stated in paragraph 76 of the NPPF:

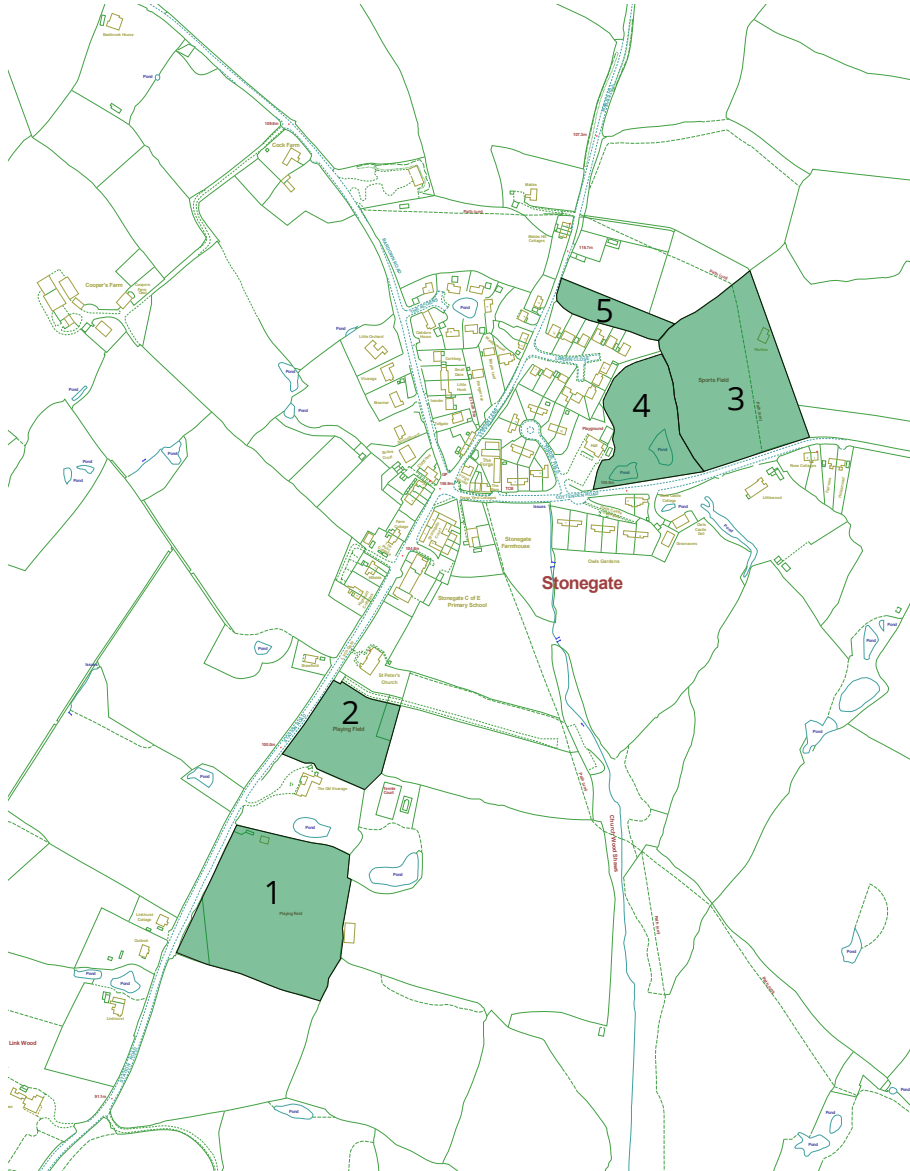
“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as green space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as local green space should therefore be consistent with local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local green spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.”

Information supplied by the High Weald AONB Unit supports paragraph 77 of the NPPF as shown on the relevant maps. These indicate the field system data from the Historic Landscape Characterisation and other relevant AONB landscape components.

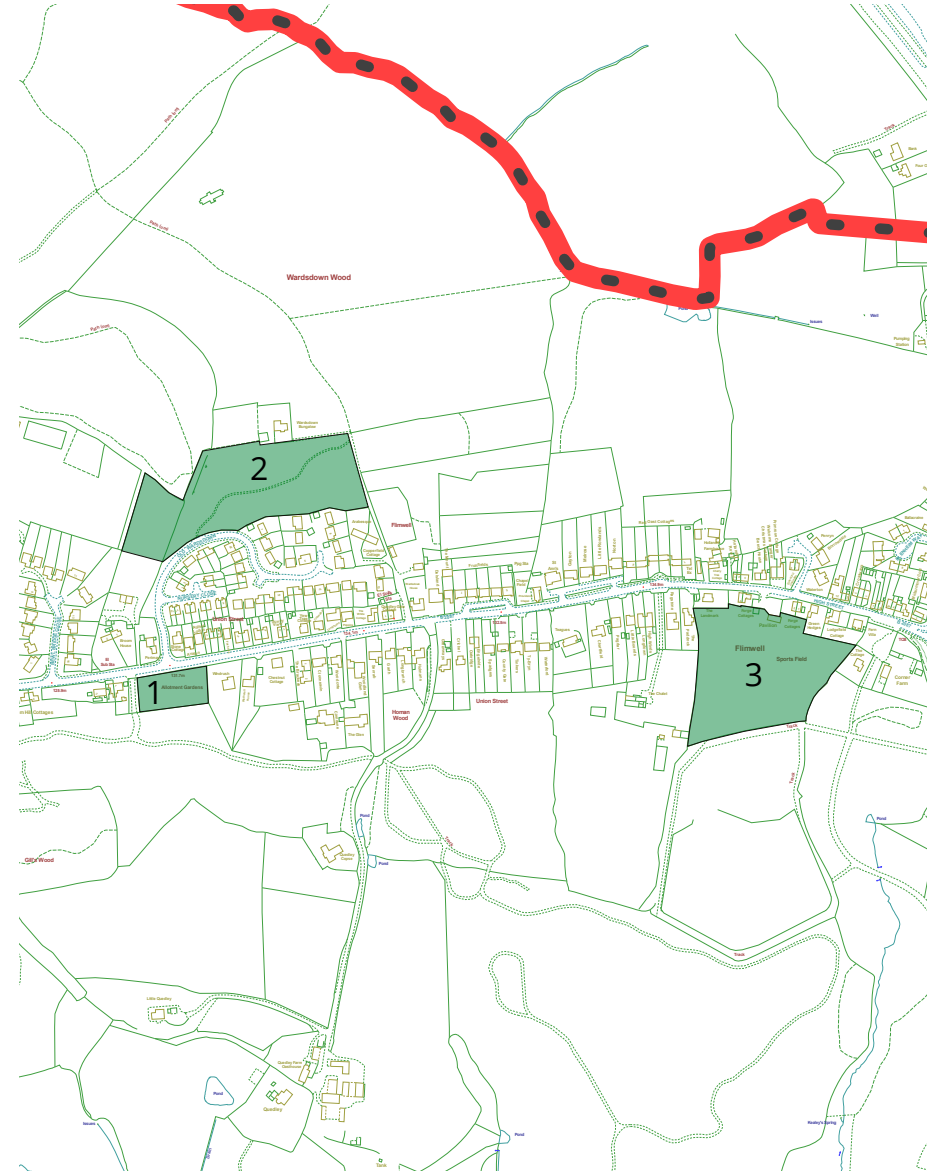
The numbered areas shown on the three maps and scheduled below have been selected to meet the criteria above.



Ticehurst — Locally designated green spaces.



Stonegate — Locally designated green spaces.



Flimwell — Locally designated green spaces.

CODE	SITE ADDRESS	CRITERIA	DESCRIPTION
TICEHURST			
T1	Land to the rear of Hillbury Field, High Street	1, 2b, 2c, 2d, 2e	This area is part of the medieval cohesive asset system. Ticehurst Woods is to the south with ancient woodland.
T2	Sports ground and football pitch off Pickford Lane	1, 2b, 2c, 3, 4	A well-used and maintained sports ground. Home to the football club. Was part of a modern field amalgamation (post 1846). The public footpath to the western boundary has been in existence since the mid-1800s.
T3	Allotments off Springfields	1, 2c, 2e, 3, 4	A well-maintained and full used concealed facility for the benefit of the community. Limited access. No historic value but important community area.
T4	Playground, open space, allotments off Farthing Hill	1, 2c, 3, 4	Fully-equipped play area, an area of open space with well-maintained and occupied allotments.
T5	Land off Farthing Hill and south of Banky Field	1, 2a, 2d	Part maintained. Other area is new open space forming part of Section 106 Agreement for the Banky Field residential area (outline planning permission granted).
T6	Ticehurst CEP School playing field off Steellands Rise	1, 2c, 3, 4	Level school sports field plus educational sporting facilities, well maintained.
T7	Pond area and meadow off Pashley Road and Meadowside Cottages	1, 2a, 2b, 2c, 2d, 2e, 3, 4	A recently cleared and stocked pond and woodland, well maintained and used by the community, together with the meadow and historic footpath adjoining.
T8	Recreation ground to the side and rear of the Village Hall, High Street	1, 2b, 2c, 3, 4	Well-maintained sports and recreational facilities with associated play areas. Actively used by youth teams and for local events (e.g village fête)
T9	St Mary's Church grounds and cemetery, Church Street	1, 2a, 2b, 3d, 3, 4	The grounds and cemetery are well maintained and have historic significance to the village.

CODE	SITE ADDRESS	CRITERIA	DESCRIPTION
FLIMWELL			
F1	Allotment gardens, Union Street	1, 2c, 3, 4	Well-used and maintained with about 75% occupancy by local residents.
F2	Land to the rear of Old Wardsdown	1, 2a, 2b, 2c, 2e	Maintained as part of a Section 106 Agreement. Part of an early modern aggregate assart field system by Wardsdown Wood and Union Street. Part of ancient woodland.
F3	Sports ground, High Street	1, 2b, 2c, 3, 4	A well-used and maintained sports field for the village cricket and football clubs. Part of a post-medieval (AD 1500-1599) regular piecemeal enclosure.
F4	Land to the SW of the crossroads at the A21 and B2087	1, 2b, 3, 4	Area of open land in a prominent position which sites an old directional signpost.
STONEGATE			
S1	Cricket ground	1, 2b, 2c, 3, 4	Part of a medieval cohesive assart system of fields. It has historic boundaries. Well maintained and used.
S2	Stonegate CEP School playing field	1, 2b, 2c, 3, 4	Part of the same medieval cohesive assart of fields as S1. Well maintained level ground.
S3	Sports field, Cottenden Road	1, 2b, 2c, 3, 4	Part of the same medieval cohesive assart of fields between Stonegate and Lynden. The public footpath running through the site has been in existence since the mid-1800s. The ground is maintained and used.
S4	Pond and Woodland, Cottenden Road	1, 2b, 2c, 2d, 2e, 3	A well-maintained area of woodland and stocked pond, used by local for recreational purposes.
S5	Allotments off Lynden Lane	1, 2b, 2c, 3, 4	Well-used allotments for the benefit of the community.

POLICY R4

Develop Footpath & Cycle Networks

- 1) Plans for a footpath between Flimwell and Ticehurst along the B2087 will be negotiated with East Sussex County Council Highways Department.
- 2) Developments that create and improve footpaths and cycle routes for Flimwell, Ticehurst and Stonegate will be supported.
- 3) Improvements to the network footpaths and cycle routes across the neighbourhood area must ensure they are safe, convenient and comfortable.
- 4) Footpath widening and resurfacing where necessary will be encouraged.

At present, there is no footpath link between Flimwell and Ticehurst. The busy B2087 road means that primary school children cannot walk or cycle to school safely. The connection between Bewl Close and the entry to the school at Steellands Rise is a particular problem and even a short walk here is dangerous for both adults and children.

The provision of such a footpath is the responsibility of East Sussex CC Highways Department and its cost will be a major hurdle. However, Rother District CS policy CO4(v) prioritises investment to support key services, such as education. Ticehurst Parish also has the possibility of using money raised by the Community Infrastructure Levy (CIL) from new developments to invest in improved footpaths.

We would particularly support links between schools and residential areas which are traffic-segregated. New developments on the edge of the village should seek to enhance this access, in line with Rother District CS policy TR3 (i) and (ii). Increased opportunity to walk or cycle to work and school or to access village centre and other facilities can lead to decreased car use, reduced congestion, reduction of pollution, and improved public and individual health.

RURAL COMMUNITY ACTIONS

Protect and enhance roadsides

- Roadside verges and hedgerows should be preserved and enhanced throughout the parish to help maintain local character and beauty.
- Verges and hedgerows are crucial to the aesthetic character of the area; they form a network of passage-ways for wildlife and contribute to biodiversity. Where possible we should designate verges as wild flower havens and publicise the value they add to life in the parish (as has already been done, for example, on Hillbury Bank).
- Residents should be encouraged to use hedges rather than fences along their boundaries. The use of hedgerows instead of fences is encouraged by the “Rother DC Planning Handbook – Guide to Householder Development”, and by the Development and Site Allocations (DaSA) draft policy DHG7 (Boundary Treatment). Landowners should be encouraged to maintain hedges as specified in the “High Weald land management guidance – hedgerows”. Hedgerows should be maintained at a height which does not hide significant views.
- The Parish should publicise how to manage verges together with a plan to discourage abuse, for example by fly-tipping or by parking cars and other vehicles on them.

Enhance footpath and cycle networks

- A cohesive system of pedestrian and cycle way connections throughout the parish will deliver social and environmental benefits, encouraging exercise and healthy living and improving access to the surrounding countryside and local attractions such as Bewl Reservoir and Bedgebury Pinetum.
- The Ticehurst website should be enhanced to include maps of local walking and cycling routes.
- Parking on the pavement by vehicles will be actively discouraged as pavements should be exclusively for use by pedestrians, wheelchair and mobility scooter users, push-chairs, and dog walkers. Residents have highlighted this issue as a major concern.
- Directional signs and finger-posts are owned by the local county authority (East Sussex County Council — ESCC). The iconic finger-posts are valued by the community and should be retained and maintained jointly by ESCC and Ticehurst Parish Council.
- A number of paths become waterlogged, extremely slippery and potentially dangerous during winter and spring (examples are Springfields to Ticehurst Primary School and Upper Platts to Lower Platts). There should be a plan of action to create durable, year-round safe footpaths.

Employment Policies



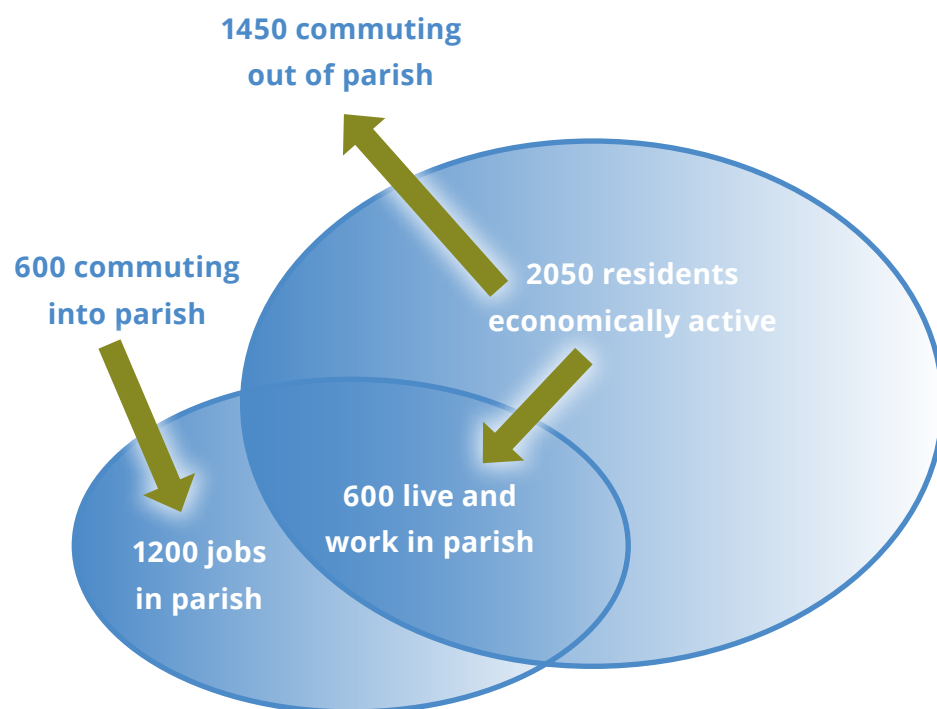
Objective No. 3 — Use local resources to build the local economy supported by good infrastructure.

Objective No. 4 — Ensure that the Parish residents have the facilities they need including health, education, leisure, retail.



Our aim is to support and extend the employment opportunities within the Parish.

Our Business Survey showed that there are 125 enterprises in the Parish, employing about 900 people, although the survey also showed that only about 25% of their employees lived in the Parish. The 2011 census showed that there were about 550 self-employed in the Parish and many of these would not be registered businesses (for example, gardeners, decorators and cleaners). Our estimate of the number of jobs within the Parish and who does them is shown below.



Despite the wide variety of local businesses, there are limited local job opportunities for Parish residents. As a result, as shown above, many Ticehurst residents commute to work elsewhere. One of the desired outcomes of this Plan is to contribute to the success of local firms and, if at all possible, attract new enterprises, so that more local jobs become available. Our survey has also shown that broadband speed and mobile coverage are two of the top four business issues (the other two are parking and the condition of the roads).

Increased connectivity from super-fast broadband of up to 75 Mbps (only partially available in this area) and comprehensive mobile phone connections make it viable for people to work from home or locally, thus providing investment in the local economy. Working from home is a growing trend: when office work can be undertaken equally well at home, it saves travelling long distances to offices and it reduces pollution. New phone and communication masts will be supported where they are isolated from the built environment and give the widest service to end users with the minimum visual impact.

Historically, farming and horticulture were the major sources of employment in the Parish, but as in the rest of the British countryside, the Parish has seen significant changes because of increasing affluence, the rise in car ownership, the movement of people from town to country and changes in farming practices. The soil in the Parish is variable but generally poor and the steep wooded valleys result in small fields. There are several small mixed and arable farms, but although much of the land is still farmed, the number of farmers and agricultural employees has reduced dramatically and some farm buildings have been converted

to other uses. The re-use of rural buildings will be supported in the plan and reserved for commercial use, as they can provide new start-up enterprises. Any developments should be sensitive in scale and low in impact to fit into the local landscape, and respect for sustainability and local character will contribute towards long-term success of these developments. Rother District CS policy RA2 (General Strategy for the Countryside) supports these objectives.

This plan will encourage rural employment and rural sustainability of farming and forestry to promote local employment opportunities and prevent the disappearance of our local heritage. Agriculture is still very important to Ticehurst Parish, but tourism, niche manufacturing and recreation are also becoming major drivers in rural economies. Whilst agriculture and associated rural businesses are custodians of the land, tourism offers opportunities for farm diversification and enterprise.

The Parish is situated in an Area of Outstanding Natural Beauty (AONB), close to a range of attractive places and recreational activities for visitors to enjoy, such as significant historic houses and castles, nationally renowned gardens, and to Bewl Water and Bedgebury Pinetum. Investment in tourism and recreation throughout the Parish will be supported. There are also three established wedding reception venues: The Bell Hotel, Dale Hill Golf Club and Swallows Oast. Local B&Bs and self-catering accommodation are available for Wedding guests.

Compared with many other areas, Ticehurst Parish still has a good variety of retail businesses and services. These include garages, public houses and restaurants. Ticehurst village has a pharmacy, a post office, a greengrocer, a weekly fishmonger, a general food store, a small clothes store, a bakery, two cafés, an interior design shop, a gallery, a hairdresser, a dry cleaner and laundry, an estate agent, plus small specialist shops (vintage, and model trains). Stonegate has a chiropodist, a cheese producer in a busy business unit and a monthly farmers' market. Flimwell has a smokery and delicatessen and a furniture company, timber suppliers and other woodland enterprises.

The Parish also has a health centre, a large clinic (The Priory), a residential care home for the elderly (Cross Lane House), and four other developments for elderly people providing sheltered or extra-care apartments. There is also a large commercial vehicle recovery company; other commercial enterprises include manufacturing businesses, coach companies and several small industrial and service units.

The aim is to retain the existing range of shops and services in Ticehurst Village centre. The present healthy mix of retail and commercial services act as a rural service centre and are the beating heart of the Parish.

Our policies will ensure that the plan fulfils the following objectives:

- 3) Use local resources to build the local economy supported by good infrastructure
- 4) Ensure that the Parish residents have the facilities they need (health, education, leisure, retail)



There are many varied and well-loved businesses and characters across Ticehurst.

POLICY E1

Protect and enhance local services and facilities

1) Local services and facilities should be retained and developed within the three village centres.

2) Existing employment, retail and ancillary facilities should be protected and enhanced during the neighbourhood plan period (up to 2028).

3) Changes of use in the village retail cores (shown in the maps on page 48) will be resisted.

Ticehurst already possesses a range of great local services; these should be protected and enhanced to contribute to the vitality of the area. Clustering development around existing areas results in vibrant centres, which encourages footfall and creates positive flourishing environments, all the while retaining a personal and local service. In response to Ticehurst Business Survey people said that local services and facilities were very important as they:

- had another local business as part of their supply chain
- were dependent on other local services and products
- supplied local services and goods to local businesses as a major part of their business.

Businesses that were near others tended to work together. The most significant examples were in the Ticehurst Village centre and the Gibbs Reed business units. These examples showed that the businesses generally benefited from being close to each other and using each other's services to complement one another. Most of the businesses would prefer to use a local business service if they could. Ticehurst Village centre benefited from the footfall generated by:

- being close to existing residential areas and supported by the local community
- having a healthy mix of retail, commercial and ancillary services in one centre that complement and support each other.

The existing range of shops and services in Ticehurst Village centre needs to be assured of a safe, secure, and sustainable future. For a village of its size, it has an extremely healthy mix of commercial and retail services, providing both essential and quality shops and services to the whole Parish.

Flimwell does not have a village centre at present but it does have some retail shops which are more akin to highway retail and trade outlets which serve shoppers from a wide catchment area.

The Weald Smokery has won several “Great Taste” awards and sells its products throughout the UK as well as locally. Bean Smitten coffee roasters supply businesses and individual customers throughout Kent and Sussex. There is also a furniture store and a car dealer. This diverse range needs protection as it provides useful local employment and brings shoppers into the parish. The maps on page 48 show the core retail areas to be protected in Ticehurst and Flimwell.



The bakery, shop and post office in Ticehurst are a valuable local services and this neighbourhood plan seeks to protect them for the future.



Flimwell — Retail Core.



Ticehurst — Retail Core.

POLICY E2

Support tourism and recreation

Developments that support tourism-related and recreational industries will be welcomed and supported, subject to the following conditions:

- 1) Proposals meet the concept of sustainable rural tourism regarding green travel, sustainable employment and the production and consumption of local produce and materials.
- 2) Proposals respect the character of the High Weald and have regard to the High Weald AONB Management Plan (2014 — 2019) and Rother District CS policy EN1 (Landscape Stewardship).

Tourism is important to Ticehurst and the local economy. It provides a valuable source of income for shops and businesses in both agricultural and non-agricultural sectors, offering opportunities for farm diversification and varied employment in the leisure industry. Ticehurst has become a popular venue for weddings and for those who wish to enjoy a short break in the countryside or participate in special events such as dragon-boat racing or fishing competitions at Bewl Water.

Investment in tourism and recreational activities throughout the Parish will be supported. A respect for sustainability and local character will ensure the long term success of these developments. This policy is supported by Rother District CS policies RA₃ (Development in the Countryside) and RA₄ (Traditional Historic Farm Buildings).

POLICY E3

Promote the diversification of agricultural businesses

Imaginative re-use of rural buildings will be supported, to promote the development and diversification of agricultural and other land-based businesses, subject to the following conditions:

- 1) Proposals have regard to the Design Guidance advice (pages 80 — 95).
- 2) Proposals respect the character of the High Weald and have regard to the High Weald AONB Management Plan 2014 — 2019.

Agriculture has been for centuries the basis of the local economy. Whilst it now provides only 2% of the jobs within the Parish, it is still an important part of our landscape. By encouraging diversification of agricultural businesses, we will help to ensure the sustainability of farming and forestry in the Parish and preserve our unique environment.

The re-use of rural buildings will revive local markets, encourage economic activity, and provide seasonal outlets for local produce. Whilst some new buildings are needed, the re-use of old buildings conserves and enhances the local character. Rother District Council's Policy RA4 in its Core Strategy specifies a similar approach to the reuse of farm buildings, aimed at generating employment.

Flimwell has the Woodland Enterprise Centre, with workshops and office space for rent. Stonegate is a candidate for a similar employment site with smaller workshops.

POLICY E4

Protect and enhance existing business employment sites and encourage additional employment sites

Existing employment sites should be protected and enhanced, subject to there being no adverse impact on their neighbours and physical surroundings.

Any additional new or expanded employment sites would need to meet the following specified criteria:

- 1) The site should have suitable vehicular access and the necessary level of locally available car parking; or include proposals to increase car parking provision.
- 2) The proposed development should not have an unacceptable impact on the local highway network.

3) The site should be able to accommodate delivery vehicles or other forms of logistical support without impacting traffic circulation.

4) Only limited expansion will be allowed in minor lanes including (but not limited to) Church Street, Lymden Lane, Cross Lane, and Tinkers Lane where parked cars, weight limits and narrow accesses are a problem.

5) The development should not result in a significant loss of amenity for residents or other adjacent users.

6) The development is subject to the other policies in this plan, and to policies RA2 and RA3(ii) in the Rother District Core Plan.

There are 125 registered businesses within the Parish. Change of use for the employment sites in Ticehurst Parish will not normally be permitted for the lifetime of this plan (2018-2028) unless it can be clearly demonstrated that a site is not suitable for commercial use. These sites provide significant employment within the Parish and need to be protected to ensure its vitality. Proposals which lead to the improvement, modernisation or upgrading of current employment sites will be welcomed and supported as this maintains local employment.

Our Business Survey found that over half (53%) of businesses had expansion plans. When the answer was weighted by the number of people employed in the business, this increased to 88%. This shows a positive view of the commercial future. The majority of these expect to achieve this using their existing sites but a significant 11% of the businesses were seeking to expand by finding another site within the Parish (7% when weighted by the number of employees).

We estimate, from a range of sources, that only 50% of jobs in the Parish were taken by local people. We would expect additional employment sites, aimed at small businesses, to increase this percentage. As an example, there is a potential site available at Whiligh Corn Growers site on the B2099 west of Wallcrouch. There are already businesses on this site, it is well hidden from the main road and has adequate parking space.

POLICY E5

Protect and enhance the village centres

1) Proposals that support the retention and enhancement of the existing retail, commercial and ancillary facilities in Ticehurst village centre will be encouraged.

2) Proposals that support the regeneration of Flimwell village centre with a new community centre, village shop and improvements to the recreational field will be encouraged.

3) Proposals that support the enhancement of Stonegate village centre with a revitalised village hall will be encouraged.

Ticehurst Village has an historic centre which forms a conservation area. It is also a busy shopping area and contributed to its identification as a “rural service centre” in Rother District Council’s Core Plan*. The existing retail, commercial and ancillary facilities in Ticehurst Village centre shown are shown on the maps attached to Policy E1. These facilities provide:

- amenities and employment to the local community
- easy access from existing residential areas
- a healthy mix of retail, commercial and ancillary services that complement and support each other.

It is for these reasons that they need to be retained. The plan supports limited enhancement to retail, commercial and ancillary services in Ticehurst Village centre that meets the needs of the users. The range of shops and services needs to have a safe, secure, and sustainable future by being protected and enhanced. Rother District CS policy RA1 (i), (iii) and (iv) (Villages) supports this policy and defines the needs of rural villages.

As the historic heart of the village, this area has been identified by residents as an important commercial area both now and into the future. The neighbourhood plan supports continued investment to improve this location, such as the Parish Council’s initiative of replacing modern lamp-posts with heritage designs.

Flimwell residents have requested that a village hall and shop are developed for them, to create a centre and heart in their village.

Stonegate does not have a village shop but has a successful monthly Farmer’s market which takes place in the existing village hall. The hall is run by a management trust which has an ongoing programme to upgrade its facilities.

** Rother defines a rural service centre as one with a good range of local shops, services and social infrastructure (at least 14 out of 18 of the identified service level indications) serving an area that extends beyond its own boundaries.*

POLICY E6

Improve essential infrastructure

Proposals for new and improved community infrastructure and utilities in the plan area will be supported subject to those proposals meeting the objectives of this plan and being compatible with other planning policies in the plan.

Community infrastructure covers utilities (electricity, gas, water), communications (phone landline, mobile phone, broadband) and transport (bus, train, roads and parking). These are supported by Rother District CS policy EC1 (Fostering Economic Activity and Growth).

Our Business Survey found that 58% of employers said that broadband was critical to their business. Super-fast broadband with speeds up to 75 Mbps is available in the village centres. BT has installed cabinets which are connected to the exchange using fibre-optic wiring; individual buildings are still connected by copper wire. However, within 1 km of a cabinet, the broadband speed falls to 28 Mbps and within 2km it drops to 17 Mbps – effectively the same as if the cabinet were not there. There is therefore good broadband coverage in the village centres, but this does not extend to all the business sites (for example, Battenhurst). There is no published schedule for improving the coverage throughout the Parish. Super-fast broadband speed of 200 to 1000 Mbps requires fibre-optic wiring to each individual building and is highly unlikely to be offered in a rural area.

In addition, 34% of employers said 4G Mobile was critical. At present mobile coverage is very poor, even in the village centres. A new mast has recently been installed near to Ticehurst village centre.

Parking and the conditions of roads were the other two major concerns of employers. We would support a new parking area within Ticehurst. Rother District CS policy TR4 (Car parking) refers only to car parking on new developments. In Flimwell, the plans for development at Corner Farm include a public parking area for 9 cars.

EMPLOYMENT COMMUNITY ACTIONS

Work with local businesses

- We will encourage large employers to provide work experience and further training to local people. Local businesses and their products will be publicised and promoted to the community.
- We need to retain young people in the Parish. The opportunity to have local work experience and training will enable the next generation to remain and add to the life of the Parish.

We have some large businesses in the Parish, whose employees mainly live outside Ticehurst Parish. By providing work experience and training to local people, employers would increase the opportunities for people to remain in the Parish. Our Business Survey found that the four top types of business representing 77% of employees are:

- Healthcare
- Building Trades
- Hotel/Catering
- Services to the public (education)

It is also important to advertise products that are produced locally, so that they can be purchased locally. We should ensure we are supporting local businesses and contributing to lessening product mileage.

Housing Policies

Objective No. 5 — Provide affordable housing, particularly for Ticehurst residents and workers.

Objective No. 6 — Ensure that all new development is well-planned and relates to existing housing.

Objective No. 7 — Encourage good environmental design of housing and business developments.



Our aim is to provide high-quality housing for all residents in small developments which reflect the High Weald's historic pattern of settlement.

Ticehurst Parish grew from a population of about 1,400 in 1800 to a peak of 3,000 in 1880. It fell to 2,600 between the wars but has now risen to more than 4,000 in over 1,500 households. There are about 750 households (1,900 people) within the development boundary of Ticehurst village, nearly 250 households (600 people) in Flimwell and over 100 households (nearly 300 people) in Stonegate. The remaining 400 households (1,000 people) are scattered in small settlements across the Parish.

Since 1995, more than 130 new dwellings have been built in Ticehurst Village, 56 (43%) of them affordable; and Flimwell has grown by over 60 dwellings, 12 (20%) of them affordable. Outline planning permission has been granted for 70 further dwellings in Ticehurst and 35 in Flimwell. The Parish has grown and is expected to grow by more than 8 houses a year – more than 5% every 10 years. Before the “right to buy” was introduced, there were about 120 council houses, all in Ticehurst. There are now nearly 190 “affordable houses” under the management of two Housing Associations, with houses in all three villages (although still largely in Ticehurst).

Ticehurst Village also provides several developments aimed at older people (over 55) requiring a degree of care – Cross Lane House care home, Newington Court and the Old Coachworks for assisted care, Downash Court and Woodroffe Court for sheltered housing – in total 92 flats and 16 care home places which can accommodate 150 people.

Ticehurst Village has developed over hundreds of years and the styles of housing reflect this. The centre of the village is a Conservation Area, with several Wealden Hall Houses built in the 15th and 16th centuries (many concealed behind later façades) – The Yett, The Bell Inn, Northgate House, The Vyne (which became part of Coopers Stores) and Beech House (now Old Merriams) are the oldest houses. Like several Victorian houses, these have tiled roofs and are tile-hung with the warm orange-red local tiles. There are also examples of weather-boarded houses and more modern houses within this area. Outside the Conservation Area, there is a range of houses, many built in the nineteenth and twentieth centuries, not all in keeping with the Wealden vernacular buildings.

Flimwell was built in the nineteenth century when the A21 was a less-frequented road, and was centred on the church east of the main road. In the twentieth century, ribbon development along the Flimwell to Ticehurst road shifted the centre of gravity and left only a small gap between the two villages. Flimwell has no village centre and we need to regenerate the heart of this village. Stonegate, also built in the nineteenth century around its church, has had relatively little development recently, even with the asset of its mainline station. It is a compact village with a primary school, founded as a National School in

the mid-nineteenth century. The Ticehurst Neighbourhood Plan (TNP) is seeking to avoid the sense of rapid change. However, we recognise that we need a supply of affordable housing to retain young people who otherwise would be forced to leave the Parish. Affordable housing may be rented from Housing Associations, rented privately, owned through shared equity or self-build. We will encourage all of these routes.

The TNP aims to support the delicate balance of allowing for sustainable economic growth and providing opportunities for affordable living for all residents whilst retaining its distinctly rural character. The aim is for modest new growth in Ticehurst Parish, to be sympathetically designed and located, so that it blends with the villages, taking account of the constraints presented by the narrow access roads and the sensitive landscape of the AONB.

Our objective is to promote good design in any new housing. This will preserve and increase the quality of Ticehurst's built environment; in turn encouraging pride in the area, attracting tourism, and reinforcing the identity of Ticehurst Parish. The following policies and community actions are designed to meet these objectives:

- 5) Provide affordable housing, particularly for Ticehurst residents and workers
- 6) Ensure that all new development is well-planned and relates to existing housing
- 7) Encourage good environmental design of housing and business developments

POLICY H1

The spatial plan

1) The overall spatial strategy is to focus development in the existing villages (Ticehurst, Flimwell and Stonegate).

2) Ticehurst is the main focus, being the most sustainable settlement and designated by Rother District as a rural service centre.

3) No development will be allowed outside the villages' development boundaries (as shown in the maps) unless a countryside location is essential or other exceptional circumstances can be demonstrated.

4) When housing is acceptable in principle, priority will be given to smaller schemes of 10 or fewer dwellings and the redevelopment of previously developed (brownfield) sites.

5) In all cases, the layout, form and density should be appropriate to the location and consider the Design Guidance (pages 80 — 95).

In both Ticehurst and Flimwell, outline planning permissions have been granted for developments outside the boundaries set by Rother in 2006. The Strategic Housing Land Availability Assessment (SHLAA) exercise performed by Rother District Council in 2013 and the Call for Sites by TNP at the end of 2016 have identified further development potential. We have assessed all these sites carefully and impartially (see “Call for Sites Report” and Policy H2 – Housing Site Allocations). The new boundaries have been set taking all sites into account.

Any housing development outside the new development boundaries will be regarded as lying in the countryside and will only be permitted if it meets stringent criteria (as defined in the Rother Core Strategy). As the entire Ticehurst Parish lies within the High Weald AONB, any development outside the defined village boundaries must take account of this special landscape’s criteria. Small sites within the villages’ development boundaries will be supported as they will fit into the pattern of small hamlets that are typical of the Weald and particularly of Ticehurst Parish (see Policy H6 — Conservation and Heritage).

The maximum density of housing that will be considered on any site (including those that have already achieved planning permission) is 30 dwellings per hectare (dph). The 2017 Ticehurst Parish Household survey confirmed a desire for smaller housing sites:

- over 50% of respondents said 10 or less
- over 80% of respondents said 20 or less

A small-scale development of this type has several distinct benefits. Firstly it can be assimilated more easily into the existing built environment of the Parish compared to larger developments. Secondly, small-scale development is more likely to attract local developers and local builders, thereby supporting the economy. Local builders are likely to use local architects who will understand the area well, and this can add to the richness of designs that can be found across the parish. This beneficial outcome is supported by the housing white paper (Fixing our broken housing market, Department for Communities and Local Government, February 2017).

The third key benefit is that small scale sites can help greater social assimilation between the new development areas and the existing settlement. This is because smaller clusters of housing are less likely to have the sense of self-containment which larger groups of houses can sometimes have. Smaller clusters of houses are less likely to require a high level of infrastructure investment in order to secure effective integration with the adjacent area.

In exceptional circumstances, larger developments of more than 10 homes might be supported, subject to an effective demonstration that their impact on the sensitive AONB landscape setting of the Parish and the considerable environmental constraints of Ticehurst can be successfully mitigated. Mitigation of larger schemes needs to address two separate but related issues.

The first is to demonstrate a clear understanding of the wider context at the scale of the whole settlement. Mitigation at this scale needs to use good design in terms of an appropriate response to topography, retention of existing landscape features (where appropriate), layout and establishment of good connections. This will be of course be required of any planning application. The second issue is to demonstrate a clear understanding of the immediate context.

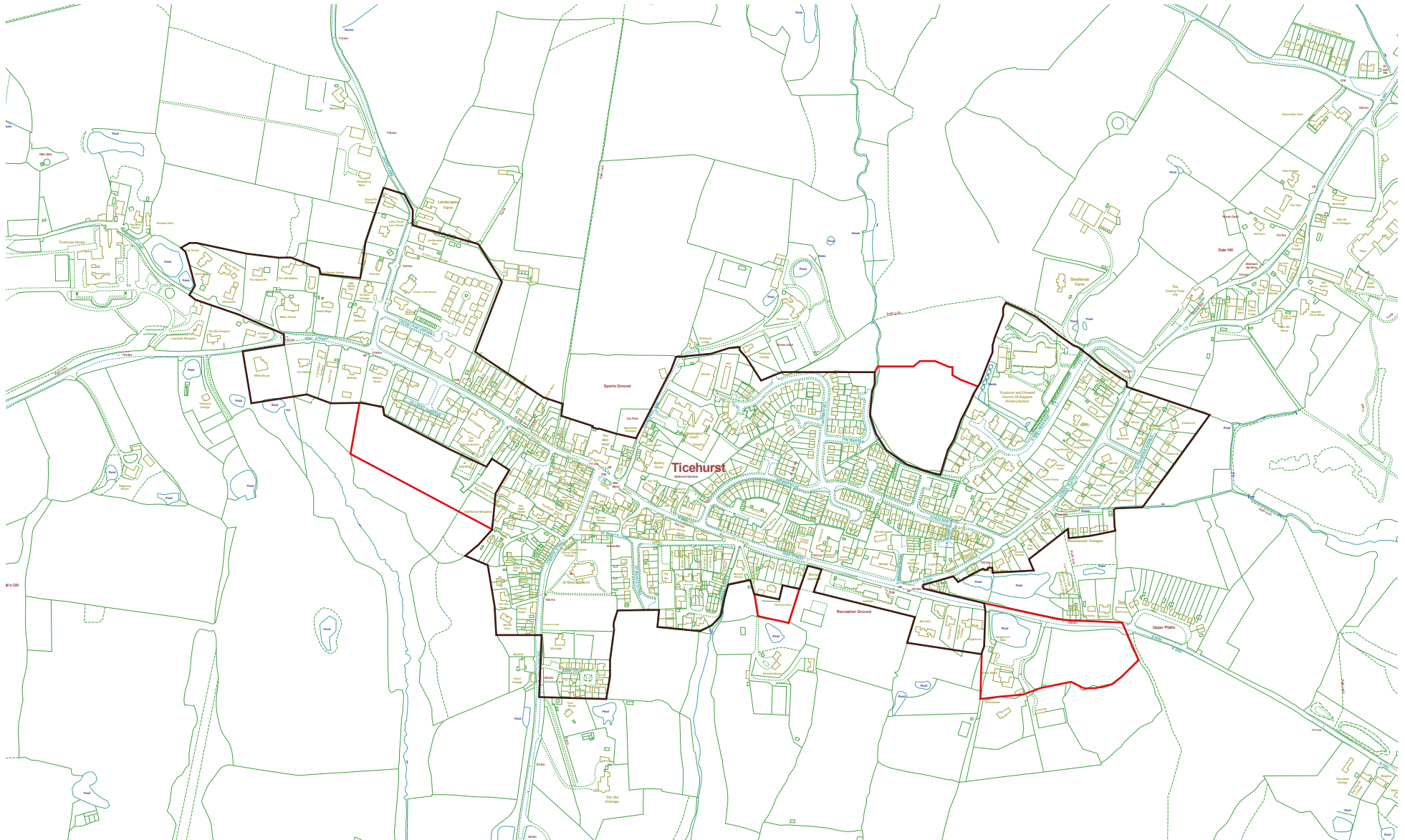
This will be particularly important when housing proposals are adjacent to existing developed areas. Mitigation at this scale needs to be in the form of carefully designed and responsive housing layouts that respect the conditions enjoyed by existing residents, high quality landscape design towards the edge of the sites and architectural detail that draws upon local traditions and materials.

Ticehurst wants to meet its future housing needs but the Ticehurst Neighbourhood Plan expresses a clear preference for smaller scale development as set out in Policy H1. It therefore does not actively promote larger developments but acknowledges that there needs to be a degree of flexibility over this with sites that already have outline planning permission. These are:

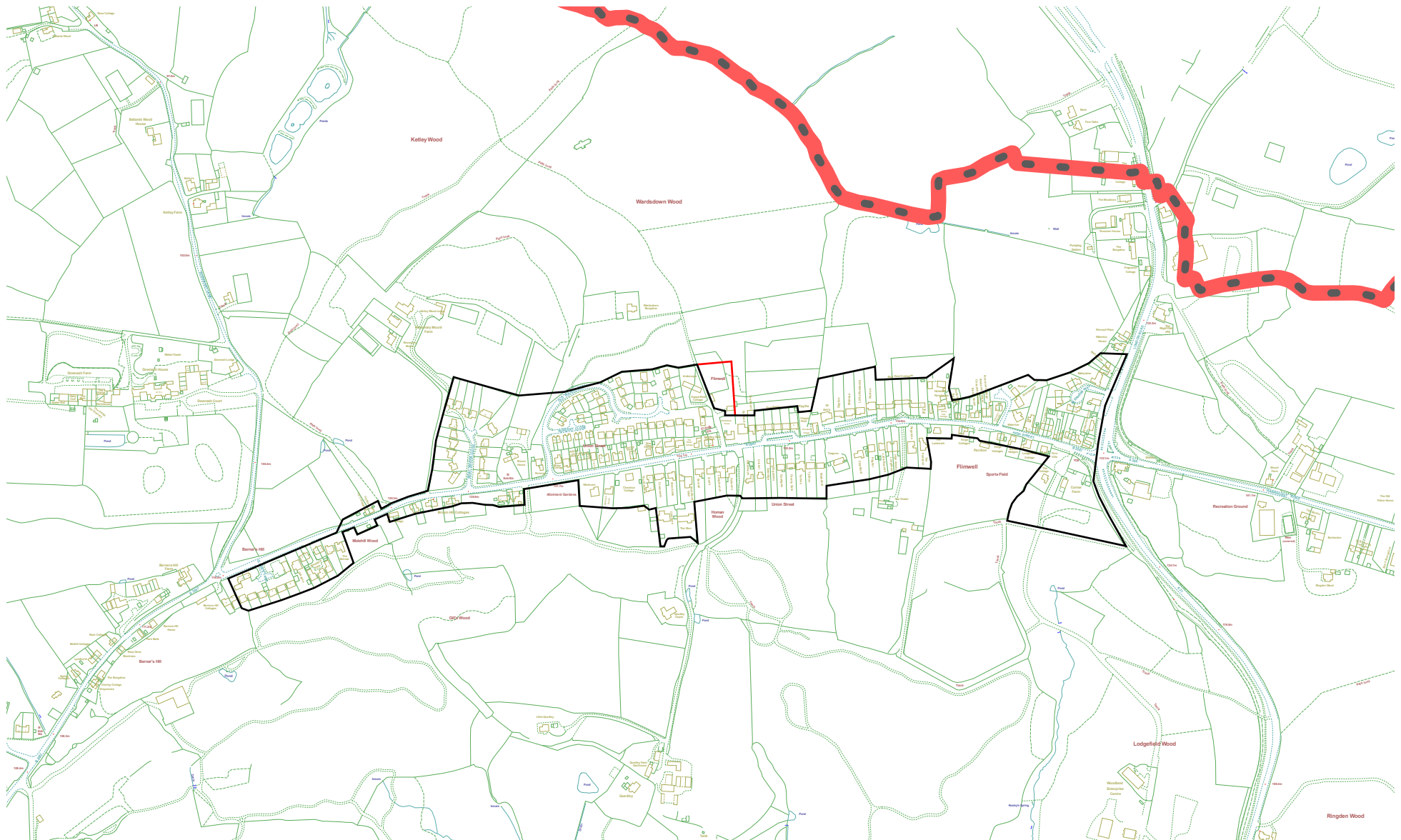
- Banky Field (40 houses) in Ticehurst
- Hillbury Field (30 houses) in Ticehurst
- Corner Farm (25 houses) in Flimwell.

New developments should be as close as possible to village centres, enabling residents to walk easily to shops and other amenities. Walking distance in this instance is up to a maximum of 800m from origin to destination. This distance is informed by the Institution of Highways and Transportation “Guidelines For Providing For Journeys On Foot”, advice note, 2000.

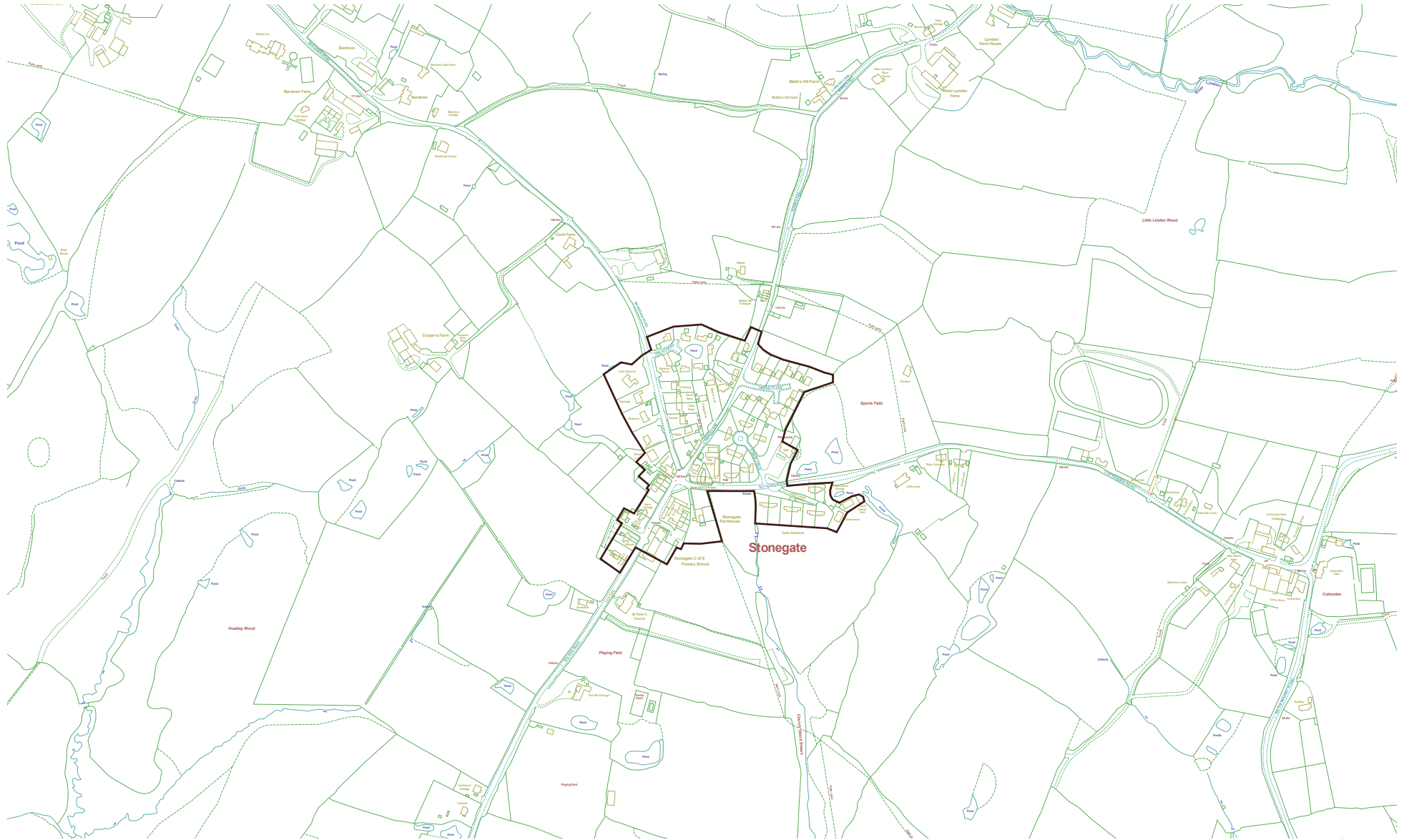
Flooding must always be considered in the Parish, as the area drains south into the River Limden, a small stream that can be overwhelmed after heavy, prolonged rain. This valley is also part of a groundwater protection zone. The High Weald AONB Plan includes an objective to restore the natural function of river catchments. Green areas and trees are required as they increase the interception of water as it falls and lower the risk of surface water flooding, as well as supporting wildlife.



Ticehurst — Suggested changes to the development boundary (red lines)



Flimwell — Suggested changes to the development boundary (red lines)



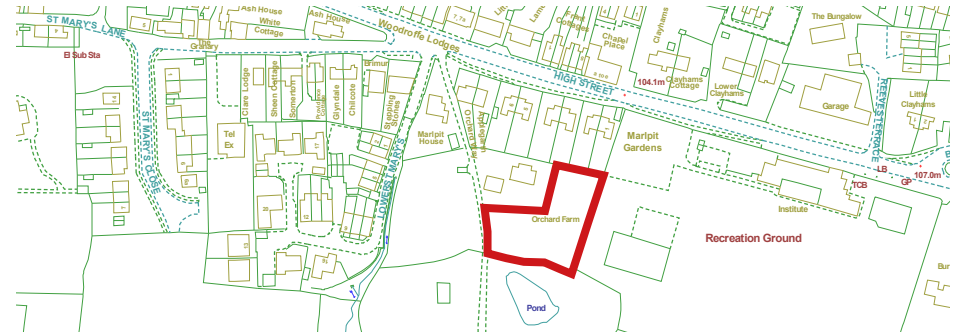
Stonegate — No changes to the existing development boundary

POLICY H2

Housing site allocations

The following sites are allocated for housing in the parish:

- 1) Ticehurst Village, Orchard Farm (6 houses)
- 2) Ticehurst Village, Singehurst, Pashley Road (10 houses)
- 3) Flimwell, Wardsdown House (9 houses)



H2 (1) Orchard Farm — 6 houses.



H2 (2) Singehurst, Pashley Road — 10 houses.



H2 (3) Wardsdown House — 9 houses.

Rother District Council has set targets for more houses to be built by 2028:

- Ticehurst Village must provide a minimum of 87 houses
- Flimwell must provide a minimum of 43
- Stonegate has no requirement to build houses

Ticehurst Village has already met their commitment through new developments or planning permissions as follows:

- The Old Coachworks (net 21 flats) completed in 2015
- Banky Field (40 houses) – outline planning permission
- Hillbury Field (30 houses) – outline planning permission

This gives a total of 91 dwellings. Our site allocation above adds a further 16 houses. Flimwell has met most of its commitment as follows:

- Broomhill/Old Wardsdown (9 houses)
- Corner Farm (25 houses)

Flimwell's net requirement is 9 houses. Our site allocation above has added the net requirement of 9 houses.

The Neighbourhood Plan has allocated more houses, as it wants to ensure protection against unwanted development at least up to the end of our plan in 2028. The Call for Sites process resulted in 12 sites being offered. Together with the SHLAA sites identified in 2013, these were analysed against objective criteria.

Rother District Council (RDC) requested that a Strategic Environmental Assessment (SEA) was produced following our call for sites. This has been undertaken by AECOM. They have taken a totally independent perspective and have reviewed the three settlements as reasonable alternatives for the development of the required housing. This is an additional line of enquiry creating a spatial strategy which finds that Ticehurst village is most suitable for development. However, RDC has stipulated that both Flimwell and Ticehurst have an allocation of housing which cannot be transferred between the villages.

We therefore acknowledge the approach taken by AECOM and we have taken on board their recommendations, but we also have to have due regard to the RDC requirements. We must consider all of the sites in Flimwell and Ticehurst, notwithstanding the SEA comments, and use them to inform our site selection.

The Call for Sites brought forward 6 sites in the vicinity of Ticehurst village. Three were not considered suitable for development by AECOM as follows:

- The Drill Hall, Pashley Road — site too small (0.04 ha)
- Land at Vineyard Lane — too far from Ticehurst development boundary
- The Walled Garden, Burnt Lodge Lane — too far from Ticehurst development boundary

The other three were assessed, together with two sites in Ticehurst with outline planning permission and one site which has applied for planning permission and was refused on appeal. These sites are:

- Site 5: Singehurst, Pashley Road
- Site 8: Orchard Farm
- Site 11: Dale Hill Farm
- Site 13: 40/41 High Street
- Site 14: Banky Field (outline planning permission)
- Site 15: Hillbury Field (outline planning permission)

The SEA summary found no major problem with any of these sites, as summarised on the following page.

However, Site 11, Dale Hill Farm, is not allocated for housing because it violates Policy R3 (1) “Maintain Green Gaps between Settlements” as it lies between the junctions specified in that policy, closing the gap between Flimwell and Ticehurst.

Site 13, 40/41 High Street, is not allocated for housing because here are several issues. The site is large and has been proposed for 36 dwellings; this is considerably bigger than 10 dwellings and would be contrary to Policy H1; Ticehurst does not need another large development. Vehicular access would create a cross-roads with the access to Hillbury Field. This would have an unacceptable impact on traffic on the High Street, contrary to Policy INF1. Visual impact from the north along the adjacent footpath would have an unacceptable impact on the landscape and scenic beauty of the AONB, contrary to policy R1.

In Flimwell, one site is allocated (Broomhill/Old Wardsdown) to fulfil the requirement for 9 more houses in Flimwell.

SEA Summary Table (from AECOM)

SEA Theme	Summary of Site Assessment
Biodiversity and geodiversity	<p>An area of Biodiversity Action Plan Priority Habitat and ancient woodland is located to the south of Site 5.</p> <p>Whilst no likely direct loss of key habitats likely to take place as a result of development on the site, Site 13 is adjacent to a significant area of Biodiversity Action Plan Priority Habitat and ancient woodland (located to the south and west).</p>
Landscape and historic environment	<p>All sites are located within the High Weald AONB.</p> <p>Site 5 is located on the opposite site of the B2099 to the Grade II listed Breckles Caperer's Cottage.</p> <p>Site 13 is located adjacent to the Ticehurst Conservation area. The entrance to the site is also located close to two listed buildings, 36 High Street and Croft Cottage.</p> <p>Site 14 has the potential to have impacts on the setting of the village. The elevated part of the site, which slopes to the north is visible from (and affects key views to and from) key heritage features in the village to the south.</p> <p>The entrance to Site 15 is located adjacent to the Ticehurst Conservation Area.</p>
Land, soil and water resources	<p>It is not possible to confirm if any of the site will lead to a loss of Best and Most Versatile Agricultural Land, as a detailed classification has not been undertaken of the sites.</p> <p>Based on the 1:250,000 series of ALC maps produced by Natural England and utilised for strategic purposes, land on which the potential allocations sit is Grade 3 good to moderate.</p> <p>However there is no detailed information available as to whether these areas comprise Grade 3a land (land classified as the best and most versatile agricultural land) or Grade 3b (which is not).</p> <p>The six sites are not located within a Groundwater Source Protection Zone.</p>

Climate change	<p>All sites are located in good proximity to services and facilities of Ticehurst. This will help limit emissions from transport.</p> <p>None of the sites are at risk of fluvial flooding.</p> <p>Parts of Site 8 are at “high” and “medium” risk of surface water flooding.</p> <p>Small parts of Site 11 are at “low” risk of surface water flooding.</p> <p>Minor parts of Site 13 are at “low” risk of surface water flooding.</p> <p>The south western parts of Site 14 (next the site boundary) are at “high” and “medium” risk of surface water flooding.</p> <p>Parts of the entrance sections of Site 15 are at “high” and “medium” risk of surface water flooding.</p>
Population and community	<p>All sites are located close to the services and facilities of Ticehurst village, with Sites 5 and 11 of additional distance to amenities.</p>
Transportation	<p>All sites are located close to the services and facilities of Ticehurst village, with Sites 5 and 11 of additional distance to amenities.</p> <p>All sites are located close to key bus routes, with the exception of Site 5.</p>

H2 (1) Land at Orchard Farm Ticehurst — 0.18 ha or 0.4 acres

Criteria Descriptors	Considerations
Access	<p>Accessible location off the B2087 in centre of the village — two potential access points with acceptable sight lines in both directions.</p> <p>Impact to High Street minimal due to small size of the site.</p> <p>Refer to Rother District CS policies OSS2 (Use of Development Boundaries) and OSS3 (Location of development).</p> <p>Safe environment Refer to Rother District CS policy CO6 (Community Safety).</p>
Suitability	Identified in Rother District Strategic Housing and Land Availability Assessment (SHLAA) 2013.
Features	Well contained, well screened and well related to village core. Would blend into the surrounding existing developments.
Stream and Surface Water Flooding Issues	<p>Surface water flooding issues on western boundary and in north eastern corner but this can be resolved with a sustainable drainage solution to satisfy Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development).</p> <p>Identified as a low flood risk Zone One.</p>
Needs of rural village	<p>Provides housing numbers in central location sited close to key facilities and in an accessible location — Rother District CS policy RA1 (Villages).</p> <p>Compliant with policy E6 of this plan.</p> <p>Pedestrian pavements are present and the development would be within 250 m of the village centre.</p>
Affordable housing	Would provide up to 6 dwellings. It will not provide affordable housing – Rother District CS policy LHN2 (Affordable Housing), but, in accordance with national policy, new developments of 6-10 houses in an AONB should provide an affordable housing contribution in the form of a cash payment.
Heritage and Landscape Impact	Within the AONB but located within the village development boundary.

H2 (2) Singehurst Farm — 0.9 ha or 2.25 acres

Criteria Descriptors	Considerations
Access	Situated off the B2099 Pashley Road with acceptable visibility splays in both directions. No objections from Highways — Rother District CS policy OSS2 (Use of Development Boundaries).
Suitability	Part of the site was identified in the SHLAA study as suitable for some building.
Features	Contained area with easy access to transport and the village facilities. The village has developed in an historically linear fashion and this would be an extension of that development.
Stream and Surface Water Flooding Issues	No issues so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). In low flood risk Zone One.
Needs of rural village	10 houses allocated and, in accordance with national policy, new developments of 6 — 10 houses in an AONB should provide an affordable housing contribution in the form of a cash payment. If more houses were acceptable, it could provide 40% affordable housing — compliant with Rother District CS policy LH N2 (Affordable Housing). Pedestrian access via pavements is available to reach the centre of the village and bus stop some 500m away.
Heritage and Landscape Impact	Rother District CS policy EN1 (Landscape Stewardship) provides for the enhancement of the landscape and it is felt that a sympathetically designed low level proposal would not have an adverse impact on the listed cottages on the northern side of the Pashley Road. The area is within the AONB, with the southern boundary providing a screen, thus reducing any impact on distant views — Rother District CS policy RA3 (Development in the Countryside).

H2 (3) Wardsdown — 0.3 ha or 0.67 acres *[Note: This does not include Wardsdown House or its garden]*

Criteria Descriptors	Considerations
Access	Located on the B2087 500m from the A21 junction. Deliverable access point that needs improvement but could reach adoptable standards. Sufficient sight lines in both directions for access. Two distinct areas of land. Only the area to the west is felt suitable for development.
Suitability	There are properties on the northern side of the road.
Features	Area is identified as “post medieval” by High Weald Unit. The area extends to the north as far as the adjacent Old Wardsdown development.
Stream and Surface Water Flooding Issues	No issues so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). In low flood risk Zone One.
Needs of rural village	Current plot is suitable for 9 dwellings so it will not provide affordable housing — Rother District CS policy LHN2 (Affordable Housing), but, in accordance with national policy, new developments of 6 — 10 houses in an AONB should provide an affordable housing contribution in the form of a cash payment. Pedestrian pavements to the south of the property leading to bus stops and the new Village Hall and shop once they are provided.
Heritage and Landscape Impact	Within AONB — part of an early modern aggregate assart with ancient woodland to the north which would need suitable protection.

POLICY H3

Mix of housing sizes and tenures

A mix of housing types, sizes and tenures shall be provided on developments. This will support the delivery of housing that meets the local housing needs and demands demonstrated in the most recent housing market assessment and housing needs analysis for the plan area.

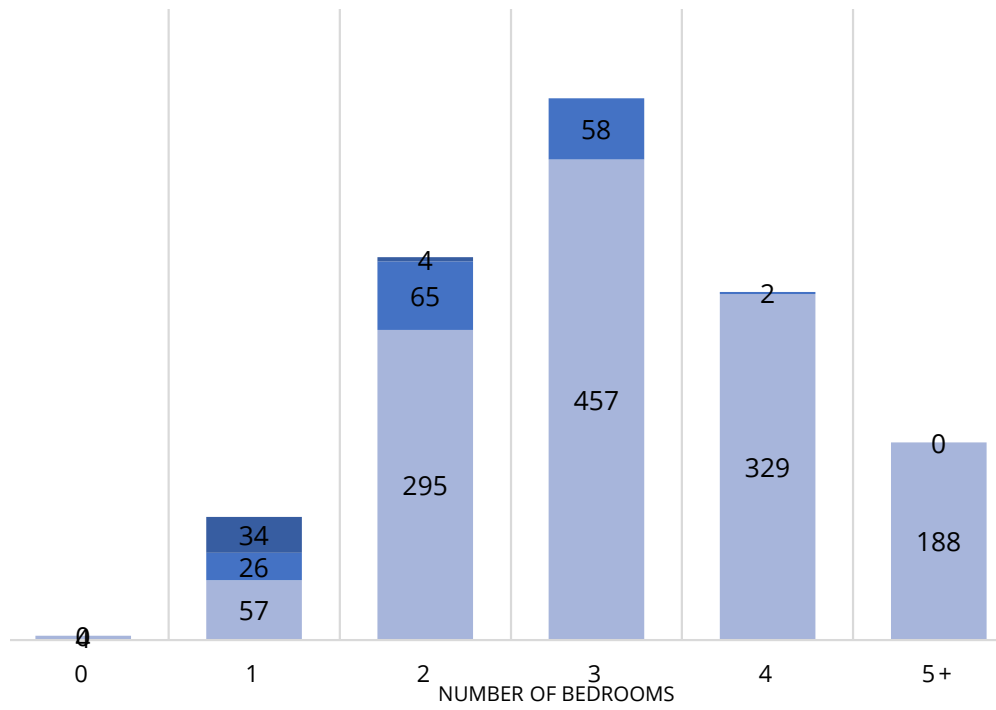
Residents of Ticehurst who are hoping to move into their own home need a range of tenures (rental and part-ownership as well as owner-occupied). Ticehurst Parish will work preferably with “not for profit providers” to provide affordable homes. Housing should be inclusive and provide for mixed communities of all ages to meet the needs and priorities of all households. The provision needs to be weighted according to the need drawn from local surveys and data. Rother District Council CS policy LHN1 (Achieving Mixed and Balanced Communities) supports this policy. Also, see Total Housing Stock chart.

There are 117 one-bed dwellings in the Parish (2011 census) but almost half of these are for older people in sheltered housing – only 7 one-bed dwellings are affordable housing outside this category. There is a need for more small properties for young single people wanting to leave home or for couples without children. The 2011 census showed that the housing stock in the parish (1608 dwellings) was split as shown in the chart (see Housing Stock Census, 2011).

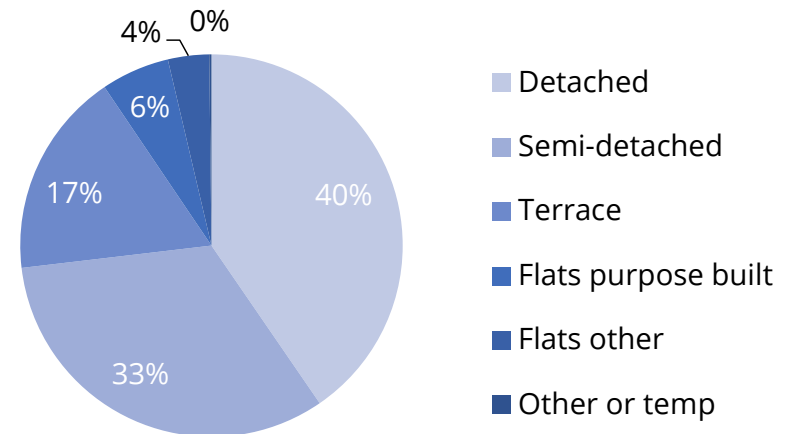
Furthermore, the census showed, through the occupancy rating, that all but 61 houses (less than 4%) had sufficient or surplus space for the occupants. The current housing stock is in good shape. The 2011 census showed that most houses were owner-occupied. Social rented housing and shared ownership accounted for 13% of the properties (see chart, Tenure from 2011 Census)

TOTAL HOUSING STOCK

Owned Housing Association Extra care



HOUSING STOCK 2011 CENSUS



POLICY H4

Affordable housing

1) In accordance with national policy, new developments of 6 to 10 houses should provide an affordable housing contribution in the form of a cash payment. New developments of more than 10 houses should provide at least the 40% affordable housing which is Rother District Council policy.

2) As far as possible, affordable housing should be allocated to people with a strong connection to Ticehurst (born, living, or working in the parish).

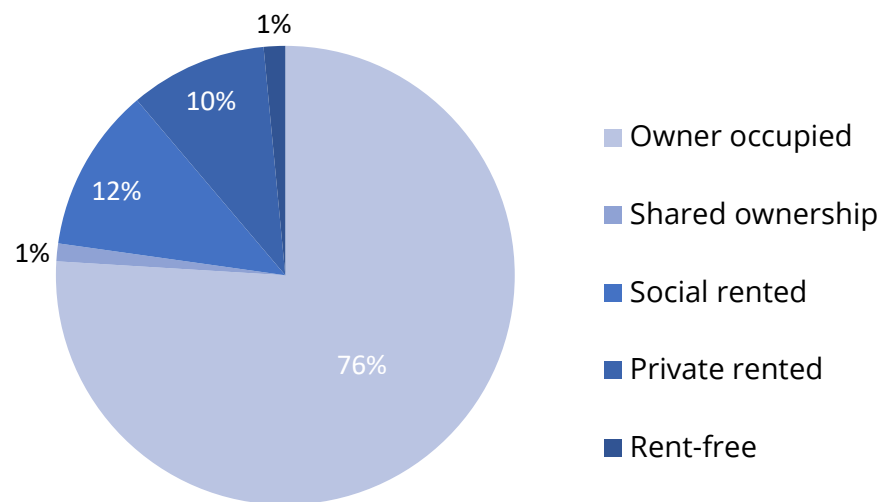
There are currently 189 affordable homes in Ticehurst (2 in Flimwell,⁷ in Stonegate, the rest in Ticehurst), managed by two Housing Associations, Affinity and Optiva, which was Amicus Horizon. (See chart, Affordable Homes in Ticehurst).

Ticehurst Parish carried out an independent Housing Needs Survey in 2007 which concluded that there were 43 households in need of affordable housing. A further parish survey in 2010 showed a general need but was inconclusive on numbers. Since then, and largely because of these surveys, 61 affordable housing units have been built in Ticehurst Village (at Farthing Hill, Newington Court and Woodroffe Lodge) and 12 in Flimwell (Nursery Close). There has been no further objective survey to assess the current need for affordable housing.

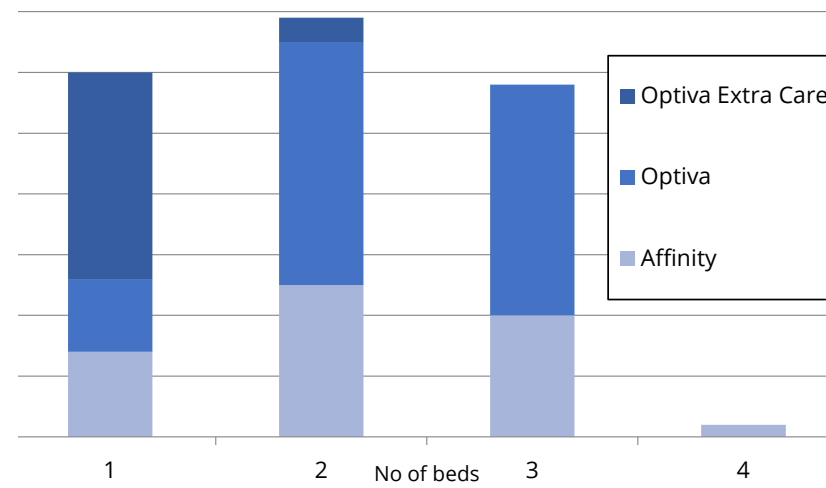
However, the 2017 Ticehurst Parish Household survey showed that, of the respondents who needed housing in the Parish, 35% were looking for socially rented housing, and 32% for low-cost part ownership – therefore nearly 70% are looking for socially-supported housing. Nobody who needed housing wanted to rent privately. Rother's current housing list shows that there are 16 applicants who live in Ticehurst or are employed in the parish but live outside it. Ticehurst is a favoured place to live – many people on the Rother Housing Register with no connection to the parish have expressed a preference for Ticehurst.

In the 18 months to December 2016, 21 people on the Rother Housing List were given dwellings in Ticehurst Parish. Developments with outline planning permission should provide nearly 40 more affordable dwellings. These figures do not suggest a major shortage of affordable housing.

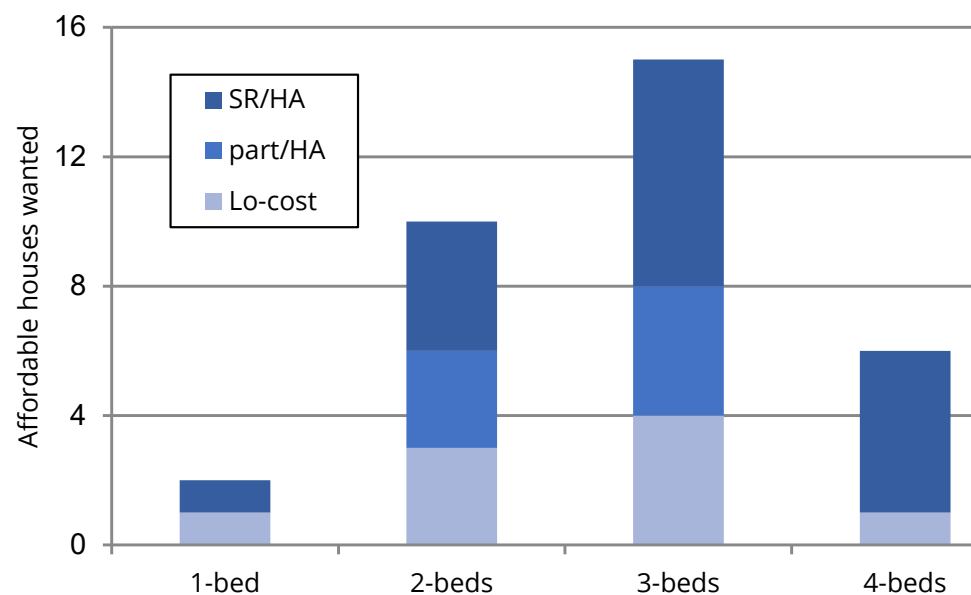
TENURE FROM 2011 CENSUS



AFFORDABLE HOMES IN TICEHURST



TICEHURST AFFORDABLE HOUSING SURVEY 2017



However, the way in which housing is allocated by Rother means that in many cases people with no family or employment connection with Ticehurst (but with a higher priority for housing) are given housing here.

Our housing survey in September 2010 had 33 households looking for affordable housing (18 through socially-rented Housing Association stock, 7 through part-owned HA houses and 9 wanting low-cost starter homes). These figures reflect the fact that many people who need affordable housing do not put their names down on the housing list as they feel they have no chance of being allocated a house. These 33 households asked for the a specific mix of homes (see chart, Ticehurst Affordable Housing Survey, 2017).

POLICY H5

Design of all new buildings

1) The design, form, layout and detail of new developments should be principally informed by the traditional form, layout, character, and style of the parish's vernacular architecture. This will be applicable to both new build homes and other buildings and to alterations to existing properties.

2) Careful innovation in design or thoughtful modern and/or contemporary architecture is not precluded by this policy and such designs are encouraged.

3) All developments should have regard to the AONB character as referenced in the High Weald AONB Management Plan and use this plan's design guidance (pages 80 — 95).

4) All new developments should take steps to reduce the impact of their light pollution.

Promoting good design will preserve and increase the quality of Ticehurst's built environment. This in turn will encourage pride in the area, attract tourism, and reinforce Ticehurst's identity. New development must make a positive contribution towards the distinctive character and form of the village and relate well to its site and its surroundings. This should include appropriate use of materials and building detail, well considered site layouts and landscaping. This does not necessarily mean the reproduction of traditional or vernacular buildings, but appropriate architecture which is sensitive to its context. However, it does mean that detailed attention should be given to such things as tiles and bricks, windows, and external appearance generally to ensure that they really do match the quality of the local buildings.

Developers should demonstrate, preferably through a Design and Access Statement with their accompanying documents, how any proposed development complements and enhances the character, form and qualities of Ticehurst Parish. The Statement and accompanying drawings must provide sufficient detail for proposals to be fully understood. A Design Statement should also set out how policies and guidance relating to the High Weald Area of Outstanding Natural Beauty (AONB) have been addressed.

Details required should include bin sheds, cycle storage, off street parking, boundary treatment, security and lighting considerations. Site layouts should show how private amenity space is provided. New housing should be integrated into the surroundings by providing safe walking and cycle routes into the village centre. Pavements provide safe and healthy infrastructures for pedestrians, wheel chair and mobility scooter users, pushchairs, and dog walkers.

Ticehurst Parish has a policy by which the street lights are switched off at midnight and on again from 5.30am until dawn. It also has ambitions to change the street lighting to LED and where possible reduce upward lighting. This policy has been developed on grounds of economy, because of the effect light pollution has on wild life and because dark skies are one of the key features of rural areas. Through good design it is anticipated that new developments will take steps to reduce their lighting impact on the local amenity.

The Parish would like to find a way to consult with developers before they apply for planning permission. This has been done occasionally, by developers presenting their ideas at the annual Village Assembly, but we would like to find some way of making it normal for developers to take the views of the community into account when designing their site and houses.

POLICY H6

Conservation and heritage

1) New developments within Ticehurst Parish must have regard to the historic environment and the heritage that is an integral part of the landscape.

2) All development in and adjacent to Ticehurst Conservation Area will be carried out in conjunction with, when prepared, the conservation area appraisal and/or management plan.

Historic features such as the pump house, well and war memorials have the potential to be popular visitor attractions. Ensuring the protection of conservation areas, listed buildings and their special features will provide a source of parish pride and encourage a celebration of the unique local character. Within the Conservation Area in the centre of Ticehurst, there are many listed buildings.

Many of the buildings still exist and can be identified from the original Hammerden Manor map of 1618, including the following:

- The Bell
- The Yett
- Northgate House
- Old Merriams and its neighbours

The value of iconic and historic buildings to the community may be lost through neglect of the fabric, through concealment by occupiers and/or by new, ill-considered construction, during re-development or by other means. It is not always easy to recognise that these are, at heart, medieval buildings. Outside the Conservation Area, the Eden Court development is a good example of how sensitive design can protect and enhance an iconic building, the former primary school which was a National School built in 1849. The Old Chapel to the east of Ticehurst's High Street was sensitively modernised many years ago but now sits on an over-developed and fully-paved site. The Old Coachworks is an example of how not to build for the High Weald area.

The Ticehurst Institute is a much-loved building with significant historical importance as it was designed by Sir Aston Webb who also designed the front façade of Buckingham Palace.

However, it continually needs restoration and renovation. To ensure that we protect and enhance the conservation area we have defined a Community Action to prepare a Conservation Area Appraisal and Management Plan for the conservation area.



Ticehurst Conservation Area (brown shaded area, above) was designated by Rother District Council on 17th December 1990.

HOUSING COMMUNITY ACTIONS

Prepare a conservation area appraisal and management plan

The centre of Ticehurst village is designated as an area of special architectural and historic interest, it is a source of parish pride and valued by people who live and work in it. Future generations are most likely to value it also, therefore we have a responsibility to look after it. Rother District Council's Core Strategy mentions the preparation of a new appraisal for Ticehurst and Policy EN2 defines their Stewardship of the Historic Built Environment.

We aim to work with Rother District Council and the local community to complete a Conservation Area Appraisal and prepare a management plan to protect and improve the area. We expect this to lead to regeneration of the conservation area. This in turn will act as a catalyst for tourism and foster a sense of community.

Design Guidance

The following section of the neighbourhood plan explores the origins and character of Ticehurst parish in order to inform the best way to design new buildings and enable changes and modifications to existing buildings. Understanding what defines the neighbourhood area will help inform the design of future development, ensuring that any new additions are appropriate for their context.



Objectives of the Design Guidance

The design guidance section within the neighbourhood plan seeks to achieve four key objectives:

- To create living and working environments that respond to the Ticehurst parish's rich heritage together with the demands for high-performing standards of sustainable development
- To ensure that the layout, form and density of all new development reflects the historic layout and rural fabric of the area and the specific design characteristics of each part of the neighbourhood area
- To maintain and enhance the village settings of the Ticehurst, Flimwell and Stonegate, their locations within the High Weald, their field patterns, roofscapes and landmark buildings
- To ensure that applicants demonstrate through the planning application process how their proposals relate to the wider parish context, with specific reference to clear and convenient connections to local services and facilities and with surrounding adjacent areas

General Approach to Design Matters

In terms of a general approach to design matters, it is expected that all new developments and redevelopment proposals will be designed and built to a high quality in accordance with the housing and design policies of this neighbourhood plan.

As well as general design advice on the AONB and Conservation Area context, density, layout, form, views and roofscapes, green space integration and streets and lanes, the neighbourhood plan also provide specific guidance and illustrative examples on the following topics: building typologies; plot layout and boundary treatments; materials and details; external finishes and decoration; the wider landscape and village edges; sustainability and resource efficiency.

Design & Access Statement Requirement

The impact of any proposed development, especially the visual impact along with any required landscape mitigation measures, should be specified in a well-written and well-illustrated design and access statement (DAS), submitted as part of any planning application.

It is expected that all DAS documents will to show how development proposals responds to the different design topics as addressed by the neighbourhood plan.

The High Weald AONB Context

A medieval landscape of wooded, rolling hills studded with sandstone outcrops, small, irregular-shaped fields, scattered farmsteads, and ancient routeways, the High Weald is one of Britain's 46 Areas of Outstanding Natural Beauty (AONB) and a nationally significant designated landscape. Its natural beauty is defined by its five character components:

1. Geology, landform, water systems and climate including sandrock outcrops and gill streams
2. A dispersed settlement pattern, including historic farmsteads
3. Routeways, including ancient droeways and sunken lanes
4. Woodlands comprising ancient woodlands and archaeological remains of lost woodland
5. Field and heath system of unimproved grassland, heathland and historic field boundaries

Together, these five character components — which are found consistently across the High Weald, from Rye in the east to Horsham in the west — help constitute the fundamental character of the area. They have made the High Weald a recognisably distinct landscape for at least the last 700 years and will continue to define it in the future. The settlements of Ticehurst, Stonegate and Flimwell and the wider neighbourhood area all fall within the AONB.

The High Weald AONB Management Plan has been adopted by the Area's 15 constituent local authorities in order to help conserve and enhance this natural beauty. The Management Plan defines the Area's natural beauty, including the five character components, and sets objectives for these components. The Ticehurst Neighbourhood Plan therefore has regard to both AONB Management Plan and its objectives in its assessment of new development proposals.

Ticehurst Conservation Area

The central, historic core of Ticehurst benefits from a Conservation Area status (see plan on page 79). Development in conservation areas is more strictly controlled than elsewhere, the intention being not to prevent change but to ensure that the main features of the area are conserved and that new development is sympathetic in character.

For this reason, only detailed planning applications or detailed reserved matters applications (and not outline applications) will normally be considered for new development in conservation areas. The Ticehurst Neighbourhood Plan endorses this approach and expects only detailed plans and drawings for developments and alterations in the central areas of Ticehurst. The neighbourhood plan also extends this expectation of detailed planning applications to the centres of both Flimwell and Stonegate, notwithstanding neither village currently enjoyed conservation area status.

The neighbourhood plan requires new development in the Ticehurst Conservation Area to have close regard to the scale, traditional building forms, materials and techniques characteristic of the areas. The height, size, design, roofscape, plot width and visual appearance of new development and the design of any new vehicular access, will be required to respect the character of the conservation area in Ticehurst.

The character is composed of many elements; the mixture of historical periods, the informality of the streetscape; the absence of formal rectilinear compositions; broken sight lines and profiles of buildings and interesting skylines. This not to say that contemporary design themes will not be allowed but the neighbourhood plan acknowledges that such approaches may present the designer with a considerable challenge if they are to be successful.

Layout, Form & Density

The layout, form and density of all new developments across the parish needs to reflect the historic form of the area and the specific rural and High Weald characteristics of each part of the neighbourhood area. An understanding of settlement patterns will be critical to inform the layout, form and density of new development proposals.

Design Integration

All development and redevelopment proposals need to demonstrate how they will relate to the wider context of Ticehurst, Stonegate and Flimwell. Specific reference needs to be made to the delivery of clear and convenient connections with the services and facilities of the parish and the creation of public access to the wider AONB countryside, where this is possible subject to land ownership constraints.

Views & Roofscapes

The local character of Ticehurst, Stonegate and Flimwell is typically defined by architecture of fewer than three storeys. New buildings which adhere to this height will be designed in keeping with the surrounding context, thus creating visually a more integrated and seamless addition to the built environment of the parish. New buildings shall not be permitted to interrupt views or roofscapes within the Ticehurst Conservation Area.

Settlement Patterns

This diagram (opposite) shows how development in Ticehurst village has developed over time by highlighting the additions to the built environment every decade or so. This diagram allows the different layouts and street patterns typical of each era to be clearly recognised.

Future development should respond to the more historic street patterns where possible, rather than late 20th Century layouts, that are often suburban in nature and therefore do not always sit comfortably alongside traditional rural development patterns.

Higher density will be sought in and around the village centre, without inappropriately located cul-de-sacs. Such design measures will result in a layout more suited to the rural context, with coherent, legible streets with improved connections and accessibility. This expectation will apply equally to Ticehurst, Stonegate and Flimwell.

Green Space Integration

The integration of green spaces within the settlements of Stonegate, Flimwell and Ticehurst is also important. This information is key to understanding how people navigate the villages and access the services and facilities that are currently provided.

All developments should aim to incorporate green spaces of an appropriate scale and type within the site.

Streets & Lanes

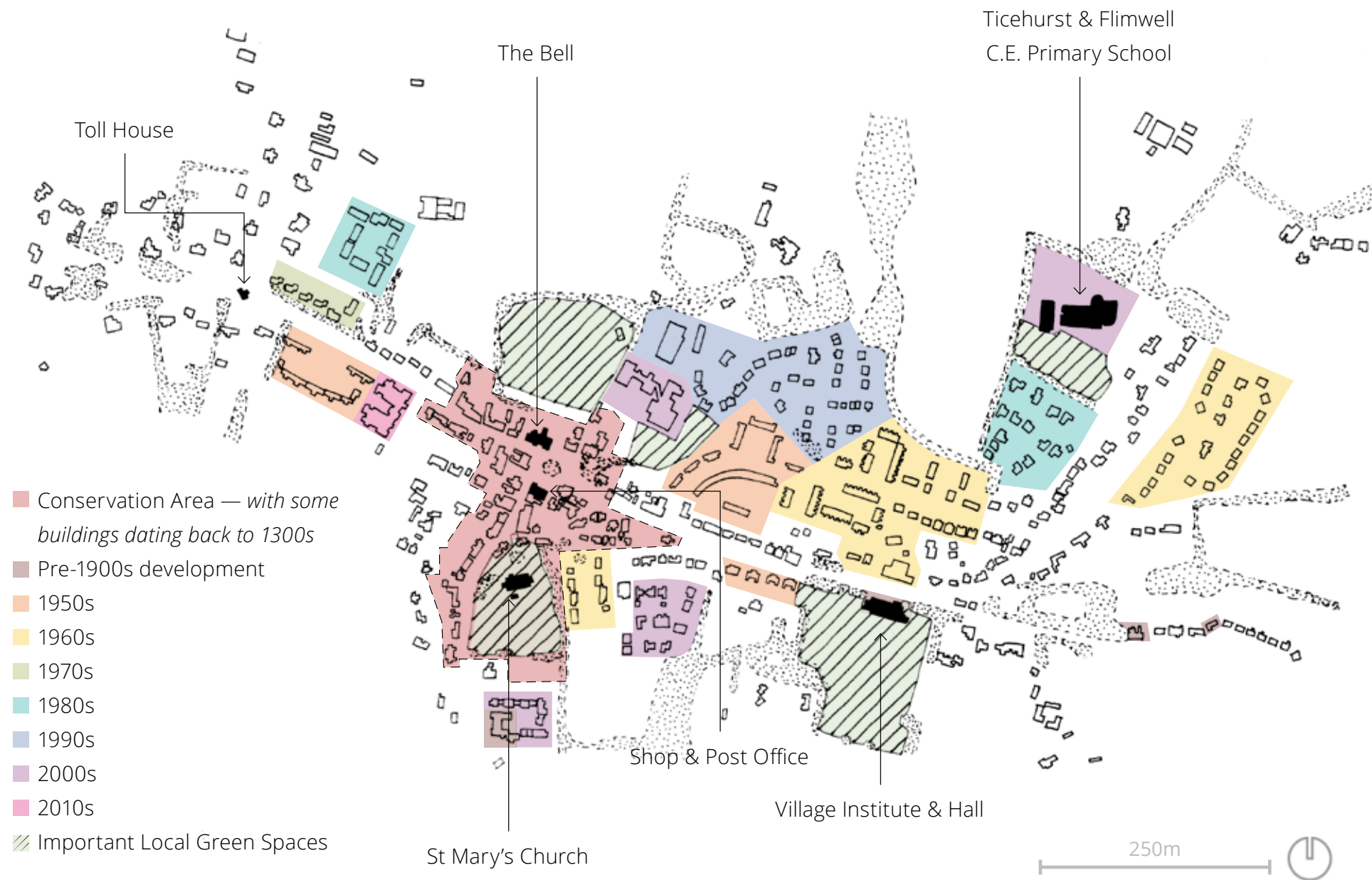
The irregular width and form of the streets and lanes found across the neighbourhood area, together with their surface treatments, are an important contributing factor to the rural character. It is typical to find parts of the main settlements without defined footways (i.e. raised pavements with a kerb edge) and this helps reinforce both a rural feel and a sense of pedestrian priority within a shared area.



Lack of defined pavements is a positive quality within the conservation area and should be preserved.



Typical sunken lane found in the AONB.



Building Typologies

Different typologies of building are found across the neighbourhood area. These include domestic dwellings, agricultural buildings, and commercial buildings. They are each defined by their differing form and mass, roof pitches, proportions, fenestration and openings. Typical vernacular examples of each typology should be researched and considered before designing new buildings.

The context of development is important here; flexibility should be given to different approaches depending on the location. For example, proposals for new buildings within the historic core of each settlement may be more traditional than in an open woodland setting, which could suit a more innovative and contemporary approach, as exhibited by the Woodland Enterprise Centre in Flimwell.



Woodland workspaces — The sailing roof-line helps give the building a distinctive identity as well as allowing lots of natural light to flood into the interior helping making for efficient use of energy.

Car parking immediately outside the premises may be suitable for a commercial operation such as this but not necessarily appropriate for a domestic setting within the village as it can lend a suburban feel to what should be rural residential areas.



The Bell — The building's bulk and massing of the building is appropriate for the cultural, social and commercial use in the heart of the village.

Plot Layouts & Boundary Treatments

Plot layouts should focus on arranging a dwelling so it relates in a positive manner to the streets and spaces around it. This means careful consideration of orientation. The external public spaces, the private gardens, courtyards and parking areas should be defined by the building itself rather than by car parking and highway considerations. Plot layout should help create streets and spaces which put the pedestrian experience ahead of the needs of vehicles.

There are several distinct boundary treatments found in Ticehurst Parish. Those to be encouraged are chestnut post and rail fencing, native species of hedging, and low stone or brick walls. The use of reclaimed building materials is also encouraged.



The house pictured has several windows facing in different directions onto public areas. This creates a safer environment through natural surveillance. The fence and hedge line define the threshold between public and private space yet both are at a low level which avoids hidden areas and creates a more welcoming atmosphere.



The Twitten in Ticehurst comprises a winding path, designed at a human scale i.e. the width of the street and the proportions of the adjacent development are not overbearing.

These types of layout can be intriguing for pedestrians, encouraging exploration. It can also accommodate a higher density of housing more appropriate to a central location.



Eden Court is seen as an example of a successful modern courtyard development. Cars have been tucked away to the side of properties or into integral garages. The central area is softened with vegetation, further reducing the visual impact of parked cars.



Front porches in Eden Court allow for personalisation with hanging baskets, yet greater enclosure would allow for the safe storage of deliveries and so on. Upper windows have been offset to prevent overlooking between properties in close proximity.



This house in Ticehurst uses both a low stone wall and hedging to successfully define its outside space. New developments could usefully adopt a similar approach to boundary treatments.



The Ticehurst Village Institute has a low brick wall to define its boundary. While this is successful towards the centre of the settlements, softer materials and treatments may be required towards the edges of the villages.



This chestnut fencing complements the natural environment, with its twisted and roughened finish making it even more suited to the context.



A lack of a physical boundary treatment (e.g. fence, hedge or wall) between the public foot way and private property can fail to give clear distinction between public and private space. The use of traditional local boundary detailing can help better define this distinction.

The lack of such treatment is often to enable on-plot car parking and efforts should be made to reconcile these competing demands.

Materials & Details

The materials and details of buildings can be crucial to delivering the overall character of the area. Equally important to the material itself is how the materials are constructed, the craft of construction and the quality of material that needs to be delivered. All new buildings shall be required to enhance the character of the area and use materials appropriate for the High Weald. In most cases, this will mean buildings with pitched roofs being tiled.

Vernacular buildings throughout the parish are often clad in tile hanging and timber weatherboarding, with tiled roofs and distinct chimneys. There are many variations in tile decoration, most noticeably rounded tiles. Clay tiles range from a pale red to dark brown, giving a rustic appearance. The distinctive effect of hand-crafted tile corners, curving up and blending into the rest of the facade is typical of the High Weald and is encouraged in new builds. The camber and module of new tiles requires attention.



The distinctive effect of hand-crafted tile corners, curving up and blending into the rest of the facade is encouraged in new developments. Depth of window reveal when using brick is also important. The easy detail is to place the window close to the external wall face but buildings with deeper window reveals generally have more relief and visual interest.



Typical examples of tile hanging from Ticehurst parish, a technique encouraged on new buildings.

Signage & Lighting

Details that enliven the public spaces adjoining development are to be encouraged, subject to quality of design.

Exterior decoration has a significant impact upon the street and it is important to give this proper consideration in all forms of development, both residential and non-residential alike.

For example, employment uses should make sure signs are clear and legible, but not too obtrusive in a countryside setting. Signs should suit the rural context in terms of their traditional appearance and construction.

Traditional street lamps can be found throughout the parish, softly illuminating the streets without causing light pollution. A recently implemented policy has replaced concrete columns with more traditional Windsor street lanterns.



In any new development, light pollution shall be minimised by use of the lowest light levels compatible with safety, fittings that emit no upward light, low reflectance ground surfaces and use of spillover lighting where possible. This is particularly important given the High Weald AONB context.



The public realm is enhanced through features and designs that make life more comfortable and welcoming.

Wider Landscape & Village Edges

It is vital that any developments on the edge of the current built areas successfully address the interface between the village and open countryside.

A preferred response would be higher densities in central areas and edges that connect with existing built areas, gradually breaking down to create softer, lower densities edges towards countryside. This approach will prevent homogeneous developments with a generic suburban feel rather than designs which respond to the local rural context. A more permeable outer edge also allows for wider views of the landscape from a greater number of vantage points.

Important planting and trees existing on site should be retained within new development, and new planting added where appropriate. This may be required for visual mitigation or to replace any trees unavoidably lost during design and development.



A key characteristic of the parish is a sense of enclosure down deep lanes from dense trees, with the occasional break out into a sweeping view of the wider landscape. This combination needs to be appreciated and recognised by all new development proposals.



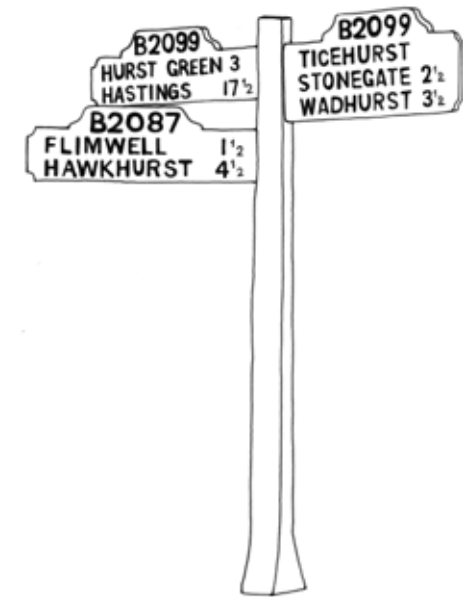
The Flimwell crossroads, where the existing furniture store meets open countryside. This sense of openness should be maintained in this location, and other similar gateway locations, even in areas where future development is proposed.



The Toll House is the first notable building at the street edge on the western approach to Ticehurst, surrounded by mature landscape. The low development densities at this point gradually increase towards the village centre. This transition should be recognised by new developments near settlement edges.



At the rear of St Augustine's church in Flimwell, the landscape falls away to a sweeping view. This break in the landscape is typical of the area and future development should aim to incorporate such views where possible.



A concern frequently expressed by residents is for there to remain distinctive and recognisable "green gaps" between the settlements. Development towards the edges of the three primary settlements should not encroach into these green gaps and should seek to reinforce the separate identities that currently exist.

Sustainability & Resource Efficiency

Sustainability and resource efficiency is an important aspect in the context of a building's design, form, orientation, construction, the impact of energy use and the use of renewable energy technologies. A building's lifespan and the weathering and maintenance of its fabric should also be considered.

To help achieve both the sustainability goals of the neighbourhood plan and the wider objectives of local, national, and international planning policy (such as the Climate Act 2008) all developments in the parish should help reduce the carbon footprint of the neighbourhood area through the promotion of good design, as follows:

- High levels of energy conservation in the construction and use of new buildings
- The use of local and recycled building materials
- The use of sustainable on-site energy sources, where applicable such as solar, wind, ground-source heat pumps, biomass
- The promotion of low CO₂ transport options through the design of new buildings
- Integration of rainwater capture and grey water recycling technologies in new buildings and the minimization of the amount of impermeable ground cover around them

Efficient use of water and its recycling are important considerations which can be easily achieved by simple design measures. This lessens the effort of the individual to ensure water efficiency, resulting in a positive impact on the environment.

New development should seek for ecological enhancement to the immediate area, such as provision for birds and bats to be incorporated into new buildings. In order to support the local wood fuel industry and thereby the management of AONB woodlands, new residential development should include provision for working log burners through the inclusion of a working chimney except where it can be demonstrated it is not feasible or practical on smaller properties. This design measure has been recommended by the AONB Unit.



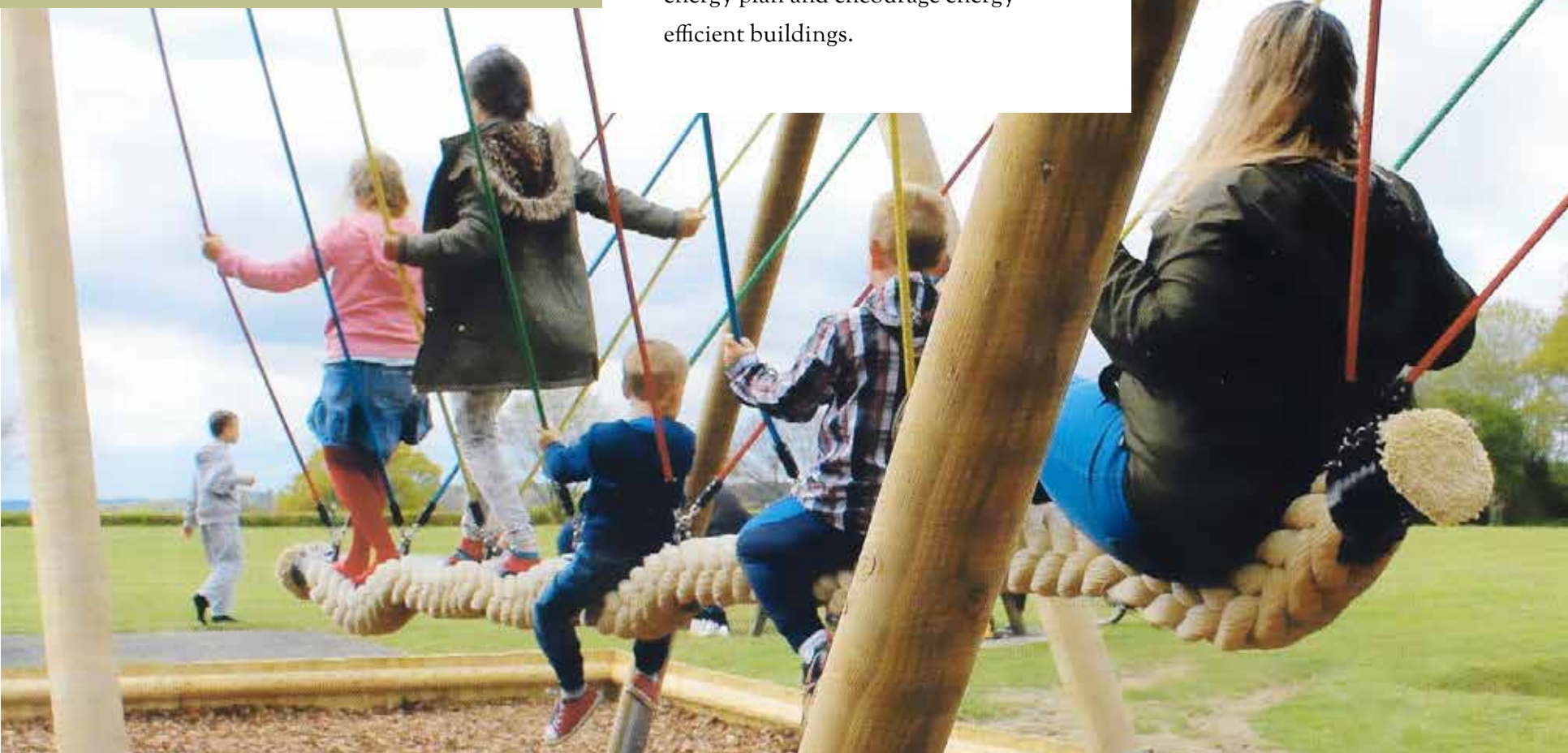
The Woodland Enterprise Centre in Flimwell uses locally-sourced timber, naturally-sourced insulation materials, and is heated by an automated wood-fuelled boiler system.

Social & Community Infrastructure Policies

Objective No. 8 — Protect and regenerate the heart of each village, conserving our heritage.

Objective No. 9 — Reduce the impact of traffic through the parish.

Objective No. 10 — Develop a local energy plan and encourage energy-efficient buildings.



Ticehurst is currently developing a public realm and environmental improvement scheme to reclaim the centre of Ticehurst village which is presently dominated by cars, and change it into an attractive and safer civic space for all the community to move around and enjoy.

A well designed centre could also be a draw for visitors and thus have benefits for our local businesses and economy. This is currently being undertaken by a local team in consultation with Rother District Council and East Sussex Highways.

Each village needs a centre where people can come together for special events: it helps to build a sense of belonging and social cohesion. In Ticehurst Village, annual events and ceremonies – such as Remembrance Sunday, the turning on of the Christmas lights and special celebrations such as for the Queen’s Jubilee – take place in the village square and are always well attended.

The Corner Farm site in Flimwell has outline planning permission for 25 houses plus a new community hall, adjacent to the recreation field. It is hoped that these plans will include a village community shop and nine car parking spaces for local residents to take the cars off the road. Thus this would restore a centre to Flimwell and bring back a local shop to serve the area.

Many residents have expressed concern over the level and speed of traffic through the High Street and Church Street in Ticehurst Village and at the junction in Stonegate and along Union Street in Flimwell. They have also raised the issue of parking congestion around the Ticehurst village square and outside the school at Stonegate. This problem may increase with our rising population and we will continue to explore ways of reducing the impact of speeding traffic.

Key village facilities are of prime importance to the residents and we are fortunate to have a good selection of local shops in the centre of Ticehurst to meet every day and luxury needs. Ticehurst doctors’ surgery and the pharmacy provide an essential local service and the primary schools in Ticehurst Village and Stonegate serve the local younger children. Flimwell children must make the journey to another village. We have recreational fields and open play spaces in each of our three main village centres where football (junior, adult, league and friendly) and cricket (league and friendly) are regularly played and playgrounds equipped to offer a variety of activities, all of which the Parish Council monitors regularly and has plans to upgrade in the near future.

Adult health is promoted through a healthy walks programme, the outside gym in Ticehurst and the variety of yoga, zumba, tai chi, dance classes and a boot camp, which are held regularly around the villages. The allotments in each village provide plenty of physical exercise and social contact, plus the bonus of healthy rewards for effort.

For indoor pursuits, Table Tennis, Darts, Bingo, Quiz nights are very popular, and the WI and Gardening clubs are well attended. The senior citizens have a weekly lunch club and a social club. The village halls in Ticehurst and Stonegate are well-used and available for hire for a range of functions. The church in Ticehurst Village has a group of active bell-ringers. To stimulate the mind, “Out of the ordinary talks” in St Mary’s Hall, a cinema club and monthly comedy nights held at one of the village pubs and the odd paella evening in a local cafe are there to be enjoyed. Three U3A groups are available in our neighbouring villages, Hawkhurst, Goudhurst and Wadhurst. Ticehurst Parish is also fortunate to have four fully-functioning pubs and both the fish and chip van and pizza van visit weekly.

For young people, there are pre-school playgroups and nursery schools both in Stonegate and Ticehurst Village. Scouts, Cubs and Beavers are catered for and the Brownies and Girl Guides are situated in Wadhurst, the next village, which also shares a youth club with Ticehurst. The Neighbourhood Plan has highlighted a need for more activities for young people in the Parish and we are currently exploring what would make a difference.

Ticehurst also has a Good Neighbour Scheme, Ticehurst Community Friends, a volunteer service which helps Ticehurst people with transport needs and with small tasks and friendly support. The Community Speedwatch team covers both Ticehurst Village and Flimwell. They work with the police to record those who are caught speeding through the villages, which may lead to a caution or prosecution.

Further afield, we have outdoor pursuits at Bewl Reservoir and at Bedgebury Pinetum and Forest including walking, cycling, sailing, canoeing and fishing. We have local organisations such as the Sussex Wildlife Trust and the High Weald AONB which protect, conserve and promote our unique environment, and Plumpton College satellite at Flimwell, which runs training courses in rural crafts.

Our objectives are focused on enhancing the quality of life of all parishioners, young and old by:

- protecting and regenerating the heart of each village and conserving our heritage
- reducing the impact of traffic through the parish
- ensuring that the Parish residents have the facilities they need for good health, education, leisure, retail.

We will resist any proposals that would lead to the reduction or loss of any leisure or cultural activities, unless it could be proved that it is no longer needed or that an alternative suitable option is available.

POLICY INF1

Improvements to village centres

- 1) Public Realm improvements to the centre of Ticehurst village will be sought, to improve conditions for pedestrians and cyclists and to enhance the character and environment of the square.
- 2) Developments in Flimwell village centre which provide shops, a village hall and parking will be supported. The recreation field should be retained (it is designated as a local green space).
- 3) Improvements which revitalise Stonegate village centre will be supported.

There is a strong demand from local people for slower speeds through the villages. The community speed watch team regularly observes that drivers do not respect the 30mph speed limit and some exceed 50mph. Residents and visitors need to feel safe in their communities. A “civilised streets” design approach that creates both a “pedestrian friendly” environment and allows traffic to continue to flow slowly and carefully through our streets, would reduce noise, pollution and risk and be of benefit to the life and enjoyment of all our villagers. In the village of Ticehurst, most sheltered housing is situated on the north side of village square while the shops are on the south side. This makes it difficult for pedestrians, particularly elderly people, to get to and from the shops. The uneven surfaces are a danger to vulnerable adults, pushchairs and mobility scooters and there have been several accidents in the square. Shops and people thrive in more pedestrian-friendly spaces. By increasing the attractiveness of the village centre as a place to work, live and visit, we anticipate economic, social, and cultural benefits.

The public realm strategy currently being negotiated with Rother District Council (RDC) and East Sussex County Council highways team includes improvements to the road surfaces, restoring historic features, removal of clutter, improving the public lavatories, more planting and reducing the dominance of cars. These will ensure that the square and surrounding streets in Ticehurst are welcoming and accessible and that people can move around and enjoy our facilities safely. If movement around the village is found to be a safe and enjoyable experience, more people might be encouraged to leave their cars at home and walk or cycle.

The centre of Stonegate is a junction where four roads meet and where rights of way are unclear and visibility poor. Local people have suggested that a mini roundabout would slow traffic and allow pedestrians to cross and access the village amenities more safely. This is to be explored with East Sussex County Council highways team.

Flimwell does not have a village centre but the development planned for the new housing would incorporate one together with a green space at the junction. A village centre would give Flimwell its own focus.

On these pages can be found photo-montage visualisations of possible changes to streets and spaces across the neighbourhood area. Further images can be found on the Ticehurst Neighbourhood Plan website.



TICEHURST SQUARE

A new surface sweeps across from Pickforde Lane to Church Street, highlighting the war memorials along its path. This visual disruption to the east west route will make car drivers slow down, helping to return priority to pedestrians in this part of the village.



COTTENDEN ROAD / LYMDEN LANE /
STATION ROAD / BARDOWN ROAD

The current four-way junction gives priority to Bardown Road and Station Road. This route includes sweeping downhill bend. This can lead to increased speeds on this section of the junction as vehicles do not need to give way. This image shows an unmarked cross roads, essentially a “four-way give way” system that will require vehicles in all directions to look out for

one another, slowing speeds significantly. The circular patterns on the ground give it a roundabout-like quality but as this is not officially a roundabout, it does not require the associated white paint and direction arrows that can be so visually unappealing in a village.



FLIMWELL CROSSROADS

Making better use of the left-over parcel of green space near the junction and linking this to the proposals for a new village hall on adjacent land. More direct crossings for pedestrians wishing to access the new hall.

POLICY INF2

Community energy projects

Community energy projects will be supported subject to the following criteria:

- 1) Installation of generating equipment should be discreet and sensitive to the existing communities and the impact they may have upon the landscape and views.
- 2) Productive agricultural land of the highest quality should be protected.
- 3) Schemes on previously developed land and on the roofs of industrial or employment buildings will be given priority consideration over those in other locations.

It is our ambition to develop a local energy plan to generate electricity from sustainable sources. This will help people to reduce their spending on energy and bring economic benefits to the community. The UK Government has a Community Energy Strategy to promote community-led energy projects to reduce carbon emissions and ensure future UK energy security. This was updated in 2015.

By bringing the community together to establish a local scheme, we hope not only to support Government objectives but to save money on our energy bills, reduce local fuel poverty and bring wider social and economic benefits. It could, for example, generate income streams for the community and improve opportunities for local employment. A secondary goal would be to provide help and advice on energy efficiency.

There are now thousands of successful community projects across the UK, which have brought people together with a common purpose: to reduce their dependence on fossil fuels. Ticehurst Parish would wish to work in partnership with others to achieve a successful outcome for this community.

POLICY INF3

Community areas in housing developments

1) In developments of less than 10 homes, it is expected that only well-planned layout and informal open spaces will be provided. Where an individual phase comprises 10 or fewer dwellings, but will later form part of a larger scheme exceeding that total, a proportional contribution to future on-site formal provision should be required.

2) Developers will be responsible for maintaining outdoor play spaces and facilities until a formal transfer to a management organisation is arranged, to allow for establishment of facilities and planting.

3) Developers will also be required to produce maintenance plans for all on-site informal open spaces, formal outdoor sports and play facilities. this will help ensure that outdoor play space and facilities are appropriately maintained up to the point of transfer and will also provide the management organisation with a helpful guide to ensure that maintenance is then continued at an appropriate level.

There is evidence to suggest that the distance young children are able to travel from home on their own is limited to one or two streets and younger pre-school children require supervised outdoor play opportunities. Therefore the quality and diversity of the outdoor environment is extremely important if children's needs for active, creative and social play are to be satisfied. Children and their parents greatly value the ability to move around safely within sight of their homes. This gives children social contact with their friends in a spontaneous way, so places to cycle, skate, and push buggies using a footpath network are important.

New developments should be carefully designed to be child-friendly places and designed in consultation with the local community. Funding for play areas could come from the Community Infrastructure Levy (CIL) or site-specific S106 contributions. Once the Ticehurst Neighbourhood Plan has passed referendum and been accepted by Rother District, the CIL levy passed on to the Parish will increase from 15% to 25%. In developing this policy we have reviewed the Rother Open Spaces, Sport and Recreation Study (2007) and researched other local authority policies, in particular:

- *Open Spaces in New Developments (South Cambridgeshire District Council Policy)*
- *Child's Play: Facilitating Play on Housing Estates (A Report for the Chartered Institute of Housing and The Joseph Rowntree Foundation)*
- *Rother District Council Open Spaces Policy*

INFRASTRUCTURE COMMUNITY ACTIONS

Pursue shared space and traffic calming plans with ESCC & RDC

- Work with the local authorities to plan and implement safer villages. See policy INF1 for images and ideas about improvements to the village centres. Further images can be found on the Ticehurst Neighbourhood Plan website.

As the service centre for the surrounding area, the village of Ticehurst sees it as important to protect the vital range of essential services to meet the public need. But the village of Ticehurst is particularly vulnerable to the pressures generated by the growth of traffic on the B2099 which passes directly through village, dividing its commercial and social centre.

The village square has over the years gradually become a car park, the historic features have become neglected and events that used to take place in the Square have been squeezed out. The village plans to develop a quality scheme in partnership with Rother District Council and East Sussex Highways to restore it and create a multifunctional shared space that supports village social and economic life. It will be available for short term and disabled parking only. This is considered critical to the ongoing success of the village.

Complete open space, sport and recreation audit

- Develop a local action plan for Ticehurst in line with Rother District Council's stated aim: "All open space sites should be clean, litter free and have a range of ancillary facilities appropriate to the site. Where applicable, sites should be accessible to all and promote the Council's Vision of achieving a better quality of life in Rother."
- Ticehurst Parish Council is planning a programme of improvements to the recreation fields in all three villages and is consulting the community to ensure that it provides suitable play spaces for all ages.
- Litter in public spaces is unsightly and a danger to other users. Ticehurst Parish Council employs a part-time litter picker and checks the recreation fields regularly for hazards. It encourages litter picking through voluntary action and education programmes in the local children. This is a continuous programme.

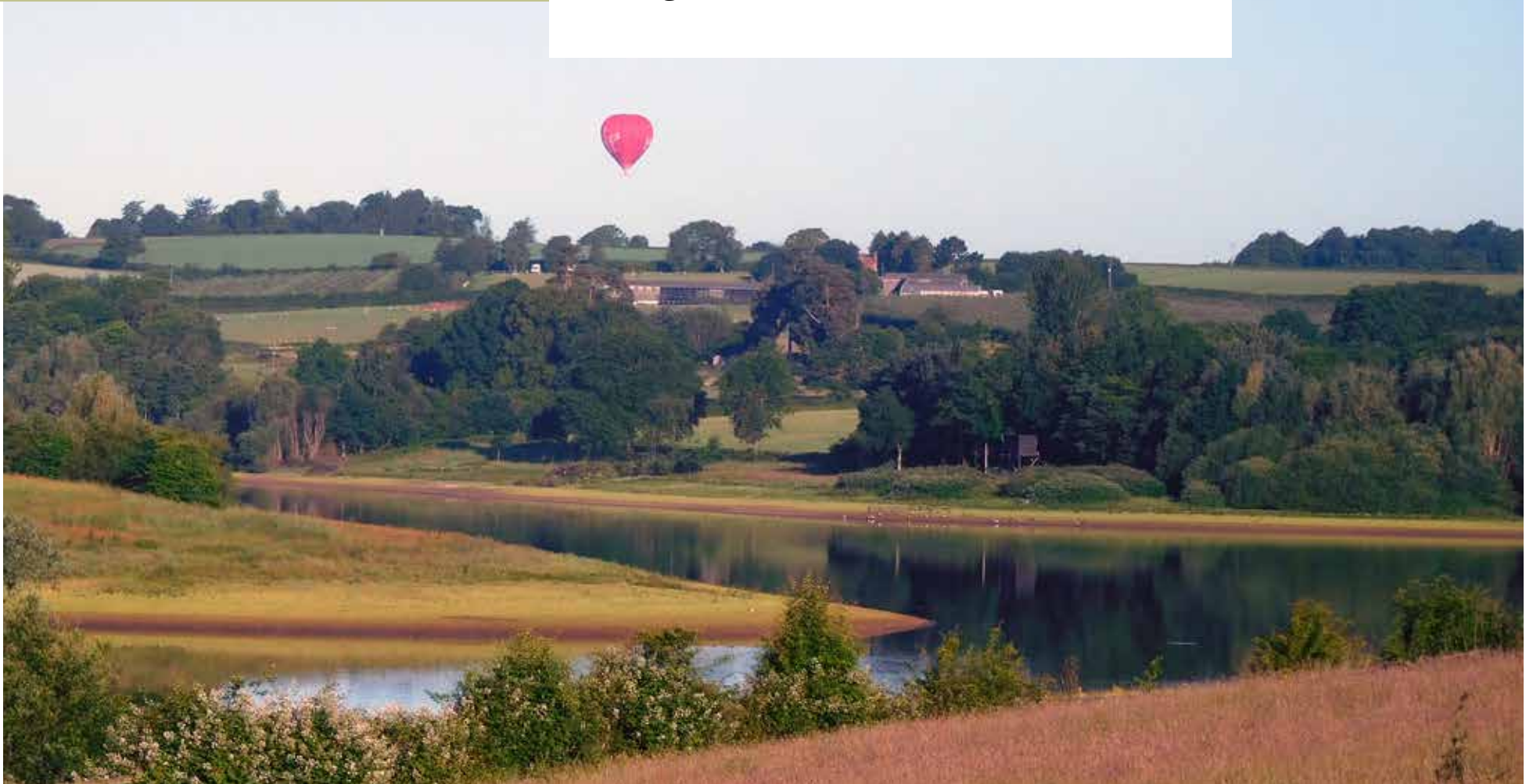
Encourage recreational use of the AONB

- Ensure local people and visitors are aware of the excellent walking opportunities by displaying local maps and advertising them.
- The attractions of the AONB draw tourists to the area and benefit the local economy.
- Notice boards informing local people and tourists of the facilities that are available are planned for central areas.
- The pub in the centre of Ticehurst Village plans to produce leaflets about local walks. Information about local events is published every month in the Parish magazine (News and Views) which is distributed throughout the Parish.
- Ticehurst has a well-attended footpath society and healthy walks programme.



Appendix

Summary of the Ticehurst Neighbourhood Plan evidence base



Document	Date	URL
NATIONAL PLANNING DOCUMENTS		
National Planning Policy Framework (NPPF)	2012	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
Planning Practice Guidelines (NPPG)	2016	https://www.gov.uk/government/collections/planning-practice-guidance
Streets For All: South East	2006	https://historicengland.org.uk/images-books/publications/streets-for-all-south-east/
Guidance: Community Energy	2013	https://www.gov.uk/guidance/community-energy
Conservation Area Designation, Appraisal and Management by Historic England		https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/
RELEVANT ROTHER DC DOCUMENTS		
Rother Local Plan Core Strategy	2014	http://www.rother.gov.uk/CHttpHandler.ashx?id=22426&p=0
Rother In Profile	2006	https://www.rother.gov.uk/media/pdf/q/a/Rother_in_Profile.pdf
Rural Settlements Study	2008	http://www.rother.gov.uk/article/5011/Rural-Settlements-Study
Affordable Housing Background Paper	2011	http://www.rother.gov.uk/media/pdf/m/5/Final_Affordable_Housing_Background_Paper.pdf
RDC Affordable Housing Viability Assessment 2010	2010	http://www.rother.gov.uk/CHttpHandler.ashx?id=13439&p=0
SHLAA 2013	2013	http://www.rother.gov.uk/SHLAA
Hastings & Rother Employment Strategy Review	2008	http://www.rother.gov.uk/CHttpHandler.ashx?id=8188&p=0
Employment Land Supply & Trajectory	2012	https://www.rother.gov.uk/media/pdf/a/b/EMPLOYMENT_LAND_SUPPLY_AND_TRAJECTORY_APRIL_2012.pdf
Review of Employment Land Requirements	2013	http://www.rother.gov.uk/CHttpHandler.ashx?id=20273
Open Space, Sport & Recreation — Audit & Assessment	2007	http://www.rother.gov.uk/openspaces
Green Infrastructure Study	2011	http://www.rother.gov.uk/media/pdf/k/t/Green_Infrastructure_Background_Paper.pdf
Landscape Assessments	2008	http://www.rother.gov.uk/article/6526/Landscape-Assessments

Document	Date	URL
A Low Carbon And Renewable Potential Study	2010	http://www.rother.gov.uk/article/7240/Low-Carbon-and-Renewable-Potential-Study
Infrastructure Delivery Plan	2014	http://www.rother.gov.uk/CHttpHandler.ashx?id=22037&p=0
TICEHURST DOCUMENTS OVERALL		
Acre Ticehurst Parish Community Profile based on 2011 Census	2011	http://ticehurstnp.org/evidence.htm
TICEHURST DOCUMENTS BY POLICY GROUP		
Rural Environment		
High Weald AONB Management Plan 2014 — 2019	2014	http://www.highweald.org/high-weald-aonb-management-plan.html
Medieval Villages, Eastern High Weald 1250 — 1750	2016	Book by David & Barbara Martin and Christopher Withlick
High Weald AONB Field Patterns in the Parish for the Three Villages	2016	http://ticehurstnp.org/evidence.htm
Ticehurst Landscape Character Maps from AONB	2016	http://ticehurstnp.org/evidence.htm
Ticehurst Parish Green Spaces	2017	http://ticehurstnp.org/evidence.htm
Economy		
TNP Business Survey Report	2017	http://ticehurstnp.org/evidence.htm
Evidence on Employment in Ticehurst	2017	http://ticehurstnp.org/evidence.htm
Employment Sites in Ticehurst Parish	2017	http://ticehurstnp.org/evidence.htm
Housing		
Ticehurst Affordable Housing Survey	2007	http://ticehurstnp.org/evidence.htm
Ticehurst Housing Survey	2010	http://ticehurstnp.org/evidence.htm
Planning History in Ticehurst Parish, Last 20 Years	2016	http://ticehurstnp.org/evidence.htm
Self-Build Argument	2016	http://ticehurstnp.org/evidence.htm
TNP Call For Sites Report	2017	http://ticehurstnp.org/evidence.htm
TNP Call For Sites Posters for Village Assembly	2017	http://ticehurstnp.org/evidence.htm

Document	Date	URL
Housing Stock in Ticehurst Parish	2017	http://ticehurstnp.org/evidence.htm
Housing List Figures For Ticehurst Parish	2017	http://ticehurstnp.org/evidence.htm
Affordable Housing – Routes to Delivery	2017	http://ticehurstnp.org/evidence.htm
Social & Infrastructure		
TNP Concept Design Ideas for Managing Traffic	2017	http://ticehurstnp.org/evidence.htm
Speedwatch in Flimwell and Ticehurst	2017	http://ticehurstnp.org/evidence.htm
CONSULTATION RESULTS		
TNP Ticehurst PLACE Map	2016	http://ticehurstnp.org/evidence.htm
TNP Stonegate PLACE Map	2016	http://ticehurstnp.org/evidence.htm
TNP Flimwell PLACE Map	2016	http://ticehurstnp.org/evidence.htm
TNP Full Visioning Results	2016	http://ticehurstnp.org/evidence.htm
TNP Design Forum Final Slideshow Part 1	2016	http://ticehurstnp.org/evidence.htm
TNP Design Forum Final Slideshow Part 2	2016	http://ticehurstnp.org/evidence.htm
TNP Design Forum Final Slideshow Part 3	2016	http://ticehurstnp.org/evidence.htm
TNP Design Forum Final Slideshow Part 4	2016	http://ticehurstnp.org/evidence.htm
TNP Future Policy Mix	2016	http://ticehurstnp.org/evidence.htm
TNP Phase 1 Consultation Posters	2016	http://ticehurstnp.org/evidence.htm
TNP Phase 1 Consultation Feedback and Comments	2016	http://ticehurstnp.org/evidence.htm
TNP Phase 2 Consultation Posters	2016	http://ticehurstnp.org/evidence.htm
TNP Phase 2 Consultation Feedback and Comments	2016	http://ticehurstnp.org/evidence.htm
TNP Household Survey	2017	http://ticehurstnp.org/evidence.htm

Please send your comments on this version of the neighbourhood plan by Wednesday 14th February 2018 in the following ways:

/ web <http://ticehurstnp.org/>

/ email participate@ticehurstnp.org

/ post Ticehurst Neighbourhood Plan, c/o Francesca Nowne,
Ticehurst Village Hall, Lower High Street, Ticehurst, TN5 7BB

/ survey link to consultation response available on the website

Thank you

