

## Employment sites

Rother District Council information

### 1. From DASA Local Plan – Employment Sites Review Nov 2016

<http://www.rother.gov.uk/CHttpHandler.ashx?id=27106&p=0>

This review plans for at least an additional 10,000 sq.m. of employment space in the villages in Rother, only about half of which has been identified so far (none identified in Ticehurst).

Rother Policy for Employment Sites in Rural Areas

- Enable further floorspace in suitable rural locations through a criteria-based policy
- Promote mixed-use business and residential developments on suitable sites in and around settlements as part of the Local Plan and recommend that Neighbourhood Planning bodies also consider this, based on an assessment of the needs of their own areas and businesses
- Support home-based working

In Ticehurst, it identifies two sites:

### Tate Fencing, Ticehurst

**Ref. No.:** FLIE1

**Location:** A21, Flimwell

**Parish:** Ticehurst

**Area (ha.):** 1.4ha

**Approx. no. of businesses:** One

**Main Occupiers:** Tate Fencing

**Occupancy level of units:** Fully occupied

**Extent of unused land/vacant plots:** None

**General age, nature of stock:** Reasonably modern stock, large wooden storage sheds combined with showrooms.

**Existing main function(s): (e.g. Categories 1-6):** 6 – Lower Quality Industrial/Storage Area

**Site context/constraints:** AONB countryside that is completely surrounded on all sites by Ancient

Woodland and TPO; Covered by BAP habitat designation: Wet Woodland and Ghyll Woodland. Quite

exposed in the AONB landscape on the south-facing slopes of the Upper Rother Valley.

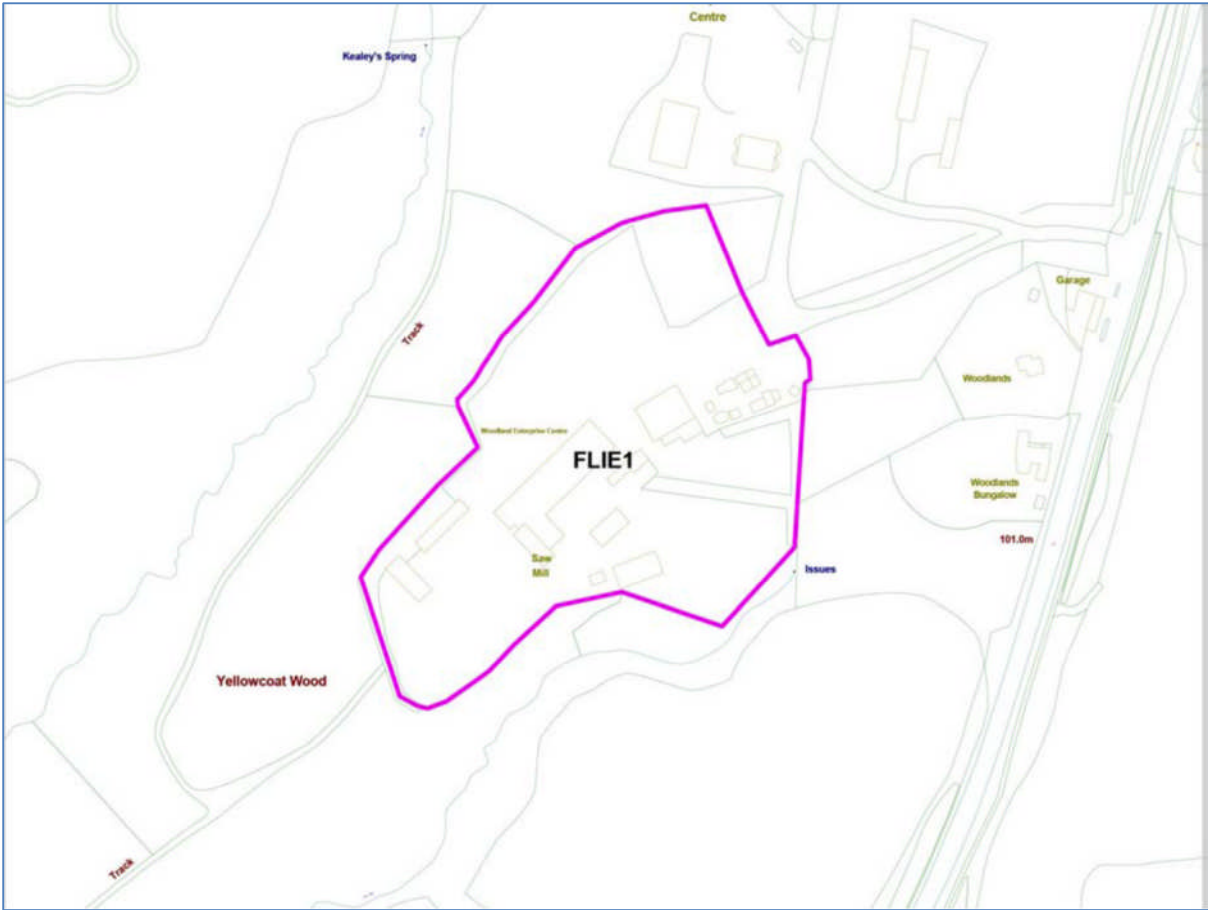
**Accessibility (Transport – Road, Rail, Bus, Pedestrian, Cycle):**

**Intensification opportunities:** None

**Expansion opportunities:** None

**Recommendation: (Retain/Intensify/Expand/Part Release/Release):**

RETAIN



## Gibbs Read Farm Business Units, Ticehurst

**Ref. No.:** TCIE1

**Location:** Pashley Road, Ticehurst

**Parish:** Ticehurst

**Area (ha.):** 1ha

**Approx. no. of businesses:** 18 units containing approximately 15 businesses.

**Main Occupiers:** A&C Blasting Services - Specialist Blast Cleaners, Capital Garden Products - Design and manufacture of fibreglass planters, Gould Surveyors, World Wide Subscription Service Ltd, David Driver,

Lokring Piping Solutions Ltd, Genus RBS, ABS, Gibbs Reed Garage & MOT Centre.

**Occupancy level of units:** Virtually fully occupied

**Extent of unused land/vacant plots:** None. Site is fairly densely developed.

**General age, nature of stock:** Farm conversion featuring a mix of sizes, mix of heights (mostly single storey, with some double) and mix of construction (brick, timber, stone and breeze block). Generally older stock.

**Existing main function(s): (e.g. Categories 1-6):** 4 – General purpose industrial areas.

**Site context/constraints:** Rural character and fairly exposed AONB countryside in the Upper Rother

Valley. Separated from highway by hedgerow. Adjacent Gibbs Reed Farmhouse is Grade 2 listed. Ancient

woodland abuts western site boundary.

**Accessibility (Transport – Road, Rail, Bus, Pedestrian, Cycle):** Direct access to B2089, but no adjacent bus service. 1km from Ticehurst (a Rural Service Centre) but no connecting footway so pedestrian access is limited.

**Intensification opportunities:** None

**Expansion opportunities:** Not on southerly aspects. Considered potential to NE side between existing estate and highway, where land is relatively contained, but this is not a very sustainable location, given the car-dependency of the site and would intrude into the rural character of the surrounding, typical landscape of the AONB.

**Recommendation: (Retain/Intensify/Expand/Part Release/Release):**

RETAIN



## 2. From Rother Local Plan (2011-2028) Monitoring Report EMPLOYMENT LAND SUPPLY AND TRAJECTORY April 2012

[http://www.rother.gov.uk/media/pdf/a/b/EMPLOYMENT\\_LAND\\_SUPPLY\\_AND\\_TRAJECTORY\\_APRIL\\_2012.pdf](http://www.rother.gov.uk/media/pdf/a/b/EMPLOYMENT_LAND_SUPPLY_AND_TRAJECTORY_APRIL_2012.pdf)

This report identifies one site in Ticehurst as under construction:

Advartex Ltd                      119 sq m

This site (in Pickforde Lane) has been working for several years. It supplies printed and embroidered garments to the trade.

## 3. From local knowledge

There are several other employment sites for small businesses in Ticehurst Parish which have not been included in these reports.

They are:

- The Old Factory Buildings, Battenhurst Road, Stonegate with 8 small businesses, including The Traditional Cheese Dairy, Morris Minor workshop, an artist, and a cosmetic manufacturer.
- Parsonage Farm, Ticehurst which includes a Day Nursery, a dentist, a fruit and vegetable wholesaler, brand designers.
- Forge Farm Stonegate which includes a builder, a garage and an engineer.
- Wallcrouch Business Centre which includes a dentist, a supplier of stoves and fireplaces, a builder and a beauty salon. Also in Wallcrouch, there is a supplier of garden ornaments and a shed for building products.

Business sites for one large employer include:

- The Priory, Ticehurst (hospital)
- Mick Gould, Flimwell (commercial vehicle recovery and repair)
- Dale Hill Hotel and Golf Club
- Pashley Manor Gardens