

Ticehurst Neighbourhood Plan:

Title: **Report on 'Call for Sites'**

Date: Revision 31 August 2018

Summary:

This Report discharges the responsibility of Ticehurst Parish Council within its emerging Neighbourhood Development Plan to allocate sites within the Parish where sustainable development could take place and be delivered over the timeframe of the Plan, that is, up to 2028.

To date plans have been approved at least in outline for 125 residential properties on five large (i.e. six or more homes) sites. This report identifies three further large sites which might become suitable for residential development of up to 49 homes if a proposer can overcome major problems of access and control of vehicle movements in the vicinity.

These prospective sites are:

- in Flimwell: Sites01 (part) to the north of Wardsdown House (9 properties)
- in Ticehurst: Sites08 within Orchard Farm from Lower St Mary's (6 properties)
- in Ticehurst: Sites05 Singehurst (10 properties)

In total this could increase the housing stock by 150 against a Core Strategy target¹ of 134.

A Background:

Following discussion with planning authority officers and within the Ticehurst Neighbourhood Development Plan (TNP) Steering Group, Ticehurst Parish Council (TPC) undertook a 'Call for Sites' to identify areas of the Parish where development might be appropriate and deliverable. This report summarises the procedures involved and the evaluation which took place. At the centre of the evaluation and underpinning all decisions is the position of Ticehurst Parish within the High Weald Area of Outstanding Natural Beauty (AONB). The Parish supports the AONB purpose of 'conserving and enhancing natural beauty' and interprets 'natural beauty' in the widest sense described in the High Weald AONB Management Plan (2013 - 2019). The Parish considers all proposals for development in this context.

¹ Rother District Council's Core Strategy 2014 and related publications

B Housing Allocations:

The local planning authority is obliged to nominate and deliver 5700² new homes over the planning period 2011 to 2018. Housing allocations, excluding 'windfall' developments, for Ticehurst Parish from Rother under 'DaSA' proposals³ and others are summarised as follows:

TABLE 1: Summary of Parish Housing Requirements

Village	Large site requirement	Large site completions	Large site permissions	Residual requirement
Flimwell	43	0	34 from Corner Farm site = 25 ⁴ Broom Hill/Old Wardsdown = 9 ⁵	9
Stonegate	0	0	0	0
Ticehurst	91	Old Coachworks = 21 ⁶	70 from Banky Field = 40 ⁷ Hillbury Meadows = 30 ⁸	0

While recognising that this allocation is a minimum figure, the Parish notes that about 200 new homes on large sites have been established over the last 20 years, including 21 from this planning period. This allocation of 134 homes therefore involves 109 further homes over the remaining 12 years of this planning period and should be regarded as the maximum which is sustainable given the AONB purpose.

C Employment allocations

No sites were proposed for the development of employment or business functions. While keen to see such initiatives, the Parish is unaware of any requirement from Rother to identify such sites. All of the sites considered for residential development were also assessed as prospective business locations. Commentary for each nominated site is given in TABLE 2 below.

² See Sustainability Appraisal of Development and Site Allocations Plan Local Plan (DaSA)- Options and Preferred Options: Dec 2016: para 2.7

³ See Development and Site Allocations Plan Local Plan (DaSA): Dec 2016 para 12.5

⁴ See [RR/2014/1144/P](#)

⁵ See [RR/2013/1930/P](#)

⁶ See [RR/2008/848/P](#) and others

⁷ See [RR/2014/1652/P](#)

⁸ See [RR/2015/2953/P](#)

D Procedure:

The 'Call for Sites' opened on Thursday 3rd November 2016 and closed on Saturday 24th December 2016 - a period somewhat in excess of seven weeks to ensure that the statutory requirement (six weeks) was clearly met. The formal notice is attached as Annex 1.

The 'Call' was promoted as follows:

- By notice on the Ticehurst Neighbourhood Plan website - see www.ticehurstnp.org
- By poster display during informal public consultations on 3rd, 4th and 5th November 2016 and 1st, 2nd and 3rd December 2016.
- Within the November 2016 edition of 'News and Views'.
- By direct contact with those previously expressing interest.

Criteria for assessment are explained below and detailed in Annex 2.

Preliminary assessments by a sub-group of the TNP Steering Group were considered by the planning authority officers and our consultants, ratified by the SG and signed off by TPC at its meeting in March 2017.

E Submissions

The Call for Sites resulted in:

- Ten nominations by landowners and/or their agents, all of which were visited by the sub-group. All were nominated for residential development.
- Two further sites suggested at other times. One was a 'new' site which was visited; the second had been visited earlier as part of a planning appeal process.
- All other sites in the SHLAA 2013 were examined, but visited only when a change in the evaluation was indicated.

F Assessment

Criteria for site assessment were informed by the SHLAA 2013 process and based on qualitative feedback from parishioners who participated in informal consultation exercises through 2016. The criteria are listed in Annex 2. Most apply across the Parish and are seen as contextual, with comment reserved for exceptional issues. The following criteria were considered 'critical' to the sustainable development of Ticehurst Parish within the High Weald AONB:

- Proximity of designated ancient woodland
- Fit with characteristic historical settlement pattern
- Maintenance of identity of communities and gaps between settlements
- Impact on both longer distance views of the landscape and on the AONB generally

Criteria were judged:

- 'Compliant' indicating compliance or conformity, thus satisfying the parameter.
- 'Remediable' suggesting that although the criterion was not satisfied, it could be satisfied given appropriate planning conditions or constraints.
- 'Non-compliant'.

Informed by this analysis, each site was judged:

- 'G' = Green. In principle, suitable for development.
- 'A' = Amber. Could be suitable under certain circumstances and/or conditions.
- 'R' = Red. Not suitable for development. Where appropriate, alternative uses for the site were suggested. Non-compliance with any of the critical criteria resulted in a "Red" assessment.

This judgement took place in three stages:

- Preliminary assessment was made for each site by members of the CfS group.
- These were circulated to all members of the Steering Group which moderated and approved the considered outcome.
- The considered outcomes were presented to the Parish Council which agreed them on Tuesday 7th March 2017 then as a working document, further modified at the Parish Council meeting of 4th April 2017 on recommendation by SG.

G General

The strongly expressed view of parishioners in consultation events through 2016 was that residential development could be supported when in small (six to ten dwellings⁹) estates providing modest accommodation for local families of 'average' means.

There was widespread concern that each village should remain 'a village' and fear that over-development would not be sustainable.

H Declarations of Interest

All members of the Steering Group are members of the community and all have many contacts with prospective landowners and site developers. No member of the Steering Group of the Parish Council had any direct interest in any of the sites nominated by this process.

I Site Assessments

Full assessment information is summarised in the tables below.

Disclaimer: Information is that provided by the proposer supplemented by observations and investigations of the CfS group. That information must be fully ratified if planning permission is sought.

J Results

Ten sites were nominated for consideration. Two further sites which had been nominated elsewhere were also included. A summary of the evaluation is given in Table 1. Locations of these sites are indicated on the maps in Annex 3.

Of these 12 sites, 2 were considered 'Amber' - i.e. could be suitable for residential development under certain conditions. One site was discounted as a small windfall site already under planning application. Eight sites were rated 'Red' - unsuitable for development as residential housing. One site was assessed 'Green' - suitable for development.

Thirty sites recorded in the SHLAA 2013 were re-examined. Five of these sites were also submitted under the 'Call'. A further six¹⁰ sites have already been awarded (outline) planning permission. Of the remainder, one site retained its 'Green' assessment and 19 others were unchanged from their 'Red' evaluation.

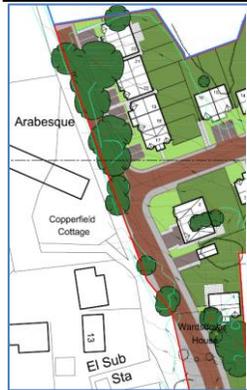
Overall the only 'Green' site identified was to the west of Old Wardsdown in Flimwell (FL2) which has outline planning permission for 9 properties, see above. The two 'Amber' sites were FL5/Sites01 in Flimwell behind Wardsdown House, and Sites05 (TC19a) Singehurst in Ticehurst. In each of these sites a major concern is traffic and vehicular access; the Parish does not have confidence that highways management practices by ESCC will achieve the moderation of irresponsible driving behaviours which our community repeatedly demanded during informal consultation events. It will support proposals for development of Amber sites which deal with this and other concerns.

⁹ Eden Court (RR/2002/2349/P) was seen by participants in Visioning Events in January 2016 as a good example of a small development.

¹⁰ One of these six, the Flimwell Bird Park site, is proposed as a mixed use rather than residential development; the remainder are summarised in TABLE 1.

TABLE 2: Summary Assessments of ‘Call for Sites’ Responses (this Table does not represent a comprehensive record)

Reference - Rother - TNP	Location - Description - Map ref.	SHLAA Grade R/A/G	Site Area Hect- ares	Proximity of ancient woodland	Fit with historical settlement pattern	Identity of communities & Gaps between settlements	Impact on AONB	Other Comments	CfS Assessment
FL5 Sites01	Wardsdown House 571030 / 131309	Amber	2.3	Wardsdown Wood adjacent to N+E and largely overlooked by site. Calls for very careful management.	Development to W of site could fit. To E any building would be away from the Flimwell ridge pattern into the ghyll.	Site lies within Flimwell close to the B2087 and adjacent to the development boundary.	Significant loss of views towards Wardsdown Wood to the north and of habitat if developed in full.	Satisfactory detail provided. Walking distance to Ticehurst Square 2.7 km, without pavement. Vehicular access is restricted with a ‘tight’ junction onto the B2087. Effective moderation of vehicle speeds on the B2087 is essential if this access is to be made manageable. Site is alongside the Sussex Border Path. Situation and access make the site unsuitable for business use.	Western section of site could be suitable for 9 homes. Eastern section should be managed for agricultural use or wild flora and fauna habitats.
				Remediable	Remediable	Compliant	Remediable, by restricting the size of the development to the western perimeter - see Figure below.		Amber – Requires max. 9 properties along W perimeter – Requires safe access onto the B2087.



Sites01 Wardsdown House
Position of nine plausible dwellings:
 Nos 2 2A 17 18 19 20 21 22 23 with
 No.2 being 2 semi-detached homes.

FL9 (part) Sites02	West of A21 571494 / 131410	Red	9.3	Wardsdown Wood in close proximity. Birch Wood adjacent to NW boundary.	Away from Flimwell ridge and promotes unacceptable ribbon development.	Would not add to community cohesiveness.	Major adverse effect on scenic views from Rosemary Lane and from footpaths. Loss of significant pasture/meadow.	Very preliminary ideas provided, with many gaps. [e.g Site extends beyond Parish and County boundary] Walking distance to Ticehurst Square 3.5 km. Vehicular access is not specified and not evident. A junction with the A21 must be avoided. This Parish could support further commercial activity adjacent to coach business to the north of the Kent border on condition that laybys on the A21 are reserved for private vehicles to encourage tourism.	The site forms an important part of the rural setting of the village when approaching from the north before the more urban confines of the village are encountered. Site should be managed for agricultural use or wild flora and fauna habitats.
				Remediable	Non-compliant	Non-compliant	Non-compliant	Red	
none Sites03	Homan Wood by Villa Flair TQ7031	n/a	0.6	Little of Homan Wood remains on this plot. Some standard trees on the boundary. Gills Wood to SW not really affected.	Close to Union Street ridge and historic routeway.	Within Flimwell and adjacent to development boundary. Any further extension would compromise the Flimwell - Broom Hill gap. Represents back-fill.	Significant views over golf course to S. Land slopes gently so manageable.	Basic information only. Covenants may prevent delivery. Walking distance to Ticehurst Square 2.5 km. Vehicular access is very limited by narrow tracks and a difficult but manageable junction with the B2087. Access impossible for commercial vehicles which with geographical situation prohibits use as a business site.	Site could be an exception site for up to 6 low cost or affordable homes. In preference, site should be managed to promote wild flora and fauna habitats.
				Non-compliant	Non-compliant	Non-compliant	Non-compliant	Red – Requires safe access on to the B2087	

none Sites04	Cherry Tree Nursery TN5 7QL E 57:1900 N 13:1200	n/a	0.9	Adams Wood to N and Ringden Wood S of the A268.	Not linked to historic settlements. Close to Hawkhurst Road historic routeway.	Would not contribute to community identity. Would close the gap between Flimwell and Sunnybank/St Augustines.	Within impact risk zone for Combwell Wood SSSI. Species rich hedgerow to S. Proximity to historic wells reported.	Satisfactory information including a habitat survey. Walking distance to Ticehurst Square 3.5 km. Vehicular access onto the busy A268 would be hazardous. Long-standing use for a series of business operations is noted and welcomed.	Small scale land-based commercial activity should continue.
				Compliant	Remediable	Non-compliant	Non-compliant		Red
TC19a Sites05	Singehurst TN5 7HA TQ696299	was Green now Red	1.0	Ancient woodland to S perimeter of site. Would require very careful management.	The Singehurst Farmstead of barn, farmhouse and cottages with pond form an impressive settlement which needs to be conserved and enhanced.	Historically, Singehurst, Dale Hill and Gibbs Reed were separate farmsteads.	The Singehurst Farmstead complex gives a strong cultural 'welcome' to arrivals from the E.	Satisfactory information, supported by data from the proposer's Agent and the planning application lost on appeal. New design proposed, taking more account of the farmstead nature. The cultural and historic significance of this site was described by Dr Bannister ¹¹ . Walking distance to Ticehurst Square 770m. Vehicular access is satisfactory.	Superficially an attractive site for development but potential harm to the cultural and historic character. A well-designed small development within the policy criteria would be considered.
				Remediable	Remediable	Non-compliant	Compliant		Amber

¹¹ An Assessment of the Historic Landscape Character for Singehurst Farm in the Parish of Ticehurst. N R Bannister 19th August 2016

ST3 Sites06	Tank Field Cottenden Road TQ6728SW	Red	2.5	None in vicinity. Nature conservation activities around the pond to the S of site are welcome.	On Historic routeway between Cottenden Farm / New House Farm and Stonegate Farm.	Closes gap between Stonegate and Cottenden.	Major detrimental impact on idyllic views over the Rother valley to the S. Site shows indications of WWII historical interest. Significant wildlife area.	Satisfactory outline, supported by correspondence. Walking distance to Ticehurst Square 3.4 km. Vehicular access onto Cottenden Road is awkward but manageable. Walking along Cottenden Road is hazardous.	Site should be managed for agricultural use or wild flora and fauna habitats.
				Compliant	Remediable	Non-compliant	Non-compliant		
none Sites07	Vineyard Lane TN5 7HQ 568200 130600	n/a	0.8	Overlooks Broomden Wood to NW and NE. Development to road-side boundary (S) may be acceptable.	Satisfactory - between Broomden and Baber Farmsteads. On Vineyard Lane historic routeway.	Closes gap between Broomden and Ticehurst.	Significant impact on view from road, but adjacent to established buildings.	Satisfactory outline with lower cost commitment. Walking distance to Ticehurst Square 900m along road. Vehicular access is poor onto a very minor lane.	
				Compliant	Remediable	Non-compliant	Non-compliant		
TC10a Sites08	Orchard Farm TN5 7BB N51.045094 E0.41092649	Green	0.2	Wood to S along ghyll not unduly affected.	Within community and beside development boundary.	Within Ticehurst and could avoid further ribbon development.	Significant views to S are not really available to the public.	Satisfactory outline committed to lower cost homes. Walking distance to Ticehurst Square 320m along pavement. There are two possible accesses: one from Lower St Marys and the other from the B-road incorporating an adjoining property.	Site could handle six lower cost homes if access is negotiated fairly.
				Compliant	Compliant	Compliant	Remediable		

None Sites09	The Walled Garden Burnt Lodge Lane TN5 7LA TQ6730	none	3.0	Broomden Wood nearby and deciduous woodland covers part of site.	Tolhurst Farm nearby. Remote from established communities.	Rural location. No community identity.	Major impact on views, on historical role of the Newingtons and the Spindlewood estate, and on loss of habitat.	Submission weak in detail. Walking distance to Ticehurst Square 1.55 km Rural situation and very narrow access track also make this site unsuitable for business use.	Site should be managed to promote wild flora and fauna habitats
				Compliant	Non-compliant	Non-compliant	Non-compliant		Red
None Sites10	The Drill Hall (Donside Plastics Welding) Pashley Road	none	0.04 370 m ²	None pertinent	Brownfield site between Singehurst and Ticehurst settlements.	Brownfield site within Ticehurst development boundary.	Suitable replacement of derelict structure of no historical or architectural merit would be beneficial.	Satisfactory information. Walking distance to Ticehurst Square 520 m While this is a 'brownfield' commercial site, its position indicates residential development.	A windfall site under application for redevelopment.
				Compliant	Remediable	Compliant	Compliant		n/a
None Sites11	Dale Hill Farm	none	1.9	Devilsden Wood to SE	Outside Dale Hill settlement area.	Reduces community identify by closing the gap between Dale Hill and Ticehurst settlements particularly if adjacent site developed later.	Major adverse impact on public views, from golf course and from the public footpath along the site.	Walking distance to Ticehurst Square 1.2 km Vehicular access onto the Dale Hill one-way system will be very troublesome and probably dangerous given the speeds that many motorists use.	Site should be managed to promote wild flora and fauna habitats and to encourage public enjoyment of the AONB.
				Remediable	Non-compliant	Non-compliant	Non-compliant		Red

None Sites12	Berners Hill /Rosemary Lane	None	0.9	Ketley Wood to N	Outside Berners Hill settlement area. Ketley and Quedley Farmsteads nearby.	The site provides a welcome relief to the ribbon development between Flimwell and Ticehurst which is in danger of compromising the gap between the two settlements.	The site has a clear relationship with the open countryside to the north and forms part of a series of historic field boundaries in this part of the AONB that serve to define the medieval pattern of small irregular fields that are interspersed with woodland, which is typical of the High Weald.	Procedurally flawed. Proposed to Rother as part of public consultation over DaSA 2017. Comments of Inspector ¹² are pertinent. Pedestrian and cycle access is a problem. The route where a continuous footpath to the E would need to be provided is highly unlikely to be feasible, as would the same to the W into Ticehurst (2km). Equally unsuitable for business use.	The site forms an important part of the rural setting of the village when approaching from the west before the more urban confines of the village are encountered. It should be managed as a wildlife habitat.
					Remediable	Non-compliant	Non-compliant		

¹² The Planning Inspectorate. Appeal Ref: APP/U1430/W/15/3140423 Land between Rosemary Lane & Broom Hill, Flimwell, Ticehurst dated 16 August 2016
NB The site is off Berners Hill not Broom Hill.

TABLE 2: Summary of Re-assessments of 'SHLAA 2013' Sites (NB Sites in *italic* are either on the CFS list or have planning approval in place)

Reference	Location-Description	SHLAA Grade R/A/G	Safe vehicle access	Gaps between settlements	<u>Impact on AONB</u>	Comments	CfS Re-assessment
<i>FL1</i>	<i>Corner Farm (SW of X roads)</i>	<i>Green</i>	<i>Satisfactory</i>	<i>within Flimwell</i>			<i>Outline PP in place</i>
FL2	W of Old Wardsdown	Green	Satisfactory	within Flimwell Remedial	Limited Compliant	SHLAA 2013 comments pertain.	Green
FL3	The Country Furniture Barns Site, SE of X roads	Red	Poor	closes Flimwell to East End gap Non-compliant	Limited Compliant	Continued business or community use preferred.	Red
<i>FL4r</i>	<i>Corner Farm SW of Crossroads</i>	<i>Red</i>	<i>Poor</i>	<i>within Flimwell</i>	<i>Limited</i>	<i>Allocation for Village Hall and Amenity Open Space</i>	<i>Outline PP in place</i>
<i>FL5 [Sites01]</i>	<i>Land r/o Fruitfields Wardsdown House</i>	<i>Amber</i>	<i>Fair</i>	<i>within Flimwell</i>	<i>Significant</i>		<i>see Sites01</i>
FL6	Junction of London Road and A268 NE of Crossroads	Red	Poor	closes Flimwell to East End gap Non-compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain. Note: A21 re-routing within the Plan period seems unlikely.	Red
FL7	Junction of London Road and A268 SE of Crossroads	Red	Poor	closes Flimwell to East End gap Non-compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain. Note: A21 re-routing within the Plan period seems unlikely.	Red
FL8	Land at Berners Hill North of Broom Hill	Red	Poor	closes Berners Hill - Broom Hill gap Non-compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
<i>FL9 [Sites02]</i>	<i>Land beside A21 to NW of crossroads & Blenheim Way.</i>	<i>Red</i>	<i>Not known</i>	<i>Flimwell</i>	<i>Intrusive</i>		<i>see Sites02</i>
FL10	Land East of Royal Oak. Adjacent to Mick Gould site	Red	Not known	closes Flimwell to East End gap Non-compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red

FL11	Land NW of Old Wardsdown North of FL2	Red	Not known	Outside Flimwell Non-compliant	Intrusive Non-compliant	Remote from Old Wardsdown to north. Access unclear. SHLAA 2013 comments pertain.	Red
FL15	<i>Flimwell Bird Park S of A268 opposite garage</i>	Red				<i>Brownfield - exception site</i>	Outline PP in place
ST1	Land W of Lynden Lane N of The Acorns	Red	Not known	Stonegate Compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
ST2	Land E of Lynden Lane NE of Limden Close	Red	Not known	Stonegate Compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
ST3 [Sites06]	<i>Tank Field, Cottenden Road,</i>	Red	<i>Tight junction</i>	<i>closes gap: Stonegate / Cottenden</i>	<i>Major</i>		see Sites06
TC10a & TC10r	<i>Land at Orchard Farm [Sites08]</i>	Green	<i>Tight junction</i>	<i>within Ticehurst</i>	<i>Significant</i>		see Sites08
TC11a with TC11r	<i>Banky Field W of school and Steellands Rise</i>	Green					Outline PP in place
TC17a with TC17r	<i>Hillbury Meadows Adjacent to sub-station</i>	Green					Outline PP in place
TC19a & TC19r	<i>Singehurst - see Sites05 S of B2099</i>	G/R	<i>Satisfactory</i>	<i>closes gap between Ticehurst and Gibbs Reed</i>	<i>Major</i>	<i>Dr Bannister's paper and Conservation Officer comments re: Barn-Singehurst-Cottages farmstead feature are strongly relevant.</i>	see Sites05
TC1	Land S of Upper Platts (NB not Lower Platts as in SHLAA2013)	Red	Fair	closes Ticehurst to Gibbs Reed gap Non-compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
TC3	Land N of Coronation Cottages E end of Tinkers Lane	Red	Fair	closes Dale Hill - Berners Hill gap Non-compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
TC6	Land adjacent to Ferndale Old MMB site	Red	Satisfactory	Wallcrouch Remedial	Significant Remedial	SHLAA 2013 comments pertain. Brownfield site. Light commercial use to continue.	Red
TC7	Land W of Church Street S of Sunnyside	Red	Poor	Ticehurst Compliant	Significant Remedial	SHLAA 2013 comments pertain.	Red

TC8	Land N of 40 & 41 High Street Hebditch's site	Red	Poor	Ticehurst Compliant	Significant Remedial if development close to S perimeter.	SHLAA 2013 comments pertain. Revised development proposal in process following earlier refusal and dismissed appeal. Risk of overdevelopment and major traffic concerns could be mitigated with a radical proposal for traffic management.	Could accommodate 22 homes, given traffic solution. Amber
TC13	Land S of St Mary's Close	Red	Satisfactory	Ticehurst Compliant	Significant Non-compliant	SHLAA 2013 comments pertain.	Red
TC14	Cherry Tree field N of Steellands Rise	Red	Satisfactory	closes Ticehurst - Dale Hill gap Non-compliant	Significant Remedial	SHLAA 2013 comments pertain.	Red
TC15	Land rear of Owl Cottage Lower Platts	Red	Poor	Ticehurst Compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
TC16	Land E of Ticehurst Extensive area S of B2099	Red	Not known	Closes Ticehurst - Gibbs Reed gap Non-compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
TC18	Land off Farthing Hill. Small area beside Pickforde	Red	Satisfactory	Ticehurst Compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain.	Red
TC20	Land at Lower Platts Village Pond area	Red	None	Ticehurst Compliant	Intrusive Non-compliant	SHLAA 2013 comments pertain. SHLAA map indicates Ticehurst Village Pond area under TPC control	Red

Annex 1 Call for Sites Notice



**TICEHURST NEIGHBOURHOOD PLAN
– CALL FOR SITES**

As part of the emerging Neighbourhood Plan, it is important for us to consider land for development and protection in and around the villages of the Civic Parish of Ticehurst to address local needs. This therefore is a call to all landowners or others for any sites which you wish to propose for development.

We are primarily looking for sites for a mix of affordable social housing and open market residential use. However, if you have aspirations for alternative uses, then we would also like to hear from you. In particular, we would

welcome details of land that you may wish to see taken forward to provide wider community benefit – for example, this could be for children’s play areas, an allotment, business and employment, or an area to be planted for example as community woodland.

From previous consultation exercises, the types of development that the community is likely to find acceptable include:

- Small-scale development that is typical of historical increases to the villages – preferably between 6 and 12 houses in any one location.
- Those within walking distance of current amenities and services.
- Those which provide lower cost homes for families of modest income.

The Ticehurst Neighbourhood Plan is likely to include the following site selection criteria:

- Sites should be within a development boundary or adjoin an existing Parish settlement.
- Sites should be able to provide safe pedestrian routes to services, schools and public transport, and provide safe vehicle access to an adopted public highway.
- Sites should not compromise areas of ancient woodland, historic farmsteads or "... the characteristic historical settlement pattern ... and ancient route-ways" of the High Weald AONB (see the [High Weald Management Plan 2014](#)).
- Sites should protect the distinct villages and hamlets of the Parish as separate entities, and retain the longer distance views of the landscape.

Since 1995, Ticehurst Parish has built about 200 dwellings, of which almost 40% are 'affordable'. Planning permissions already granted (though not yet built) total 95, which leaves only 15-20 dwellings required by 2028.

If you have potential sites that could meet the above, then please provide us with the following details.

1. Your name, organisation, postal address, contact details including email address.
2. The postal address and Ordnance Survey map reference of the land.
3. Your interest in the land, and name of and relationship to the owner if not you.
4. A clear statement of which types of development you would consider for the land.
5. The area of the land in hectares.
6. A site plan based on OS mapping which clearly shows the extent of the land that is to be considered.
7. An understanding of how the site would be accessed by vehicle, and opportunities for linking it with existing drainage, footpath, pavement and cycle routes.
8. Confirmation that the proposed area lies within Ticehurst Parish boundary.
9. Confirmation that the proposed area does not include or impinge upon any Special Protection Area, Special Area of Conservation, Wetland of International Importance, Site of Special Scientific Interest, Ancient Woodland or Conservation Area.
10. Details of any and all of the following which are included, or in proximity to, any Archeologically Sensitive Area, Trees covered by Preservation Order, Listed Building, Scheduled Ancient Monument, or any protected species.
11. Any known restrictive covenant that might prohibit development.
12. A signed declaration confirming the accuracy of the information you have provided and that you agree to it being placed in the public domain.

It is important that you submit your site(s) as part of the Neighbourhood Plan process because an allocation in the finalised Plan will establish the principle of development of the land in question for that particular use (subject to normal planning requirements). Without an allocation in the approved Plan it is unlikely that an application for planning approval will be supported.

Please send your submission in writing no later than **Saturday 24th December 2016** to:

The Parish Clerk, Ticehurst Parish Council, The Annex, Lower High Street, Ticehurst TN5 7BB

From the Ticehurst Neighbourhood Plan Steering Group (Dated 3rd November 2016).

Please visit ticehurstnp.org or contact participate@ticehurstnp.org for further details or to make comments.

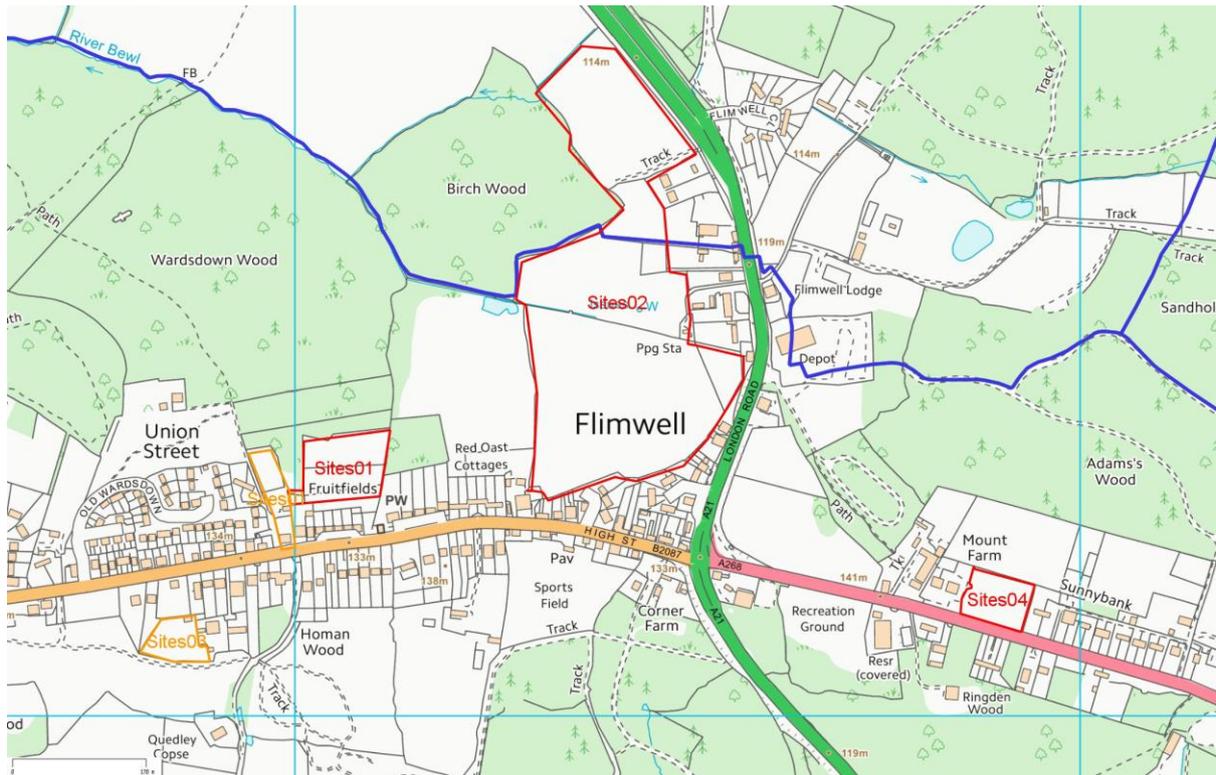
Annex 2: Assessment Criteria

No.	Consideration	Comment	Relevance
1	Proximity to named community (e.g within development boundary; adjacent; remote)	To promote community identity.	To reflect Core Strategy policies. Criterion
2	Walking distance to current amenities	To minimise vehicle use.	To recognise that requiring car use does not promote sustainability. Criterion
3	Nature of walking route	To promote well-being safely.	Context
4	Provision of low cost homes	To reflect community and High Weald AONB priorities	Context, as Cfs has not asked for detailed plans.
5	Provision of safe vehicle access to public road.	To reflect community priorities.	Context, as ES Highways determine.
6	Proximity of designated ancient woodland (critical)	To conserve the natural beauty of the High Weald.	To support AONB policy Critical
7	Proximity of historic farmsteads	To conserve cultural heritage.	Context
8	Fit with characteristic historical settlement pattern (critical)	To conserve heritage and enhance community identity.	To support AONB policy Critical
9	Fit with ancient route-ways	To conserve cultural heritage.	Context
10	Maintenance of identity of communities and gaps between settlements (critical)	To enhance community identity.	To continue long-standing Parish and District policy and reflect the strong wish of residents. Critical
11	Impact on both longer distance views of the landscape and on the AONB generally (critical)	To conserve and enhance natural beauty.	To support AONB policy and reflect the strongly held wish of residents. Critical
12	Proximity of drainage	Little information provided.	Context, as Southern Water determines.
13	Special Protection Area SPA; Special Area of Conservation SAC; Wetland of International Importance WII; Site of Special Scientific Interest SSSI.	None notified to the Cfs.	Context
14	Conservation Area	Ticehurst centre only	Context; no relevant submissions.
15	Archeologically Sensitive Area ASA; Trees covered by Preservation Order TPO; Listed Building LB, Scheduled Ancient Monument SAM; protected species.	Minimal relevant information provided.	Context; Comments as appropriate.
16	Covenant?	To show 'deliverable'. Little information provided.	Context; Comments as appropriate.
17	Signed declaration?	To demonstrate commitment.	Context
	<i>Criteria 18 to 28 are taken from the TNP Policy blog and arise from SG members consideration of informal public consultation events in 2016:</i>		
18	Sites submitted for less costly housing (e.g. starter homes, self-build activity, housing association funded or compliant) will be favoured.	To reflect community wishes.	Context, as aspirational.

19	Sites which are supportive of the High Weald AONB management plan and preserve the historical, scenic, aesthetic and cultural traditions of the AONB will be favoured.	To recognise the overriding influence of the High Weald.	Context. See 6, 8, 10, 11 above.
20	Sites on which development would detract from the visual, environmental and recreational use of the High Weald AONB will not be considered sustainable and will not be supported.	To recognise the overriding influence of the High Weald.	Context. See 6, 8, 10, 11 above.
21	Any new site must be in or adjacent to the existing Parish envelopes or in the case of the various hamlets within not more than 75 Metres of the existing road system that already carries the majority of essential services.	To recognise Rother guidance.	Context; Comments as appropriate.
22	Site access (how far from a public road, entry onto road, new road required etc.)	To recognise Rother guidance.	Context; Comments as appropriate.
23	Site topography (how easy to build on - as we know, the Weald is a bit hilly)	To recognise Rother guidance.	Context; Comments as appropriate.
24	Flood risk or surface water problems	EA suggests little risk away from watercourses.	Context; Comments as appropriate.
25	Contiguous with village or hamlet	See 21	Context
26	Footpaths or cycle paths already there	See 3	Context
27	Within walking distance of local shops	See 2	Context
28	Sites of less than 10?, 20? houses	Community wish that developments be small.	Context; aspirational; comments as appropriate.
	Criteria 29 to 79 are SHLAA Environmental Factors 2013.		
29	o Flood Zones 2 and 3	See 24	Context
30	o Area of Outstanding Natural Beauty (AONB)	Pertains throughout	See 6, 8, 10, 11
31	o Special Protection Area (SPA)	See 13	Context
32	o Special Area of Conservation (SAC)	See 13	Context
33	o Ramsar ie Wetland of International Importance WII	See 13	Context
34	o Site of Special Scientific Interest (SSSI)	See 13	Context
35	o Scheduled Ancient Monument	See 15	Context
36	o Registered Battlefield	None notified	Context
37	o Strategic Gap	See 10	Critical
38	o Ancient Woodland	See 6	Critical
39	o Site of Nature Conservation Importance	None notified	Context
40	o National Nature Reserve	None notified	Context
41	o Listed Buildings	To conserve cultural heritage.	Context
42	o Conservation Area	See 14	Context
43	o Tree Preservation Orders (TPOs)	See 15	Context
44	o Archaeological Sensitive Area (ASA)	See 15	Context
45	o Groundwater Source Protection Zones	None notified to the Cfs.	Context
46	o Groundwater Source Points	None notified to the Cfs.	Context
47	o Rights of Way & Bridleways	See 9. To promote sustainable use of the AONB.	Context. Comments as appropriate.

	High Weald AONB features:		
48	§ Historic farmsteads	See 7	Context
49	§ Ghyll woodland	See 6. All wooded areas are valued.	Context. Comments as appropriate.
50	§ Heathland	None notified to the Cfs.	
51	§ Historic Field Boundaries	See 7, 8, 11. Recognises the overriding influence of the High Weald.	Context. Comments as appropriate.
52	§ Historic Routeways	See 9.	Context
53	§ Open Water	Proximity of Bewl Water is a major aesthetic, commercial and recreational benefit.	Context
54	§ Ponds	See 11.	Context. Comment as appropriate.
55	§ Sandstone Outcrops	None notified to the Cfs.	Context
56	§ Water courses	See 11.	
57	§ Wildflower meadows	To conserve the natural beauty of the High Weald.	Context
	UK Biodiversity Action Plan Habitats. Priority habitats of relevance to Rother include:		
58	o Ancient and/or species-rich hedgerows	See 11, 51.	Context
59	o Cereal field margins	None notified to the Cfs.	Context
60	o Chalk rivers	None notified to the Cfs.	Context
61	o Coastal and floodplain grazing marsh	None notified to the Cfs.	Context
62	o Coastal saltmarsh	None notified to the Cfs.	Context
63	o Coastal sand dunes	None notified to the Cfs.	Context
64	o Coastal vegetated shingle	None notified to the Cfs.	Context
65	o Eutrophic standing waters (pond data)	None notified to the Cfs.	Context
66	o Fens	None notified to the Cfs.	Context
67	o Lowland calcareous grassland	None notified to the Cfs.	Context
68	o Lowland heathland	None notified to the Cfs.	Context
69	o Maritime cliff and slopes	None notified to the Cfs.	Context
70	o Mudflats	None notified to the Cfs.	Context
71	o Reedbeds	None notified to the Cfs.	Context
72	o Saline lagoons	None notified to the Cfs.	Context
73	o Wet woodland/Floodplain Forest	None notified to the Cfs.	Context
74	o Special to Sussex non-BAP Habitat	None notified to the Cfs.	Context
75	o Ghyll Woodland	See 11, 49.	Context
76	o Sandstone outcrops	None notified to the Cfs.	Context
77	o Roadside verges	Strong support for protection in informal consultations.	Context
78	o Urban areas	Strong opposition to urbanisation in informal consultations.	Context
79	o Ancient Woodland	See 6, 38.	Critical

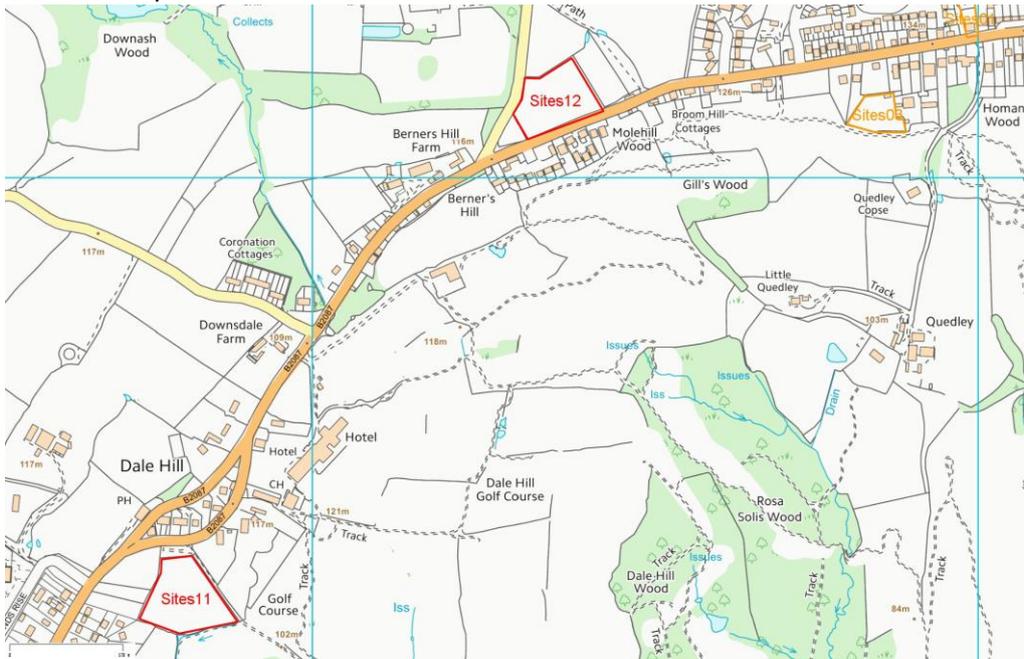
Cfs Flimwell - locations



Cfs Stonegate - locations



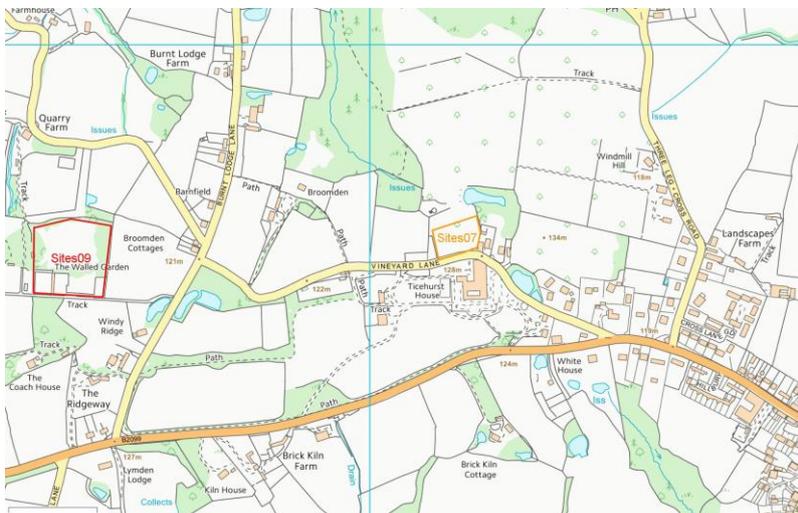
CfS Dale Hill / Berners Hill - locations



CfS Ticehurst - locations (east)



CfS Ticehurst - locations (west)



Annex 4 Visits to Sites - Comments

Ticehurst Neighbourhood Plan: Evidence Record

Title: **CfS Nominated Sites - visit commentary 170118**

Date: Wednesday, 18 January 2017

All nominated sites were visited during w/c 9th January 2017 by members of the CfS Group.

This paper records observations and thoughts arising from the site visits. The schedule of visits is given in the appendix.

Sites01 WARSDOWN HOUSE - LAND TO NORTH

- In line with the Old Wardsdown development immediately to the west.
- Access road could reach adoptable standards.
- Two distinct areas of land, one much higher.
- Lower piece of land is immediately to the north of row of bungalows - Fruitfields - development would have a detrimental impact on their outlook and any new dwellings would be overlooked by existing buildings due to the topography of the land.
- Land is identified as 'post medieval' by the High Weald Unit with ancient woodland to the north.
- Land is identified as 'aggregate assart' by High Weald Unit - large blocks of sandstone are evident on the site – quarried?
- Policy DEN1 states that 'the siting, layout and design of development should maintain and reinforce the natural and built landscape of the area...particular care will be taken to maintain the sense of tranquillity of more remote areas, including through maintaining 'dark skies' in accordance with Policy DEN7. Policy DEN2 states that development within the High Weald AONB shall preserve and seek to enhance its landscape and scenic beauty'.
- Strategic gap does not apply.
- Suggest that the western part of the land is suitable for the development of up to nine properties but that the eastern side would be too intrusive into the AONB and so far below the properties known as 'Fruitfields' that they would be completely overlooked.
 - Access could require removal of Wardsdown House.
 - Area currently used for equestrian grazing.
 - Important views over ancient woodland.
 - Part of site to the west is fairly flat and could be developed, the steeper are to the east is too valuable to the AONB.

Sites02 FLIMWELL A21 – LAND TO THE WEST OF THE A21.

- Identified as historical landscape (pre-medieval) by the High Weald Unit in the AONB.
- Identified as 'regular, piecemeal enclosures' by the High Weald Unit of the AONB.
- Poor access on to A road.
 - Great views - not to be lost.

Sites03 HOMAN WOOD, FLIMWELL

- Principle of 'back-fill' is established with single storey buildings.
- Both access tracks are too narrow and would not reach adoptable standards, limiting the site to under five properties.
- Mature Oaks on the boundaries to south, west and north.
- Restrict covenants are in place – request from owner.
- Golf course to the south.
- Policy DEN1 states that 'the siting, layout and design of development should maintain and reinforce the natural and built landscape of the area...particular care will be taken to maintain the sense of tranquillity of more remote areas, including through maintaining 'dark skies' in accordance with Policy DEN7. Policy DEN2 states that development within the High Weald AONB shall preserve and seek to enhance its landscape and scenic beauty'.

- Any development should be small-scale and in keeping with the landscape.
- Properties to the front of the main road would over look and dominate the field.
- If development were permitted it should be single storey only.
- Lovely setting; beautiful view down valley.
- Single width vehicle access only.
- 'Artificial' conifers to east detract from AONB beauty. Not a 'wood' anymore.
- Mature trees to south enhance the position; a pity that the public doesn't have access.
- Golf course to south with service track from Quedley.

Sites04 CHERRY TREE NURSERY, FLIMWELL

- Holly and 2 old trees on north boundary. Ancient woodland close to north and across road to south.
- Field to north used for equine grazing.
- Fairly level site, close to 2 traditional wells and Mount Farm which is a historic farmstead.
- No idyllic view involved.

Sites05 SINGEHURST

- Unpleasant row of leylandii to south of site - not immediately adjacent. Spoils idyllic view over valley.
- Wide verge along road misused for parking of cars, spoiling a natural hedgerow feature.

Sites06 TANK FIELD, COTTENDEN ROAD STONEGATE

- Land lies in the High Weald AONB
 - Land lies off a lane on a prominent ridgeline which links two distinct settlements - Stonegate and Cottenden.
 - Species rich hedgerows (to north and east) and mature trees on the south-western boundary.
 - Quiet pastoral landscape - part of the distinct local geography and topography of the area.
 - Conservation and enhancement of the special features of the landscape should be preserved.
 - Policy EN1: Landscape Stewardship - this field is identified as historical landscape (pre-medieval) by the High Weald Unit, and has ecological features that are typical of the ANOB. (v) 'open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes' should be protected as well as, 'Tranquil and remote areas, including the dark night sky ... and other key landscape features across the district, including native hedgerows, copses, field patterns, ancient route ways, ditches and barrows, and ponds and water courses'.
 - National Planning Policy Framework – section 11 also provides policy for conserving the natural environment.
 - Access route is poor looking to the east - to west it is not too bad - narrow busy road with fast traffic.
 - Site visit – septic tank issues from nearest properties to the west?
 - Superb wide views southwards.
 - Tight access off 'fast' road.
 - Desirable 'natural' area around pond on southern corner. Two further ponds to south are not part of the submitted site but together form a valuable wildlife habitat. Signs of mole activity. Owner keen to maintain the wildlife corner.
 - Important trees to west side with evidence of bat roosts.
 - Drainage ditch alongside western boundary shows scum suggesting some minor pollution.
 - Signs of a former 'ditch' running north-south centrally to the site suggest archaeological activity (but see Proposer's comments below)
 - Proposer suggests lower cost housing to the north side of the site with preservation of the southern part for nature.
- Proposer's comments:

- I made an error in confirming that there was a mains supply to the area. It is our belief that the mains finished at the cricket grounds some yards away. I did mention septic tanks in use at Hickmead with Frankie at the time though.
- With reference to the dip in the land there is a story attached. The previous owner allowed a local farmer (we think it was the Bramels) to excavate the land for gravel/stone which left the ridge/dip in the field.
- During the war the top left area close to Hicksmead house was also used for growing vegetables to support the local community.

Sites07 VINEYARD LANE, TICEHURST - LAND TO NORTH

- Proposed as a potential co-operative site for self-build by owner.
- Wall to the north of the site - listed status?
- Sight lines could be created with a larger entrance splay - single track lane.
- Poor pedestrian access to the village.
- Historic landscape map for the area not available - request the information from High Weald Unit at Flimwell.
- Mature trees on the western boundary line (predominantly Ash).
- Historical use of the land as garden for Ticehurst House.
 - Presence of redundant drainage from Ticehurst House will need to be managed.
 - Reservoir at bottom of slope will remain with the farm.
 - Important woodland views to the north.
 - Narrow lane could have acceptable sight lines for a small development.
 - Pedestrian access is on the road.

Sites08 ORCHARD FARM, HIGH STREET, TICEHURST

- Access via Lower St. Mary's by Milwood Homes (access rights over culvert) is established - would necessitate the re-positioning of lamp-post.
- Limited space with severe drop in levels to the gully in the south west corner would need attention.
- Property at the top of the track - if added to the site would create better entrance splay and additional space for two more houses.
- Field drains well.
- Good pedestrian link to the village centre, the Primary School and public transport routes.
- SHLAA determined (as access had not been determined) that it would not be suitable for more than four properties 'unless an alternative and viable access can be achieved'. Alteration since 2010 – now developable and deliverable.
- Adjacent to conservation area.
 - Proposers prefer access from Lower St Marys to use of the lane servicing their home.
 - Really a garden - tight, sloping position with ornamental trees.
 - Pity that views southwards are obscured by non-native trees and not available to the public.

Sites09 WALLED GARDEN, BURNT LODGE LANE

- Access is via a track that would not reach 'adoptable standard' and therefore maximum of 5 properties could be considered.
- Large site.
- Brown Site? Old Quarry works and walled garden with original bothy on site.
- Restrictive covenants are in existence – requested by the SG.
- Ancient oaks adjacent to access track and on the northern boundary.
 - A brilliant nature reserve area - pool, marshy land, established trees and hedgerows.
 - View to west spoiled by row of leylandii type evergreens.

Sites10 THE DRILL HALL, TICEHURST

- Unattractive (even an eyesore) building needs to be demolished before it falls down. Of no perceivable historical or architectural value.
- Proposal for 2 properties make this a windfall site only. Even this looks like over-development.

Ref:TNP170118A

- Operated as a small business unit for many years; proprietors are retiring and have sold their interest so will not continue as a going concern.
- Location makes it inappropriate as a commercial site.
- Car parking on the verge adds to the general decrepitude of the site.

Sites11 LAND SOUTH-WEST OF DALE HILL FARMHOUSE (NB Site submitted to Planning Authority, not a response to Cfs)

- Used in part as equine grazing.
- Splendid views down to the south east.
- Listed buildings - Dale Hill Farmhouse and Cherry Tree Inn are neighbours.
- Site forms an important gap between the historic communities of Dale Hill and Ticehurst.

Appendix: **‘Call for Sites’ - Site Visit Plan**

Objectives:

- To ensure that we fully understand the location and situation of each of the sites proposed.
- To consider how development might affect natural beauty (see High Weald AONB Management Plan) and be unsustainable.
- To identify neighbouring features and activities that may be affected.
- To consider the impact on wider aspirations of the TNP.

Approach:

- To be impartial and objective, and avoid any indication of a possible outcome.
- To avoid prejudging any proposal.
- To recognise the ‘default position’ favouring sustainable development.

Site	Location	Day	Time	Who	Confirmed?	Meeting
06	Cottenden Road	Mon 9/1	09:00	All	Y	Linzi Khan
07	Vineyard Lane	Mon 9/1	10:00	All	Y	Tom Maynard
09	Walled Garden	Mon 9/1	11:00	All	Y	Penny Brown
08	Orchard Farm	Mon 9/1	12:00	S,J,S, not F	Y	Karen Gray
10	The Drill Hall	Mon 9/1	13:00	S,J,S, not F	N	<i>(Met proprietors)</i>
04	Cherry Tree Nursery	Tues 10/1	09:30	S,J,S, not F	Y	Robert Lyndsey
05	Singehurst	Tues 10/1	10:30	S,J,S, not F	Y	Mr Spencer
03	Homan Wood, Flimwell	Thurs 12/1	09:30	All	Y	No one
02	A21 Flimwell	Thurs 12/1	10:30	All	Y	David Bedford
01	Wardsdown, Flimwell	Thurs 12/1	10:00	All		

Site 11 was visited on Tues 10/1 .

Site 12 was nominated after Cfs closed and visits completed; extensive evidence from 2016 Appeal is available.

Annex 5 SITE SUBMISSIONS RECEIVED

Sites01 Wardsdown, Flimwell and Sites02 A21 Flimwell

The Landscape and Visual Impact Statement (LVIA) for Site01 is in a separate file in the Evidence Base



The Parish Clerk
Ticehurst Parish Council
The Annex
Lower High Street
Ticehurst
TN5 7BB

Our Ref: DHA/DB/11291

14 December 2016

By E-mail Only

Dear Sir/Madam,

TICEHURST NEIGHBOURHOOD PLAN

On behalf of our client, Peer Group Plc, please accept this letter as our formal response to the current Neighbourhood Plan 'Call for Sites' Consultation.

Our client previously submitted a detailed planning appraisal of two parcels of available land within their ownership in October 2016. However, for the avoidance of doubt, we enclose this again as part of this formal consultation. Furthermore, please see below a response to the twelve specific questions being asked.

Response to Consultation Questions

1. Your name, organisation, postal address, contact details including email address.

Peer Group Plc, c/o Mr David Bedford, DHA Planning Ltd, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN. T) 01622 776 226 F) David.Bedford@dhaplanning.co.uk

2. The postal address and Ordnance Survey map reference of the land.

- Land at Wardsdown House, Flimwell (as shown within the supporting report). Grid Reference 571030 / 131309
- Land West of A21, Flimwell (as shown within the supporting report). Grid Reference 571494 / 131410

3. Your interest in the land, and name of and relationship to the owner if not you.

Peer Group (and its subsidiaries) control both sites.

dha planning
Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent, ME14 3EN
T: 01622 776226 F: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk DHA Planning Ltd, Registered in England, Registered Office: 2886296



4. A clear statement of which types of development you would consider for the land.

Residential with ancillary components

5. The area of the land in hectares.

- Land at Wardsdown House, Flimwell - 2.3 ha
- Land West of A21, Flimwell - 9.3 ha

6. A site plan based on OS mapping which clearly shows the extent of the land that is to be considered.

Clear depictions of the two parcels of available land are provided within the attached document.

7. An understanding of how the site would be accessed by vehicle, and opportunities for linking it with existing drainage, footpath, pavement and cycle routes.

Comprehensive explanations of the sites accessibility/sustainability credentials are provided within the attached document.

8. Confirmation that the proposed area lies within Ticehurst Parish boundary.

Confirmed.

9. Confirmation that the proposed area does not include or impinge upon any Special Protection Area, Special Area of Conservation, Wetland of International Importance, Site of Special Scientific Interest, Ancient Woodland or Conservation Area.

Confirmed

10. Details of any and all of the following which are included, or in proximity to, any Archeologically Sensitive Area, Trees covered by Preservation Order, Listed Building, Scheduled Ancient Monument, or any protected species.

The sites are in close proximity to areas of ancient woodland, albeit any impact could be mitigated by appropriate buffer zones.

11. Any known restrictive covenant that might prohibit development.

None

12. A signed declaration confirming the accuracy



I confirm the above and attached submissions are accurate and that our client agrees to this submission being made public as part of the Neighbourhood Plan process.

We trust that this letter is sufficient to ensure the two parcels of land without our client's ownership are included within the call for sites. However, I would be grateful for confirmation and acknowledgement of safe receipt.

Yours faithfully,

Direct email: David.Bedford@dhaplanning.co.uk

Encls Submission of October 2016

The Clerk
Ticehurst Parish Council
The Village Hall
High Street
Ticehurst TN5 7BB

Our Ref: DHA/DB/11291

7 October 2016

By E-Mail and Post
participate@ticehurstnp.org

Dear Sir/Madam,

TICEHURST NEIGHBOURHOOD PLAN

I write on behalf of our client, Peer Group Plc, and provide herewith information on the availability of two sites in Flimwell that we consider suitable and sustainable locations for residential allocation within the emerging Neighbourhood Plan.

We understand that Ticehurst Parish Council is currently producing a new Neighbourhood Plan and that Fera Urbanism have undertaken initial stakeholder engagement. We also note that this included workshops carried out in January 2016 where our client's land to the north of Wardsdown House, Union Street and to the west of the A21 in Flimwell were both identified as potential development sites.

Given the identification of the land, the accompanying statement provides further detail of why these sites are achievable and represent suitable locations for the growth that will inevitably be needed in Flimwell.

We trust the content will assist the Steering Group, but would welcome the opportunity to meet and discuss the sites in further detail and to participate in future stages of the process. Accordingly, I look forward to receiving feedback regarding a suitable time to meet.

In the meantime, if you have any questions regarding the information provided, please do not hesitate to contact me.

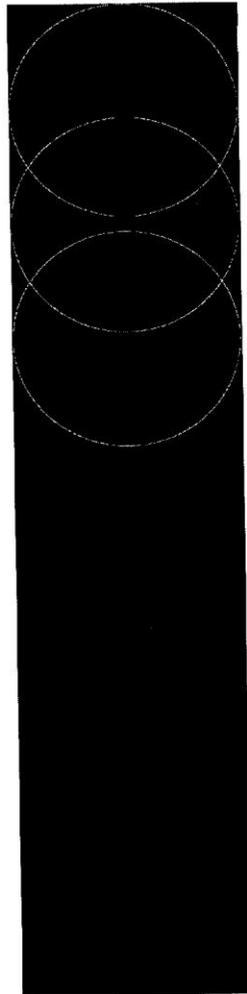
Yours faithfully,

David Bedford BA (Hons) Pg Dip MA MRTPI
Direct email: david.bedford@dhaplanning.co.uk

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Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent ME14 3EN
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e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk DHA Planning Ltd Registered in England Registration No 2683290





TICEHURST PARISH COUNCIL NEIGHBOURHOOD PLAN

**Land to the north of
Wardsdown House and West of the A21
Flimwell, East Sussex**

**September 2016
Our Ref: DHA/11291**

Land in Flimwell, East Sussex



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1 Introduction

1.1 Purpose of this Statement

- 1.1.1 This statement has been prepared on behalf of Denbigh Properties Ltd in respect of the availability of land to the north of Wardsdown House, Union Street, and to the west of A21 in Flimwell.
- 1.1.2 We consider these suitable sites worthy of consideration for allocation for housing purposes within the emerging Ticehurst Parish Neighbourhood Plan. Accordingly, we take this opportunity to provide a high level planning overview of why these sites offer suitable locations for sustainable growth of the village.
- 1.1.3 We understand that Ticehurst Parish Council are currently producing a new Neighbourhood Plan and that Ferla Urbanism have undertaken initial stakeholder engagement regarding how the plan should progress. Furthermore, we note that this included workshops carried out in January 2016 where our client's land has been identified as potential development site.
- 1.1.4 We would welcome the opportunity to participate in future stages of the plan making process and hope that this overview is of assistance.

1.2 Statement Structure

- 1.2.1 Section 2 of this Statement, introduces the sites and their immediate surroundings.
- 1.2.2 Section 3 provides an overview of relevant local and national planning policy.
- 1.2.3 Section 4 assesses wider planning matters associated to the development of the land.
- 1.2.4 Section 5 draws conclusions in respect of why the site is suitable for development.

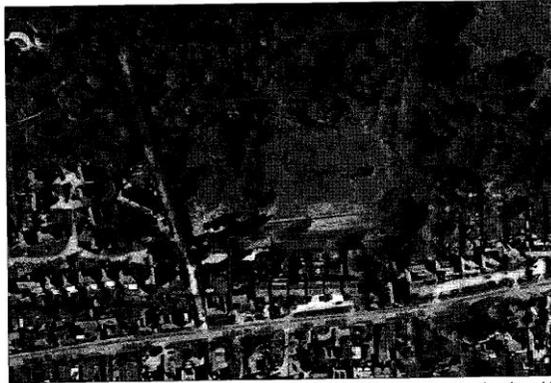
2 Site Context

2.1 Flimwell

- 2.1.1 The village of Flimwell, in the parish of Ticehurst, lies on the outer fringe of Rother District, just south of the boundary with Tunbridge Wells Borough.
- 2.1.2 The village is predominantly residential in nature, but in reasonable proximity to a range of local shops and services available in the nearby villages of Ticehurst and Hawkhurst. Major settlements including Hastings and Tunbridge Wells are also easily accessible, whilst the links to the strategic road network are excellent.
- 2.1.3 Our client controls two parcels of land within Flimwell as outlined below.

2.2 Land at Wardsdown House

- 2.2.1 This parcel of land is situated to the north of Union Street/High Street (B2087), on the northern edge of the village.



Aerial photograph of the site (approximate boundary only)

- 2.2.2 The site is a broadly rectangular shaped parcel of Greenfield land, used for the keeping and grazing of horses.
- 2.2.3 To the north, the site is surrounded by Wardsdown Wood, to the east the site is bound by undeveloped land with residential development beyond. To the south the sites bound by residential gardens of properties on Union Street and to the west an existing access track runs along the western boundary, which provides vehicular access to a number of

residential properties including Arabesque, Copperfield Cottage and Wardsdown Bungalow.

- 2.2.4 The site benefits from established hedgerows along the northern, eastern and western boundary of the site, providing natural barriers and screening from surrounding areas.
- 2.2.5 It should be noted that the topography of the land varies across the paddock with levels dropping away from the boundary with existing properties in the south, to the lowest level adjacent to Wardsdown Wood to the north.
- 2.2.6 In terms of planning history, the site has been promoted through the Rother District local plan making process, and was ranked as an 'amber' site with a reasonable prospect of development in the Council's Strategic Housing Land Availability Assessment (June 2013). This made it the highest-ranking 'Greenfield' opportunity.
- 2.2.7 An indicative design of how the site could be developed is included as **Appendix 1**.

2.3 Land West of A21

- 2.3.1 The second site within our client's control is situated to the west of A21, partially adjoining the existing settlement boundary to the northeast of Flimwell.



Aerial photograph of the site (approximate boundary only)

- 2.3.2 The site is a relatively irregular shaped parcel of undeveloped land, benefiting from established planting along the northern, southern and western boundary, with sporadic plating along the eastern boundary.
- 2.3.3 To the north and west, the site is surrounded by ancient woodland. To the south is bound by residential development which marks the development boundary of Flimwell and to the east is a ribbon of residential development fronting the A21.

- 2.3.4 The nature of the topography and boundaries mean that the land is well screened from short distance views from the village.

3 Planning Policy Context

3.1 Overview

3.1.1 Whilst the Localism Act empowers local communities to prepare Neighbourhood Plans for their areas, they are development plan documents used to guide development. Accordingly, we consider it important to provide a summary of national planning policy and the wider requirements for meeting development needs, which form the basis of why we feel the sites are suitable for allocation for housing purposes within the Neighbourhood Plan.

3.2 National Planning Policy Framework (NPPF)

3.2.1 The NPPF is the national policy framework and is built on the premise that 'sustainable development' should go ahead without delay. It is therefore essential to balance the social, economic and environmental impacts of development. Having regard to these issues, the key elements of the NPPF are outlined below.

Housing

3.2.2 Paragraph 47 of the NPPF requires that LPAs demonstrate a five-year housing land supply, whilst Paragraph 49 also states that relevant local policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate such a supply.

3.2.3 It is therefore important that both Rother District Council, and Parishes producing Neighbourhood Plans, are proactive to ensure a steady supply of housing sites. Where Rother DC cannot demonstrate such a supply both District and Neighbourhood Plans will be deemed out of date.

3.2.4 Paragraph 52 of the NPPF stresses the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.

Environment

3.2.5 Paragraph 115 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.

3.2.6 Paragraph 116 goes on to state that planning permission should be refused for major developments in designated areas (including AONBs) except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:

4.3 Land West of A21

Trees

4.3.1 The majority of trees and hedgerows within the site perimeter, which could be retained on site. No ecological work has been carried out to date, however the site appears to be of generally of poor ecological quality, consisting of improved grassland and bramble scrub and makes recommendations for further survey work.

Flood Risk

4.3.2 According to the Environment Agency flood risk map the site falls within a flood risk area and there are no known flooding issues.

Landscape / AONB

4.3.3 Land to the west of the A21 is situated on the north eastern edge of Filmwell, abutting the A21 to east and B2087 to the south. Accordingly, development on this site would not result in sporadic isolated development in the countryside; rather it would also form a logical extension to the settlement edge and maintain Filmwell's compact development form.

4.3.4 An incremental extension to the existing settlement in a well screened location would not amount to a significant effect on the overall perception or character of the AONB and that there would be no significant effects on the wider landscape of the AONB.

Access

4.3.5 A suitable access can be achieved on site.

4.4 Overall Sustainability

4.4.1 In terms of sustainability, there are three dimensions to sustainable development: economic, social and environmental.

4.4.2 Well-designed new housing on these sites would provide homes in a location where people wish to live, namely in a village location with excellent access to essential day-to-day services – a clear social benefit.

4.4.3 The delivery of housing would also provide an economic benefit during and after build out. Construction jobs would be maintained or created, and household expenditure generated by future residents would support economic activity locally. Furthermore, housing development would also enable the Council and local community to benefit from revenue linked to Section 106, CIL contributions and New Homes Bonus.

4.4.4 From a social perspective, a suitably designed mix of both open market and affordable residential units would provide housing in a sustainable location that has been in short supply in recent years and that will therefore help see the needs of present and future generations being met.

4.4.5 Finally, in terms of an environmental role, it is acknowledged that the site falls within the AONB. However, it is also recognised that the majority of Filmwell and its surrounds are 'washed over' by the AONB annotation, which means the priority is to identify the least constrained sites. In this regard, Rother DC has already identified the Wardsdown House site as being the best of the available Greenfield sites via the earlier SHLAA evidence gathering process, whilst land west of the A21 provides the opportunity for larger scale development on one site.

4.4.6 Having regard to paragraph 7 of the NPPF and core sustainability objectives, we consider the sites sustainable.

4.5 Deliverability

4.5.1 In addition to being suitable and suitable, both sites are available and deliverable for development, these sites are in single ownership with an intention by the owners to develop the land, with no viability issues, legal or third party constraints present.

4.5.2 There are no known physical limitations in respect of infrastructure, hazardous risks, pollution or contamination that without mitigation would prohibit development on either sites coming forward.

5 Conclusions

- 5.1.1 These representations has been prepared on behalf of Denbigh Properties Ltd to promote land to the north of Wardsdown House and land west of A21 Flimwell for consideration as the Neighbourhood Plan process progresses.
- 5.1.2 Both sites are situated adjacent to the defined limited to build development, would represent logical extensions to the village, which has the capacity to provide growth in a sustainable way.
- 5.1.3 In addition to being sustainable, the sites are deliverable. They are in control of a single owner with no viability issues, legal or third party constraints present. There are no impediments to the site coming forward for potential development commencing within the Neighbourhood Plan period.
- 5.1.4 Residential development on this site would make a useful contribution to the housing land supply for the District and the village, for both market and local needs affordable housing, which is tantamount to the exceptional circumstances needed to justify development within the AONB. As the village is 'washed over' by the AONB annotation, any site that is put forward for development within the village is subject to the AONB requirements.
- 5.1.5 We therefore request that both sites be considered as part of the Ticehurst Neighbourhood Plan process and therefore we would be grateful for meaningful engagement as the Local Plan progresses.

Sites03 Homan Wood, Flimwell

Ticehurst Neighbourhood Plan – Call for Sites

Potential Site

- Linda Sutton, Property Owner, Villa Flair,(formerly Cinndene) Union Street, Flimwell, East Sussex, TN5 7NT.
Tel: 07711512405
Email: lindasutton165@hotmail.com
- Villa Flair, Union Street, Flimwell, East Sussex, TN5 7NT
Ordnance Survey map reference TQ7031
- Land Owner
- Having conducted some research, I believe timber frame buildings would best suit the location. Once the frame is erected the rest of the building would then be constructed primarily using structural insulated panels. This build method is environmentally friendly, cost effective as well as energy efficient.

There is sufficient land for a number / variety of dwellings. However, this will depend upon the housing requirements, the approval of other proposals and the professional opinions of members of the Parish Council. Taking these points into consideration, I would be happy to work with the council, so that together we can determine whether this site is suitable for a small scale development.

- Land Area is approx. 0.607028 Hectares
- Site Plan based on OS mapping clearly showing the extent of the land that is to be considered is attached, coloured green. Please note "Cinndene" is now Villa Flair
- The site will be accessed via the drives coloured orange. Both drives are owned by Villa Flair. There are several properties surrounding /adjoining the site, therefore, existing mains drainage and other utilities would be easily accessible. Footpaths, pavements and cycle routes are a short distance from the proposed site.

- The proposed area lies within Ticehurst Parish boundary.
- The proposed area does not include or impinge upon any Special Protection Area, Special Area of Conservation, Wetland of International Importance, Site of Special Scientific Interest, Ancient Woodland or Conservation Area.
- None Applicable
- I believe there is in existence a covenant since early 1980's restricting residential building. However, having consulted a Solicitor who is a property/land specialist, I am informed the covenant is probably unenforceable.
- I confirm the information provided is, to the best of my knowledge, accurate and I agree to it being placed in the public domain.

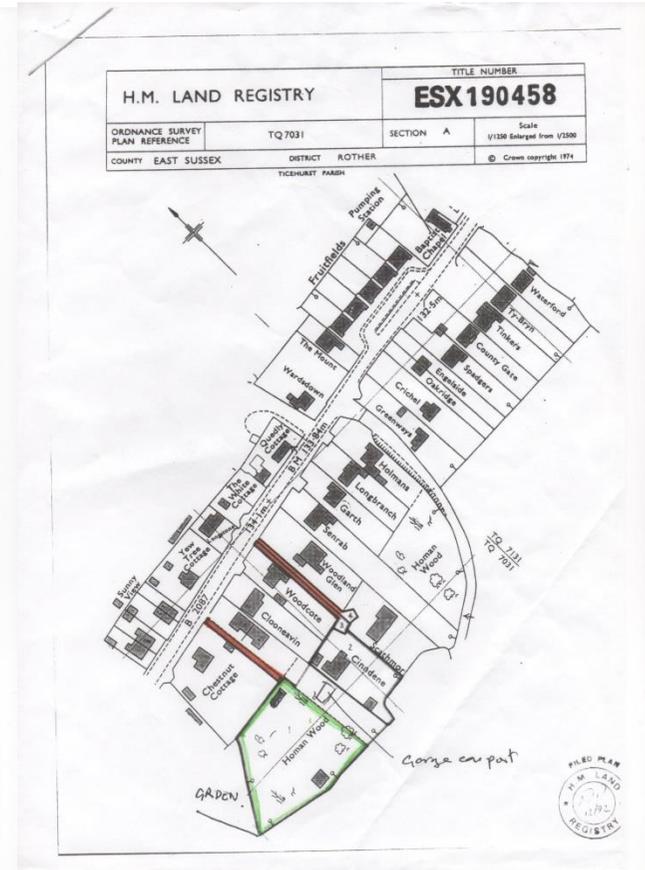
I do not wish my telephone number or email address to be placed in the public domain. Please can the Parish Council liaise with me directly

Thank you

Signed L.A. Sutton

Name LINDA SUTTON

Date 19.12.16



Sites04 Cherry Tree Nursery

1. AGENT:
Trevor Lawrence Dip.Arch.RIBA.,MCI Arb.,MBIFM.,FRSA.
14, Nelmes Way, Hornchurch, Essex, RM11 2QZ
Tel: 01708-454149; Mob: 07958-196868; Fax: 01708-454149
e-mail: jackielawrence21@hotmail.com
2. SITE ADDRESS:
"Cherry Tree Nursery", Hawkehurst Road, Flimwell, Ticehurst, TN5 7QL

O/S Ref: "Easting" 57:1900 "Northing" 13:1200
3. JOINT APPLICANTS:
Mr R. Lyndsey (owner) and Pasenguard Ltd.
4. SITE USE:
We consider the Site to be potentially suitable for residential development with 12 (and up to 13) dwellings, including potentially 5no. affordable units.

See indicative plan Dwg. No. CT(16)B01 attached at Annex B.

It is currently used for limited residential use under license. Previous uses include pasture land, a sand quarry and small garden nursery.
5. SITE AREA:
0.87Ha
6. SITE PLAN:
Dwg. No. CT(16)020 attached at Annex A.
7. SITE ACCESSIBILITY:
The Site is directly accessed both by vehicles and pedestrians from Hawkehurst Road in connection with the existing licensed residential use and previous garden nursery traffic. It fronts Hawkehurst Road, between commercial and residential development. Mains drainage and services are already extended onto the Site or are available alongside from Hawkehurst Road. A "SUDS" can be provided for surface water drainage. Bus services pass the Site frontage, with ready access to nearby local shops, schools, and recreation facilities in Flimwell village, which are also readily accessible either walking or cycling from the Site.
8. PARISH LOCATION:
This Site lies within Ticehurst Parish Boundary.
9. SITE LOCATION:
The Site is within an AONB. It lies between commercial development abutting the western boundary and residential development abutting the eastern boundary. It is not located in, nor does it impinge upon, any "Special Protected Area", or "Special Area of Conservation or Wetland of International Importance"; neither is it a site of "Special Scientific Interest", "Ancient Woodland" nor a Conservation Area.

Cont/

10. HERITAGE:
It is not within any Archaeologically Sensitive Site (see Annex C); none of the trees on the Site are covered by "TPO"; there is no "Listed Building" or "Scheduled Ancient Monument"; nor, to the best of my knowledge, are there any protected species on the Site (but see Site Ecology Report by "Corylus Ecology Ltd" at Annex D).
11. COVENANTS:
There are no known restrictive covenants affecting this Site which might prohibit development.
12. DECLARATION:
I hereby confirm that, to the best of my knowledge and belief, the above information is correct, and I agree to it being placed in the public domain.

Please let me know if you require any further information.


Trevor Lawrence
AGENT

Plus:

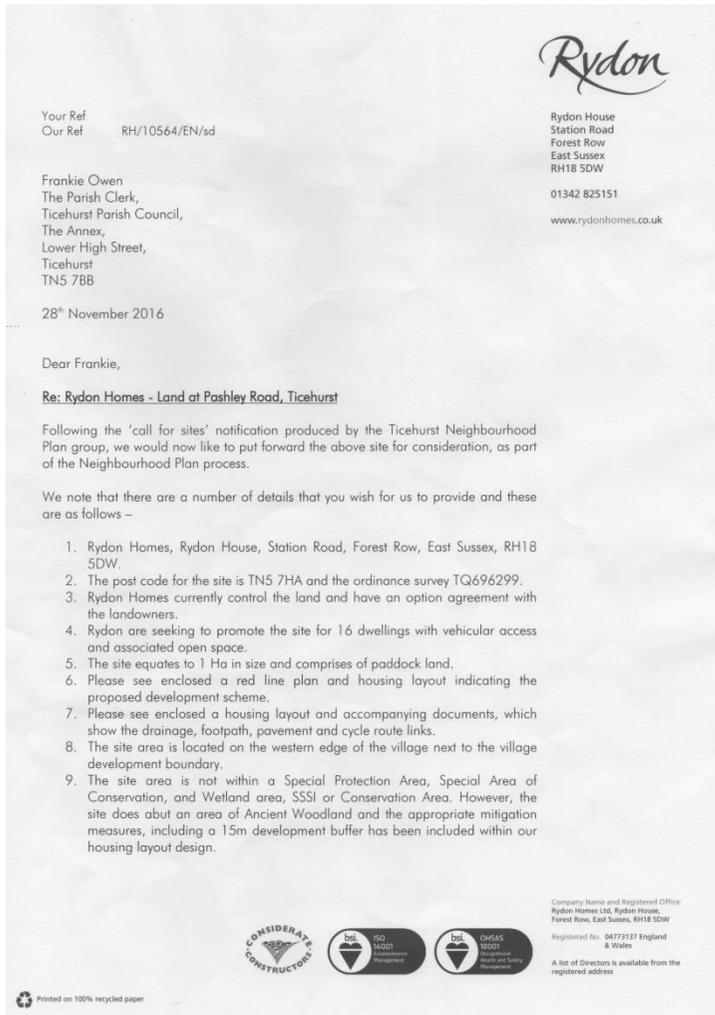
Existing Site Plan Dwg.No. CT(16)020

Indicative Site Layout Dwg.No. CT(16)B01

Email from Historic Environment Record Officer ESCC

Extended Phase 1 Habitat Survey and Bat Building
Survey Report by Corylus Ecology dated December
2016

Sites05 Singehurst



Plus:

Location Plan Drawing No: 10564-FA-01

Site Layout Drawing No: 10564-FA-02

Sigma Planning Services ref CMH/JM/S.6540
dated 4 November 2016.

Sites06 Cottenden Road

5 December 2016 14:55 2.8 MB

From: Linzi Khan

To: participate@ticehurstnp.org

I would like to register my families interest in the Call for Sites Plan. On Thursday 1st December I posted an application complete with photographs of land owned by my parents in Stonegate.

I have attached the application but do not have all the supporting photographs of the site scanned.

Hopefully you should have received the full application by now, however if you have not or have further queries please do not hesitate to contact me by phone or email.

Kind regards

Linzi Khan

On behalf of M and A Tucker

Attachments:

**Ref Ticehurst Neighbourhood Plan
Call for Sites**

Information created 30th November 2016

Please consider this application within the Ticehurst Neighbourhood Plan in response to the News and Views Call for sites.

1: I am the daughter of the land owners and will be acting on their behalf.

2: The address of the site is Tankfield Cottenden Rd Stonegate Wadhurst
Title Number ESX241778 Ordinance Survey Map Ref TQ6728SW
Please see copy of H M Land Registry Map with full boundaries marked.

3: My parents, the owners of the land are Maureen and Allan Tucker

4: We would like to see affordable housing that would benefit local families.

5: The overall site is approx. 5 acres or 2.5 hectares and we would consider a development within a section of this land.

6: See the H M Land Registry map (1) and additional 1:1250 scaled drawing (2) which shows the location of existing access and possible new access to the site. Also included is a google maps overhead photograph(3). This clearly shows that the site is next to the last house Hicksmead on the Cottenden Road as one leave the centre of the village.

7: There is presently access to the field via a gate set back from the road (2). However the access point could be moved along the road boundary. Water currently exists for Tankfield field so is easily available. There is not presently a pathway out side Tankfield or infact approx. 6 or so houses situated after the village hall Forge Field turning. See google map showing Stonegate village Hall and Cottenden Road (5).

8: This site is within the Stonegate Village and therefore the Ticehurst Parish boundary.

9: There are No Special Protection Areas, Special Areas of Conservation, Wetland, sites of Specific Scientific Interest, Ancient Woodland or Conservation areas within the area.

10: There are NO known Archeologically Sensitive areas, Trees with Preservation Orders, Listed Buildings, Scheduled Ancient Monuments or Protected Species.

11: There are NO known restrictive covenants that might prohibit Development.

We declare that to the best of our knowledge the information given is accurate and are happy to share this information in the public domain.

On behalf of the land owners

Linzi Khan

Land owners Maureen Tucker Allan Tucker

To The Parish Clerk
Ticehurst Parish Council
30th November 2016

For the attention of the Ticehurst Neighbourhood Steering Group.

My family have lived within the Ticehurst Parish for over 40 years and have a business in the centre of Ticehurst village. We are very involved in supporting the local community through our business Ticehurst Motors Ltd.

Having read the Neighbourhood Plan in the November issue of the News and Views, On behalf of my parents I would like to register our interest in the call for sites. The field in question is adjacent to the last house in the existing parish settlement of Stonegate. The land (2.5 hectares) is ample space for the requested 6 – 10 houses under consideration. Affordable housing suitable for families on modest incomes is an issue we very much want to support within our local community.

We believe that our land fits all the criteria required and would like it considered for inclusion in the Neighbourhood Planning process and final Plan.

I hope that we have answered all the questions asked on your call for sites application, however if you have any further queries please do not hesitate to contact me.

Kind regards,
Linzi Khan

Sites07 Vineyard Lane

RESPONSE TO TICEHURST NEIGHBOURHOOD PLAN CALL FOR SITES

1. Tom Maynard, Strawberry bank, Cross Lane, Ticehurst TN5 7HQ.
maynofruit@aol.com
01580200619
07885226452 (mob)
2. Land is part of Windmill Hill farm, postcode TN57HQ, though access is via Vineyard Lane.
O.S. 568200,130600. (Field is numbered 1664 on attached map).
3. I own the land.
4. I would consider a development of self-build affordable houses, including at least one house for rental as a shared home (for 6 or so people). The number of plots and size of dwelling would be decided in consultation with the self builders, possibly operating as a co-operative.
5. The plot is 0.8 ha.
6. See attached map. The field is numbered 1664. The land to the east and north (including the area marked filter bed) is also owned by me so there is some flexibility in the boundary.
7. The site would be accessed via Vineyard Lane. I envisage a central private road with plots to east, west and north. The exact layout to be determined in consultation with the future householders. Ticehurst House is connected to the main sewage system via a drain running under the site, and water, gas and electricity run down Vineyard Lane.
8. The site lies within Ticehurst boundary.
9. There are no special restrictions on the site.
10. There are no known archeological or natural protected features.
11. There is no known restrictive covenant on the site.
12. I believe the above to be accurate and am happy that it should be discussed in the public domain.

T.S. Maynard
12 november 2016

Sites09 Walled Garden

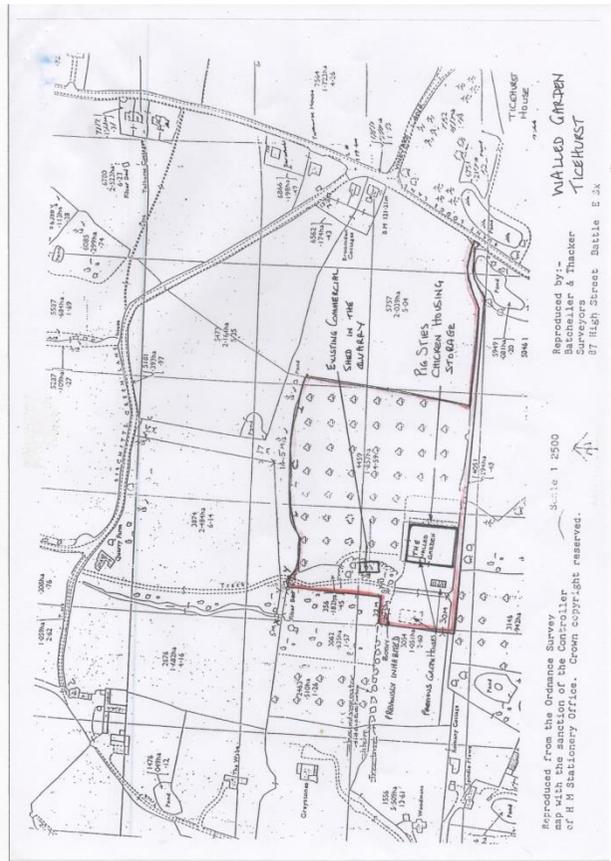
Rosemary Cottage
 Three Leg Cross
 TICEHURST
 East Sussex
 TN5 7HH
 Tel: 01323 200319
 penian@globalnet.co.uk

TICEHURST NEIGHBOURHOOD PLAN – CALL FOR SITES

In response to your call for land for possible development within the Parish boundary, I should like to put forward the following site:-

1. Penelope Brown (as above).
2. The Walled Garden, Burnt Lodge Lane, Ticehurst TN5 7LA. Ordnance Survey Ref: TQ6730.
3. Owner.
4. Any as required.
5. Approximately 3 hectares.
6. Site plan attached.
7. Access road shown. Existing drainage shown on additional plan - connected to adjacent sewage treatment plant. Electricity and Water Supply are also installed. A gas main runs along Burnt Lodge Lane and crosses the land to supply Quarry Farm. There are no existing pavements or cycle paths.
8. The area is within the Ticehurst Parish boundary.
9. I am not aware that the site impinges on any of the mentioned special categories. The site is within the High Weald Area of Outstanding Natural Beauty.
10. As far as I know, none of the categories listed are relevant.
11. There are several covenants which will need investigating.
12. The information I have provided is accurate. I agree to it being made public only if the Council decide to go ahead with the development.

Penelope Brown
 Signed: Penelope Brown 22 Dec 2016 Date



Plus:

Location diagram

Sketch of existing drainage

Sketch of potential gas supply

H.M. Land Registry Title Number ESX199160

Sites10 The Drill Hall

Information provided, but not presented here as the proposal is already under application, would be a 'windfall development' and would not be covered by the TNP as a large site:

- PDK Design: Cover Letter dated 22th December 2016
- Site Plan and elevations

- First Floor Plan
- Ground Floor Plan

Sites11 Dale Hill Farm

Rother Local Development Framework

Sites Identification Form

Please enclose a separate form for each separate site

Please return forms by email to planningstrategy@rother.gov.uk in order to be considered as part of the Core Strategy Preferred Options process.

Do not submit sites that:

- Already have planning permission for development unless a new and different proposal is likely in the future.
- Are not wholly or in part within the Rother District Council local authority area.
- Are not capable of accommodating 4 dwellings (for residential proposals) OR are less than 0.2 hectares in size (for all other proposed uses)

1. Contact Details

Name: Helen N. Whitehead MRICS
 Organisation (if applicable): Price Whitehead Chartered Surveyors
 Address: Forstal Farm, Appledore Road, Tenterden, Kent TN30 7DF
 Tel: 01850 736511
 Email: helen@pricewhitehead.co.uk
 Date: 19th April, 2016

2. Site Interest

I am (please indicate all that apply with an 'x')

A planning consultant	<input type="checkbox"/>	The land owner	<input type="checkbox"/>
A developer / prospective developer	<input type="checkbox"/>	An agent	<input checked="" type="checkbox"/>
A registered social landlord	<input type="checkbox"/>	Other	<input type="checkbox"/>

If other, please specify: _____

If you are an agent or consultant, please state who you are acting on behalf of: _____

If you are not the land owner please state the name of the owner, if known: _____

Please confirm whether you have the consent of the land owner to promote this site for consideration within Rother's LDF. Yes No

*Delete as appropriate.

3. Site Details

Please use a separate form for each site

Site Name: The Land Adjacent to Dale Hill Farmhouse - Mr & Mrs Chatterton

Site Address: The Land Adjacent to Dale Hill Farmhouse, Ticehurst, East Sussex, TN30 7DQ

Site area (hectares): 1.08
 Current land use: Amenity Paddocks

Is it a previously developed (i.e. brownfield) site? Partly developed to the northern end of the site, there is an existing building and hardstanding uses for farm and equine storage.

Relevant planning history (if known):
 Two planning and listed building applications in 2001 (R02/2001/2019 & L1) relating to the Listed farmhouse in which the applicant and his family reside. No known planning history relating to the subject parcel of land.

The site was originally farmland and has been used as amenity paddocks for grazing for many years.
 Our clients' advice that the land highlighted in green on the plan, also in paddock use, could be made available also.

4. Site Plan

This form should be accompanied by a site plan at a recognised OS base. The Council regrets that representations received with no associated plan cannot be accepted. The site plan should clearly illustrate the following information:

- The exact boundary details (coloured red) of the site that is to be included, and
- Potential access points (vehicular and non-vehicular)

I have enclosed an OS based map clearly showing the site boundary Yes No

5. Development Opportunities

If possible, please identify the components of the proposal.

Residential

Total residential dwellings: 14

Total affordable dwellings: Scheme will be below affordable housing threshold, so none in this category envisaged at this point.

Indicative density: Low density development to provide family

Employment

Indicative floorspace by use class: N/A

Retail / Leisure

Indicative floorspace by use class: N/A

Open Space & Recreation

Hectares / Sq.m by type: N/A

Other (Please Specify)

There is a public right of way located along the track that forms the eastern boundary of the site.

The land to the south of the site is being kept outside of the proposed land area to retain the Southern Water access and easement and a right of access for a third party. This forms an 8metre easement.

The land adjoins existing built form along its south western boundary, which is residential in use. The site lies below the existing built edge topographically, and therefore a new development would not give rise to significant harm in landscape to loss of amenity terms to existing occupiers.

Please add any other relevant information regarding the development and the opportunities presented by the site

6. Relationship to Planning Framework

The Rother District Local Plan (adopted July 2006) defines development boundaries of settlements. The plan can be viewed at the Rother District Council Community Help Points, or online at <http://www.rother.gov.uk/rother-district-council>

With reference to the local plan mapping, please answer the following questions:

6.1 Development Boundary

(a) Is the site within a development boundary? (please indicate one with an 'x')

Yes, fully	<input type="checkbox"/>	go straight to section 6.2
Yes partially	<input checked="" type="checkbox"/>	go straight to section 6.2
No	<input type="checkbox"/>	go to question b

(b) If you answered 'No' to part (a), does any part of the site about the development boundary? Yes No

6.2 Environmental and Heritage Constraints

Is the site, or any part of the site, situated within the following? (With reference to the Local Plan, please indicate all that apply with an 'x')

Area of Outstanding Natural Beauty (AONB)	No
Special Protection Area (SPA)	No
Special Area of Conservation (SAC)	No
Ramsar (Wetland of International Importance)	No
Site of Special Scientific Interest (SSSI)	No
Site of Nature Conservation Importance (SNCI)	No
Ancient Woodland	No
Flood Zone 2	No
Flood Zone 3	No
Strategic Gap	No
Groundwater Source Protection Zone (source)	No
Groundwater Source Protection Zone (SPZ)	No
Conservation Area	No

Does the site contain any of the following? (Please tick all that apply to the best of your knowledge. Note that the following constraints are not illustrated on the local plan)

Archaeologically Sensitive Areas (ASAs)	No
Trees covered by Preservation Order (TPO)	No
Listed Building	No
Scheduled Ancient Monument	No
Evidence of the presence of protected species	No

7. Suitability for Development

Sustainability issues and/or physical constraints (Please indicate all that apply with an 'x') if applicable, please elaborate on the nature of the issue or constraint.

Would development of the site require third party land to create access (including land for site lines)? No Yes The site has its own access, although allocating the adjacent land would further improve accessibility

Are you aware of any drainage issues, or does the site need pumping? No Yes

Would development of the site result in the loss of any hedgerows? No Yes A development on this site could be integrated into the existing landscape form.

Would development of the site require the felling of any trees? No Yes

Would development of the site require a culvert or redirection of any watercourses? No Yes

Watercourses?

May there be any contamination from previous uses? No

Are there any utilities infrastructure issues that restrict the site's development potential? (Please indicate all that apply with an 'x')

Comments:

- Electricity: No
- Gas: No
- Water Supply: Yes Plan attached indicating route of pipe. The access track also has a right of way over it serving Southern Water.
- Sewerage: No
- Telecommunications: No

Are there interventions that could be made to overcome any of the constraints identified in section 7?

The existing water pipe and related easement is located at the lower end of the site and a potential development can occur without giving rise to issues. The proposed site has been limited to keep the constrained land outside of the submission, as the plan shows.

8. Availability for Development

Are there any other factors which might constrain or delay development? (Please indicate all that apply with an 'x')

Please elaborate if necessary

- Ownership constraints? None
- Need to relocate current use? N/A

If you are an interest other than the developer or prospective developer, please indicate the level of developer interest, if known (Please tick one and elaborate if necessary)

High
 Medium
 Low

8. Timescale

When do you envisage the site becoming available for Development? (Please indicate one with an 'x' and elaborate if necessary).

2015-2020
 2021+

Once commenced, how many years do you think it will take to fully develop the site? Not known at this stage, anticipate approx. 3 years

10. Other supporting information

Please include any further supporting information for the site:

- The site immediately borders the development boundary to the village of Ticehurst along its south western edge.
- The site is not restricted by any planning policy specific designations. It lies outside of a special landscape character area and is not within the AONB. It is not within or adjacent to the conservation area of the village.
- The nearest listed building is in the ownership of the Applicant and this will be separated from any potential development given the topography, large garden courtyards, and existing farm roads and field margin trees and hedgerows.
- The site therefore appears ideally suited to accommodate a modest housing development in this location.
- With the exception of the possibility of the site containing protected species, which is currently unverified as no ecological survey has been undertaken, the site appears to offer considerable scope for inclusion for new housing development.
- The site is ideally located in terms of local transport networks, and within walking distance of all key facilities within the village, including the school and shops. The nearest shop is less than half a mile from the site, and the school is located less than a three-minute walk, virtually diagonally opposite the site.
- The site is also very near the bus route, and there is a regular service along the highway (B 2087). The A21 junction with this site is less than 1.9 miles distant, (four-minute drive).
- In terms of sustainable and planning credentials the site is an ideal candidate in accommodating new development. As mentioned above there is also the possibility of including the adjacent land to the west of the site with this proposed site (outlined in green on the plan), which would further enhance the linkage of the site as a whole the village and its existing infrastructure.

11. Other issues

The Council will acknowledge your interest, and copies may be made publicly available so that other people may know about them. They cannot be treated as confidential.



Price Whitehead Chartered Surveyors

Client: Mr & Mrs Chatterton
 Address: Dale Hill Farmhouse, Ticehurst, East Sussex, TN30 7DQ
 Date: 19/04/2016
 File Name: LDF - Dale Hill Farmhouse - Ticehurst, East Sussex - TN30 7DQ
 Date: 19/04/2016
 Drawing Number: 007712001 rev 1
 Program user: HNW

Ref:TNP170118A

Sites12 Berners Hill / Rosemary Lane

Email submission to Rother DC:

On 2/9/2017 10:36 AM, Planning Strategy wrote:

Acknowledgement of receipt which has now been distributed to Ticehurst Parish Councillors F Nowne Clerk to Ticehurst Parish Council

Mr Evans

Thank you for your submission to the Council's Development and Site Allocations (DaSA) Local Plan – Options and Preferred Options Consultation. Unfortunately Ticehurst Parish, of which Flimwell forms part of this area, is not within the scope of the DaSA Local Plan as it is within the Designated Neighbourhood Plan Area for Ticehurst Civil Parish. As such, it is for Ticehurst Parish Council as the relevant body to set out how it will meet the development targets adopted through the adopted Rother District Core Strategy. Therefore we are unable to accept your representation. However, I have copied in the Parish Clerk for Ticehurst into this email so they are aware of the site you are promoting for development. You may of course wish to follow up with them separately about your submission.

Regards

Nichola Watters BSc (Hons), MA, MRTPI

Principal Planning Officer

From: Gareth Evans [<mailto:gareth@wspa.co.uk>]

Sent: 31 January 2017 16:57

To: Planning Strategy

Cc: Brian Woods

Subject: Land off Broom Hill Flimwell J002637

Dear Sir/Madam

Options and preferred options for public consultation on Development and Site Allocations Local Plan

Land at Flimwell on B2087 Rosemary Lane & Broom Hill (our ref: J002637)

Please accept the attached representations and supporting documents with regard to the above site on behalf of our client, Hatch Homes Ltd.

I would be grateful for acknowledgement of receiving this.

Your regards

Gareth Evans

Planner