

ABOUT THIS BOOKLET

This booklet sets out a series of draft planning policies for the Ticehurst Parish Wide Neighbourhood Plan.

We invite participants to read the draft policies and add their thoughts and comments. These views will be used to directly inform revisions to the work as the plan is further refined.

*Please return the completed booklet to +++
INSERT DETAILS HERE +++*



A summary of the draft planning policies as of November 2016. What do you think is missing?

THE LIVING VILLAGE

- Housing Development Mix
- Housing Development Sites
- Pavements for Pedestrians

THE WORKING VILLAGE

- Supporting Local Services
- Supporting Tourism and Recreation
- Promoting the Diversification of Agricultural Businesses
- Protecting Existing Agricultural Occupancy
- Business Employment Sites

THE GREEN VILLAGE

- AONB Ancient Woodland
- AONB Protection and Enhancement of Views
- Green Gaps Between Settlements
- Ticehurst Parish Green Spaces
- Protection of Roadside Verges
- Footpaths and Rights-of Way

ARCHITECTURE & DESIGN

- The Design of New Buildings
- Improvement to Ticehurst Centre
- Residential Car Parking
- The Conservation of the Old

THE LIVING VILLAGE

Housing Development Mix

“Housing developments should have a range of tenures and sizes, with a preference for smaller units. Minimum floor areas for each size of house will be set, together with the level of affordable housing available to the people of Ticehurst.”

Please add your thoughts below:

What size of home would you like to see? Would you prefer rented, owner occupied or shared ownership? How can affordability be ensured?

We understand that Ticehurst residents require more 1-2 bed houses. In 2015, the Government set a national space standard, which local authorities have yet to implement. There are more children in Ticehurst than the local average. Ticehurst residents require priority affordable housing. (*Independent Housing Needs Survey, 2010*).



THE LIVING VILLAGE

Housing Development Sites



“Development sites (preferably brownfield) should comprise fewer than 10 houses and have an appropriate layout, form and density. They should be adjacent to existing settlements, be protected against flooding, and encourage self-build.”

Which sites in the parish would you designate for housing? Which layouts and forms would you like to see?

The pattern of small hamlets is typical of the Weald. Ticehurst and Flimwell drain south into the River Limden, which can overflow from heavy rain, bringing excessive surface water. The High Weald AONB Plan has objective Gr: to restore the natural function of river catchments.

Please add your thoughts below:



THE LIVING VILLAGE

Pavements for Pedestrians



“Pavements should be reserved for use by pedestrians, wheel-chair and mobility scooter users, pushchairs and dog walkers. Parking on the pavement by vehicles will be actively discouraged and enforced.”

How would you discourage motorists from parking on pavements?

Many motorists park on or partially park on pavements, which forces pedestrians onto the road and into danger. Residents have highlighted this issue as a major concern. As there has been no enforcement action by official bodies, it is incumbent upon the community to reflect the wishes of the disadvantaged. In London, parking on pavements is illegal.

Please add your thoughts below:



ARCHITECTURE & DESIGN

The Design of New Buildings



“Building development should demonstrate high quality design to reflect and enhance the character of Ticehurst. New designs should respect their context and use local, sustainable materials.”

What is ‘high quality’? What is the ‘character’ of Stonegate, Flimwell and Ticehurst respectively? How can we encourage innovation in design, for example to improve affordability?

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.

Please add your thoughts below:



ARCHITECTURE & DESIGN

Improvement to Ticehurst Centre



“Developments which enhance Ticehurst centre, such as transforming the village square and reducing traffic speeds, will be encouraged and supported.”

Please add your thoughts below:

What is currently lacking in Ticehurst centre?
Which improvements would you introduce?

Rebalancing the priority of pedestrians would result in a more pleasant experience of Ticehurst, thus benefiting the local economy through greater footfall. Speeding vehicles, uneven surfaces and uncontrolled parking of cars has made it difficult for many members of the community to use the village square and the surrounding area.



ARCHITECTURE & DESIGN

Residential Car Parking



“Areas for car parking to be well-designed and unobtrusive. A case by case approach to parking is to be adopted that considers housing and locational context including visitor parking and impact on existing nearby developments”

Most homes own cars, so without parking space, local roads rapidly become obstructed. Few homes now use garages for vehicles, and many seek their conversion to residential use. Garage conversion increases the value of a property and reduces the ability of the less affluent to step onto the housing ladder. This conflicts with local residents' requests for more affordable housing.

Please add your thoughts below:



ARCHITECTURE & DESIGN

The Conservation of the Old

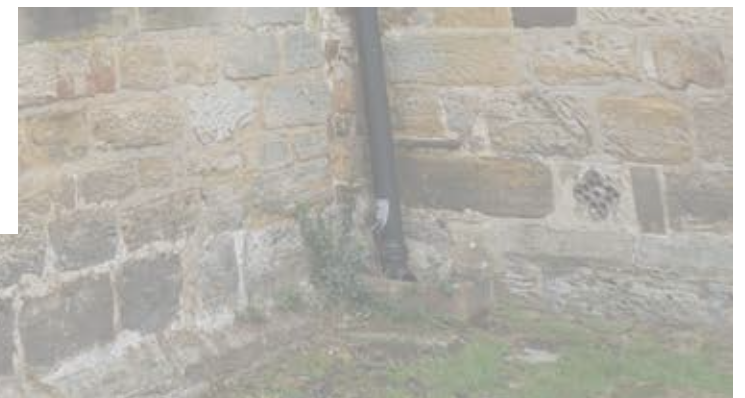


“Conservation areas and listed buildings should be protected and historic features should be restored where required.”

Please add your thoughts below:

Which historical features require restoration?
How can their celebration be encouraged?

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.



THE WORKING VILLAGE

Supporting Local Services



“Local services and facilities should be retained and developed within the three village centres. Development should respond well to its context and not adversely impact residential areas.”

What obstructions are there to investment in new local services and facilities?

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.

Please add your thoughts below:



THE WORKING VILLAGE

Supporting Tourism & Recreation



“Tourism-related and recreational developments will be welcomed and supported, where they meet the concept of sustainable rural tourism and respect the character of the High Weald.”

What would you do to support tourism? Which new recreational facilities would you like to be introduced or enhanced?

Investment into tourism and recreation throughout the parish will enhance the quality of village life for both residents and visitors, while boosting the local economy. A respect for sustainability and local character will ensure long-term success of these developments.

Please add your thoughts below:



THE WORKING VILLAGE

Promoting 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.”

Which rural buildings should be redeveloped?
In which ways should such businesses diversify?

The re-use of rural buildings will revive local markets, encourage economic activity and provide seasonal outlets for local produce. Furthermore, it negates the need for costly brand new buildings, and conserves and enhances the local character through its built history.

Please add your thoughts below:



THE WORKING VILLAGE

Protecting Existing Agricultural Occupancy



“Existing agricultural occupancy should be protected and not redeveloped or converted.”

Which agricultural occupancies are most important within the Parish?

Previous such proposals have resulted in a loss of dwellings subject to agricultural occupancy restrictions. This cannot continue if agricultural buildings are to remain.

Please add your thoughts below:



THE WORKING VILLAGE

Business Employment Sites



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

How would you enhance existing employment sites? Where would you locate any new ones?

Due to high demand for a continuous supply of employment land, existing sites used by small-scale businesses should be reserved for commercial use. Should any sites become surplus, they would be suitable for small workshop spaces.

Please add your thoughts below:



THE GREEN VILLAGE

AONB Ancient Woodland

“Any development proposals which may affect ancient woodland should comply with Natural England’s standing advice on how to protect ancient woodland from development.”

Please add your thoughts below:

How else can ancient woodland be protected?
What other historic, cultural, and natural features of the Parish AONB require protection?

The Ticehurst Neighbourhood Plan supports the High Weald AONB Management Plan. Two of the objectives of this plan are: to maintain existing extent of woodland and particularly ancient woodland; and to enhance the ecological functioning of woodland at a landscape scale.



THE GREEN VILLAGE

AONB Protection & Enhancement of Views

“Development should protect and enhance key views in and around the parish, reinforce the topography of the landscape and enhance the threshold between the villages and open countryside.”

Please add your thoughts below:

Which views should be protected?

Which are the most important to you?

Ticehurst and Flimwell are on a ridge. To the north, the land slopes down to Bewl Reservoir. 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.



THE GREEN VILLAGE

Green Gaps Between Settlements

“Development should sustain the integrity of the different communities in the parish by maintaining a green gap between them.”

Please add your thoughts below:

How large a gap would you like to see between settlements, if at all?

It has long been the policy of the Parish Council to avoid ribbon development, especially between Flimwell and Ticehurst, despite the almost continuous development on the south side of the road between them. There is no specific Rother planning objective on ‘village integrity’ other than development boundaries, which are due to be extended imminently.



THE GREEN VILLAGE

Ticehurst Parish Green Spaces

“Designated Green Spaces throughout the parish should be protected from development.”

Please add your thoughts below:

Which green spaces are important to you?

These can support recreation, maintain the character of the High Weald and protect the local ecology by providing spaces for nature. This supports the High Weald AONB Management Plan objectives: FH2: to maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodland, and FH3: to enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats.



THE GREEN VILLAGE

Protection of Roadside Verges

“Roadside verges and hedgerows should be preserved and enhanced throughout the parish.”

Please add your thoughts below:

Which verges and hedgerows should be protected? How can this be enforced?

Verges and hedgerows are crucial to the aesthetic character of the area, form a network of passage-ways for wildlife and contribute to biodiversity. Residents have highlighted the need for management of these verges and strongly disapprove of their current misuse, e.g. fly-tipping.



THE GREEN VILLAGE

Footpaths & Rights-of-Way

“Footpaths should be kept clear and open to ensure connectivity between settlements. Signposts should be maintained by the local authority or parish and reported by users if obstructed.”

Please add your thoughts below:

Which footpaths are most essential?
Would you add any more routes?

Currently, some rights-of-way are difficult to follow and signage has disappeared. If livestock or crops are in a field where there is a right-of-way, an equally convenient alternative could be offered. A cohesive system of pedestrian connections throughout the parish will enhance the rural experience of residents, encourage exercise, and increase quality of life in the countryside.



WHAT HAPPENS NEXT?

The parish council will gather all the comments received and use them to directly refine the policies.

A further event is planned at which the refined policies shall be displayed and further comments can be taken into consideration.

This next event will take place in the Village Hall on 1st — 2nd December 2016.



ANY MORE IDEAS?

Please add any further thoughts which have not been covered by the previous policies.

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DISCLAIMER

Subscribe to stay involved and be kept informed of future events...

<http://ticehurstnp.org/e-subscribe.htm>

Keeping all the people of Ticehurst Parish happy is no easy task! So we will not be able to accommodate the views and opinions of everyone, and seek to achieve the best outcomes for the Parish as a whole. Participants should be aware that policy proposals may be dropped or combined if they duplicate provisions of other plans, are undeliverable, or are in conflict. Policy proposals will be edited as consultation develops.