

## About This Exhibition

*This exhibition displays the ongoing work for the Ticehurst Parish Wide Neighbourhood Plan.*

*We invite participants to read the material and add their thoughts and comments. These views will be used to directly inform the first full draft plan due to be ready in early 2017.*



## Results from November

*In early November, a series of consultation events were held on the emerging draft policies. The results were generally very favourable towards the emerging content of the neighbourhood plan.*

*Here is a snapshot of what was said...*

*“Would like to see any affordable housing to be mixed in with higher priced ones and for the designs to be different to achieve a mixed community. I am not in favour of large estate developments but understand Rother requires this. I worry that our village will become a town”*

*“Definitely need smaller homes for ordinary families. Not 4/5 bed double. These are not village homes!”*

*“Developers need to understand that reflecting the character of Ticehurst will be fundamental to securing permissions”*

*“New build need to fit in with the area and different designs would make new developments look more appealing”*

*“Change the junction at Upper & Lower Platts to a mini-roundabout or three-way give way system”*

*“I agree that 20mph is fast enough through villages with narrow roads such as ours”*

*“We must protect our natural woodland habitat for our health and the enjoyment of future generations”*

*“Ticehurst has become much more vibrant over the last few years, due to things like the Bell, the shops and recreation ground. Long may it last”*

*“The Woodland Trust at Flimwell as a craft centre and education hub would be a huge plus”*

*“I will be sorry to see the lower section of the Banky Field being built on as there is a continuous stream of dog walkers daily walking around it. I hope when the development happens there is plenty of landscaping”*

*“Whenever possible green spaces between communities should be preserved. Most people living here want to live in a village not in a suburb!”*

## Vision Statement

*All future investment and interventions proposed for the Parish will need to be assessed against the vision statement and objectives.*

*Only those proposals that clearly support the vision and meet a range of the objectives will be supported.*

*What do you think of this statement? Could it be better?*

***"The Ticehurst Parish Wide Neighbourhood Development Plan seeks to sustain the unique character of its communities within the High Weald AONB. This includes support for Flimwell as a hub of enterprise and innovation, Ticehurst as the mixed-use parish centre and Stonegate as a rural settlement with mainline railway links.***

***It will be achieved by encouraging development which provides low cost housing and quality public spaces, thus enabling a safe and flourishing economy for residents and enhancing the rural and recreational landscape."***

# The Living Village

***OBJECTIVE — To improve the infrastructure and amenities within the parish, which will enhance the quality of life for all parishioners***

## **Policy HO01**

### **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, Flimwell and Stonegate.

## **Policy HO02**

### **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 self-build should be encouraged.

## **Policy IN01**

### **Pavements for Pedestrians**

Pavements should be reserved for use by pedestrians, wheelchair and mobility scooter users, pushchairs and dog walkers. Parking on the pavement by vehicles will be actively discouraged and its prevention enforced.

# The Working Village

***OBJECTIVE — To support and extend the employment opportunities within the parish***

## **Policy EM01**

### **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.

## **Policy EM02**

### **Supporting Tourism and 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.

## **Policy EM03**

### **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.

# The Working Village

**OBJECTIVE — To support and extend the employment opportunities within the parish**

## Policy EM04

### Protecting Existing Agricultural Occupancy

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

## Policy EM05

### Business Employment Sites

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

## Policy IN02

### Support for Phone Masts

To support rural businesses and those working from home, it is necessary to have good phone/internet connections. To this end, phone masts must be allowed in the countryside in preference to the built environment.

## Policy T001

### Tourist Accommodation

Visitors to Ticehurst should be provided with a wide range of accommodation, with accessible pedestrian links to venues throughout the parish.

# The Green Village

***OBJECTIVE — To maintain and enhance the rural character of the parish within the special landscape of the High Weald***

## **Policy RE01**

### **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.

## **Policy RE02**

### **AONB Protection and 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.

## **Policy RE03**

### **Green Gaps Between Settlements**

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

## **Policy RE04**

### **Ticehurst Parish Green Spaces**

Designated green spaces throughout the parish should be protected from development.

# The Green Village

***OBJECTIVE — To maintain and enhance the rural character of the parish within the special landscape of the High Weald***

## **Policy SO01**

### **Utilise Green Spaces for Recreation**

Support and utilize our green spaces for the benefit of residents. Make the recreation ground into a space for parents to meet and socialise while their children play.

## **Policy RE05**

### **Protection of Roadside Verges**

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

## **Policy RE06**

### **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.

## **Policy RE07**

### **Enhancement of Footpath & Cycle Networks**

The creation and improvement of footpaths and cycle routes for Flimwell, Ticehurst and Stonegate that are safe, convenient and comfortable. These need to link up the main areas of commercial and social activity within and between the villages, and enhance the access to the countryside.

# The Designed Village

***OBJECTIVE — To provide high-quality housing for all residents in small developments which reflect the High Weald’s historic pattern of settlement***

## **Policy BE01**

### **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.

## **Policy BE02**

### **Improvement to Ticehurst Centre**

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

## **Policy BE03**

### **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.

## **Policy BE04**

### **The Conservation of the Old**

Conservation Areas and Listed Buildings should be protected and historic features should be restored where required.

## Changes to Streets & Spaces

The following ideas use a combination of measures that will reduce speeds, discourage through-traffic, and to increase driver awareness of the built environment of the parish. The ideas should help change driver perceptions of and responses to the surrounding environment. The concepts also aim to reduce highway signage and clutter, including painted lines and to build on the existing qualities of the built environment, much of which is a Conservation Area.

Reducing the apparent width of the carriageway is one important element. Wherever appropriate on-street parking spaces should be clearly delineated from the carriageway and a simple edge treatment used to visually narrow roads at key locations.

Visual narrowing should be supported by “place-making” at important civic locations, such as the Square or the Village Hall. This may require modifying some junctions to give emphasis to surrounding buildings and their activities. Such place-making may involve the introduction of a degree of ambiguity to reduce the sense of driver entitlement.

The approach uses an understanding of pedestrian activity and desire lines, to give strong and visible emphasis to the physical connections within the village. The village and its activities inform the design of the highway, rather than the reverse.

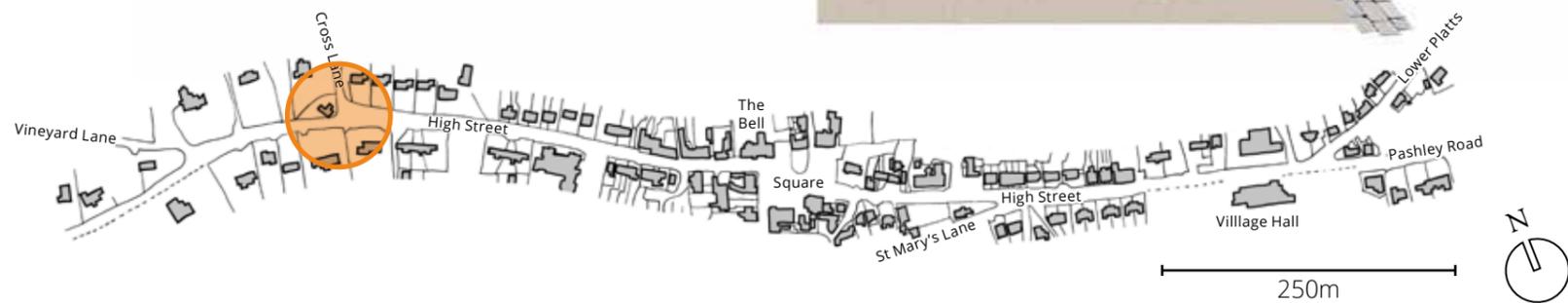


## CROSS LANE / HIGH STREET JUNCTION

At the western “gateway” to Ticehurst village, the black surface sweeps across from the old toll house, draws attention to the historic point of interest while simultaneously slowing traffic due to the visual break in the road texture and colour. The black surface then continues towards the village centre as an edge colour, causing the carriageway to be psychologically narrowed, further slowing the traffic.



Concept image for illustration purposes only.

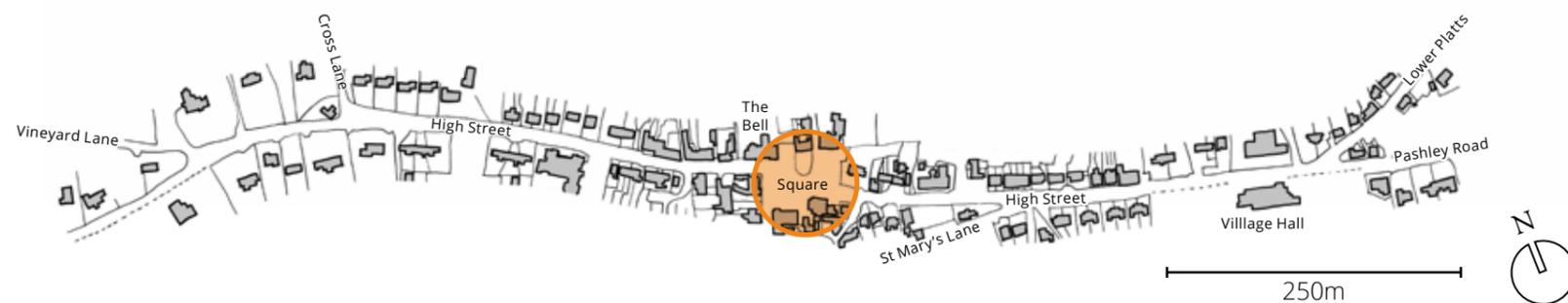


## TICEHURST SQUARE

A new surface colour sweeps across from Pickforde Lane to Church Street, highlighting the war memorials along its path. This visual disruption to the east west route will make car drivers slow down, helping to return priority to pedestrians in this part of the village.



Concept image for illustration purposes only.

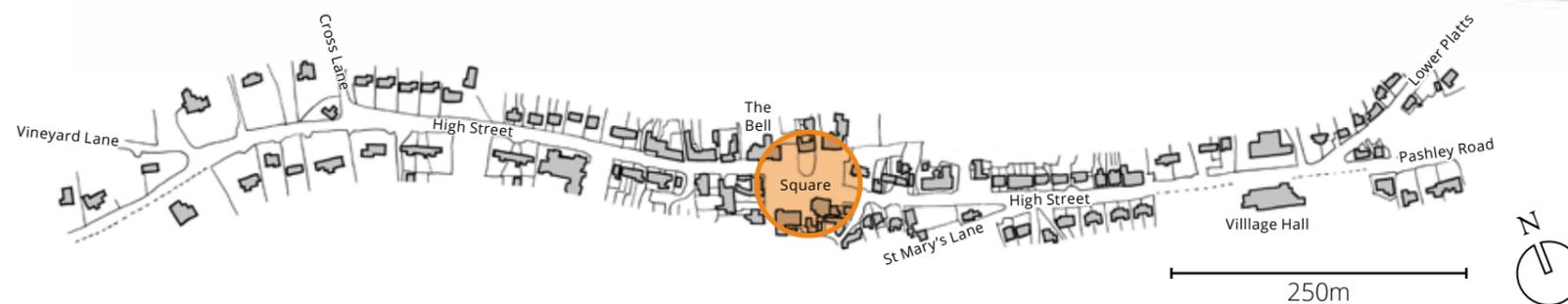


## TICEHURST SQUARE

From this angle, the new surface sweep from Pickforde Lane to Church Street is clearly visible, highlighting the war memorials. This visual disruption to the east-west route will make car drivers slow down.



Concept image for illustration purposes only.

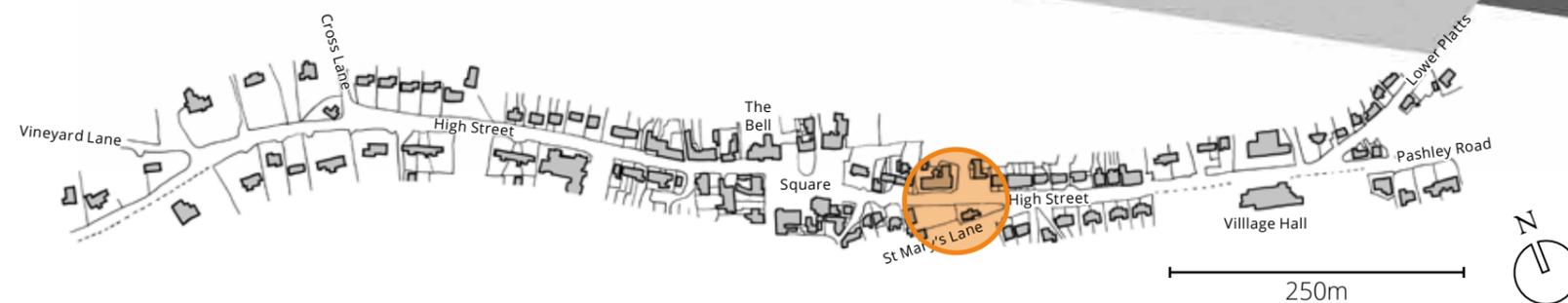


## HIGH STREET

The current problem of speeding traffic along this section of the High Street can be addressed through a change to the visual qualities of the street. A new surface colour sweeps across from Springfields and this visual disruption to the east west route will make car drivers slow down along here.



Concept image for illustration purposes only.

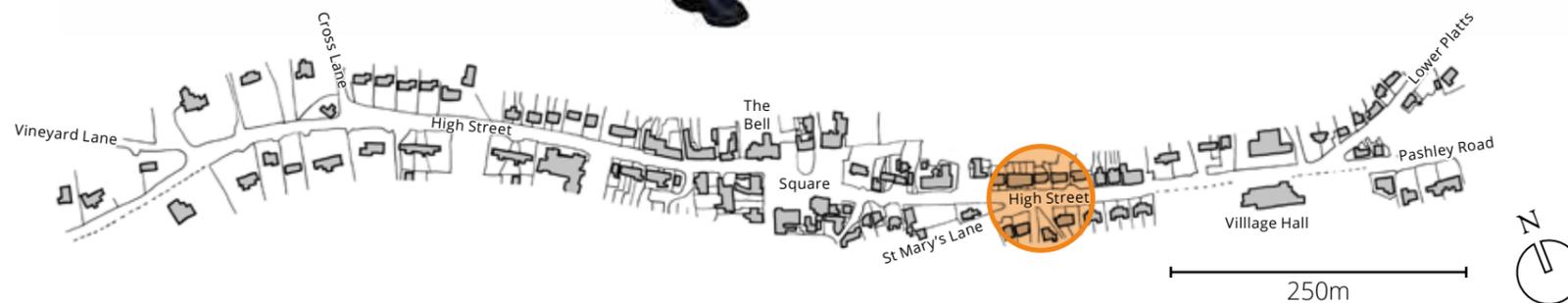


## HIGH STREET / ST MARY’S LANE JUNCTION

It is acknowledged at this junction has been changed in recent years but further improvements are still possible. Removing the current arrangement of awkward and messy bits of pavements, this new layout creates continuous pedestrian movement in all directions while also slowing traffic.



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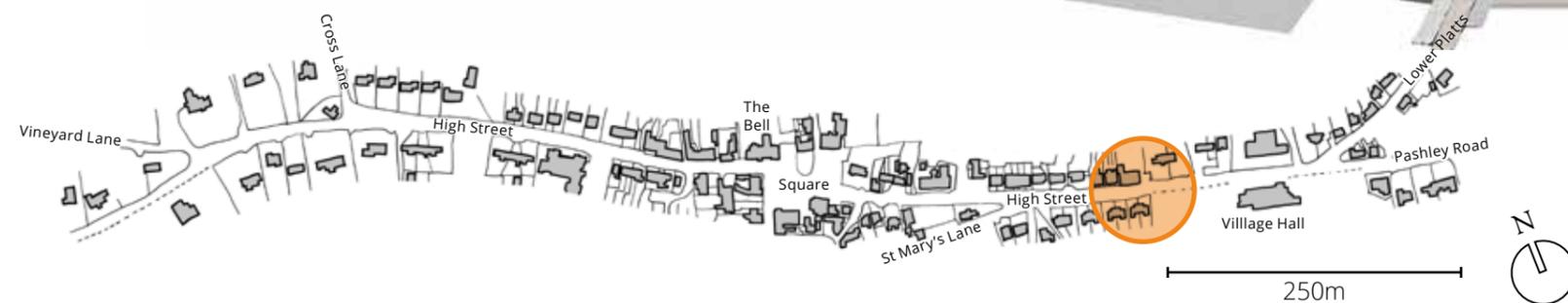


## HIGH STREET

The current problem of speeding traffic along this section of the High Street can be addressed through a change to the visual qualities of the street. The application of relatively inexpensive top-dressing materials in different colours and textures can help break up the long and linear feel to the street. This will encourage a slower and more considerate attitude from drivers.



Concept image for illustration purposes only.

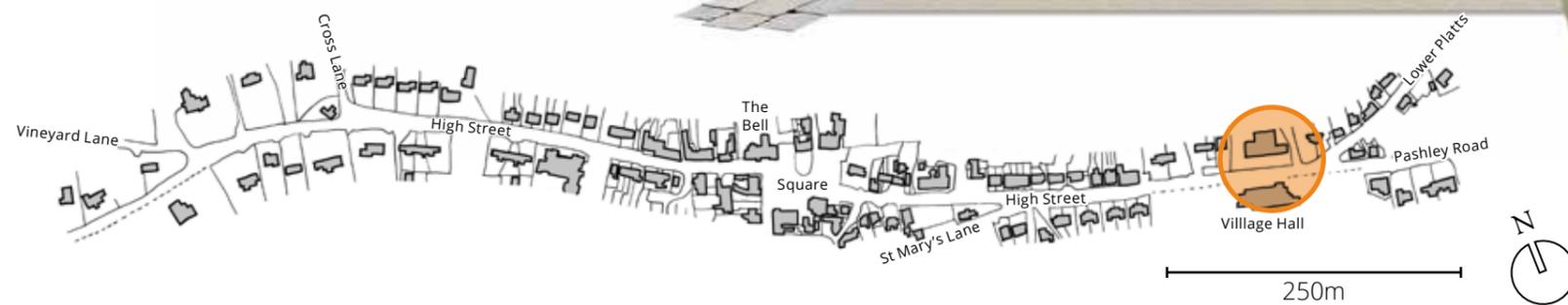


## TICEHURST VILLAGE HALL

The resurfaced road helps to psychologically narrow the carriageway. This causes drivers to become more cautious and slow down, allowing pedestrians to cross at convenient location outside the village hall.



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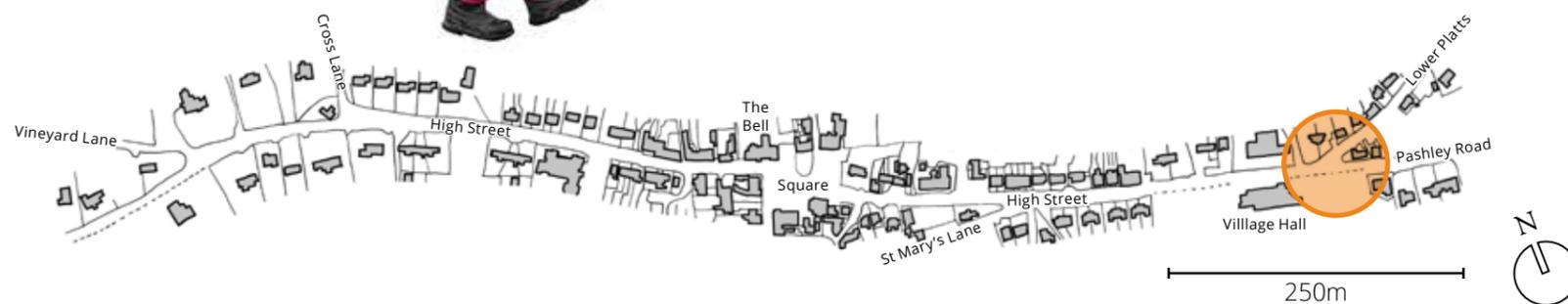


## LOWER PLATTS / PASHLEY ROAD

The carriageway is psychologically narrowed by the new colours, causing drivers to slow down as they approach the junction. By alternating between differently coloured surfaces, the long straight visual path is disrupted, removing the current temptation maintain a high speed through the village.



Concept image for illustration purposes only.



## COTTENDEN ROAD / LYMDEN LANE / STATION ROAD / BARDOWN ROAD

The current four-way junction gives priority to Bardown Road and Station Road. This route includes sweeping downhill bend. This can lead to increased speeds on this section of the junction as vehicles do not need to give way. This image shows an unmarked cross roads, essentially a “four-way give way” system that will require vehicles in all directions to look out for one another, slowing speeds significantly. The circular patterns on the ground give it a roundabout-like quality but as this is not officially a roundabout, it does not require the associated white paint and direction arrows that can be so visually unappealing in a village.



Concept image for illustration purposes only.



## HIGH STREET / HAWKHURST ROAD / A21 JUNCTION

Unlike Ticehurst and Stonegate, Flimwell has proved harder to develop ideas to improve the streets for pedestrians due to the strategic nature of the A21, which has higher traffic volumes and speeds. However, there are opportunities for change which include these identified below.



What do you like  
the most about  
the work so far?

*Please write your views  
down here in this space*

Which bits of the  
work could be  
made better?

*Please write your views  
down here in this space*

Is there anything  
we have missed?

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down here in this space*

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## What Happens Next?

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

*Early in the New Year, the first full draft of the neighbourhood plan will be published for a six week consultation period.*

