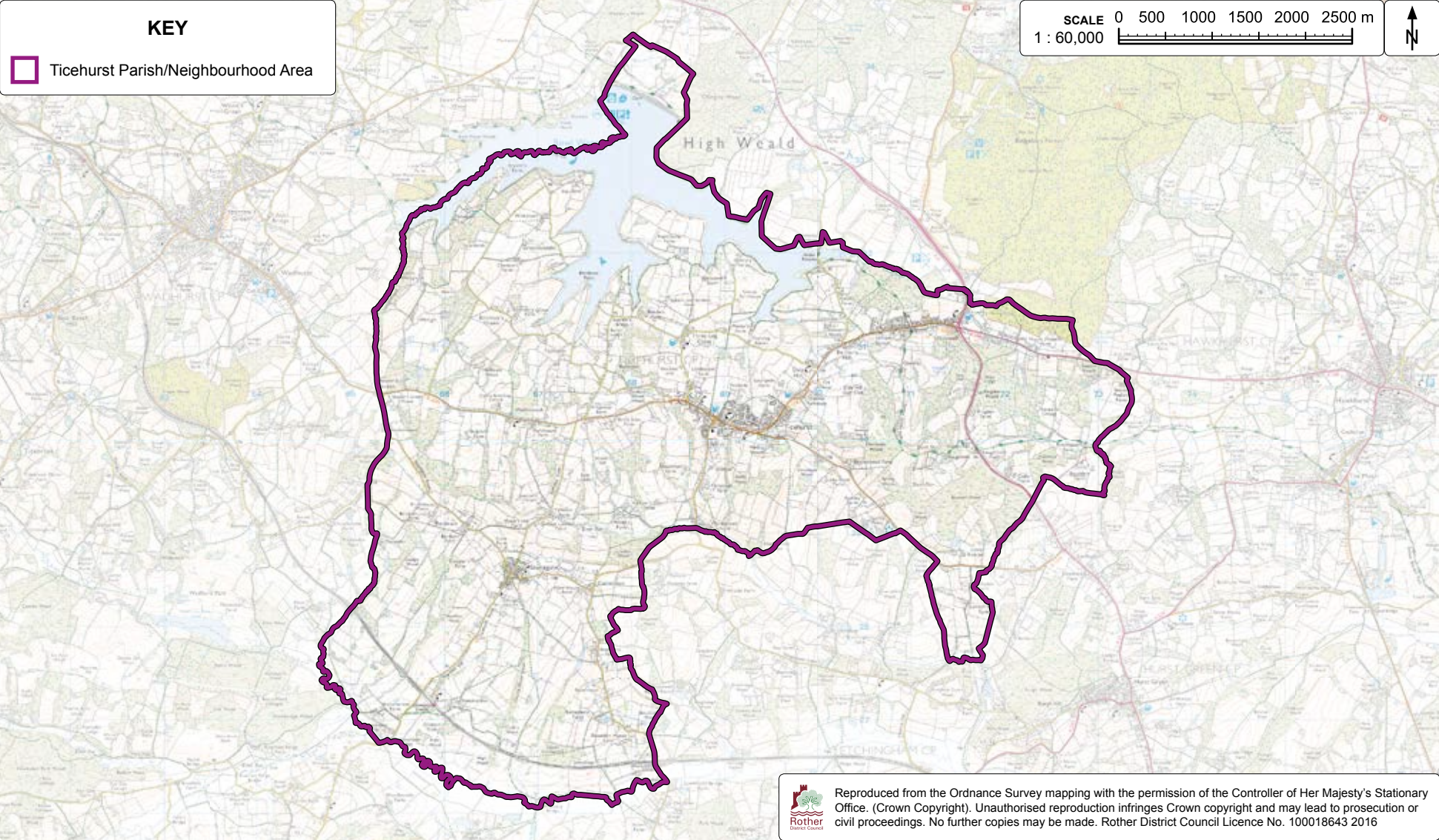


Ticehurst Neighbourhood Plan 2018 — 2028

Final Plan

Made by Rother District Council 8th July 2019





Map 1 — Boundary of parish for neighbourhood plan.



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



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

- Chair of Ticehurst Parish Council — Stephen Burley
- Chair of Neighbourhood Plan Steering Group — John Pilcher
- Core Steering Group — Sheena Carmichael, Teresa Killeen & Liz Young
- Ticehurst Parish Clerk — Francesca Nowne, c/o Ticehurst Village Hall, Lower High Street, Ticehurst, TN5 7BB
email — clerk@ticehurstparishcouncil.co.uk



The qualifying body has received technical support during the preparation of this plan from Feria Urbanism, a planning and design studio that specialises in urban design, urban planning, neighbourhood strategies and community engagement. Contact for further information:

- Richard Eastham
- richard@feria-urbanism.eu
- www.feria-urbanism.eu
- 07816 299 909 | 01202 548 676

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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:

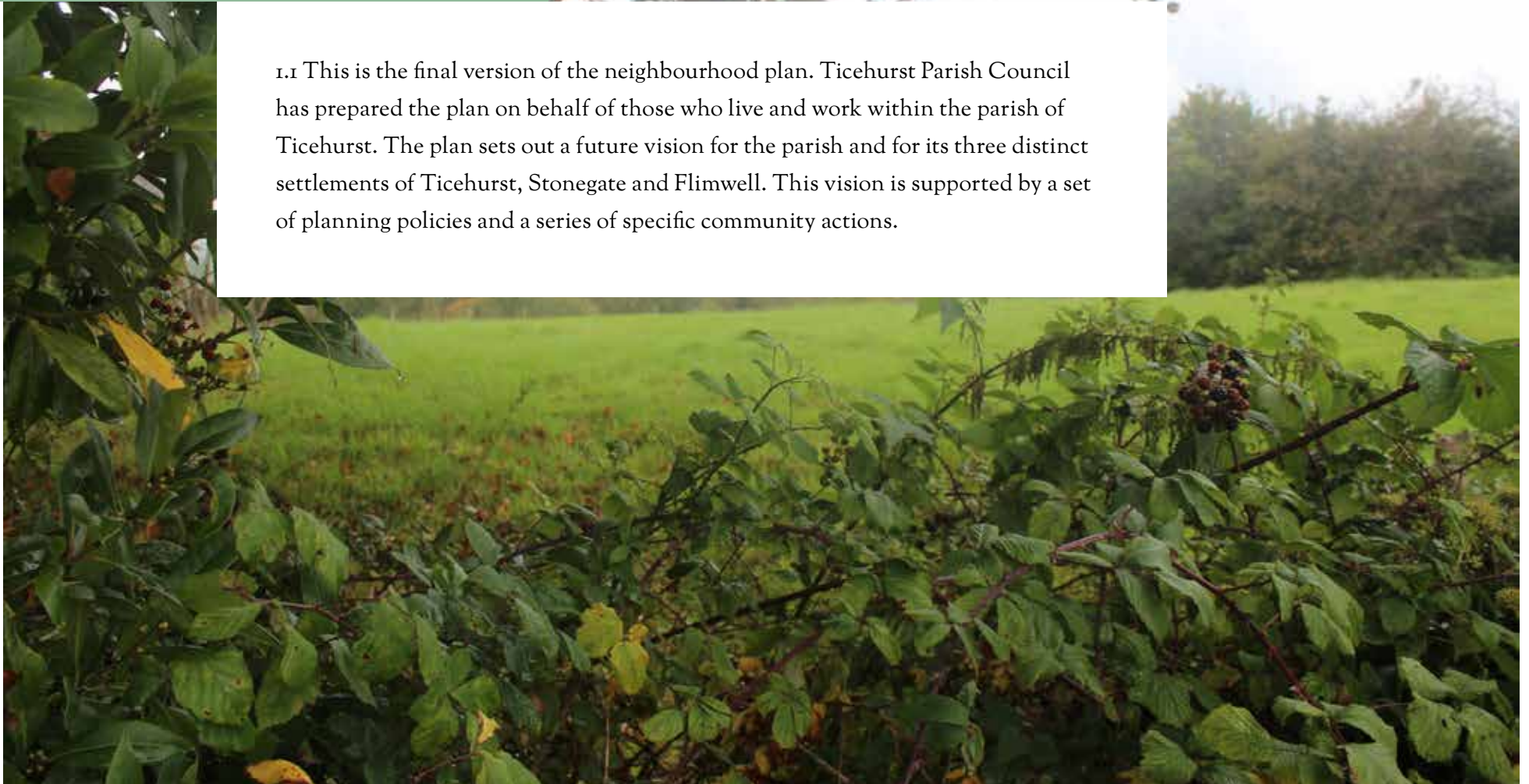
1. to maintain and enhance the rural character of the parish
2. to support and extend employment opportunities within the parish
3. to provide high-quality housing for all residents
4. to improve the infrastructure and amenities within the parish.

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 which has consulted widely in order to ensure that the plan meets the community's needs.

Introduction

1.1 This is the final 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 community actions.



National Planning Policy

1.2 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.

1.3 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.

1.4 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, 2012).

1.5 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

1.6 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.

1.7 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.

1.8 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 plan meets all these legal obligations.

The High Weald AONB

1.9 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 (2012) 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.

1.10 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.

1.11 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

1.12 Work on the Ticehurst Parish Neighbourhood Plan began in October 2015, when Rother District Council approved the designated boundary for the neighbourhood plan area (Ticehurst Parish boundary Map 1).

1.13 Since late 2015, the TNP Steering Group has been supported in its work by Feria Urbanism, a professional design and planning practice based in Bournemouth. Feria ran several key events to engage the community early in the plan process.

- A series of three Visioning Events were held in January 2016, attended by over 200 people. These explored some of the main challenges and issues facing the parish.
- A two-day Design Forum held in March 2016. Over 100 people took part in the design forum when presentations from 13 different community groups were also made. This forum examined how change can be accommodated, designed, and planned.
- An interim report in July 2016 summarised the work done in the first part of 2016.
- A poster exhibition in November 2016 and a further one in December reviewed the draft policies formulated by the Steering Group.

1.14 In the autumn of 2016, the TNP Steering Group ran a “call for sites” process. The purpose of this was to gauge the potential land supply for new development across the parish. Twelve sites were submitted for consideration.

1.15 In parallel, a Business Survey was undertaken, helping the TNP to understand the requirements of the many businesses in the parish.

1.16 In July 2017, Rother District Council advised that a Strategic Environmental Assessment (SEA) was required. This was commissioned from AECOM.

1.17 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.

1.18 The consultation on the pre-submission draft plan ran from 2nd January to 14th February 2018. As a result, the draft plan, the site assessments and the SEA were all revised and submitted for further scrutiny, along with the Basic Conditions Report and the Consultation Report (which gives full details of all consultations during the writing of this plan). Representations under Regulation 16 of Neighbourhood Planning, were invited between 9th November and 21st December 2018.

1.19 The submission plan was then reviewed by the Independent Examiner (February to April 2019) and the modifications in his report dated 5th of April 2019 were accepted by both the Qualifying Body (Ticehurst Parish Council) and Rother District Council, and have been implemented in this document.



Photographs from the various consultation events held during 2016.