



NEIGHBOURHOOD NEWS

Number 9 November 2016

Ticehurst Flimwell Stonegate

Help shape Our community ✓ Our future ✓ Our plan ✓

Public Engagement and Consultations

DROP IN • VIEW IDEAS • LISTEN TO PROPOSALS

Phase 1

Thursday 3rd November 2016

Friday 4th November 2016

Ticehurst Village Hall

12:00 noon until 9:30 pm

9:00 am until 9:30 pm

And also in Ticehurst Village Square, Stonegate Village Hall and Flimwell Cricket Pavilion until Saturday 12th November 2016.

Phase 2

Thursday 1st December

Friday 2nd December 2016

Ticehurst Village Hall

2:00pm; 5:00 pm; 7:00pm
and 8:30 pm

9:30 am and 11:30 am

And in the Village Hall through to Saturday 10th December 2016.

Phase 3

We'll be conducting a doorstep survey of opinion

Phase 4

The first of two formal six-week consultation events in the New Year

Development on OUR terms!

Our Planning Authority, Rother District Council is obliged by Government to maintain a 5 year stock of housing land. It tracks land availability, in part, through a Strategic Housing and Land Availability Assessment 'SHLAA'. The SHLAA does 2 things:

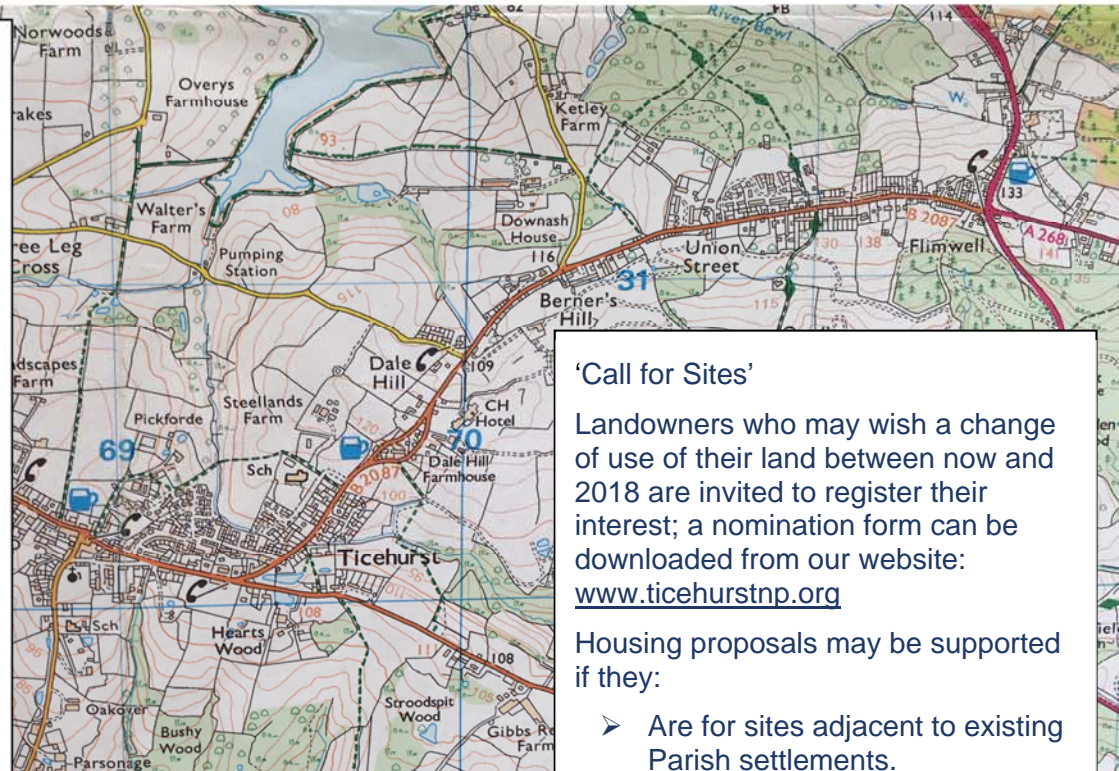
1. Records land which owners are willing to sell for development, and
2. Evaluates each plot against rigorous criteria for development within the Area of Outstanding Natural Beauty AONB.

Inclusion in the SHLAA does not mean that the land will be developed; any scheme will have to go through the full planning approvals process including consultation.

In 2013, Rother examined 34 sites in this Parish; only 7 were considered to have development potential. Outline planning permission has now been awarded on 3 of these sites, and refused on another which is now felt to be unsuitable for development. This leaves us to find sites for only 36 further properties in this planning period to 2028.

The SHLAA now has to be updated, and under the Neighbourhood Planning process we have **"Development on OUR terms"** and can

influence the exercise. Our 'Call for Sites' is now underway.



'Call for Sites'

Landowners who may wish a change of use of their land between now and 2018 are invited to register their interest; a nomination form can be downloaded from our website: www.ticehurstnp.org

Housing proposals may be supported if they:

- Are for sites adjacent to existing Parish settlements.
- Are for between 6 and 10 houses.
- Are for lower cost homes suitable for families of modest income.
- Have ready access on foot or bicycle to shops and village services.
- Open directly onto recognised roads with mains services.
- Strengthen the position of the Parish within the AONB.

Full details are available on the website.

History of large scale planning in the Parish:

Name	Year	Ward	Homes*
Berners Hill Court Yard	2005	Flimwell	7 (0)
Clarks Yard	2002	Flimwell	8 (0)
Eden Court – conversion of school	2005	Ticehurst	18 (0)
Farthing Hill (final phase)	c.1999	Ticehurst	19 (19)
Lower St. Mary's	c.2007	Ticehurst	14 (5)
Newington Court – extension	c.2007	Ticehurst	20 flats
Nursery Close	1995	Flimwell	12 (0)
Old Wardsdown	1995	Flimwell	33 (0)
Steellands Rise	c.2001	Ticehurst	14 (0)
Stonegate Court	c.1996	Stonegate	8 (0)
The Acorns	c.2000	Stonegate	6 (0)
Warrens Coach Works	2013	Ticehurst	25 (0)
Woodroffe Court (part replacement)	c.2011	Ticehurst	9 flats
Woodroffe Lodge (replacement)	2013	Ticehurst	8 (8)
Totals			201 (32)

*indicates 'affordable'.



So why all this fuss about a Neighbourhood Plan?

Over the last year Rother has handled about 70 planning applications from this Parish. The vast majority are relatively minor proposals and most have been supported by the Parish Council and approved by Rother. But a small number cause great concern and risk serious damage to our locality. Some of these are distinctly exploitative and make no concession to the historic, scenic and cultural traditions of the High Weald AONB which most of us (based on public consultation earlier in the year) treasure. The two case studies which follow are real and full details are available on the Rother website

Case 1: From a Barn to a Stables, to a Studio, to a Home?

Year	Proposal	Decision	Notes
2011	Change of use of barn to live/work unit	Refused (appealed)	Appeal dismissed
2012	Change of use for part of the rest area to be used for sleeping accommodation whilst horses are housed in stables.	Refused (appealed)	Appeal dismissed (despite 14 pages of detailed legal submission and talk of judicial review)
2012	Conversion of a disused/redundant building to residential use.	Refused (appealed)	Appeal withdrawn
2012	Change of use of ground floor tack room for proposed sleeping whilst horses are housed in existing stables at night and tack room relocated to workshop area.	Not processed	
2013	Change of use of barn to residential living accommodation	Refused (appealed)	Appeal withdrawn
2013	Remove current building & rebuild larger b1(a)use (art studio) including parking spaces.	Approved conditional (appealed)	Appeal dismissed
2016	Change of Use from B1 Art Studio to living accommodation, no external alteration is required.	Refused	Extensive email correspondence
2-16	Change of use from B1 art studio to living work unit accommodation, no external alteration is required.	Refused	

Case 2: Little boxes, on the hillside?

Despite 201 pages of detailed legal argument the applicant was unable to persuade The Planning Inspectorate to overturn Rother's refusal to grant outline planning permission for 20 houses on prime AONB land owned by about 17 different investors.

Without clear and justifiable planning policies, a presumption in favour of affordable development would have led further urbanisation of our countryside.

Whoever you are, get involved!

- Share your thoughts on Facebook at www.facebook.com/ticehurstnp,
- E-mail participate@ticehurstnp.org, or
- Keep in touch at <http://ticehurstnp.org/> where you can subscribe to receive emails as things progress.

Development on OUR terms!