



## TICEHURST NEIGHBOURHOOD PLAN - CALL FOR SITES

As part of the emerging Neighbourhood Plan, it is important for us to consider land for development and protection in and around the villages of the Civic Parish of Ticehurst to address local needs. This therefore is a call to all landowners or others for any sites which you wish to propose for development.

We are primarily looking for sites for a mix of affordable social housing and open market residential use. However, if you have aspirations for alternative uses, then we would also like to hear from you. In particular, we would

welcome details of land that you may wish to see taken forward to provide wider community benefit – for example, this could be for children’s play areas, an allotment, business and employment, or an area to be planted for example as community woodland.

**From previous consultation exercises, the types of development that the community is likely to find acceptable include:**

- Small-scale development that is typical of historical increases to the villages – preferably between 6 and 12 houses in any one location.
- Those within walking distance of current amenities and services.
- Those which provide lower cost homes for families of modest income.

**The Ticehurst Neighbourhood Plan is likely to include the following site selection criteria:**

- Sites should be within a development boundary or adjoin an existing Parish settlement.
- Sites should be able to provide safe pedestrian routes to services, schools and public transport, and provide safe vehicle access to an adopted public highway.
- Sites should not compromise areas of ancient woodland, historic farmsteads or “... the characteristic historical settlement pattern ... and ancient route-ways” of the High Weald AONB (see the [High Weald Management Plan 2014](#)).
- Sites should protect the distinct villages and hamlets of the Parish as separate entities, and retain the longer distance views of the landscape.

Since 1995, Ticehurst Parish has built about 200 dwellings, of which almost 40% are ‘affordable’. Planning permissions already granted (though not yet built) total 95, which leaves only 15-20 dwellings required by 2028.

**If you have potential sites that could meet the above, then please provide us with the following details.**

1. Your name, organisation, postal address, contact details including email address.
2. The postal address and Ordnance Survey map reference of the land.
3. Your interest in the land, and name of and relationship to the owner if not you.
4. A clear statement of which types of development you would consider for the land.
5. The area of the land in hectares.
6. A site plan based on OS mapping which clearly shows the extent of the land that is to be considered.
7. An understanding of how the site would be accessed by vehicle, and opportunities for linking it with existing drainage, footpath, pavement and cycle routes.
8. Confirmation that the proposed area lies within Ticehurst Parish boundary.
9. Confirmation that the proposed area does not include or impinge upon any Special Protection Area, Special Area of Conservation, Wetland of International Importance, Site of Special Scientific Interest, Ancient Woodland or Conservation Area.
10. Details of any and all of the following which are included, or in proximity to, any Archeologically Sensitive Area, Trees covered by Preservation Order, Listed Building, Scheduled Ancient Monument, or any protected species.
11. Any known restrictive covenant that might prohibit development.
12. A signed declaration confirming the accuracy of the information you have provided and that you agree to it being placed in the public domain.

It is important that you submit your site(s) as part of the Neighbourhood Plan process because an allocation in the finalised Plan will establish the principle of development of the land in question for that particular use (subject to normal planning requirements). Without an allocation in the approved Plan it is unlikely that an application for planning approval will be supported.

Please send your submission in writing no later than **Saturday 24<sup>th</sup> December 2016** to:

The Parish Clerk, Ticehurst Parish Council, The Annex, Lower High Street, Ticehurst TN5 7BB  
From the Ticehurst Neighbourhood Plan Steering Group (Dated 3<sup>rd</sup> November 2016).

Please visit [ticehurstnp.org](http://ticehurstnp.org) or contact [participate@ticehurstnp.org](mailto:participate@ticehurstnp.org) for further details or to make comments.