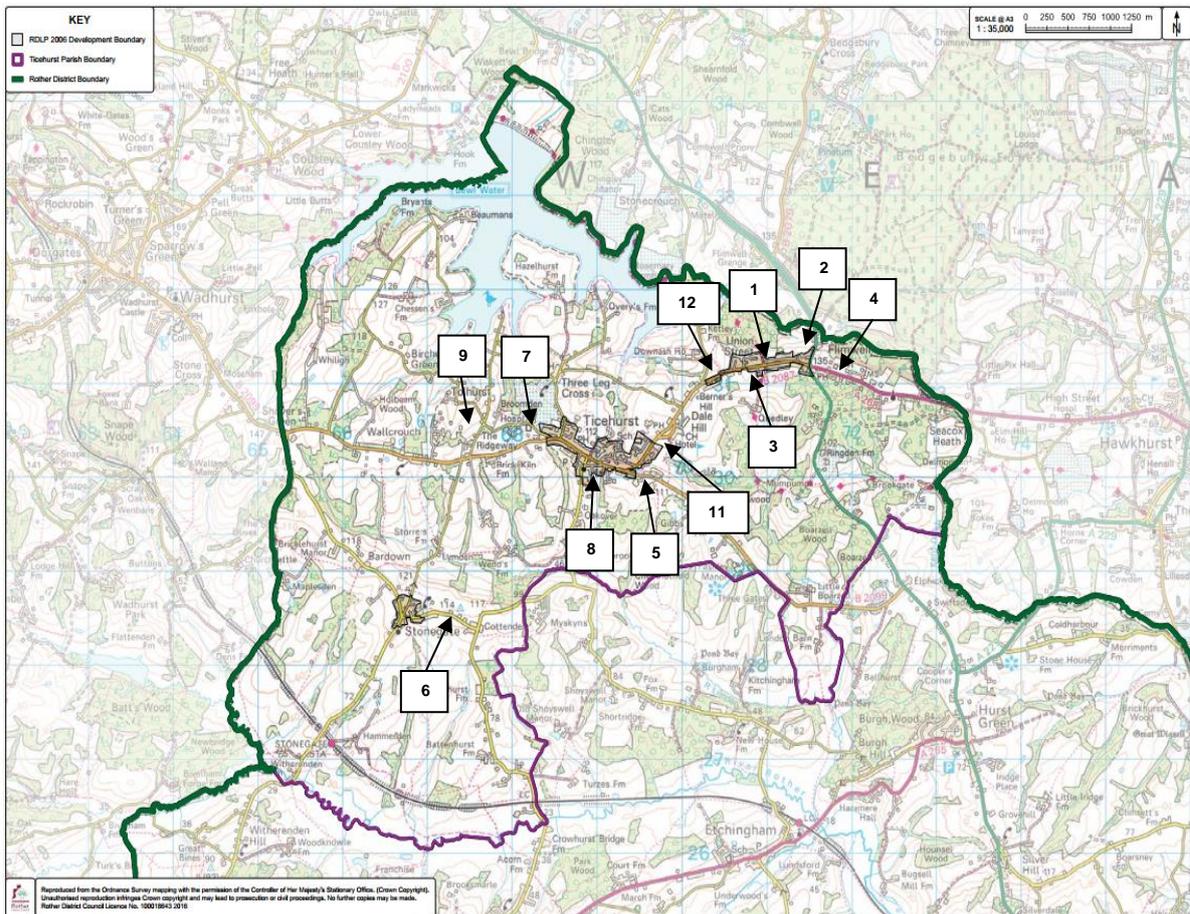


Ticehurst Neighbourhood Plan

Site Assessment Document

July 2018



Introduction

In November and December 2016, the Ticehurst Neighbourhood Plan publicised a Call for Sites. As a result, 11 possible sites were put forward (a twelfth, the Drill Hall Pashley Road, was too small to be considered). These 11 sites are assessed in this document, using criteria which are as objective as possible.

Since the Call for Sites, three more sites have been proposed to us. These are:

- Flimwell NE of crossroads
- Stonegate near station
- Site between Lower and Upper Platts

and one more has been submitted to Rother District Council requesting outline planning permission which has been refused:

- Dale Hill Poultry Farm.

We have discussed these four sites with the owners or agents but have ultimately felt that they are not suitable for allocation in the Neighbourhood Plan. We have suggested to the owners or agents that two (Flimwell NE of crossroads and Stonegate near station) should be put forward to Rother DC as enabling exception sites. Dale Hill Poultry Farm would contravene our policy on the green gap between Ticehurst and Flimwell. The site between Lower and Upper Platts could only take a few houses and has been designated in our plan as a green space.

This document therefore assesses 11 sites which could be used for development in the parish.

Ticehurst has already met its commitment of 87 houses before 2028, with development at the Old Coachworks of 21 (net) dwellings and outline planning permissions granted at Banky Field (40) and Hillbury Field (30).

Flimwell has a commitment of 43 houses. Broom Hill/Old Wardsdown has provided 9 already built and Corner Farm (where building has started) will provide another 25, leaving net 9 to be found in Flimwell.

Stonegate has no commitment to provide housing.

It should be noted that Rother DC will not allow the Ticehurst Neighbourhood Plan to move the commitments for houses between Flimwell and Ticehurst.

Contents

Assessment Criteria

- Access
- Physical characteristics
- Stream and surface water flooding issues
- Needs of rural village
- Heritage
- Landscape
- Is Site Suitable, Available, Achievable?

Sites

- 01 – Wardsdown House, Flimwell
- 02 – Land west of A21, Flimwell
- 03 – Homan Wood behind Villa Flair, Flimwell
- 04 – Cherry Tree Nursery, Flimwell
- 05 – Singehurst (Heartwood), Ticehurst
- 06 – Tank Field, Cottenden, Stonegate
- 07 – Vineyard Lane, Ticehurst
- 08 – Orchard Farm, Ticehurst
- 09 – The Walled Garden, Ticehurst
- 11 – Dale Hill Farm, Ticehurst
- 12 – Rosemary Lane/Broom Hill, Flimwell

SHLAA status

- Rother DC published a SHLAA (Strategic Housing Land Availability Assessment) in 2013. Any of the 11 sites assessed in this process are noted.

Planning Policy

- References to previous planning applications for each site.
- Ticehurst Neighbourhood Plan policies which are relevant to this site.

Assessment Criteria

- How the site met the assessment criteria.

GREEN	Positive impact
AMBER	Neutral impact
RED	Negative impact

Assessment Criteria

Access

- GREEN - Adjacent to public roads and domestic services (i.e. utilities and main drainage), accessible for waste removal and requiring no additional infrastructure. Adequate existing maintained roads.
- AMBER – Within 100m of public roads. Requires some additional infrastructure.
- RED – More than 100m from public roads. Requires upgrade to road or new road and significant additional infrastructure.

Physical Characteristics

- GREEN
 - Topography – site is mainly level.
 - PRoW – no rights of way on or accessing the site.
 - Utilities – no power pylons or lines, no telephone poles or lines.
- AMBER
 - Topography – Site has slope of less than 15 degrees.
 - PRoW – limited or potential PRoW on or accessing site which may involve legal issues.
 - Utilities – some resiting of utilities' equipment may be needed. Site does not have a power line crossing it.
- RED
 - Topography – site requires considerable landscaping or levelling.
 - PRoW – major rights of way problems.
 - Utilities – utilities equipment is unlikely to be removed from site. Site has power line crossing it.

Stream and surface water flooding issues

- GREEN – No issues with ground water and surface water drainage. In Flood Zone One.
- AMBER – Poorly drained soil which may require SuDS (Sustainable Draining System). In Flood Zone 1..
- RED - Poorly drained soil which may require SuDS. In Flood Zone 2 or 3.

Needs of rural village

- GREEN
 - Sustainability – Site has public transport passing by. There are paved footpaths and cycle paths adjacent to site. The site is within 5 minutes' walk of shops. Site is adjacent to or within the current development boundary. Site is easily absorbed by the village (10 or less houses).
 - Local infrastructure - There is an existing (primary) school with places within 10 minutes' walk on footpaths. There is a GP surgery within 10 minutes' walk on footpaths.
 - Recreational facilities – There are existing recreational facilities (e.g. playground, village hall) within 10 minutes' walk on footpaths.
 - Parking - The site can provide on-site parking for the development. The additional homes would put little pressure on village parking and congestion.

- **AMBER**
 - Sustainability – Site has public transport within 5 minutes’ walk. There are no cycle paths or footpaths but they could be provided. Site is adjacent to current development boundary. Site is a reasonable size for village (up to 25 houses).
 - Local infrastructure – There is an existing (primary) school with places within 20 minutes’ walk on footpaths. There is a GP surgery within 20 minutes’ walk on footpaths.
 - Recreational facilities – There are existing recreational facilities (e.g. playground, village hall) within 20 minutes’ walk on footpaths.
 - Parking - The site can provide on-site parking to a limited extent. The additional homes would put some manageable pressure on the village parking and congestion.
- **RED**
 - Sustainability – Site has public transport over 5 minutes’ walk away. There are no cycle paths or footpaths and it would be difficult or impossible to provide them. Site is well outside current development boundary. Site is too big for village (more than 25 houses).
 - Local infrastructure - There is an existing (primary) school with places within a 30-minute car or bus journey. There is a GP surgery within a 15-minute car or bus journey.
 - Recreational facilities - There are existing recreational facilities (e.g. playground, village hall) within a 15-minute car or bus journey.
 - Parking - The site is unable to provide on-site parking. The additional homes would significantly increase pressure on the village parking and congestion.

Heritage

- **GREEN**
 - Archaeological sites – there is no evidence of archaeological features, groundworks or deposits listed in the Ticehurst Parish Historic Environment Report (HER) from ESCC.
 - Historic buildings – there would be no impact on the Ticehurst Conservation Area. There are no listed buildings affected by the site.
- **AMBER**
 - Archaeological sites – there are some archaeological sites nearby (but not on site), as listed in the Ticehurst Parish Historic Environment Report (from ESCC).
 - Historic buildings - there would be little or no impact on the Ticehurst Conservation Area and little or no impact on nearby listed buildings.
- **RED**
 - Archaeological sites – there is an archaeological site on the proposed development site, as listed in the Ticehurst Parish Historic Environment Report (from ESCC).
 - Historic buildings – there would be some impact on the Ticehurst Conservation Area. There are listed buildings very close to the site.

Landscape aspect

- **GREEN**
 - Biodiversity – there would be little or no impact on the biodiversity of the site. There are no natural features or species needing protection as listed in the Ticehurst Parish Biodiversity report (from Sussex Biodiversity Record Centre).

- There are no protected sites (e.g. SSSI). (There are no protected sites in Ticehurst Parish).
- Site is adjacent to or within the current development boundary.
- AONB – there would be little or no impact on the High Weald landscape setting.
- **AMBER**
 - Biodiversity – there would be medium impact on the biodiversity of the site. There are a few natural features needing protection as listed in the Ticehurst Parish Biodiversity report (from Sussex Biodiversity Record Centre).
 - There is a protected site (e.g. SSSI) nearby but there would be no effect on it.
 - Site is some way outside the current development boundary.
 - AONB – there would be medium impact on the High Weald landscape setting.
- **RED**
 - Biodiversity – there would be a major impact on the biodiversity of the site. There are many natural features needing protection as listed in the Ticehurst Parish Biodiversity report (from Sussex Biodiversity Record Centre).
 - There is a protected site (e.g. SSSI) nearby and there would be a major effect on it.
 - Site is a long way outside the current development boundary.
 - AONB – there would be a major impact on the High Weald landscape setting

Assessment

Suitable

Is the site suitable for the type of development proposed?

A site is considered to be suitable if there are no major physical or environmental factors which would restrict development. Whether or not a factor is insurmountable is a matter of judgement but often it may be mitigated. Constraints which would rule out development include any major negative impact on the High Weald AONB or the site falling within the functional floodplain (Flood Zone 3a or 3b).

Available

Is the site available for development?

A site is available if there is evidence that a landowner or developer is willing to sell or develop the site within the plan period. Any legal or ownership issues should also be taken into account, such as multiple ownership

Achievable

Is the site economically viable?

A site is considered 'achievable' when there is evidence that it is economically viable and there is a reasonable prospect that it will be developed within the plan period.

Site 01 – Wardsdown House	
Address	Union Street, Flimwell TN5 7NX Grid ref 570973/131316 TQ709313
Site Area	0.3 ha (not including Wardsdown House or its garden) – part of a 2.3 ha site originally proposed
Description	 <p>Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016. Note that adjacent site has the same landowner and was submitted in total as Site 01. Site visited with agent in January 2017.</p> 

Peer Group owns Wardsdown House, but not the lane next to the site - this is owned, from the B2087 to the site entry (see indicative layout below), by Millwood Designer Homes.

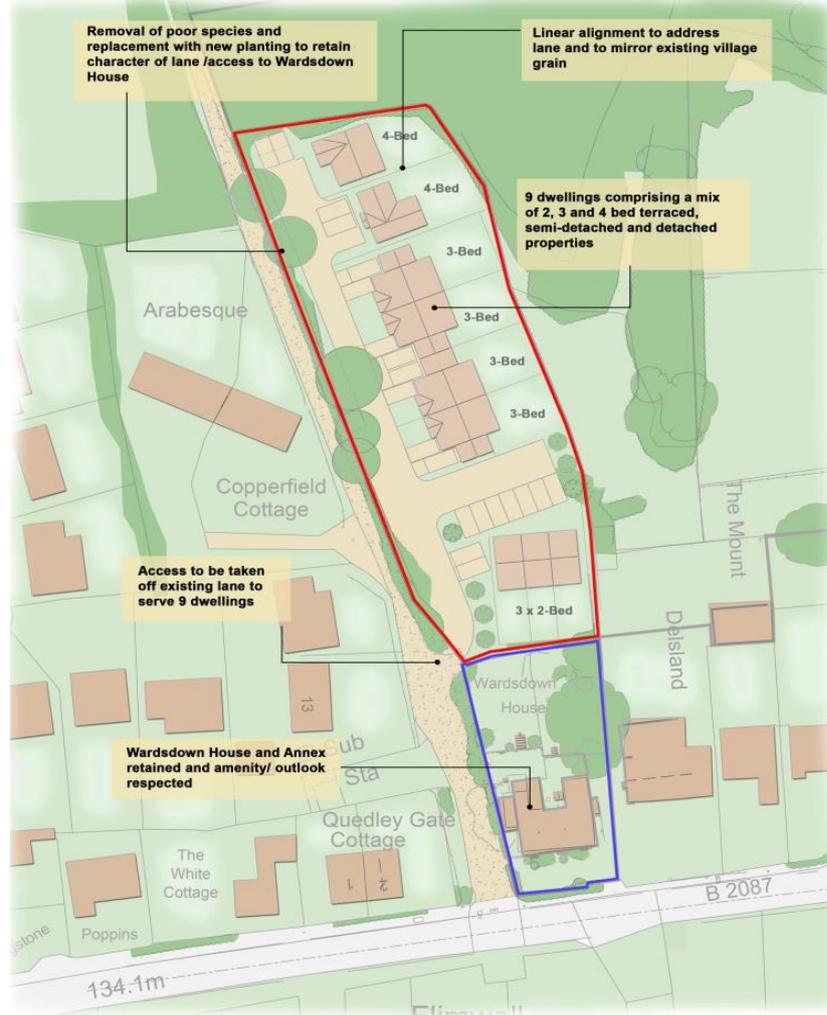


Owner and contact

Peer Group plc, c/o Mr David Bedford, DHA Planning Ltd, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN
Tel. 01622 776226 Email: David.Bedford@dhaplanning.co.uk

Amount of development

Indicative layout shows 9 homes – 3x2-bed, 4x3-bed, 2x4-bed.



SHLAA status	Amber (Site FL5) – estimated 17 homes for whole of Site 01	
Planning policy	<p>No previous planning applications for this site.</p> <p>Ticehurst NP planning policies:</p> <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation 	
Access (Amber)	<ul style="list-style-type: none"> • Located on the B2087, 500m from the A21 junction. The area extends to the north as far as the adjacent Old Wardsdown development. • Possible deliverable access point (adjacent lane) that needs improvement but could reach adoptable standards. Sufficient sight lines in both directions for access. • Access to the site as in the plan above would require Millwood Homes to sell the access track to Peer Group. Alternatively, Peer Group could demolish Wardsdown House but would need to add another house to the development. 	
Physical characteristics (Amber)	<ul style="list-style-type: none"> • Gentle slope to the north. • No PRow. • No utilities. • Since this site has been in non-agricultural use previously, it will need cleaning up. There is also Japanese knotweed in the southern part of the site. 	
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One. 	
Needs of rural village (Amber)	<ul style="list-style-type: none"> • Suggested plot is suitable for up to 9 dwellings so it is not required to provide affordable housing – Rother District CS policy LHN2 (Affordable Housing) – but, in accordance with national policy, new developments of 6-10 houses in an AONB should provide an affordable housing contribution in the form of a cash payment. • Pedestrian pavements to the south of the property lead to bus stops and the new Flimwell Village Hall and shop once they are provided. • Hourly weekday buses to Ticehurst and Hawkhurst. Walking distance to Ticehurst Square 2.7km without pavement (not generally viable). 	
Heritage (Green)	<ul style="list-style-type: none"> • There are no heritage assets listed in the Ticehurst Parish HER report. 	
Landscape (Green)	<ul style="list-style-type: none"> • Within AONB - part of an early modern aggregate assart with ancient ghyll woodland to the north which would need a buffer of at least 15m between the development and the woodland. • LVIA provided by developer (dated April 2016). • Well screened from long views to north and east, hedging should be kept around boundaries. Minimal impact on AONB. • Site is alongside the Sussex Border Path. • Outside but contiguous with current development boundary for Flimwell. • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. 	
Assessment (Green)	Site is suitable	Yes
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Green)	<ul style="list-style-type: none"> • This is part of a much larger site which was in the SHLAA. • Only the area to the west of the larger site is suitable for development. • Landowner is willing to take forward this western end of the site for 9 dwellings, retaining Wardsdown House. 	

- | | |
|--|---|
| | <ul style="list-style-type: none">• Developing the eastern end of the site would have a major adverse impact on the adjacent properties, particularly those in Fruitfields.• The site adjoins the current Development Boundary, which can therefore be extended to include the site. If the owners buy the adjacent land from Millwood Homes as access to the site, the site boundary would need to include this. Houses exist on western and south-eastern boundaries.• Concern from Flimwell residents that it would join up with Site02. However, the owners have pointed out that there is another tract of land between Site01 and Site02 which does not belong to them. They have offered (1 June 2018) to withdraw Site02 from the Site Assessment.• Access needs improvement but could be made acceptable.• Site is in Flood Zone 1.• New Village Hall and shop will provide amenities within reasonable walking distance.• Within AONB but with limited impact if western end only is developed. |
|--|---|

Part of site (western end) will be allocated.

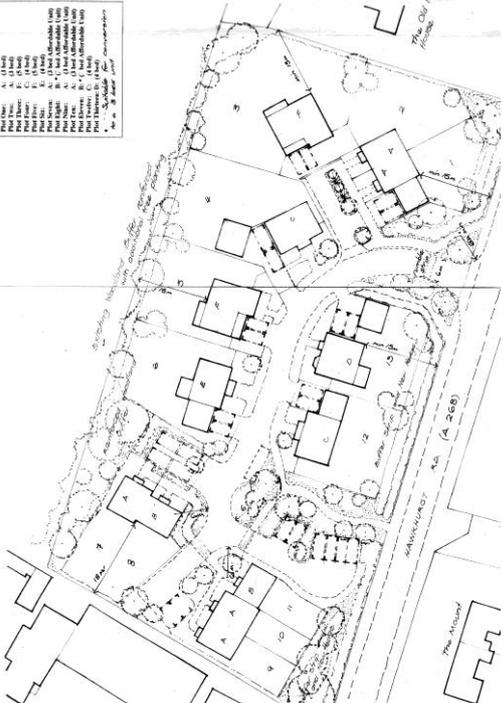
Site 02 – Flimwell West of A21	
Address	Flimwell Grid ref 571494/131410 TQ714314
Site Area	9.3 ha
Description	 <p>Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan "call for sites" in December 2016.</p> 
Owner and contact	Peer Group plc, c/o Mr David Bedford, DHA Planning Ltd, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN Tel. 01622 776226 Email: David.Bedford@dhaplanning.co.uk
Amount of development	Not all the site is within Ticehurst parish (6.7 ha). Developer believes 6.2 ha can be developed to yield 150-180 homes.
SHLAA status	Not in SHLAA
Planning policy	No previous planning applications for this site. Ticehurst NP planning policies: <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation
Access (Red)	<ul style="list-style-type: none"> • No obvious access (access to A21 would not be permitted) • Would need to buy property to gain access to B2087
Physical characteristics (Green)	<ul style="list-style-type: none"> • Large site, undulating gently. • No PRow • No utilities

Stream and Surface Water Flooding Issues	<ul style="list-style-type: none"> No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). In low flood risk Zone One. 	
Needs of rural village (Red)	<ul style="list-style-type: none"> Suggested plot could accommodate over 100 houses. This would be a gross over-development for Flimwell (being about 25-30% of the houses in the village). Whilst homes on the southern boundary of the site are close to Flimwell village, those on the northern boundary would be a considerable distance away from a bus-stop. The nearest primary school is in Ticehurst and would require car or coach to reach it. 	
Heritage (Green)	<ul style="list-style-type: none"> There are no heritage assets listed in the Ticehurst Parish HER report 	
Landscape (Red)	<ul style="list-style-type: none"> The topography of the site means that houses would be very visible from Rosemary Lane and from several footpaths. The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. Site is outside but adjacent to the current development boundary for Flimwell. There would be a considerable impact on the AONB as the site is visible from several directions. 	
Assessment (Red) +	Site is suitable	No
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Red)	<ul style="list-style-type: none"> The size of the site is a concern, as it would be a major development in a village which, at present, has no shop or school. It would have a considerable impact on the AONB. There are no key facilities (school, shop, doctor) in Flimwell to support such a large development. <p>Site will not be allocated</p>	

Site 03 – Homan Wood	
Address	Union Street, Flimwell TN5 7NT Grid ref 570849/131114 TQ708311
Site Area	0.6 ha
Description	 <p>Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016.</p> 
Owner and contact	Linda Sutton, Villa Flair, Union Street, Flimwell TN5 7NT Tel: 07711512405 Email: lindasutton165@hotmail.com
Amount of development	Up to 15 houses suggested although this may be unrealistic because of access constraints. Six is more likely, which might make the site economically unachievable.
SHLAA status	Not in SHLAA
Planning policy	No previous planning applications for this site. Ticehurst NP planning policies: <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation

Access (Red)	<ul style="list-style-type: none"> • Vehicular access is very limited by narrow tracks and a difficult junction with the B2087. • Private road to site is not owned by site owners and would need to be adopted by Highways. • Covenant from early 1980s restricting residential building but solicitor believes it is probably unenforceable. 	
Physical characteristics (Red)	<ul style="list-style-type: none"> • Site slopes gently to the south • No PRoW • No utilities 	
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One. 	
Needs of rural village (Amber)	<ul style="list-style-type: none"> • Walking distance to A21 junction at Flimwell is 500m; to Ticehurst Square for shops and school it is 2.5km with no footpath for part of the way. • Hourly weekdays bus route to Ticehurst and Hawkhurst. • Site is outside but contiguous with the current development boundary for Flimwell. • Little impact on AONB. • There is a track passing the southern end of the site. 	
Heritage (Amber)	<ul style="list-style-type: none"> • There is a Grade 2 listed building (Quedley Oast and Farmhouse nearby, but it should not be affected). 	
Landscape (Amber)	<ul style="list-style-type: none"> • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. 	
Assessment (Red)	Site is suitable	Yes
	Site is available	Yes
	Site is achievable	Perhaps
Conclusions (Red)	<ul style="list-style-type: none"> • Access is the main problem. • Covenant may also cause difficulties. As a result, site may or may not be achievable. <p>Site will not be allocated</p>	

Site 04 – Cherry Tree Nursery	
Address	Union Street, Flimwell Grid ref 571893/131152 TQ718311
Site Area	0.87 ha
Description	 <p>Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016.</p>  <p>Site is in the distance – unable to access for photograph due to site security.</p>
Owner and contact	R. Lyndsey and Pasenguard Ltd. Trevor Lawrence, Agent, 14 Nelmes Way, Hornchurch, Essex RM11 2QZ Tel: 01708-454149 Email: jackielawrence21@hotmail.com
Amount of development	12 or 13 dwellings, including up to 5 affordable

	 <p>Indicative layout submitted.</p>
SHLAA status	Not in SHLAA
Planning policy	<p>The site has been the subject of several planning applications from 2002 onwards. In 2013, an outline application (RR/2013/2094/P) for 11 houses (including four affordable) was refused on the grounds that it was outside the development boundary for Flimwell, therefore in open countryside, and would have a detrimental impact on the AONB.</p> <p>Ticehurst NP planning policies:</p> <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation
Access (Green)	<ul style="list-style-type: none"> • A new vehicular access would be required onto the busy A268 Flimwell to Hawkhurst road.
Physical characteristics (Green)	<ul style="list-style-type: none"> • Site is mainly level • No PRoW • No utilities
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One.
Needs of rural village (Red)	<ul style="list-style-type: none"> • The site is outside the Flimwell development boundary (which is 350m away across the A21). • The site is on the bus route between Ticehurst and Hawkhurst. • There is a footpath to Flimwell cross-roads. • The primary school and GP surgery at Ticehurst can only be reached by car or bus. • The closest recreational facilities are at Flimwell crossroads, a 10-minute walk, but with the busy A21 to cross in order to reach them. • There would be adequate car parking on site.
Heritage (Green)	<ul style="list-style-type: none"> • There are no archaeological sites listed in the Ticehurst Parish historic environment report. • There are several listed buildings nearby but the development would have little impact on them.

Landscape	<ul style="list-style-type: none"> • Applicant has submitted a habitat survey. • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. • The previous planning application determined that there would be a major impact on the AONB landscape. 	
Assessment (Amber)	Site is suitable	No
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Red)	<ul style="list-style-type: none"> • There are two major problems with the site: it is a considerable distance from the Flimwell development boundary; and it would have a major impact on the AONB. • An outline planning application for this site with fewer houses was refused in 2013, primarily for the above reasons. <p>Site will not be allocated</p>	

Site 05 - Singehurst (Heartwood)

Address Pashley Road, Ticehurst TN5 7HA Grid ref 569577/129985 TQ695299

Site Area 1 ha

Description



Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan "call for sites" in December 2016.



Site visited with owner in January 2017.

Owner and contact	Ann and Ian Spencer, Heartwood, Pashley Road, Ticehurst TN5 7HA Tel: 01580-200252 Email: Ann@heartwoodbarn.co.uk Elliott Newlyn, Rydon Homes , Station Road, Forest Row RH18 5DW Tel: 01342-825151 Email: enewlyn@rydon.co.uk Christopher Hough, Sigma Planning Services, 6 Garden Street, Tunbridge Wells TN1 2XB Tel: 01892 517107 Email: sigmaplan@aol.com
Amount of development	10-16 dwellings – new outline plan for 10 dwellings
SHLAA status	Green - part of the site was identified in the SHLAA study as suitable for some 10 houses.
Planning policy	Previous planning applications: Field to east of the application site – planning applications: RR/2009/2887/P – Exception site for 14 houses – refused. RR/2010/1552/) – Exception site for 14 houses – refused. This site – planning applications: RR/89/2936/P - Outline: residential development and new access road – refused. A/57/444 - Outline: residential development and new access road – refused RR/2015/2151/P – Full: residential development of 16 dwellings (6 affordable). Appeal 2392 – Appeal dismissed (May 2017) – based on AONB considerations and impact on gateway to village and heritage setting. Ticehurst NP planning policies: <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation
Access (Green)	<ul style="list-style-type: none"> • Situated off the B2099 Pashley Road with acceptable visibility splays in both directions. • No objections from Highways.
Physical characteristics (Green)	<ul style="list-style-type: none"> • Site is mainly level • No PRoW • No utilities
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One.
Needs of rural village (Amber)	<ul style="list-style-type: none"> • Contained area with easy access to transport and the village facilities. • 10 houses recommended and, in accordance with national policy, new developments of 6-10 houses in an AONB should provide affordable housing or a contribution in the form of a cash payment. • If more houses were acceptable, it should provide 40% affordable housing - compliant with Rother District CS policy LHN2 (Affordable Housing). • Pedestrian access is available to reach the centre of the village and bus stop some 500 m away – pavements would need to be provided by the developer.
Heritage (Amber)	<ul style="list-style-type: none"> • Singehurst (now Heartwood) on adjacent site is a Grade II listed building (Ticehurst Parish HER report) • 4 and 5 Upper Platts (opposite site) are Grade II listed buildings (Ticehurst Parish HER report). • It is felt that a sympathetically designed low-level proposal, based on the style of an AONB historic farmstead, would not have an adverse impact on these listed cottages on the northern side of the Pashley Road.

Landscape (Amber)	<ul style="list-style-type: none"> • The area is within the AONB, with the southern boundary providing a screen, thus reducing any impact on distant views. • The village has developed in an historically linear fashion along the ridge and this would be an extension of that development. • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area (there may be great-crested newts in an adjacent pond, but this is unconfirmed). • (From SEA): There is an area of ancient and semi-natural wet woodland BAP Priority Habitat located adjacent to the southern site boundary, and a pond BAP Priority Habitat located approximately 30m to the west of the site. These habitats provide a role for ecological networks and should be retained through any new development proposals. However, given that they are both outside of the boundaries of this site, direct impacts from development are not anticipated. 	
Assessment (Green)	Site is suitable	Yes
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Green)	<ul style="list-style-type: none"> • Landowner (who is a village resident) is willing to take forward only 10 houses. • The site, if including the landowner's house, adjoins the current Ticehurst village development boundary, which can be extended to include the site. Houses exist on the western boundary and (across the road) to the north. • Site is in Flood Zone 1. • Ticehurst Square is within 770m walking distance (provided a new pavement is included as part of the site development). • The latest appeal referenced its historic farmstead setting. • Vehicular access is satisfactory. • Within AONB, but site is screened by trees on all boundaries, therefore limited impact. <p>Site will be allocated.</p>	

Site 06 – Tankfield Cottenden	
Address	Tankfield, Cottenden Road, Stonegate Grid ref: 567155/128520 TQ671285
Site Area	2.5 ha
Description	 <p>Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016.</p> 
Owner and contact	Maureen and Allan Tucker, Ticehurst Motors Ltd, High Street, Ticehurst TN5 7BD Linzi Khan, 2 Maple Close, Tunbridge Wells TN2 5LB Tel: 01892 526041 Mob: 07890638818 Email: linzi-khan@sky.com
Amount of development	Unknown but, on the size of site, could provide over 60 houses.
SHLAA status	Red

Planning policy	<p>No previous planning applications, other than retrospective permission to replace an agricultural barn in 2007 (same owners). Ticehurst NP planning policies:</p> <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation 	
Access (Amber)	<ul style="list-style-type: none"> • Adjacent to public road but would require new access onto Cottenden Road. Supply of utilities to the site is unknown. 	
Physical characteristics (Amber)	<ul style="list-style-type: none"> • Site gently slopes to the south. • No PRow. • No utilities. 	
Stream and Surface Water Flooding Issues (Amber)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One. • NE corner is groundwater source protection zone. 	
Needs of rural village (Red)	<ul style="list-style-type: none"> • There is no public transport other than by driving to Ticehurst or Wadhurst, both some 3km away. There are no public footways on Cottenden Road. • There is a railway station (Stonegate) about 2km away. • The site is a considerable distance from the development boundaries of either Stonegate or Ticehurst. The site is potentially too large to be absorbed by Stonegate. • There is a primary school at Stonegate, about 1.5km away but there is no public footpath to reach it. Nearest infrastructure (shops, GP surgery) is at Ticehurst, about 3km away. • There is a village hall at Stonegate. • The site would have space for on-site parking. 	
Heritage (Green)	<ul style="list-style-type: none"> • There are no archaeological sites listed in the Ticehurst Parish historic environment report. • There is one listed building (Cottenden Farmhouse) nearby but the development would have little impact on them. 	
Landscape (Red)	<ul style="list-style-type: none"> • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. • The site has High Weald AONB historic field boundaries within it as well as BAP Habitat ponds • There would be a major impact on the High Weald landscape setting. The site looks south over the Rother valley. It is on an historic routeway between Cottenden Farmhouse and Stonegate Farm. 	
Assessment (Red)	Site is suitable	No
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Red)	<ul style="list-style-type: none"> • The site is a considerable distance from the Stonegate development boundary. • It is in open countryside with no public transport, no footpath to Stonegate – all journeys would need to be by car. • Development there would have a major impact on the AONB. <p>Site will not be allocated</p>	

Site 07 – Vineyard Lane	
Address	Vineyard Lane, Ticehurst Grid ref 568164/130642 TQ681306
Site Area	0.8 ha
Description	 <p>Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016.</p> 
Owner and contact	Tom Maynard, Strawberry Bank, Cross Lane, Ticehurst TN5 7HQ Tel: 01580-200619 Mob: 07885-226452 Email: maynofruit@aol.com
Amount of development	Self-build affordable homes, including at least one for rental as a shared home for 6 or so people.
SHLAA status	Not in SHLAA

Planning policy	No previous planning applications for this site Ticehurst NP planning policies: <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation 	
Access (Amber)	<ul style="list-style-type: none"> • A new vehicular access would be required onto Vineyard Lane, which is a narrow road. 	
Physical characteristics (Green)	<ul style="list-style-type: none"> • Site slopes considerably towards rear but houses could be built on the more level part at the front. • No PRow. • No utilities. 	
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One. 	
Needs of rural village (Amber)	<ul style="list-style-type: none"> • There is public transport within 5 minutes' walk. Village shops are within 10 minutes' walk, although there is no footpath to the village along Vineyard Lane. • Primary school is within 15 minutes' walk, and GP surgery within 10 minutes' walk, largely along footpaths. • Playground and village hall are within 20 minutes' walk. • However, there is no footpath along Vineyard Lane. The pond (between the site and the end of Vineyard Lane) leaks and the road is often very wet, becoming icy in cold weather. • Site can provide on-site parking. 	
Heritage (Amber)	<ul style="list-style-type: none"> • There are no archaeological sites listed in the Ticehurst Parish historic environment report. • Ticehurst House Hospital (Grade 2 listed) is near, but would not be affected. • Site is adjacent to the old outbuildings of Ticehurst House Hospital which are not listed. 	
Landscape (Amber)	<ul style="list-style-type: none"> • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. • Site is part of a fruit farm and is currently an apple orchard. • Site is not adjacent to Ticehurst development boundary. • It would have an impact on views from Vineyard Lane. 	
Assessment (Amber)	Site is suitable	Maybe
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Amber)	<ul style="list-style-type: none"> • The site is not adjacent to the village boundary and is in relatively open countryside. • At some future time, it could be brought forward as an exception site with 100% affordable housing, providing a footpath along Vineyard Lane was provided as part of the development. <p>Site will not be allocated.</p>	

Site 08 – Orchard Farm	
Address	Orchard Farm TN5 7BB Grid Ref: 569105/130068 TQ691300
Site Area	0.2 ha
Description	  <p>Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016. Site visited with owner in January 2017.</p>
Owner and contact	Karen & Trevor Gray, Orchard Farm, High Street, Ticehurst TN5 7BB Tel: 01580- Email: tandk.gray@gmail.com
SHLAA status	Green
Amount of development	Up to 6 dwellings

Planning policy	Ticehurst NP planning policies: <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocations • E6 – Improve essential infrastructure (?) 	
Access (Green)	<ul style="list-style-type: none"> • Accessible location off the B2087 in centre of the village – two potential access points with acceptable sight lines in both directions. • Impact to High Street minimal due to small size of the site. 	
Physical characteristics (Green)	<ul style="list-style-type: none"> • No PRow. • No utilities. • Gently sloping to south. • Well contained, well screened and well related to village core. • Would blend into the surrounding existing developments. 	
Stream and Surface Water Flooding Issues (Amber)	<ul style="list-style-type: none"> • Surface water flooding issues on western boundary and in north eastern corner but this can be resolved with a sustainable drainage solution (SuDS) to satisfy Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • Identified as a low flood risk Zone One. 	
Needs of rural village (Green)	<ul style="list-style-type: none"> • Provides housing numbers in central location sited close to key facilities and in an accessible. • Pedestrian pavements are present and the development would be within 320 m of the village centre. • Site is adjacent to Ticehurst village development boundary. 	
Heritage (Green)	<ul style="list-style-type: none"> • There are no heritage assets listed in the Ticehurst Parish HER report. 	
Landscape (Amber)	<ul style="list-style-type: none"> • Within the AONB but located adjacent to the village development boundary. • Screened by trees along the boundaries. • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. • There is a corridor of ancient and semi-natural deciduous woodland BAP Priority Habitat located adjacent to the south western boundary of the site, with the western and southern site boundaries comprising of trees which connect to the deciduous woodland corridor. • There is also a pond BAP Priority Habitat located approximately 20m to the east of the site, and a small stream that flows adjacent to the western site boundary and through the deciduous woodland corridor. These habitats provide a role for ecological networks and should be retained where possible through new development proposals. 	
Assessment (Green)	Site is suitable	Yes
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Green)	<ul style="list-style-type: none"> • Landowner (who is a village resident) is willing to develop site for lower-cost homes. • The site adjoins the current development boundary, which can be extended to include the site. Houses exist on all but the southern boundary. • Site is in Flood Zone 1. It may require a SuDS. • Ticehurst Square is within 320m walking distance along pavements. • Two potential vehicle access points. • Within AONB but with little impact on setting or views. • Site may ultimately provide less than 6 dwellings. <p>Site will be allocated.</p>	

Site 09 – The Walled Garden

Address The Walled Garden, Burnt Lodge Lane, Ticehurst Grid Ref: 567381/130539 TQ673305

Site Area 3 ha

Description



Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan "call for sites" in December 2016.



Owner and contact	Penelope Brown, Rosemary Cottage, Three Leg Cross, TN5 76HH Tel: 01580-200319 Email: penian@globalnet.co.uk	
Amount of development	Unknown, but the size of site could provide up to 90 houses.	
SHLAA status	Not in SHLAA	
Planning policy	No previous planning applications for houses, but approved for 3 shepherd huts to provide seasonal tourist accommodation. Ticehurst NP planning policies: <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • H1 – Spatial Plan • H2 – Housing site allocation 	
Access (Amber)	<ul style="list-style-type: none"> • Very narrow access track. • Not adjacent but within 100m of a public road. • Would require additional infrastructure. 	
Physical characteristics (Green)	<ul style="list-style-type: none"> • Site is mainly level but falls away to the east . • No PRoW • No utilities 	
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One. 	
Needs of rural village (Red)	<ul style="list-style-type: none"> • Public transport within 10 minutes' walk. Village shops within 1.5km, 15 minutes' walk, although no footpath to village for half this distance. • Development of more than 25 houses would not be easily absorbed by village and site is isolated. • Site is well beyond village development boundary. • Primary school and GP surgery would require 10-minute car journey. • Playground and village hall within 25 minutes' walk, likely to use car. • Site can provide on-site parking. 	
Heritage (Green)	<ul style="list-style-type: none"> • There are no archaeological sites listed in the Ticehurst Parish historic environment report. • There are no listed buildings near the site 	
Landscape (Amber)	<ul style="list-style-type: none"> • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. • The site is in open countryside within the High Weald AONB and would have an adverse impact. 	
Assessment (Green)	Site is suitable	No
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Red)	<ul style="list-style-type: none"> • The site is a considerable distance outside the village development boundary, therefore in open countryside in the High Weald AONB. • The very narrow access track would also need to be replaced with a road. • Journeys to the village for school, doctor, shops would very probably be by car. <p>Site will not be allocated.</p>	

Site 10 – (The Drill Hall, Ticehurst) is omitted as it is too small (0.04ha, maximum of two houses) and would be considered by Rother DC as a windfall site (not included in the planning figures by village).

Site 11 – Dale Hill Farm

Address Dale Hill Farmhouse, Ticehurst Grid Ref: 569808/130377 TQ698303

Site Area 1.1 ha (or 1.9?)

Description



Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016.



Owners and Contact Mr and Mrs Chatterton, Dale Hill Farm House, Ticehurst TN5 7DQ
 Helen Whitehead, Price Whitehead, Forstal Farm, Appledore Road, Tenterden TN30 7DF Tel: 01580-765111 Email: helen@pricewhitehead.co.uk

Amount of development	Unknown, but the size of site could provide up to 30 houses.	
SHLAA status	Not in SHLAA	
Planning policy	No previous planning applications <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • R3 – Maintain Green Gaps between Settlements • H1 – Spatial Plan • H2 – Housing site allocations 	
Access (Amber)	<ul style="list-style-type: none"> • Vehicular access onto the Dale Hill one-way system would be difficult and potentially dangerous due to the bend. 	
Physical characteristics (Amber)	<ul style="list-style-type: none"> • Site slopes to the south. • No PRow. • No utilities. 	
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues, so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One. 	
Needs of rural village (Amber)	<ul style="list-style-type: none"> • Public transport passes the site but bus will stop further on (within 5 minutes' walk). • There is currently no footpath past the site, but one starts about 50m away and continues into the village centre. • Site is near to village development boundary (not adjacent although it abuts boundary at southwest corner of site). • Development of more than 25 houses would not be easily absorbed by village. • Primary school and GP surgery are 10-minute walk. Village shops within 1.2km, 20 minutes' walk. • Playground and village hall within 10 minutes' walk. • Site can provide on-site parking. 	
Heritage (Red)	<ul style="list-style-type: none"> • There are archaeological notification areas listed in the Ticehurst Parish historic environment report on the adjacent site (Dale Hill Farmhouse). • Dale Hill Farmhouse (next to site) is a Grade 2 listed building – a development would have a major impact on this early farmhouse. 	
Landscape (Red)	<ul style="list-style-type: none"> • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. • The site is in open countryside within the High Weald AONB with major impact on public views from the adjacent golf course and the public footpath along the site boundary. • Site contravenes Ticehurst Neighbourhood Plan Policy R3, to maintain green gaps between settlements, in particular between Flimwell and Ticehurst. 	
Assessment (Red)	Site is suitable	No
	Site is available	Yes
	Site is achievable	Yes
Conclusions (Red)	<ul style="list-style-type: none"> • The site is outside the Ticehurst village development boundary and therefore in open countryside in the High Weald AONB. • It contravenes the Ticehurst NP policy of maintaining a green gap between Flimwell and Ticehurst. • Access onto the Dale Hill one-way system is on a sharp bend and would be potentially dangerous. • Site will not be allocated. 	

Site 12 – Berners Hill/Rosemary Lane	
Address	Rosemary Lane Grid Ref: 570368/131123 TQ703311
Site Area	0.9 ha
Description	  <p>Greenfield site on edge of village. Submitted by landowner as part of the neighbourhood plan “call for sites” in December 2016. All papers missing.</p>
Owners and Contact	c/o WS Planning & Architecture, Europe House, Bancroft Road, Reigate RH2 7RP Tel: 01737-225711 Email: admin@wspa.co.uk We understand that there are 19 owners of this site.
Amount of development	Previous planning application was for 20 houses.
SHLAA status	Not in SHLAA
Planning policy	Previous planning application for 20 houses (8 affordable) RR/2015/704/P Refused; Appealed: Appeal 2357 Dismissed

	Ticehurst NP planning policies: <ul style="list-style-type: none"> • R1 – Conserve Area of Outstanding Natural Beauty • R3 – Maintain Green Gaps between Settlements • H1 – Spatial Plan • H2 – Housing site allocation 	
Access (Amber)	<ul style="list-style-type: none"> • Adjacent to B2087 between Flimwell and Ticehurst. Would need new vehicular access to the site. • There is no footpath from site to either Ticehurst or Flimwell. 	
Physical characteristics (Green)	<ul style="list-style-type: none"> • Site slopes from NE to SW. • No PRoW. • No utilities. 	
Stream and Surface Water Flooding Issues (Green)	<ul style="list-style-type: none"> • No issues so compliant with Rother District CS policies EN6 (Flood Risk Management) and EN7 (Flood Risk and Development). • In low flood risk Zone One. 	
Needs of rural village (Amber)	<ul style="list-style-type: none"> • Site has public transport passing on B2087. • There is no footpath on the main road passing the site and linking Ticehurst and Flimwell and it would be difficult to provide one. • The site is outside the Flimwell development boundary – although the boundary is on the other side of the road. • Primary school is 15 minutes' walk and GP surgery is 20 minutes' walk, but there is no footpath for most of the way along a busy B-road. Village shops within 2km, 20 minutes' walk. • Playground and village hall within 15 minutes' walk. • Site can provide on-site parking. 	
Heritage (Green)	<ul style="list-style-type: none"> • There are no archaeological sites listed in the Ticehurst Parish historic environment report. • There are no listed buildings near the site. 	
Landscape (Red)	<ul style="list-style-type: none"> • The Sussex Biodiversity report for Ticehurst Parish has no references on protected and designated species in this area. • The site is in open countryside within the High Weald AONB with views towards Bewl reservoir. • It is part of an aggregate assart dating from the middle ages when the forest was cleared in the Weald. An historic routeway runs along the western boundary. • Planning application and appeal (2015/6) were refused primarily because of impact on AONB. 	
Assessment (Red)	Site is suitable	No
	Site is available	Yes
	Site is achievable	Perhaps (multiple ownership could be a problem)
Conclusions (Red)	<ul style="list-style-type: none"> • The site is outside the Ticehurst village development boundary and therefore in open countryside in the High Weald AONB. • It contravenes the Ticehurst NP policy of maintaining a green gap between Flimwell and Ticehurst. • It has been split up and sold to multiple owners. Rother DC have issued an Article 4 direction notice to stop it being broken up further. <p>Site will not be allocated.</p>	