

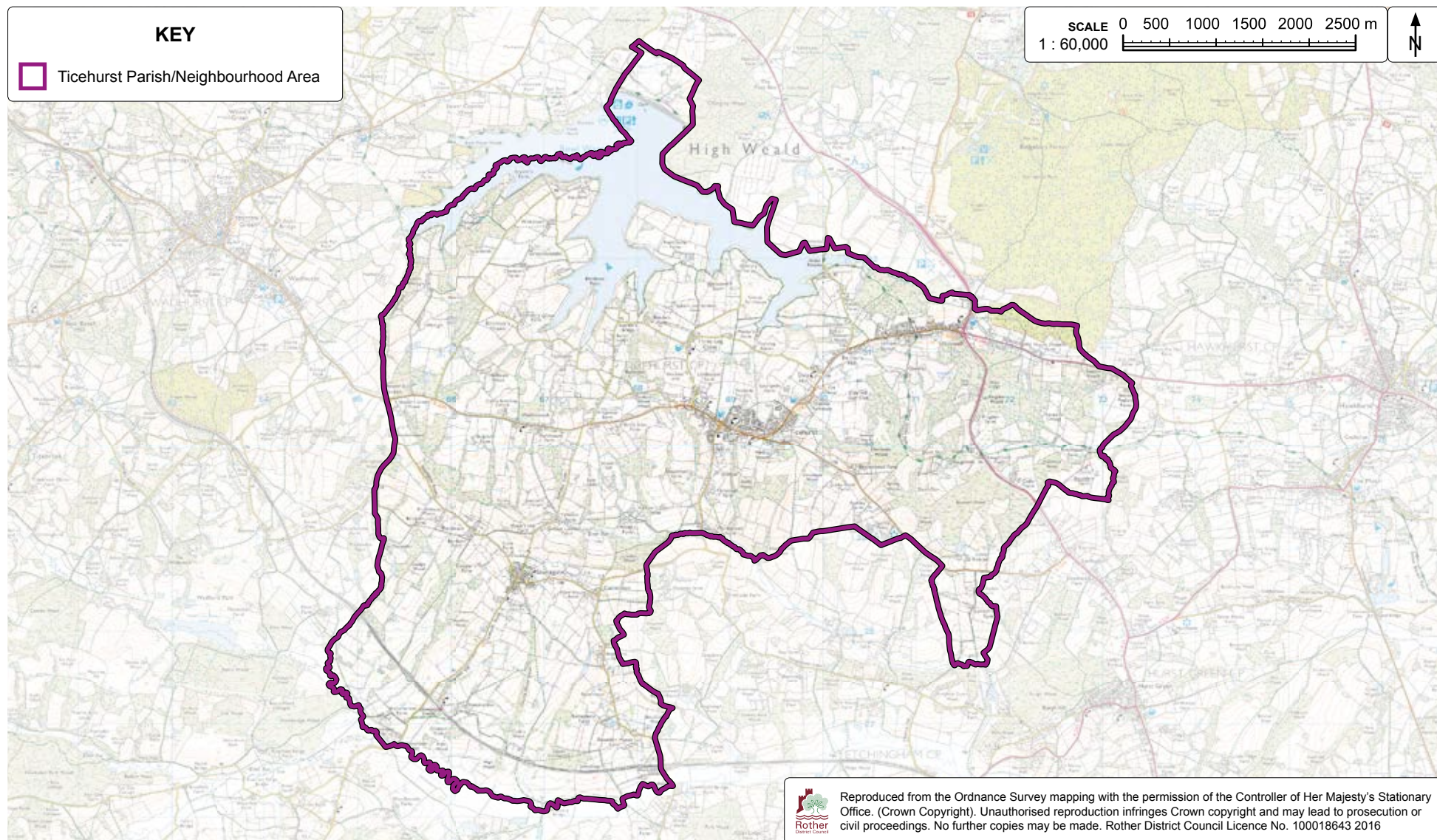
# Ticehurst Neighbourhood Plan 2018 — 2028

Final Plan

Made by Rother District Council 8<sup>th</sup> July 2019







Map 1 — Boundary of parish for neighbourhood plan.





This plan has been prepared  
by Ticehurst Parish Council,  
on behalf of those who live  
and work within the parish



The Ticehurst Neighbourhood Plan has been prepared by Ticehurst Parish Council, the qualifying body responsible for plan preparation. Contacts for further information:

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# Summary

Ticehurst Parish Council has prepared this neighbourhood plan on behalf of those who live and work in Ticehurst. It sets out a future vision of the parish and its three distinct settlements of Ticehurst village, Stonegate and Flimwell. The vision is to have friendly, safe and attractive communities which will flourish within the beautiful setting of the High Weald Area of Outstanding Natural Beauty.

The plan has four aims:

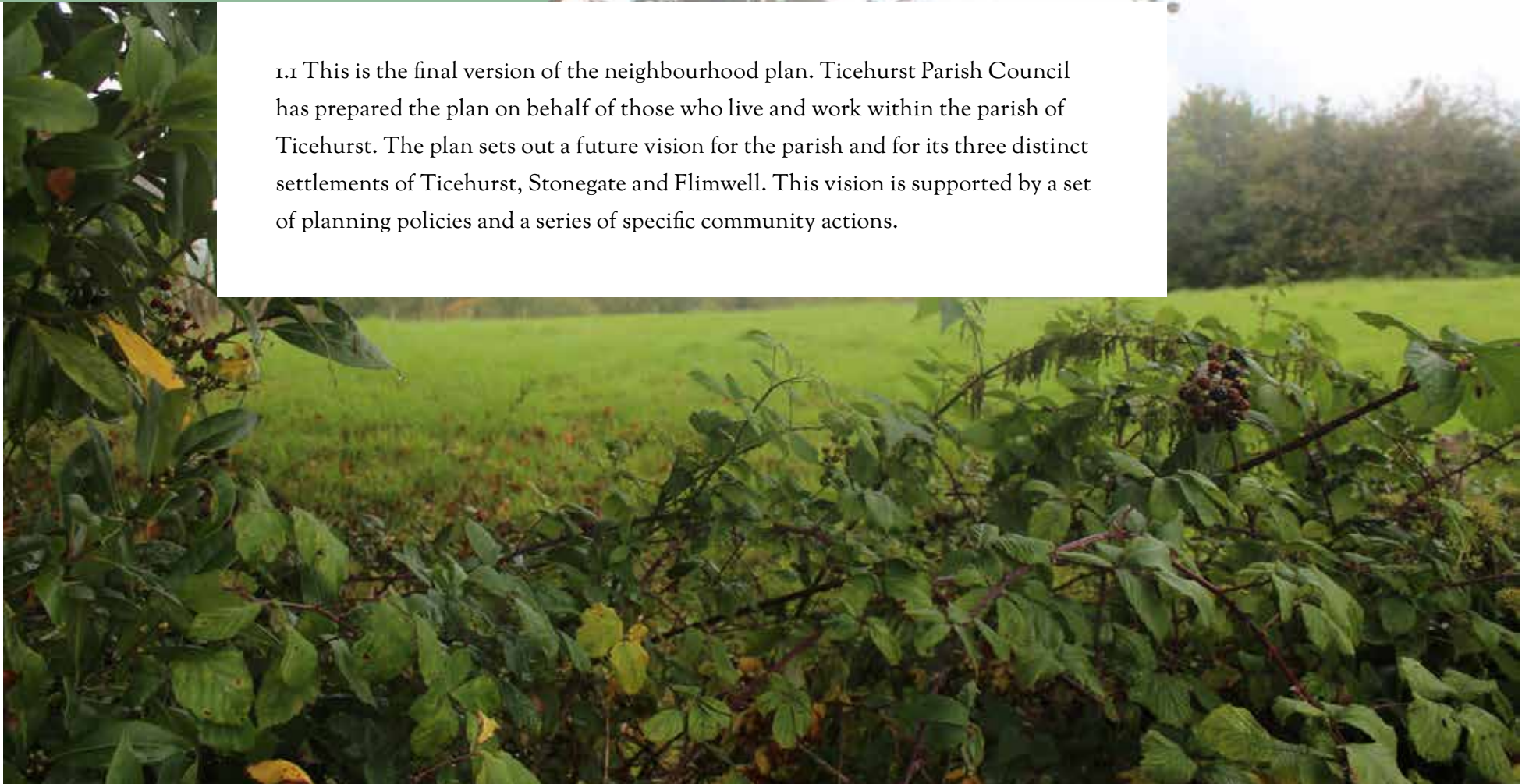
1. to maintain and enhance the rural character of the parish
2. to support and extend employment opportunities within the parish
3. to provide high-quality housing for all residents
4. to improve the infrastructure and amenities within the parish.

Based on these aims, the plan sets out objectives, and then policies which will help to meet the objectives. Once the plan has been reviewed and accepted through the process set out by the government, these policies will have legal weight in deciding planning applications.

The plan has been written on behalf of the community by a Steering Group of local residents which has consulted widely in order to ensure that the plan meets the community's needs.

# Introduction

1.1 This is the final version of the neighbourhood plan. Ticehurst Parish Council has prepared the plan on behalf of those who live and work within the parish of Ticehurst. The plan sets out a future vision for the parish and for its three distinct settlements of Ticehurst, Stonegate and Flimwell. This vision is supported by a set of planning policies and a series of specific community actions.





## National Planning Policy

1.2 The neighbourhood plan has been informed by both the National Planning Policy Framework and the strategic policies in the Rother Local Plan. In accordance with the neighbourhood planning regulations, this plan has been prepared through extensive community consultation.

1.3 The Ticehurst Neighbourhood Plan will contribute to sustainable development by seeking improvements in environmental, economic, and social conditions. Consideration has been given to how any potential adverse effects arising from development proposals may be prevented, reduced, or offset.

1.4 The neighbourhood plan also seeks positive improvements in the quality of the built, natural, and historic environment, as well as in people's quality of life. This can be achieved through better design; improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood” (para. 183 of the National Planning Policy Framework, 2012).*

1.5 The Government introduced the opportunity for local communities to prepare neighbourhood plans through amendments to the Town and Country Planning Act 1990 and the Localism Act 2011 and through new regulations Neighbourhood Planning (General) Regulations 2012, which set out the requirements for Neighbourhood Plans.

## Community-Led Process

1.6 Developing a neighbourhood plan is a community-led process which encourages local people to shape and influence development within the places where they live and work. Neighbourhood plans are produced by community forum groups or parish or town councils and must correspond to the local district council plan. In the case of Ticehurst, Rother District Council has prepared the Local Plan (Core Strategy adopted September 2014) and there has been a constructive dialogue with them to ensure that these draft policies conform to national and local policy, as required by the neighbourhood plan regulations.

1.7 Neighbourhood plans can determine the allocation of new housing sites; produce general design policies for these sites; protect or identify new community facilities; and identify green spaces to be protected from any future development proposals. In Ticehurst, Stonegate and Flimwell, the preparation of the neighbourhood plan is being led by the Neighbourhood Development Plan Committee (NDPC) of Ticehurst Parish Council.

1.8 Neighbourhood plans must meet some legal requirements as specified by law: they must have appropriate regard to national policy; must contribute to the achievement of sustainable development; must be in general conformity with the strategic policies in the development plan for the local area; must be compatible with human rights requirements; and must be compatible with EU obligations. It is considered that this plan meets all these legal obligations.

## The High Weald AONB

1.9 National planning policies are contained in the National Planning Policy Framework (NPPF). Its focus is on sustainable development, the meaning of which is defined in paragraph 8 of the NPPF as simultaneously seeking economic, social and environmental gains. Paragraphs 115 and 116 of the NPPF (2012) relate specifically to development in AONBs. These paragraphs complement Section 85 of the CRoW Act 2000. They expect planning bodies, which include those preparing neighbourhood plans, not only to have regard for the conservation and enhancement of AONBs, but also to give it great weight.

1.10 The use of the terms “landscape” and “scenic beauty” in the NPPF highlights the need to consider both the visual impacts on the scenic qualities of an AONB and the impacts on its intrinsic landscape character. This embraces aspects of landform, geology, flora and fauna, landscape features and historic settlement patterns, developed over centuries.

1.11 The emphasis on sustainable development may be taken as encouraging plans to seek developments that offer benefits in terms of conserving or enhancing natural beauty. For example, a strong rural economy in which farm and woodland enterprises thrive enables the management necessary to conserve key landscape features.

## Consultation Process & Preparation Timetable

1.12 Work on the Ticehurst Parish Neighbourhood Plan began in October 2015, when Rother District Council approved the designated boundary for the neighbourhood plan area (Ticehurst Parish boundary Map 1).

1.13 Since late 2015, the TNP Steering Group has been supported in its work by Feria Urbanism, a professional design and planning practice based in Bournemouth. Feria ran several key events to engage the community early in the plan process.

- A series of three Visioning Events were held in January 2016, attended by over 200 people. These explored some of the main challenges and issues facing the parish.
- A two-day Design Forum held in March 2016. Over 100 people took part in the design forum when presentations from 13 different community groups were also made. This forum examined how change can be accommodated, designed, and planned.
- An interim report in July 2016 summarised the work done in the first part of 2016.
- A poster exhibition in November 2016 and a further one in December reviewed the draft policies formulated by the Steering Group.

1.14 In the autumn of 2016, the TNP Steering Group ran a “call for sites” process. The purpose of this was to gauge the potential land supply for new development across the parish. Twelve sites were submitted for consideration.



1.15 In parallel, a Business Survey was undertaken, helping the TNP to understand the requirements of the many businesses in the parish.

1.16 In July 2017, Rother District Council advised that a Strategic Environmental Assessment (SEA) was required. This was commissioned from AECOM.

1.17 In September 2017, a short (one page) survey was distributed to all dwellings in the parish. This was designed to answer some very specific questions – on affordable housing and employment – which could not be answered by other available data.

1.18 The consultation on the pre-submission draft plan ran from 2nd January to 14th February 2018. As a result, the draft plan, the site assessments and the SEA were all revised and submitted for further scrutiny, along with the Basic Conditions Report and the Consultation Report (which gives full details of all consultations during the writing of this plan). Representations under Regulation 16 of Neighbourhood Planning, were invited between 9th November and 21st December 2018.

1.19 The submission plan was then reviewed by the Independent Examiner (February to April 2019) and the modifications in his report dated 5th of April 2019 were accepted by both the Qualifying Body (Ticehurst Parish Council) and Rother District Council, and have been implemented in this document.



Photographs from the various consultation events held during 2016.

# Ticehurst Parish Past & Present



Ticehurst Village Institute.



## Ticehurst Parish Past & Present

2.1 Ticehurst is one of the largest civic parishes in the Rother District. It consists of three wards, Ticehurst Village, Flimwell and Stonegate, within which are a number of smaller settlements such as Cottenden, Battenhurst, Three Leg Cross, Dale Hill, Shovers Green and Birchetts Green. It is home to more than 4,000 people and covers 3,237 hectares. The name Ticehurst is said to have originated from the Anglo-Saxon, “tice” meaning goats and “hurst” meaning woods.

2.2 The Parish is situated within the High Weald Area of Outstanding Natural Beauty, and its landscape has barely changed since medieval times. It is a mix of sandstone ridges, clay valleys, small ancient woodlands, and irregular-shaped fields. Part of Ticehurst’s boundary crosses Bewl Water, the largest inland water reservoir in South East England, and it is bordered to the east by Bedgebury Forest and Pinetum which has 22km of cycle tracks. With its numerous countryside footpaths and leisure opportunities, its good connections via road and rail to the rest of the UK and to the continent, it is a popular place to live and an attractive place to visit.

2.3 Historically, Ticehurst was largely a rural community which derived its livelihood from woodland management, small mixed farming, wool, dairying, soft fruit, and hops. Where these have become less viable, the farms have become larger or have diversified, supplying small trades and services associated with the rural economy as our business survey in 2017 clearly illustrates.

2.4 With the benefit of modern technology, more people are also working from home and the unemployment rate in the parish is low (2.2% in 2011 census).



Welcome to Ticehurst.

## Ticehurst

2.5 Ticehurst is the largest village of the three that make up the parish, an ancient settlement established on the east-west Forest Ridgeway which passes from Tonbridge to Rye on the coast. It began as a crossing point linking ancient route ways and as a market centre serving an area of scattered farmhouses and manors. In the 13th century, a more permanent settlement began to develop around the market place, a triangular space known as Ticehurst Green. In the 1700s, the road through the village became a toll road and Toll Cottages, now private dwellings, still stand at each end of the village.

2.6 The Bell Inn in the centre of Ticehurst was originally a Wealden Hall House which became a 16th century coaching inn, one of two which dominated the central square. The High Street continues to be a busy thoroughfare: the volume and speed of traffic through the village is a concern to villagers and a problem which Ticehurst Parish Council is seeking to address. In the picturesque centre is the village square, all that remains of the old village green. It has a central island with a war memorial and garden dedicated in 1921, a pump house and well, built in 1887 and recently restored, with four recently planted hornbeam trees and one large mature chestnut tree.

2.7 Today the Square is often dominated by parked cars but it is regularly used by the community for events and is a valuable open space with potential for further improvement. The area around the square was designated a conservation area in 1990 and includes several Wealden

2.8 Hall Houses from the 16th century. The typical external wall materials used in the conservation area are a mix of weather-boarding, tile hanging and brickwork of a warm orange-red, traditional styles that are a strong feature of the village's character.

2.9 Ticehurst has gradually evolved to become an important centre for the surrounding area. It was identified by Rother District Council along with Robertsbridge as a “rural service centre” with a varied range of shops and businesses, a children's centre, pre-school nursery, a modern primary school, doctors' surgery and post office.



Ticehurst High Street.

2.10 To the west is Ticehurst House Hospital which was one of the earliest dedicated psychiatric hospitals in the country. Dr Samuel Newington opened the original Ticehurst House in 1792, and today it still specialises in the treatment of psychiatric disorders.

2.11 Ticehurst also claims to be home to the first Pick-Your-Own fruit farm to open in Britain, Maynards Farm. Pashley Manor Gardens is “one of the finest gardens in England”, and Dale Hill Golf Course and Hotel has two courses, one designed by Ian Woosnam.

2.12 The Village Institute was designed by the architect, Sir Aston Webb and built in 1899 on land given by Mr. Campbell Newington for the benefit of the parish of Ticehurst. In 1929 this Grade II Listed Building was inherited by his daughter, Beatrice Drewe, who set up a Charitable Trust and endowment fund. In 1970 Ticehurst Parish Council was made the Custodian Trustee and since 2005 the Beatrice Drewe Trust has been run by annually elected management trustees for the benefit of Ticehurst and its locality. It is a busy centre for parish meetings, village clubs and activities, serving residents from the very young to the elderly and from the fit to the disabled.

2.13 The Recreation Ground, part of this endowment, is used by local junior football clubs; the senior football takes place at the Bell Field. The Beavers, Cubs and Scouts have a dedicated Scout Hut nearby at the end of Pickforde Lane.

2.14 The Anglican church, St Mary’s, occupies a prominent position on the ridge in the centre of the village. Its foundation goes back 700 years; built of local sandstone with a typical Sussex spire, it retains much of its ancient character. A small room has recently been added, which has proved a valuable and accessible additional resource for the community.

2.15 The village values its hourly bus service to Tunbridge Wells and Hawkhurst during the daytime but there is no service on Sundays nor in the evening. Children usually leave the village by bus to attend secondary schools, mainly in Wadhurst and Tunbridge Wells. There is a good train service to London and Hastings, with stations at Stonegate and the neighbouring village of Wadhurst (with a more frequent service, it is often preferred by commuters).



## Flimwell

2.16 The village is located on either side of the busy cross roads where the A21 meets the A268 to Hawkhurst and the B2087 to Ticehurst. It was once a staging post for travellers on the road from London to Rye and has outstanding views across the Weald. Flimwell covers an area of approximately 350 hectares, of which about 5% is built-up.

2.17 The village is linear in shape and was constituted in 1839 when the Ticehurst Union Workhouse was built there to serve eight parishes. This has since been demolished and a small housing development called Bewl Close is now on the site. St Augustine's Anglican Church, Grade II listed, was designed by Decimus Burton, and built in 1830 in local sandstone.

2.18 The main area of development in modern times has been along the B2087 to Ticehurst, joining the smaller settlements of Union Street and Berners Hill. The village has an active cricket club and ground, with a multifunctional pavilion and children's playground, which is currently being upgraded. It has, however, no defined centre and relies on other local villages, in particular Ticehurst, for most of its services. A corner site, next to the B2087 and A21, is currently being built with 25 dwellings and a new village hall and shop will be part of this development.

2.19 Flimwell supports many successful businesses for which good transport links are important. The office of the High Weald AONB Unit, set up to protect and raise awareness of the special High Weald landscape, is situated on the east side of the village.

2.20 This area is also a venue for training and research for all enterprises associated with the sustainable management of woodlands, run by Plumpton College. Flimwell Park, currently being built, will add artisan workshops and host architectural courses in conjunction with the Bartlett School of Architecture (part of UCL)



Flimwell Crossroads.

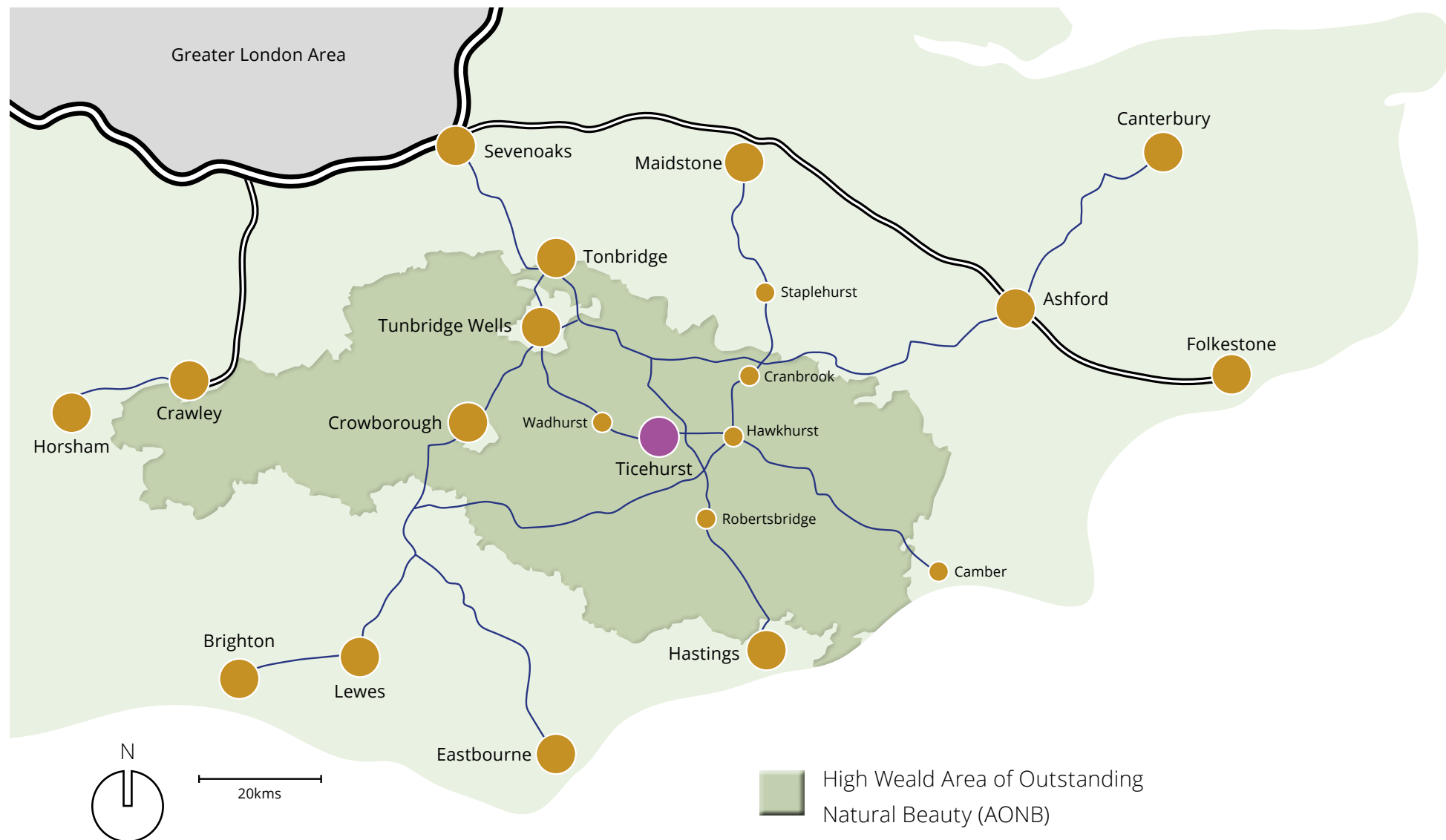
## Stonegate

2.21 This village is thought to have begun where two old Roman roads met, one linking Pevensey with the inland hills and the other linking Bardown, an old Roman ironworks to the north of the village which was abandoned at the end of the Roman period. The land then fell into the hands of the Cistercian Abbey in Robertsbridge until the dissolution of the monasteries. It remained a very small settlement until the coming of the railway in Victorian times, when a station was built in 1851 on the Hastings to London railway, one mile outside the village.

2.22 Today it has an hourly service to London and is popular with commuters. Like Flimwell, the village was constituted in 1839 when it was said to have 81 houses. St Peter's Anglican Church was built in 1836 and rebuilt in 1904. There is also a primary school, a village hall and playground, a cricket club and football field, and a very active dramatic society. It remains a small village with few services and relies on other local centres for shops and facilities.

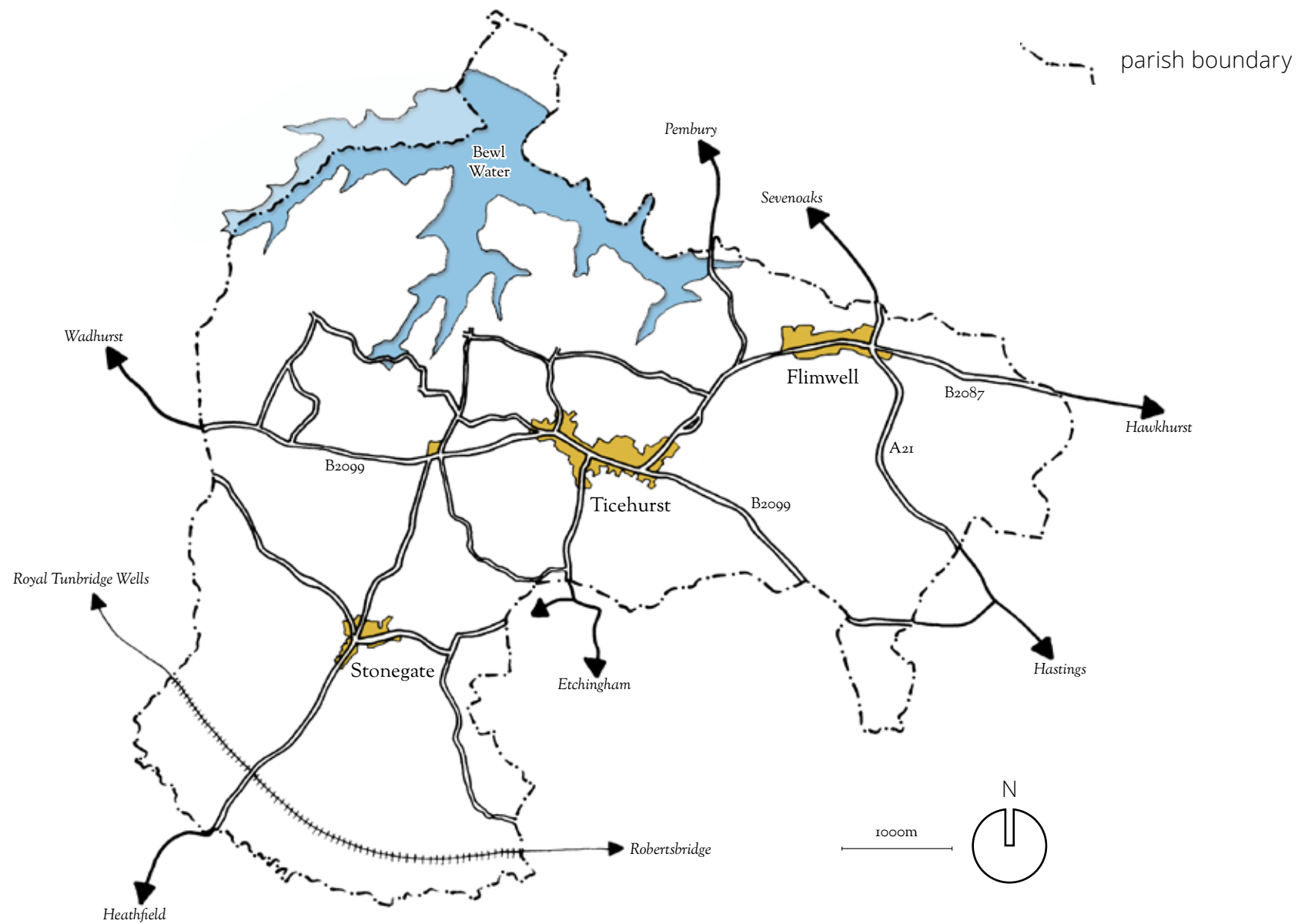


Stonegate Crossroads.



Map 2 — Ticehurst Location: Regional Context Plan.





Map 3 — Ticehurst Parish: Local Context Plan.

# Developing a Shared Vision



The parish and the High Weald landscape from the air.

## Developing a Shared Vision

3.1 Each stage of the neighbourhood plan process to date has sought to extend the amount of common ground between all sections of the community, narrowing down various options through a transparent and open process.

3.2 At all stages, the neighbourhood planning process has allowed room for dissent and minority views but the overall aim of the process has been to build a broad-based consensus to underpin the plan. This process has allowed a set of objectives for the neighbourhood plan to be developed with a strong vision statement.

## Neighbourhood Plan Aims & Objectives

3.3 The extensive public consultation process has revealed a series of issues that are of concern or a source of anxiety to residents and businesses. The same process also identified the features and characteristics of the parish about which people are proud and wish to see protected or enhanced. Together these results have been used to generate the aims and objectives of the Ticehurst Neighbourhood Plan. These are the guiding principles of the plan and are designed to strike the right balance between protection and enhancement. All objectives are of equal importance. The draft plan consultation showed that 94% of respondents supported these objectives.

3.4 The planning policies are written in such a way as to help the plan meet these objectives. Each policy is referenced against the key objectives that are of greatest relevance to it. The objectives will also serve as useful monitoring of the plan in the future.



## Neighbourhood Plan Vision Statement

Ticehurst Parish will continue to develop its friendly, safe, and attractive communities within the High Weald Area of Outstanding Natural Beauty (AONB).

**Ticehurst** as the largest village will provide the working heart of the parish, with a good range of retail outlets and service-based industries.

**Flimwell**, with its strategic situation on the A21, will support businesses for which good transport links are important, as well as developing woodland enterprises linked to the AONB.

**Stonegate** will support the traditional rural economy, tourism, and skilled artisan enterprises, whilst remaining attractive to those who wish to live in a rural environment with good primary schools and rail links.

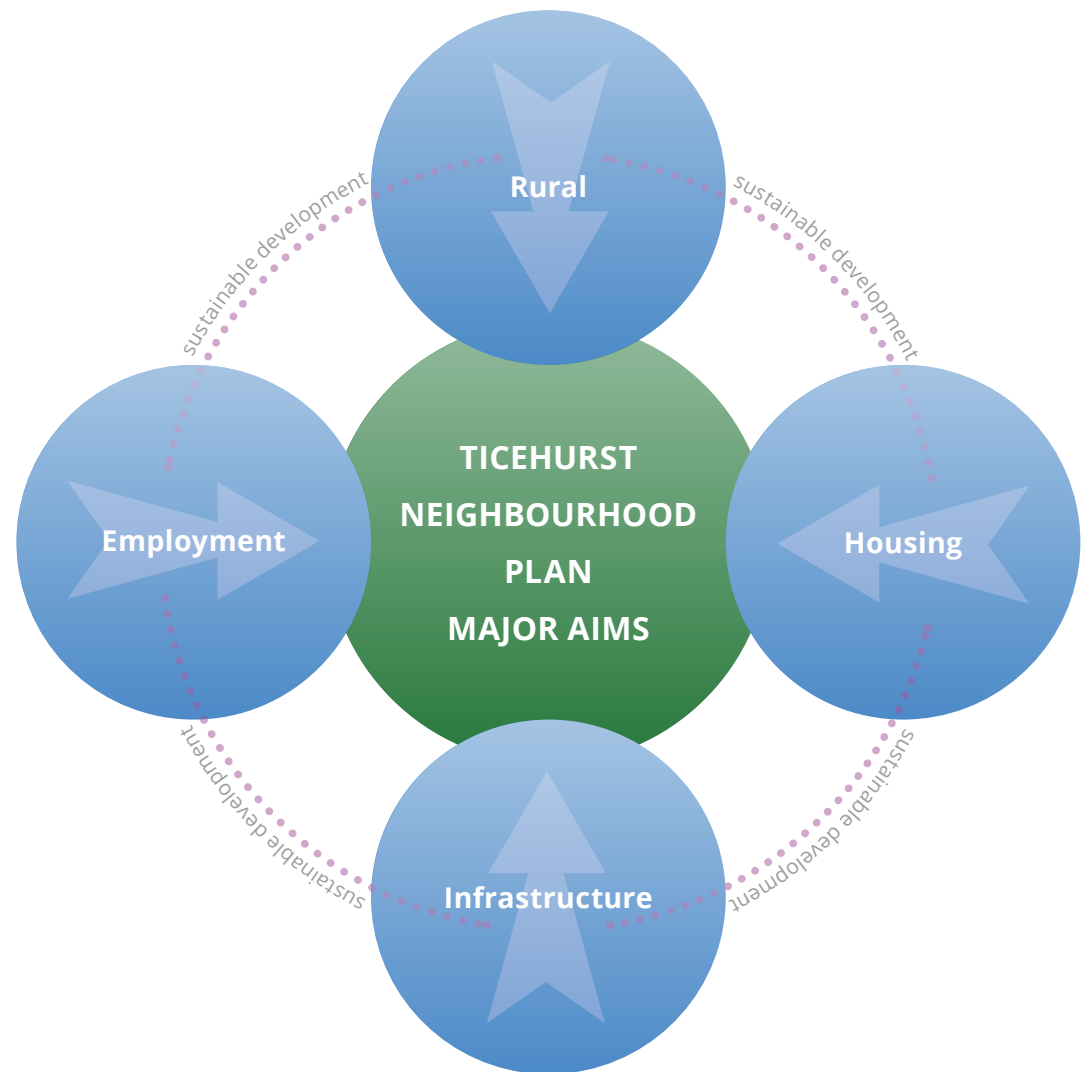
## Neighbourhood Plan Major Aims

To maintain and enhance the rural character of the parish within the special landscape of the High Weald.

To support and extend the employment opportunities within the parish.

To provide high-quality housing for all residents in small developments which reflect the High Weald's historic pattern of settlement.

To improve the infrastructure and amenities within the parish, enhancing the quality of life for all parishioners.



# Neighbourhood Plan Objectives

To meet our vision and achieve our aims, we have formulated the following objectives.



Church Street.



1. Conserve and enhance the landscape and scenic beauty of the AONB.

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2. Provide good movement round the parish by cycle and footpaths.

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3. Use local resources to build the local economy, supported by good infrastructure.

---

4. Ensure that the parish residents have the facilities they need (health, education, leisure, retail).

---

5. Provide affordable housing, particularly for Ticehurst residents and workers.

6. Ensure that all new development is well-planned and relates to existing housing.

---

7. Encourage good environmental design of housing and business developments.

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8. Protect and regenerate the heart of each village, conserving our heritage.

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9. Reduce the impact of traffic through the parish.

---

10. Develop a local energy plan and encourage energy-efficient buildings.

# Rural Policies

Objective No. 1 — Conserve and enhance the landscape and scenic beauty of the AONB.

Objective No. 2 — Provide good movement round the parish by cycle and footpaths.



## 4.1 The aim of the Ticehurst Neighbourhood Plan is to maintain and enhance the rural character of the parish within the special landscape of the High Weald.

4.2 Ticehurst Parish is in the centre of the High Weald Area of Outstanding Natural Beauty. Its landscape is man-made, crafted over time to become one of the best examples of a medieval landscape in Northern Europe. It is characterised by small dispersed settlements of farmsteads and hamlets, ancient woodland, and steep-sided gills.

4.3 The soil is generally poor, which has led to small mixed farms, with incomes often supplemented by other rural industries. Woodland covers about a third of the area: it provided the timbers for England's navy in the 16th century and the fuel for the iron industry in the 17th century when the Weald was the industrial heartland of England. Today, coppicing is still a local industry.

4.4 Until the 19th century, the parish was relatively isolated, with no easy transport by river and notoriously terrible roads. As a result, the people are self-sufficient and independently-minded (Sussex motto: "we wun't be druv").

4.5 The High Weald AONB has the aim of conserving and enhancing this beautiful landscape, whilst recognising the need for social and economic development. Their Management Plan (2014-2019) identifies five key components of the High Weald:

- *Geology, Landform, Water Systems & Climate* — Deeply incised, ridged and faulted landform of clays and sandstone from which spring numerous gill streams.
- *Settlement* — Dispersed historic settlements of farmsteads and hamlets and late medieval villages.
- *Routeways* — Ancient routeways often narrow, deeply sunken, and edged with trees, hedges, wildflower-rich verges, and boundary banks
- *Woodland* — A great extent of ancient woods, gills and shaws in small holdings.
- *Field & Heath* — Small, irregularly-shaped, and productive fields often bounded by, and forming a mosaic with, hedgerows and small woodlands.

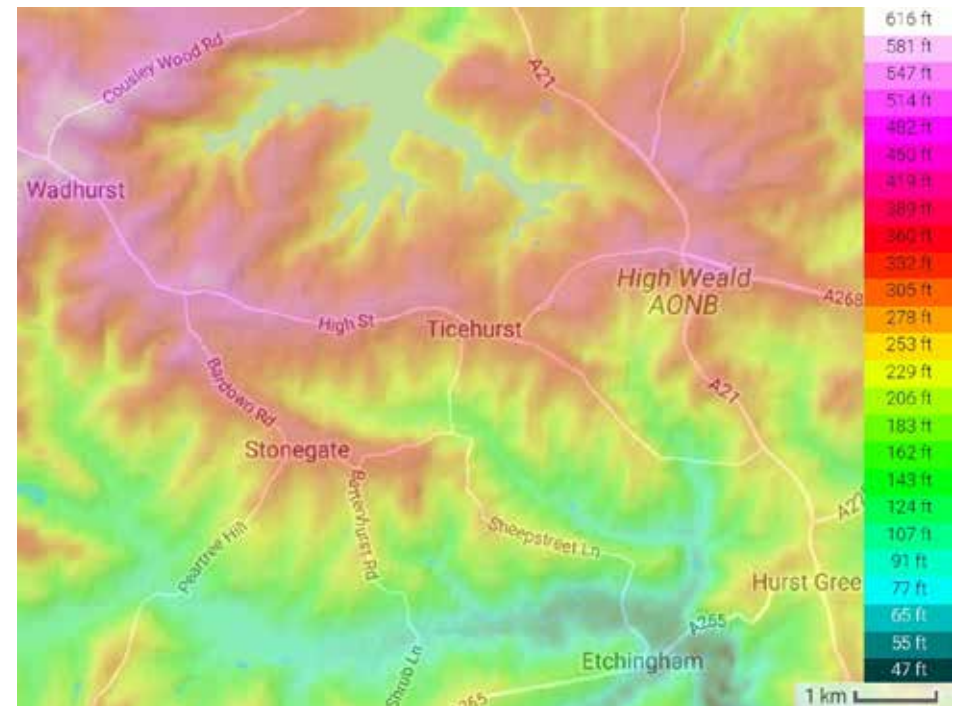


4.6 Ticehurst is at the eastern end of Forest Ridge (Map 4). To the north, the land slopes down to Bewl Water. To the south, Stonegate also sits on another section of Forest Ridge; Burwash and Brightling are on Battle Ridge. Ancient routeways have translated into modern roads, tracks, and paths. These can be maintained and enhanced to provide a network of communication across the parish. The natural habitat of woodland, gills and shaws and the pattern of small fields with hedgerows as boundaries provide the High Weald with abundant wildlife and biodiversity.

4.7 The Ticehurst Neighbourhood Plan fully supports the objectives of the High Weald AONB Management Plan. It also recognises the need for new development to be progressed in conjunction with the AONB's "special qualities" and Statement of Significance.

4.8 The following policies and community actions are designed to meet the first two plan objectives:

- 1) Conserve and enhance the landscape and scenic beauty of the AONB.
- 2) Provide good movement round the parish by cycle and footpaths.



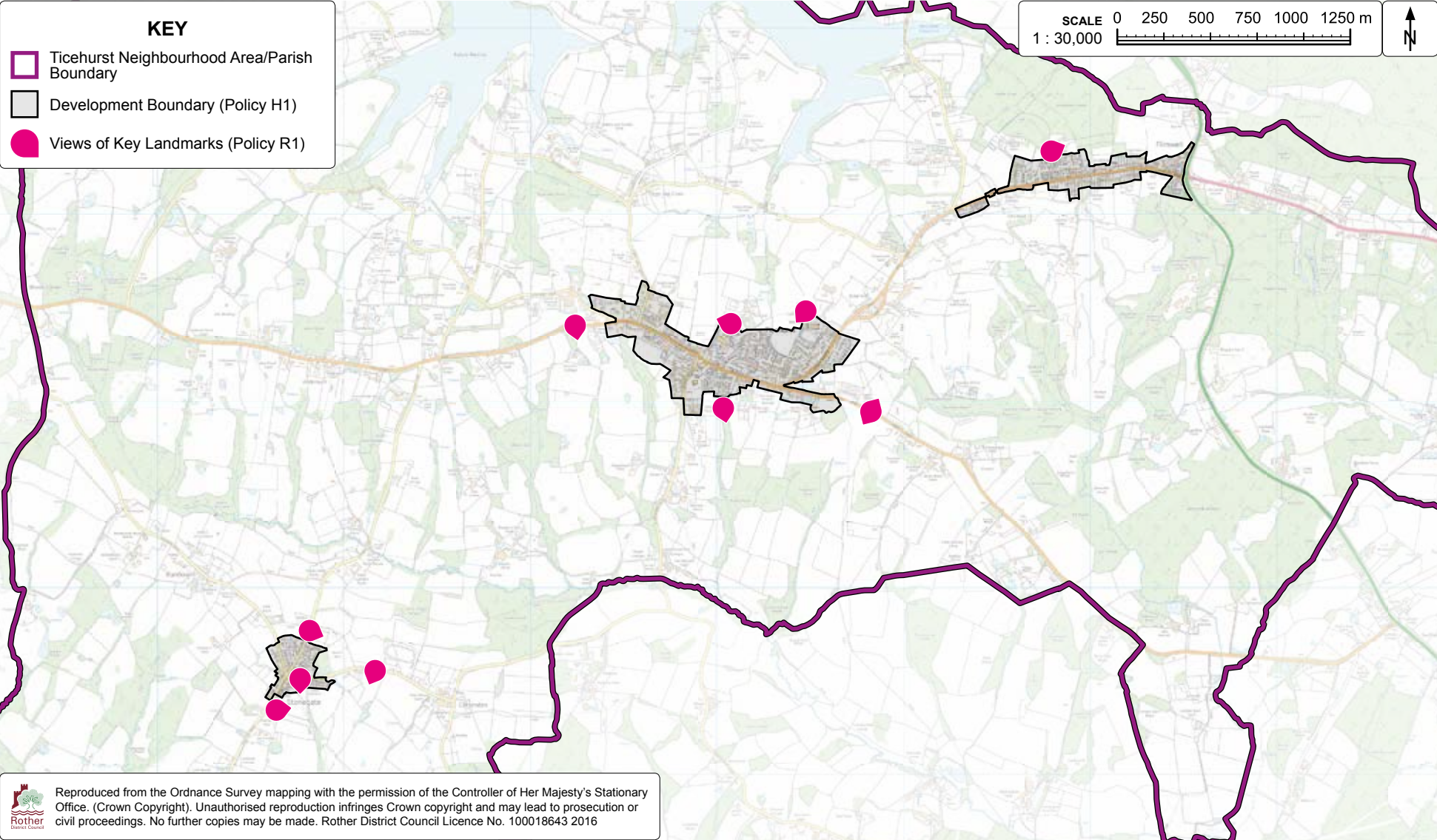
Map 4 — Topographical data showing the landform of the neighbourhood area and the distinctive ridge patterns, shown by the red colours.

## **Policy R1**

### **Conserve the Area of Outstanding Natural Beauty**

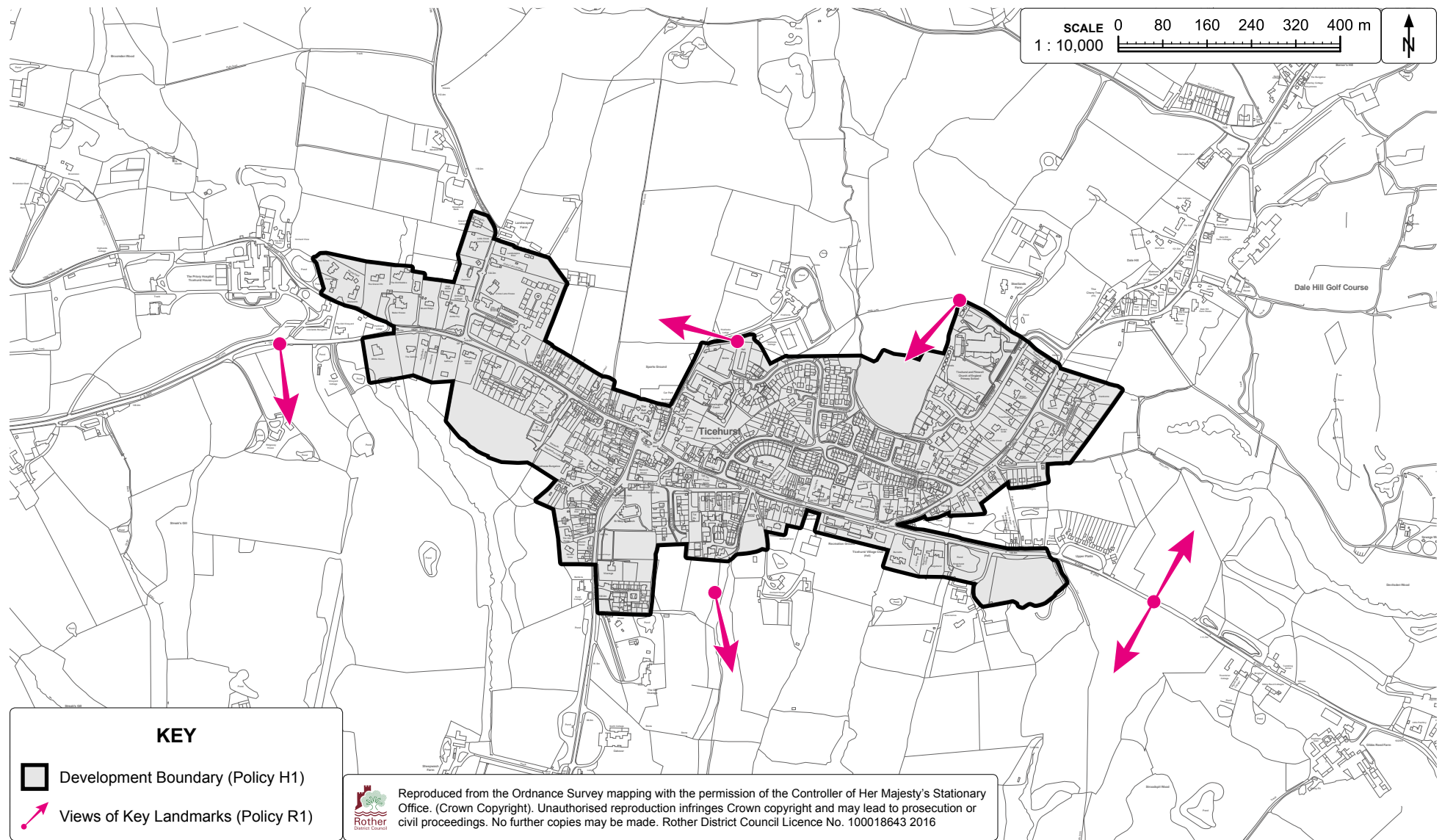
1) Development within the High Weald AONB will be expected to conserve and enhance its natural beauty. Any developments should have regard to the Rother District Core Strategy Policy EN1 (Landscape Stewardship) and the High Weald AONB Management Plan (2014-2019) or its replacement.

2) Development should demonstrate that it will not have an unacceptable adverse visual impact on the landscape setting of the villages or views of key landmarks, shown in maps 6, 7 and 8.

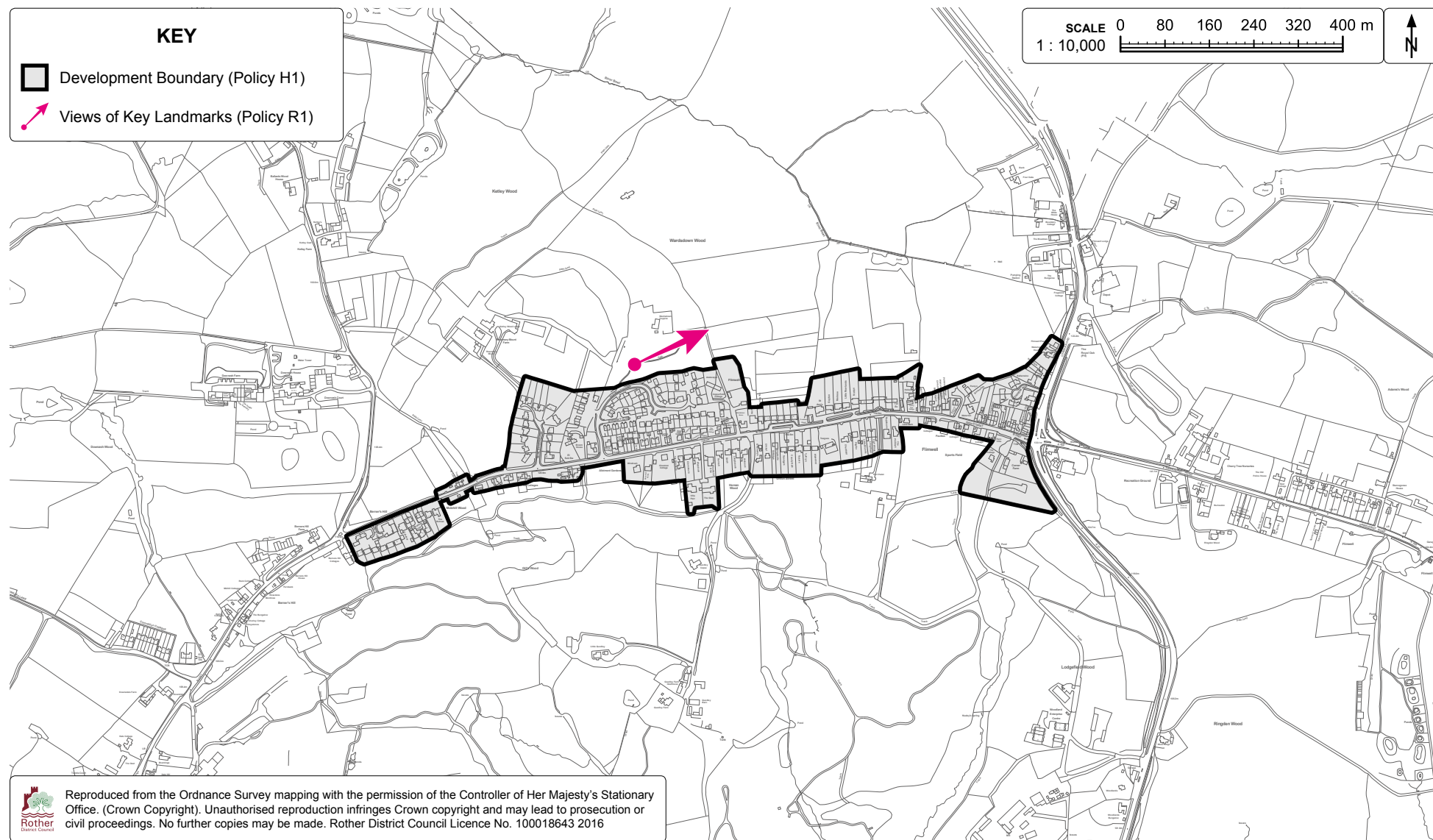


Map 5 — Views defined in the Rother Landscape Assessment.

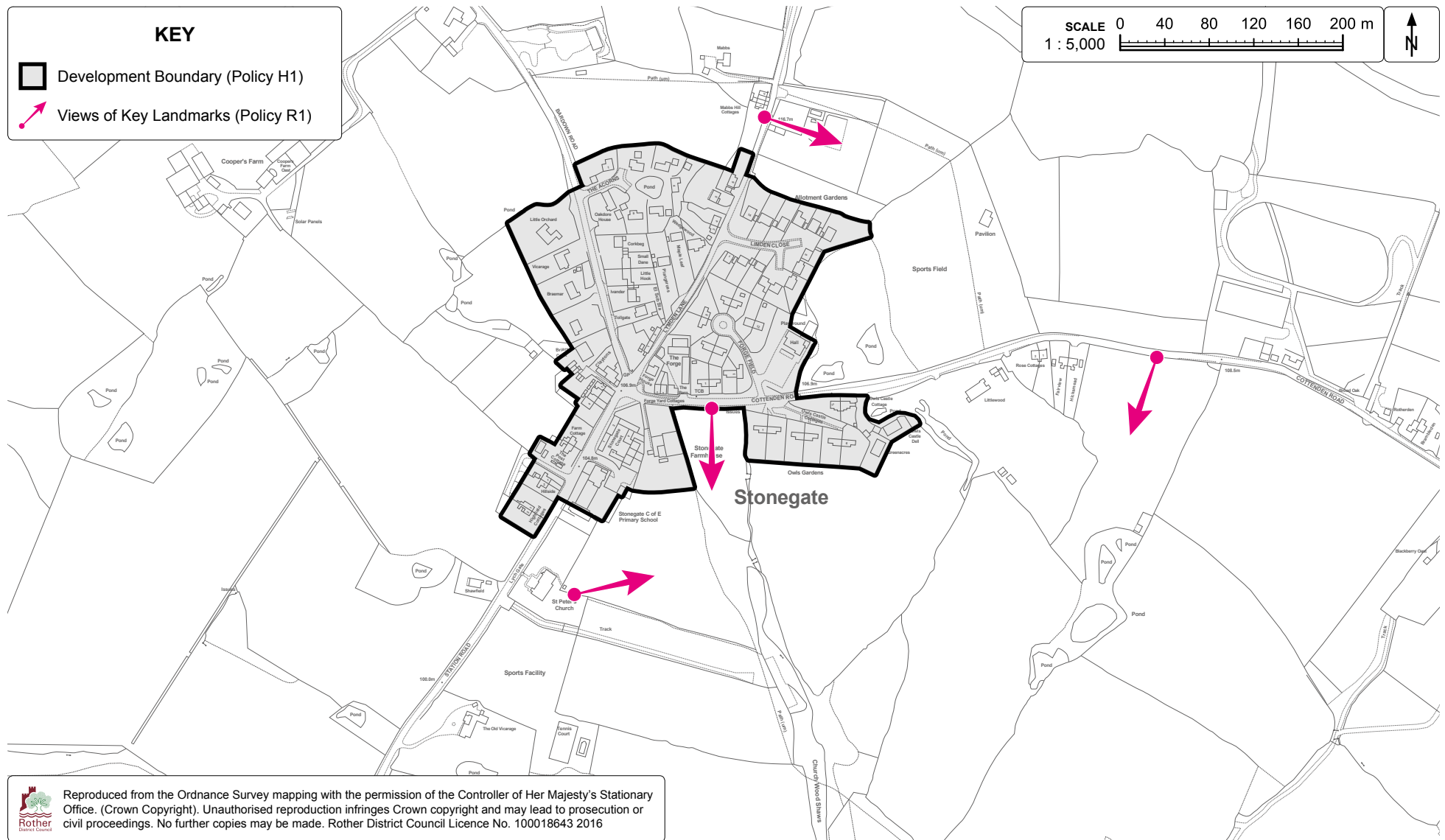




Map 6 — Views defined in the Rother Landscape Assessment (Ticehurst).



Map 7 — Views defined in the Rother Landscape Assessment (Flimwell).



Map 8 — Views defined in the Rother Landscape Assessment (Stonegate).

4.9 The High Weald AONB covers 15 district local authorities who contribute to and support its Management Plan. The High Weald AONB management unit is located in Flimwell within the Woodland Enterprise Centre, demonstrating how central Ticehurst Parish is within the AONB.

4.10 Whilst the primary purpose of AONB designation is to conserve and enhance natural beauty, the Management Plan also recognises that it must be an economically viable area – indeed it was created by being worked. Change is inevitable, but any change must take account of the need to protect the landscape. The National Planning Policy Framework (NPPF) paragraph 115 states that “Great weight should be given to conserving landscape and scenic beauty in .... AONBs, which have the highest status of protection in relation to landscape and scenic beauty”. This beautiful setting defines the character of Ticehurst Parish and is seen by residents as a prime reason for living here.

4.11 The villages of Ticehurst and Flimwell are on Forest Ridge. To the north, the land slopes down to Bewl Water. To the south, there are three ridges: Stonegate, Burwash and Brightling. Views to and from these ridges are admired by both locals and visitors, and should be protected as typical aspects of the impressive High Weald landscape. In addition, views defined in the Rother Landscape Assessment dated August 2009 should be protected. These protected views are shown in Map 5, and by village in Maps 6 (Ticehurst), 7 (Flimwell) and 8 (Stonegate).

Whilst most consideration is given to the three villages of Ticehurst, Flimwell and Stonegate, it should be remembered that the High Weald is a landscape of “dispersed historic settlements of farmsteads and hamlets” as well as villages. The hamlets of Wallcrouch and Three Leg Cross, and the smaller farm settlements, such as Downash, Cottenden and Bardown, also need protection.



The landscape gap between Stonegate and Ticehurst is a beautiful part of the wider landscape.



## Policy R2

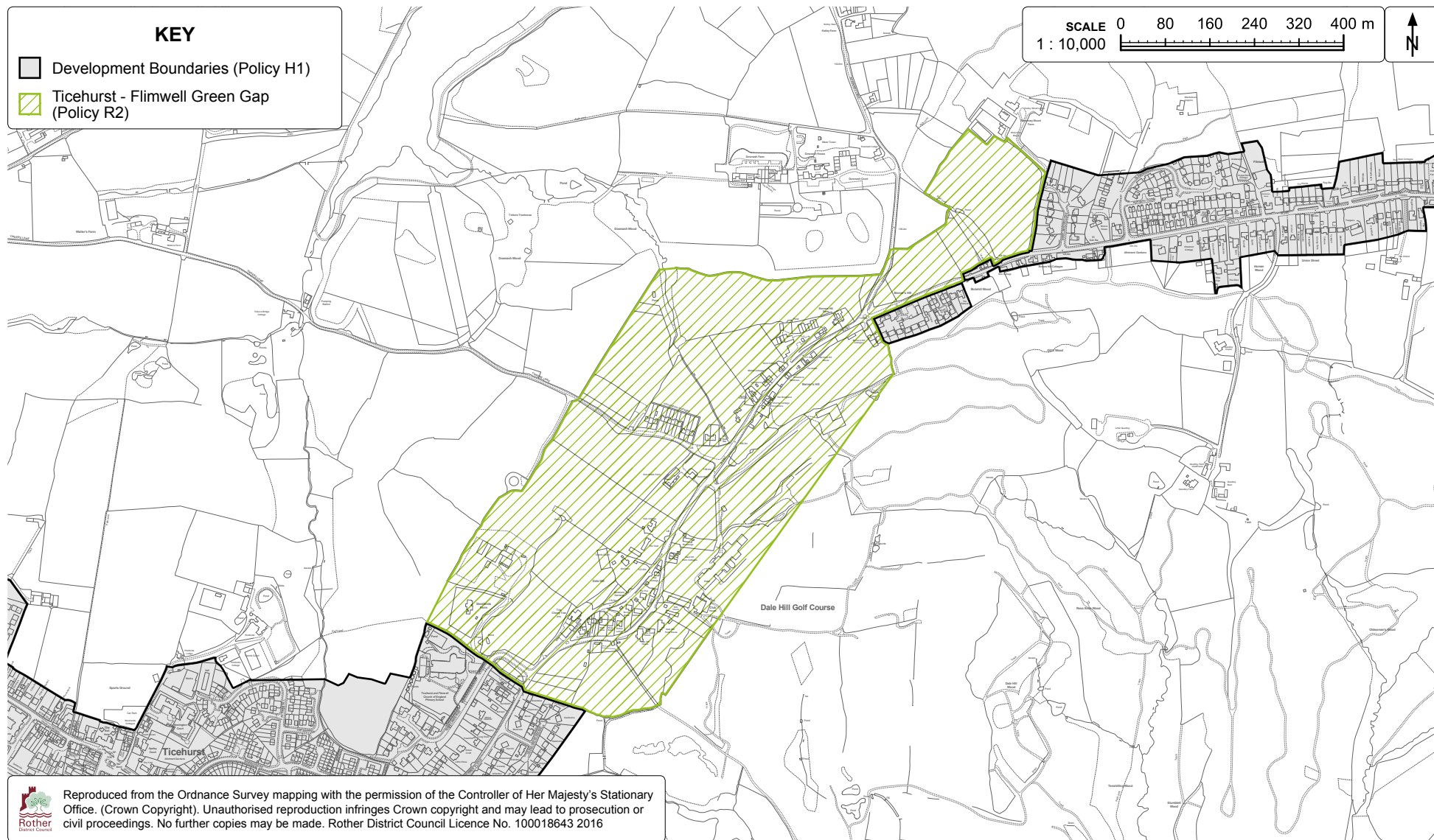
### Maintain Green Gaps Between Settlements

Development within the area shown as the Ticehurst — Flimwell Green Gap in Map 9 will be carefully controlled and only be allowed where the development is unobtrusive and does not detract from the openness of the area.

4.12 It has long been the policy of Ticehurst Parish Council to avoid ribbon development, especially between Flimwell and Ticehurst, despite the almost continuous development between them on the south side of the road. Rother District relies on Core Strategy (CS) policy OSS2 (Use of Development Boundaries) to maintain village integrity. These boundaries are now revised and extended in this plan (see Policy H1).

4.13 The TNP will resist development between Ticehurst and Flimwell which would tend to encourage their coalescence.

4.14 As the largest green space in the parish, Bewl Water and its surrounding land are of major importance. It has protection under Rother District Council CS policy RA2 (General Strategy for the Countryside). Nevertheless, the TNP emphasizes that the shore line of Bewl Water should be protected from permanent development, in particular the area adjacent to but outside the Bewl Water boundary fence.



Map 9 — Green gap between Ticehurst and Flimwell.

## Policy R3

### Protect & Enhance Green Spaces

The following areas, which are shown on Maps 10, 11 and 12, are designated as Local Green Space:

- Land to the rear of Hillbury Field
- Sports Ground off Pickforde Lane
- Allotments off Springfields
- Playground, open space and allotments of Farthing Hill
- Land off Farthing Hill and south of Banky Field
- Ticehurst CEP School Playing Field
- Pond area and meadow area off Pashley Road and Meadowside Cottages

- Recreation Ground, High Street
- St Mary's Church Ground and cemetery
- Land rear of Old Wardsdown, Flimwell
- Sports Ground, High Street, Flimwell
- Stonegate CEP School Playing Field, Stonegate
- Sports Field, Cottenden Road, Stonegate
- Pond and Woodland, Cottenden Road, Stonegate

Proposals for development of these areas will only be permitted where it has been demonstrated that there are very special circumstances (such as essential utility infrastructure) that justify the need for the development, and that there are no suitable alternative sites.

4.15 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. There is a need to support and utilise green spaces for the benefit of the residents and the environment, in accordance with NPPF (2012) paragraphs 76 and 77 and Rother District CS Policy EN5 (Biodiversity and Green Space). The neighbourhood plan delivers a green infrastructure approach aligned to the work that is being carried out by Rother District Council, East Sussex County Council and Natural England.

4.16 The green spaces designated include the recreation grounds and the village and primary-school playing fields. These spaces are essential to the social life and well-being of the community, providing recreation and at the same time supporting biodiversity (one example being the pond and woodland in Cottenden Road, Stonegate). There are also green spaces defined as part of new developments (such as Banky Field and Hillbury Field) to encourage a rural rather than urban feel to the new housing. Other green spaces designated provide local play areas, protect views and maintain each village's connection with the open rural landscape.

4.17 Designation of a green space does not imply public access to it. Some spaces, such as the recreation areas and playing fields, clearly do have public access; others are designated to ensure that the villages do not become an urban sprawl, and that there is sufficient green space around the village to allow them to remain connected to the countryside. Local Green Space designation should not, however, be an attempt to impose Green Belt protection around the built development of the villages.

4.18 Although Bewl Water is not a green space within the parish, overall it meets most of the criteria, together with the green areas surrounding the reservoir including the footpaths and cyclepaths. As such, it should have maximum protection from development.

## Background to the Local Green Spaces

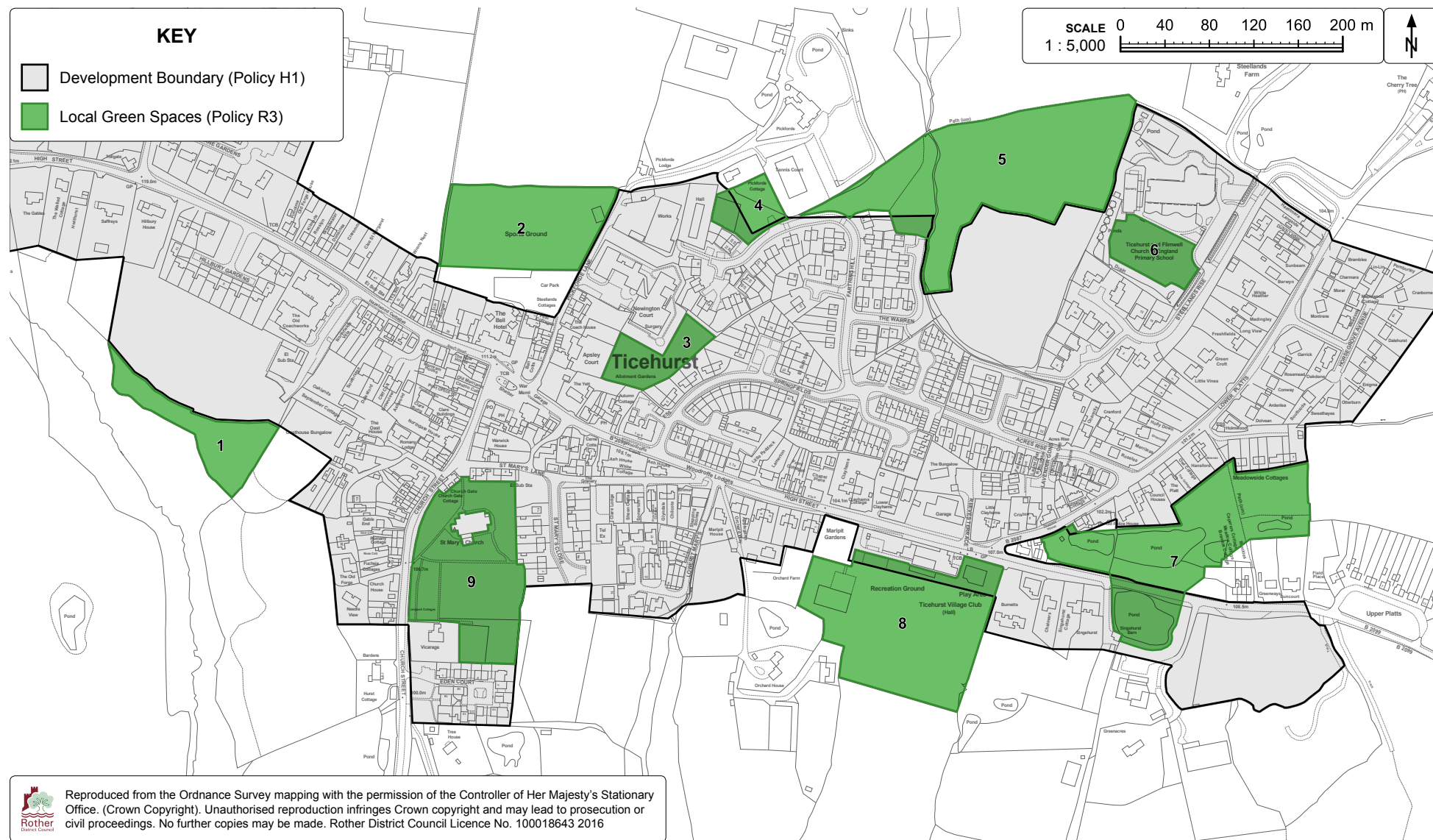
4.19 Local green space designation, defined within the NPPF paragraph 100, should only be used as follows:

1. When the green space is in reasonably close proximity to the community it serves.
2. Where the green space is demonstrably special to a local community and holds a particular significance, using the following criteria:
  - a. Beauty
  - b. Historic significance
  - c. Recreational value (including playing field)
  - d. Tranquillity
  - e. Richness of wildlife and biodiversity
3. Where the green space is local in character
4. Where the green space is not an extensive tract of land.



4.20 As stated in paragraph 99 of the NPPF: “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”

4.21 Information supplied by the High Weald AONB Unit on medieval field boundaries supports paragraph 100 of the NPPF. The numbered areas shown on the three maps (Maps 10-12) and scheduled below have been selected to meet the criteria above.



Map 10 — Locally designated green spaces, Ticehurst.

CODE	SITE ADDRESS	CRITERIA	DESCRIPTION
<b>TICEHURST</b>			
T1	Land to the rear of Hillbury Field, High Street	1, 2b, 2d, 2e	Area is part of the medieval cohesive assart system. Ticehurst Woods to the south is ancient woodland. Raptors (barn owls, nightjars and kestrels) hunt over the field and glow-worms, grass snakes and slow worms are frequently found (prior to the planned development). Gill with a stream on the southern boundary.
T2	Sports ground and football pitch off Pickforde Lane	1, 2b, 2c, 3, 4	A well-used and maintained sports ground. Home to the football club. Was part of a modern field amalgamation (post 1846). The public footpath to the western boundary has been in existence since the mid-1800s.
T3	Allotments off Springfields	1, 2c, 3, 4	A well-maintained and fully used concealed facility for the benefit of the community. Limited access. No historic value but important community area.
T4	Playground, open space, allotments off Farthing Hill	1, 2c, 3, 4	Fully-equipped play area, an area of open space with well-maintained and occupied allotments.
T5	Land off Farthing Hill and south of Banky Field	1, 2a, 2d	Part maintained. Other area is new open space forming part of Section 106 agreement for the Banky Field residential area (outline permission granted).
T6	Ticehurst CEP School playing field off Steellands Rise	1, 2c, 3, 4	Level school sports field plus educational sporting facilities, well maintained.
T7	Pond area and meadow off Pashley Road and Meadowside Cottages	1, 2a, 2b, 2c, 2d, 2e, 3, 4	A recently cleared and stocked pond and woodland, well-maintained and used by the community, together with the meadow and historic footpath adjoining. Wide variety of birdlife including the endangered yellowhammer. Pond is used by a small group of ducks. It is a green oasis between built-up areas.
T8	Recreation ground to the side and rear of the Village Hall, High Street	1, 2b, 2c, 2d, 3, 4	Well-maintained sports and recreational facilities with associated play areas. Actively used by youth teams and for local events (e.g village fête).
T9	St Mary's Church grounds and cemetery, Church Street	1, 2a, 2b, 2d, 3d, 3, 4	The grounds and cemetery are well maintained and very tranquil. They have historic significance to the village.



T1 Land to the rear of Hillbury Field.



T2 Sports ground off Pickforde Lane.



T3 Allotments off Springfields.



T4 Playground, allotments Farthing Hill.



T5 Land off Farthing Hill.



T6 Ticehurst CEP School Playing Field.





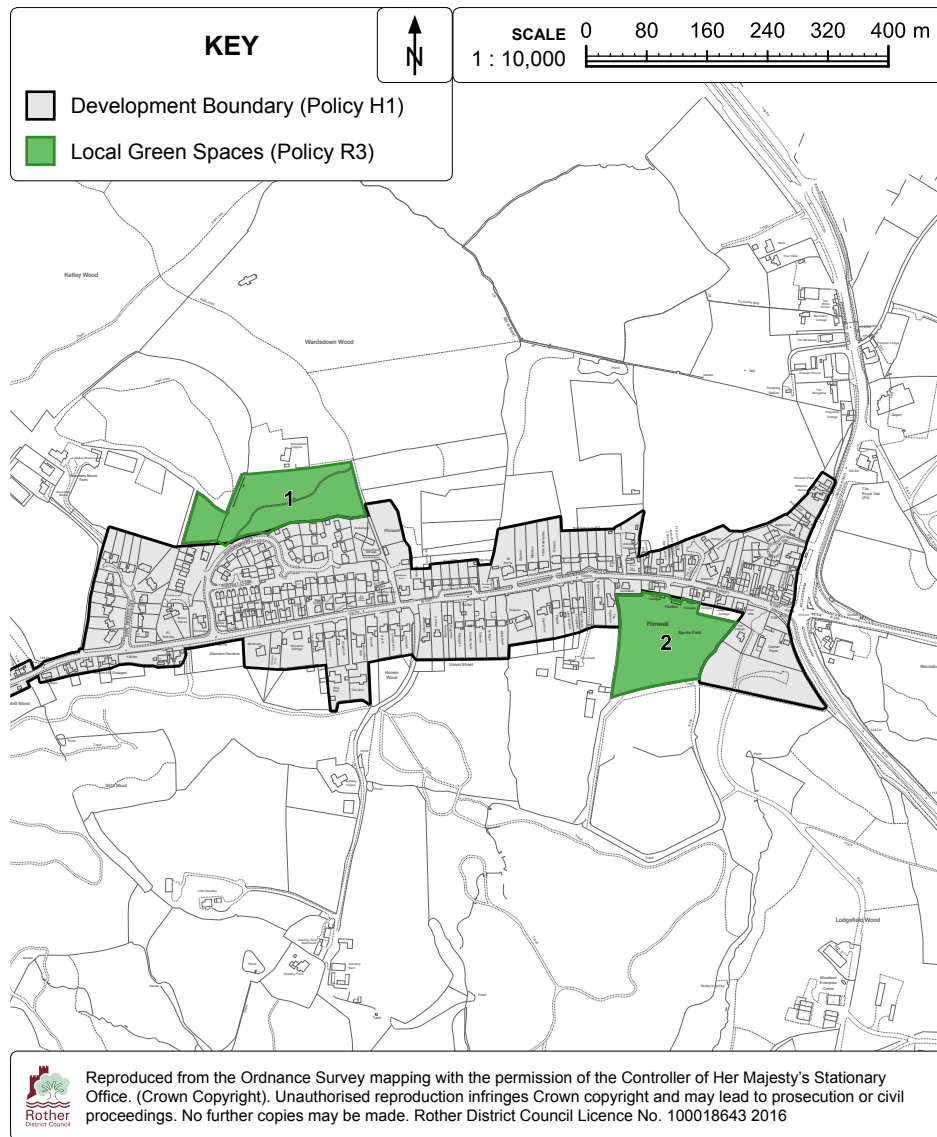
T7 Pond area off Pashley Road.



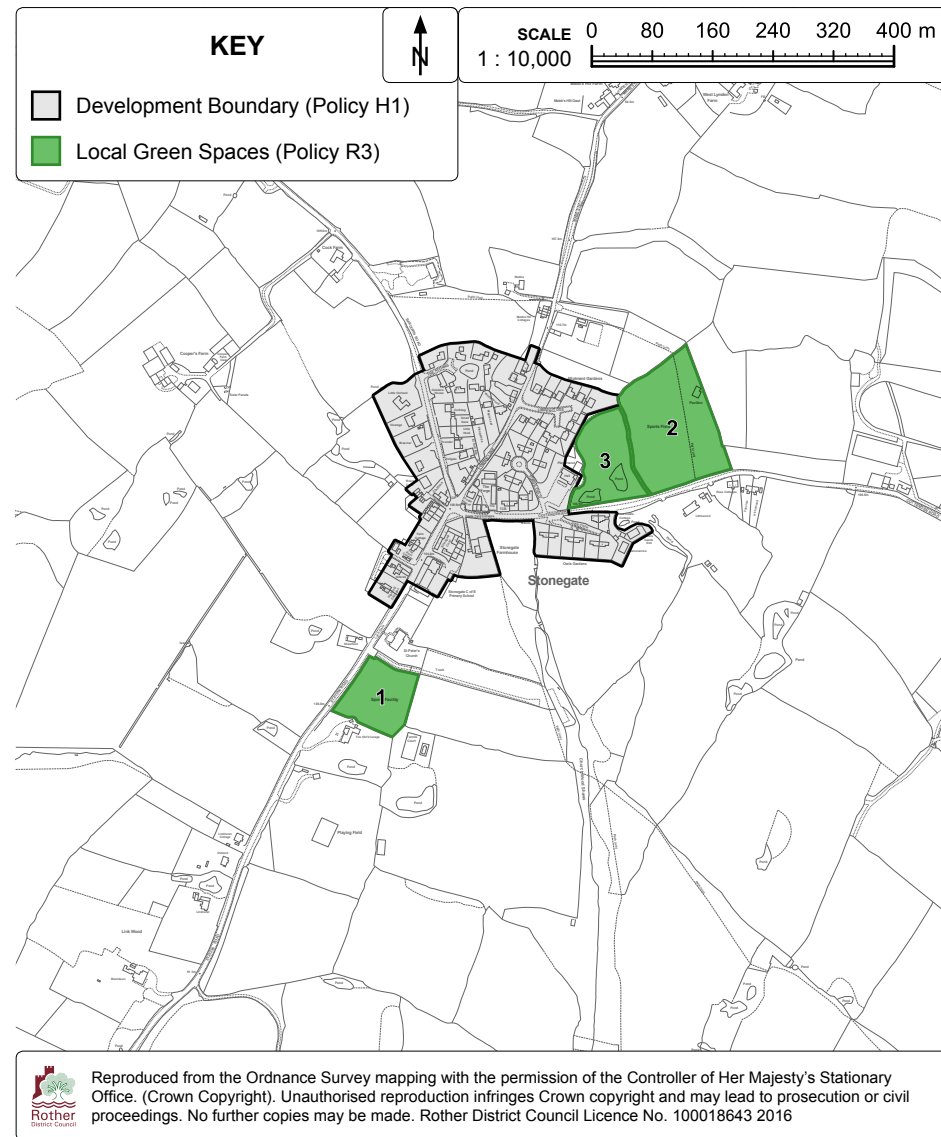
T8 Recreation Ground High Street



T9 St Mary's grounds and cemetery.



Map 11 — Locally designated green spaces, Flimwell.



Map 12 — Locally designated green spaces, Stonegate.

CODE	SITE ADDRESS	CRITERIA	DESCRIPTION
<b>FLIMWELL</b>			
F1	Land to the rear of Old Wardsdown	1, 2a, 2b, 2c, 2e	Maintained as part of a Section 106 Agreement. Part of an early modern aggregate assart field system by Wardsdown Wood and Union Street. Part of ancient woodland.
F2	Sports ground, High Street	1, 2b, 2c, 3, 4	A well-used and maintained sports field for the village cricket and football clubs. Part of a post-medieval (AD 1500-1599) regular piecemeal enclosure.
<b>STONEGATE</b>			
S1	Stonegate CEP School playing field	1, 2b, 2c, 3, 4	Part of a medieval cohesive assart of fields. Well maintained level ground.
S2	Sports field, Cottenden Road	1, 2b, 2c, 3, 4	Part of a medieval cohesive assart of fields between Stonegate and Lynden. The public footpath running through the site has been in existence since the mid-1800s. The ground is maintained and used.
S3	Pond and Woodland, Cottenden Road	1, 2b, 2c, 2d, 2e, 3	A well-maintained area of woodland and stocked pond, used by local people for recreational purposes. The pond and woodland maintain abundant and varied wildlife.



F1 Land to rear of Old Wardsdown.



F2 Sports Ground High Street.



S1 Stonegate School Playing Field.



S2 Sports Field, Cottenden Road.



S3 Pond & Woodland, Cottenden Road.



## Policy R4

### Develop Footpath & Cycle Networks

1) The development of footpath and cycle routes which link Flimwell, Ticehurst and Stonegate will be supported.

2) Improvements to the network footpaths and cycle routes across the neighbourhood area must ensure they are safe, convenient and comfortable.

4.22 At present, there is no footpath link between Flimwell and Ticehurst. The busy B2087 road means that primary school children cannot walk or cycle to school safely. The connection between Bewl Close and the entry to the school at Steellands Rise is a particular problem and even a short walk here is dangerous for both adults and children.

4.23 The Parish Council will investigate a pedestrian link between Flimwell and Ticehurst. Its cost will be a major hurdle. However, Rother District CS policy CO4(v) (Supporting Young People) prioritises investment to support key services, such as education. Ticehurst Parish also has the possibility of using money raised by the Community Infrastructure Levy (CIL) from new developments to invest in improved footpaths.

4.24 Ticehurst Neighbourhood Plan will particularly support links between schools and residential areas which are traffic-segregated. New developments on the edge of the village should seek to enhance this access, in line with Rother District CS policy TR3 (i) and (ii) (Access and New Development). Increased opportunities to walk or cycle to work and school or to access village centre and other facilities can lead to decreased car use, reduced congestion, reduction of pollution, and improved public and individual health.

## Policy R5

### Support Biodiversity

1) Development proposals should maintain and enhance existing on-site biodiversity assets and provide for wildlife needs on site where possible. There should be no detrimental impacts on biodiversity, with the development seeking to deliver a net gain in natural capital.

2) Development proposals should adopt best practice in Sustainable Drainage Systems (SuDS) wherever appropriate.

3) Development proposals will be expected to retain well-established features of the landscape, including mature trees, species-rich hedgerows, watercourses and other ecological networks together with ponds and the habitats alongside them. If there is any loss of significant trees and hedgerows as part of the development, then new provision must be made elsewhere on the site.

4) Proposals for new residential development should, where appropriate, provide wildlife corridors that allow wildlife to move from one area of habitat to another.

5) Development proposals with on-site green infrastructure should, where appropriate, provide management plans, including funding for the long-term management of the assets secured by an s106 obligation.

4.25 Policy R5 aims to:

- protect existing assets, particularly trees, hedges and associated margins;
- influence the location and type of green space secured through development (see the Design Guide);
- encourage developers to build biodiversity enhancements into their developments, providing wildlife corridors and suitable planting for birds and insects;
- manage green infrastructure associated with a new development, in conjunction with developers, to provide funding and a long-term management plan.

4.26 Ticehurst is a rural parish and the presence of wildlife is a notable feature, enjoyed within and around the villages. Deer and foxes are present with in the many areas of woodland, pheasants parade in the local gardens, and raptors such as barn owls, buzzards and kestrels can be seen hunting in the fields adjacent to villages. Other summer visitors, such as swallows and martins appear, sometimes in large numbers over Bewl Water.

4.27 Some of the roadside verges are now being managed for their wildflowers, attracting butterflies, bees and many other invertebrates. There are several small ponds with associated woodland and margins and the village ponds in Ticehurst and Stonegate are actively cared for by local residents through a Parish Council management programme.

4.28 The parish has no SSSIs or European sites designated for wildlife interest, but there are four Local Wildlife sites: Bewl Water, Ringden Wood, Boarzell Wood and The Haven Meadow.

4.29 Of these, the most important is Bewl Water, designated by Rother DC as a Site of Nature Conservation Interest (SNCI) and a Biodiversity Opportunity Area (BOA). It is the largest expanse of open water in the south-east and is a haven for wetland birds, with a significant population of great crested grebes. It provides an important stop for migrating waterfowl and warblers, with several unusual species of wintering duck such as goldeneye and the occasional osprey.

4.30 There are Biodiversity Action Plan (BAP) sites, primarily ancient and semi-natural woodlands, throughout the parish. Some of these contain gill woodland, a type of landscape which is particularly abundant in the High Weald. The Ticehurst Parish Biodiversity report (from the Sussex Biodiversity Centre) lists four BAP habitats, primarily woodland, and over 500 protected and designated species in the parish. Landowners in the parish are already participating in Environmental Stewardship schemes.

4.31 Ticehurst Neighbourhood Plan seeks to protect and increase the parish's biodiversity. The green spaces defined in Policy R2 provide a buffer around the three villages. Any new developments should be permeable to wildlife, connecting up green spaces where possible, creating space for nature and enabling the wildlife to move around.

## RURAL COMMUNITY ACTIONS

### Protect and enhance roadsides

4.32 Roadside verges and hedgerows should be preserved and enhanced throughout the parish to help maintain local character and beauty, in accordance with East Sussex Green Infrastructure policy and its plant life recommendations for verge management. The aim is to maximise flowering plant diversity and other wildlife whilst keeping roads safe for motorists and all other road users.

3.33 Verges and hedgerows are crucial to the aesthetic character of the area; they form a network of passage-ways for wildlife and contribute to biodiversity. ESCC designate verges as wild flower havens and these will be for the value they add to life in the parish (as has already been done, for example, on Hillbury Bank).

4.34 Residents should be encouraged to use hedges rather than fences along their boundaries. The use of hedgerows instead of fences is encouraged by the “Rother DC Planning Handbook – Guide to Householder Development”, and by the Development and Site Allocations (DaSA) draft policy DHG7 (Boundary Treatment). Landowners should be encouraged to maintain hedges as specified in the “High Weald land management guidance – hedgerows”. Hedgerows should be maintained at a height which does not hide significant views.

4.35 The Parish should publicise how to manage verges together with a plan to discourage abuse, for example by fly-tipping or by parking cars or other vehicles on them.

### Enhance footpath and cycle networks

4.36 A cohesive system of pedestrian and cycle way connections throughout the parish will deliver social and environmental benefits, encouraging exercise and healthy living and improving access to the surrounding countryside and local attractions such as Bewl Reservoir and Bedgebury Pinetum.

4.37 Infrastructure improvements would enhance village life, for example:

- an off-road path from Cross Lane Gardens to the Primary School
- an off-road route from Flimwell to Ticehurst.

4.38 Plans for a pedestrian route linking Flimwell and Ticehurst will be investigated by Ticehurst Parish Council and relevant landowners.

4.39 The Ticehurst website ([www.ticehurstonline.org](http://www.ticehurstonline.org)) should be enhanced to include maps of local walking and cycling routes.



4.40 Parking on the pavement by vehicles will be actively discouraged as pavements should be exclusively for use by pedestrians, wheelchair and mobility scooter users, push-chairs, and dog walkers. Residents have highlighted this issue as a major concern.

4.41 Directional signs and finger-posts are owned by the local county authority (East Sussex County Council — ESCC). The iconic finger-posts are valued by the community and should be retained and maintained jointly by ESCC and Ticehurst Parish Council.

4.42 A number of paths become waterlogged, extremely slippery and potentially dangerous during winter and spring (examples are Springfields to Ticehurst Primary School and Upper Platts to Lower Platts). There should be a plan of action to create durable, year-round safe footpaths. Footpath widening and resurfacing, where necessary, will be encouraged.

# Employment Policies



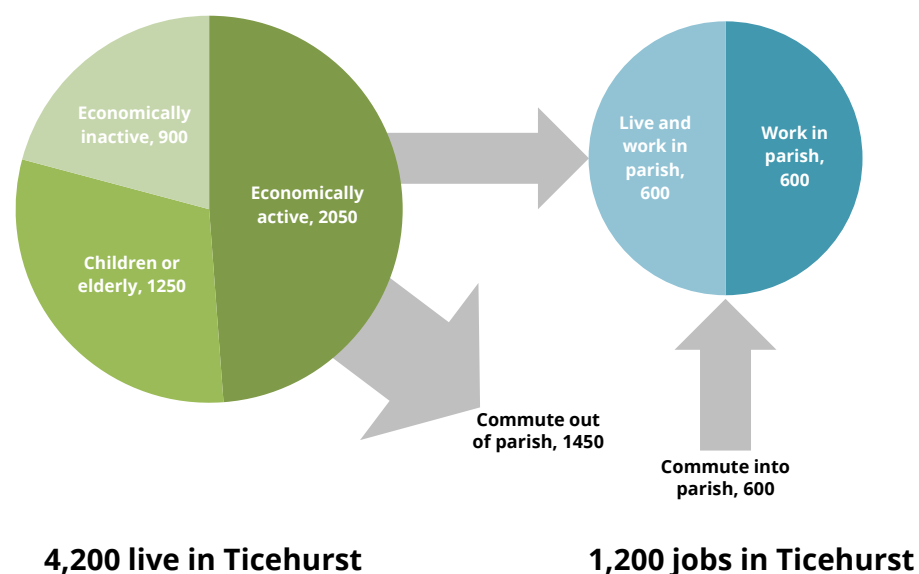
Objective No. 3 — Use local resources to build the local economy supported by good infrastructure.

Objective No. 4 — Ensure that the parish residents have the facilities they need including health, education, leisure, retail.



## 5.1 The aim of the Ticehurst Neighbourhood Plan is to support and extend the employment opportunities within the parish.

5.2 The TNP Business Survey showed that there are 125 enterprises in the parish, employing about 900 people, although the survey also showed that only about 25% of their employees lived in the parish. The 2011 census showed that there were about 550 self-employed in the parish and many of these would not be registered businesses (for example, gardeners, decorators and cleaners). The TNP estimate of the number of jobs within the parish and who does them is derived in the TNP document “Evidence on Employment in Ticehurst” and a summary is shown below.



5.3 Despite the wide variety of local businesses, there are limited local job opportunities for Parish residents. As a result, as shown in the diagram, many Ticehurst residents commute to work elsewhere. One of the desired outcomes of this Plan is to contribute to the success of local firms and, if at all possible, attract new enterprises, so that more local jobs become available. The TNP Business Survey has also shown that broadband speed and mobile coverage are two of the top four business issues (the other two are parking and the condition of the roads).

5.4 Increased connectivity from super-fast broadband of up to 75 Mbps (only partially available in this area) and comprehensive mobile phone connections make it viable for people to work from home or locally, thus providing investment in the local economy. Working from home is a growing trend: when office work can be undertaken equally well at home, it saves travelling long distances to offices and it reduces congestion and pollution. New phone and communication masts will be supported where they are isolated from the built environment and give the widest service to end users with the minimum visual impact.

5.5 Historically, farming and horticulture were the major sources of employment in the parish, but as in the rest of the British countryside, the parish has seen significant changes because of increasing affluence, the rise in car ownership, the movement of people from town to country and changes in farming practices. The soil in the parish is variable but generally poor and the steep wooded valleys result in small fields. There are several small mixed and arable farms, but although much of the land is still farmed, the number of farmers and agricultural employees has reduced dramatically and some farm buildings have been converted

to other uses. The re-use of rural buildings will be supported in the plan and reserved for commercial use, as they can provide new start-up enterprises. Any developments should be sensitive in scale and low in impact to fit into the local landscape. Respect for sustainability and local character will contribute towards long-term success of these developments. Rother District CS policy RA2 (General Strategy for the Countryside) supports these objectives.

5.6 This plan will encourage rural employment and rural sustainability of farming and forestry to promote local employment opportunities and prevent the disappearance of our local heritage. Agriculture is still very important to Ticehurst Parish, but tourism, niche manufacturing and recreation are also becoming major drivers in rural economies. Whilst agriculture and associated rural businesses are custodians of the land, tourism offers opportunities for farm diversification and enterprise.

5.7 The Parish is situated in an Area of Outstanding Natural Beauty (AONB), close to a range of attractive places and recreational activities for visitors to enjoy, such as significant historic houses and castles, nationally renowned gardens, and to Bewl Water and Bedgebury Pinetum. Investment in tourism and recreation throughout the parish will be supported. There are also three established wedding reception venues: The Bell Hotel, Dale Hill Golf Club and Swallows Oast. Local B&Bs and self-catering accommodation are also available.

5.8 Compared with many other areas, Ticehurst Parish still has a good variety of retail businesses and services. It has a health centre, a large clinic (The Priory), a residential care home for the elderly (Cross Lane House), and four other developments for elderly people providing sheltered or extra-care apartments. There is a large commercial vehicle recovery company. Other commercial enterprises include manufacturing businesses, coach companies and several small industrial and service units.

5.9 The aim is to retain the existing range of shops and services in Ticehurst Village centre. The present healthy mix of retail and commercial services act as a rural service centre and are the beating heart of the parish.

5.10 Our policies will ensure that the plan fulfils the following objectives:

- 3) Use local resources to build the local economy supported by good infrastructure
- 4) Ensure that the parish residents have the facilities they need (health, education, leisure, retail)





There are many varied and well-loved businesses and characters across Ticehurst.

## Policy E1

### Protect & Enhance Local Services & Facilities

1) Local services and facilities should be retained and developed within the three village centres.

2) Existing retail and local services will be protected. Proposals that would result in their loss, particularly within the Ticehurst Village retail core (Map 13) will not be supported unless it can be demonstrated that there is no reasonable prospect of its continued use or use for an alternative commercial or community use, based on evidence that the premises have been actively marketed for at least 18 months.

5.11 Ticehurst Village has an historic centre which forms part of a conservation area and has been identified by residents as an important retail area both for now and for the future. It is fortunate to possess a range of great local services which, amongst others, include a chemist, general grocery shop, green grocer, baker, fishmonger, two cafés, dry cleaner, florist, hairdresser, haberdasher, art gallery, gift shop, model shop, interior designer, estate agent, car showrooms, an Indian restaurant and two pubs. These all contribute to the vitality of the area, encouraging footfall and a positive, flourishing environment whilst retaining a personal local service. Fish and chip and pizza vans regularly visit the square. These facilities provide:

- amenities and employment to the local community;
- easy access from existing residential areas;
- a healthy mix of retail services, with both essential and specialist shops complementing and supporting each other.

5.12 All of this has contributed to its identification as a “rural service centre” in Rother District Council’s Local Plan Core Strategy. Rother defines a rural service centre as one with a good range of local shops, services and social infrastructure (at least 14 out of 18 of the identified service level indications) serving an area that extends beyond its own boundaries.

5.13 The Parish Council continues to make improvements to the village centre area, developing plans that celebrate its heritage and local character, creating an attractive space for locals and visitors to enjoy



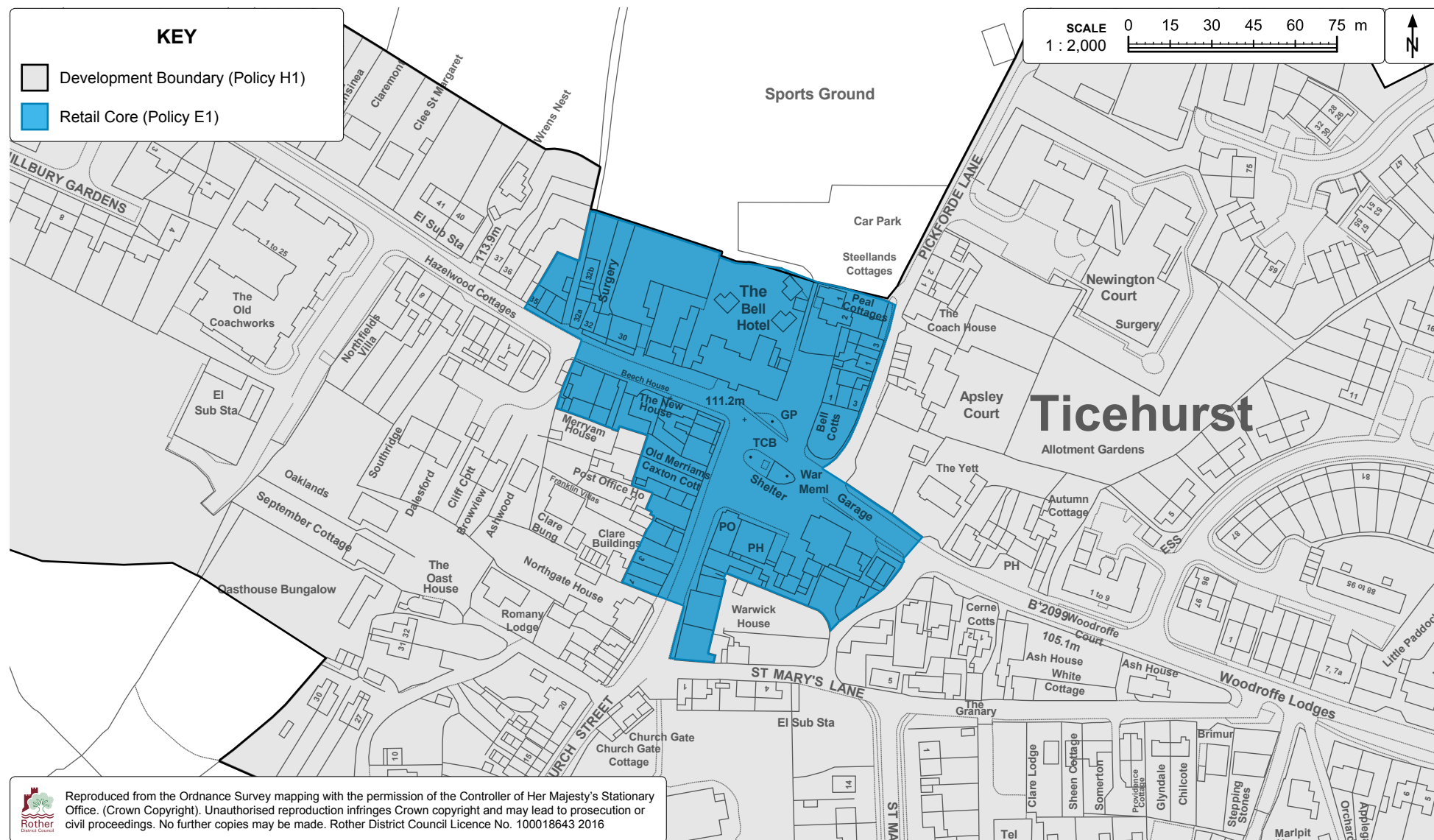
and one which also makes it easier for people to move around safely. The neighbourhood plan supports this approach and any limited enhancements to retail outlets in Ticehurst centre that meet the needs of the users.

5.14 Flimwell is divided in two by the A21 and therefore does not have a village centre. It is hoped that the development at Corner Farm, with the inclusion of a village hall and a convenience store (strongly supported by the 2017 Flimwell Village Survey) will strengthen its core. However, uncertainty about the future route of the A21 still makes further planning problematic: representation was recently made by local councillors to Government Ministers for clarity.

5.15 Flimwell does however have several successful retail outlets. These are more akin to highway and trade outlets, serving shoppers from a wide catchment area. The Weald Smokery has won several 'Great Taste' awards and sells its products throughout the UK as well as locally. Bean Smitten Coffee Roasters supply businesses and individual customers throughout Kent and Sussex. There is also a furniture store, Tate Fencing, a car dealership and farm shops. This diverse range needs protection as it provides useful local employment and brings shoppers into the parish.

5.16 Stonegate does not have any retail outlets. However it has a mainline railway station and an active village hall run by a management trust. A Farmers Market takes place once a month at a local garden centre, outside the village centre. Rother District CS policies RA1 (i), (iii) and (iv) (Villages) and EC7 (Retail Development) support this policy.







## Policy E2

### Support Tourism & Recreation

Developments that support tourism-related and recreational enterprises will be welcomed and supported, especially where proposals meet the concept of sustainable rural tourism regarding green travel, sustainable employment and the production and consumption of local produce and materials.

5.17 Tourism is important to Ticehurst and the local economy. It encourages development and provides a valuable source of income for shops and businesses in both agricultural and non-agricultural sectors, offering opportunities for farm diversification and varied employment in the leisure industry. Ticehurst has become a popular venue for weddings and for those who wish to enjoy a short break in the countryside or participate in special events such as dragon-boat racing or fishing competitions at Bewl Water.

5.18 Two-thirds of Bewl Water rests within the parish. The reservoir was built in 1975 and is the largest inland stretch of water in the south east. It provides a wide range of recreational activities such as angling, walking, horse-riding, sailing and canoeing. Sussex Wildlife Trust manage a nature reserve in the southern shoreline and visitors to Bewl Water can observe a wealth of wildlife.

5.19 Investment in tourism and recreational activities throughout the parish will be supported. Visitors attracted to this beautiful area bring income to the parish which outweighs the additional costs of tourism. Host venues in the parish strive to source produce and labour locally, ensuring that as much economic value as possible goes back into the community.

5.20 This policy is supported by Rother District CS policies RA<sub>3</sub> (Development in the Countryside) and RA<sub>4</sub> (Traditional Historic Farm Buildings).

## Policy E3

### Promote the Diversification of Agricultural Businesses

Re-use of rural buildings will be supported, to promote the development and diversification of agricultural and other land-based businesses, subject to the following conditions:

1) Proposals have regard to the Design Guidance (see pages 94 — 117).

2) Proposals respect the character of the High Weald and have regard to the High Weald AONB Management Plan 2014 — 2019.

5.21 Agriculture has been for centuries the basis of the local economy. Whilst it now provides less than 4% of the jobs within the parish (2011 census), it is still an important part of our landscape. By encouraging diversification of agricultural businesses, the TNP will help to ensure the sustainability of farming and forestry in the parish and preserve its unique environment.

5.22 The re-use of rural buildings will support local markets, encourage economic activity, and provide seasonal outlets for local produce. Whilst some new buildings will be needed, the re-use of old buildings conserves and enhances the local character. Rother District Council CS Policy RA4 (Traditional Historic Farm Buildings) and CS Policy RA3 (ii) (Development in the Countryside) specify a similar approach to the reuse of farm buildings, aimed at generating employment.

5.23 Flimwell has the Woodland Enterprise Centre, with workshops and office space for rent that can instigate new small woodland and timber-related start-ups. Flimwell Park, currently being built, will provide a cluster of small workshops and a large studio-workshop and training facility. Stonegate is a candidate for a similar employment site with smaller workshops.

## Policy E4

### **Protect & Enhance Existing & Encourage Additional Commercial Employment Sites**

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

Any additional new or expanded employment sites would need to meet the following specific criteria:

- 1) The site should have suitable vehicular access and the appropriate level of local car parking that conforms to the ESCC standards (ESCC Guidance for Parking in Non Residential Developments).
- 2) The residual impact of the proposed development on the highway network, after any mitigation, should not be severe.

3) The development should not result in significant harm to the amenities of adjoining residents or other adjacent users (for example due to increased traffic, noise or smells).

4) The development is subject to other policies in this plan, and to Rother District CS policies RA2 (General Strategy in the Countryside) and RA3 (ii) (Development in the Countryside).

5.24 There are several large businesses in the parish (e.g. The Priory – Ticehurst House Hospital, Mick Gould Commercials, Advartex). There are also five sites for multiple commercial businesses with at least 35 active businesses (Map 14). The TNP Business Survey found 125 registered local businesses within the parish. Change of use for employment sites will not normally be permitted during the lifetime of this plan (2018 – 2028) unless it is clearly demonstrated that a site is not suitable for commercial use. These sites provide significant local employment within the parish and therefore any proposals which lead to the modernisation or upgrading of the current employment sites will be welcomed and supported.

5.25 In response to the Ticehurst Neighbourhood Plan (TNP) Business Survey 2017, people said that local services and facilities were very important as they:

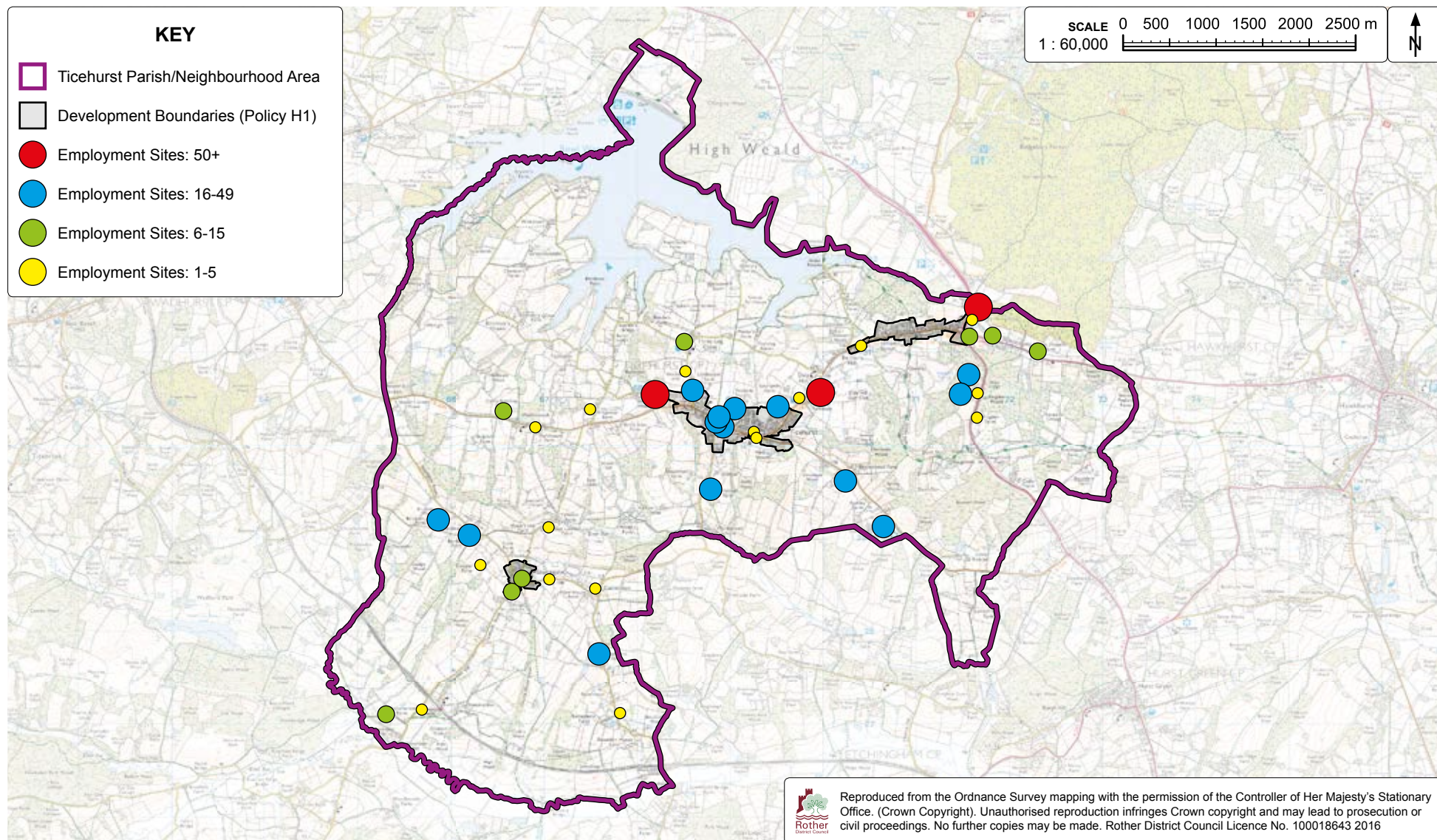
- had another local business as part of their supply chain;
- were dependent on other local businesses and products;
- supplied local services and goods to local businesses as a major part of their business.

5.26 Businesses which were near others tended to support each other. The most significant example was at the Gibbs Reed Business Unit – businesses generally benefited from being close to each other and using each other's services to complement one another. The TNP Business Survey also found that over 50% of the businesses who responded had expansion plans, showing a positive view of their commercial future.

5.27 When the answer was weighted by the number of people employed in the business, this increased to almost 90%. The majority of these expect to achieve expansion within their existing sites, but a significant 11% of the businesses were seeking to expand by finding another site within the parish. It is estimated using several sources that only about 50% of jobs in the parish were taken by local people. Additional employment sites aimed at small businesses should increase this percentage. New businesses are still coming into the parish: a hardware trade outlet is being developed on the B2099 at Wallcrouch and Flimwell Park (see below) should provide employment for both artisans and support staff.

5.28 Flimwell supports many successful businesses for which good transport links are important, such as Mick Gould Commercials and Hams Travel. The office of the High Weald AONB unit, set up to protect and raise awareness of the special High Weald landscape, is situated on the east side of the village. Flimwell is also a venue for training and research for all enterprises associated with the sustainable management of woodlands. The Woodland Enterprise Centre hosts Plumpton College and the charity WoodNet, and is adjacent to Tate Fencing. Flimwell Park, currently being built, will be a centre for woodland management and timber construction excellence, with links to the Bartlett School of Architecture (UCL). Additional businesses will require additional traffic and this must be taken into account in choosing a new or expanding an existing site. Designating small lanes as "Quite Lanes – unsuitable for heavy traffic" will help to manage the extra traffic. This policy is supported by Rother District CS policies EC2 (Business Land and Premises) and EC3 (Existing Employment Sites).





Map 14 — Ticehurst parish commercial employment sites.

## Policy E5

### Improve Essential Infrastructure

Proposals for new and improved community infrastructure and utilities in the plan area will be supported subject to those proposals being compatible with other planning policies in the development plan.

5.29 Community infrastructure includes utilities (electricity, gas, water, sewage), communications (phone landline, mobile phone, broadband) and transport (bus, train, roads and parking). These are supported by Rother District CS policy EC1 (Fostering Economic Activity and Growth).

5.30 The TNP Business Survey found that 58% of employers said that broadband was critical to their business. Super-fast broadband with speeds up to 75 Mbps is available in the village centres. BT has installed cabinets which are connected to the exchange using fibre-optic wiring; individual buildings are still connected by copper wire. However, within 1 km of a cabinet, the broadband speed falls to 28 Mbps and within 2km it drops to 17 Mbps – effectively the same as if the cabinet were not there.

5.31 There is therefore good broadband coverage in the village centres, but this does not extend to all the business sites (for example, Battenhurst). There is no published schedule for improving the coverage

throughout the parish. Super-fast broadband speed of 200 to 1000 Mbps that requires fibre-optic wiring to each individual building is essential for modern business, but is highly unlikely to be offered in a rural area.

5.32 In addition, 34% of employers said 4G Mobile was critical. At present mobile coverage is very poor, even in parts of the village centres. A new mast has recently been installed near to Ticehurst village centre. It is intended to cover a 5-mile radius for O2 and Vodafone.

5.33 Parking and the conditions of roads were the other two major concerns of employers. The TNP would support a new parking area within Ticehurst. Rother District CS policy TR4 (Car parking) refers only to car parking on new developments. In Flimwell, the plans for development at Corner Farm include a public parking area for nine cars.

## EMPLOYMENT COMMUNITY ACTIONS

### Work with local businesses

5.34 Ticehurst Parish Council will encourage large employers to provide work experience and further training to local people. Local businesses and their products will be publicised and promoted to the community.

5.35 The parish needs to retain young people. The opportunity to have local work experience and training will encourage the next generation to remain and add to the life of the parish.

5.36 There are some large businesses in the parish, whose employees mainly live outside Ticehurst Parish. By providing work experience and training to local people, employers would increase the opportunities for people to remain in the parish. The TNP Business Survey found that the four top types of business representing 77% of employees are:

- Healthcare
- Building Trades
- Hotel/Catering
- Services to the public (education)

5.37 It is also important to advertise products that are produced locally, so that they can be purchased locally. Parishioners should ensure that they are supporting local businesses and contributing to lessening product mileage.



# Housing Policies

Objective No. 5 — Provide affordable housing, particularly for Ticehurst residents and workers.

Objective No. 6 — Ensure that all new development is well-planned and relates to existing housing.

Objective No. 7 — Encourage good environmental design of housing and business developments.





## 6.1 Ticehurst Neighbourhood Plan aims to provide high-quality housing for all residents in small developments which reflect the High Weald's historic pattern of settlement.

6.2 Ticehurst Parish grew from a population of about 1,400 in 1800 to a peak of 3,000 in 1880. It fell to 2,600 between the wars but has now risen to more than 4,000 in over 1,500 households. There are about 750 households (1,900 people) within the development boundary of Ticehurst village, nearly 250 households (600 people) in Flimwell and over 100 households (nearly 300 people) in Stonegate. The remaining 400 households (1,000 people) are scattered in small settlements across the parish.

6.3 Since 1995, more than 130 new dwellings have been built in Ticehurst Village, 56 (43%) of them affordable; and Flimwell has grown by over 60 dwellings, 12 (20%) of them affordable. Outline planning permission has been granted for 70 further dwellings in Ticehurst, and 25 are now being built in Flimwell. The Parish has grown and is expected to grow by more than 8 houses a year – more than 5% every 10 years. Before the “right to buy” was introduced, there were about 120 council houses, all in Ticehurst. There are now nearly 190 “affordable houses” under the management of two Housing Associations, with houses in all three villages (although still largely in Ticehurst).

6.4 Ticehurst Village also provides several developments aimed at older people (over 55) requiring a degree of care – Cross Lane House care home, Newington Court and the Old Coachworks for assisted care, Downash Court and Woodroffe Court for sheltered housing – in total 92 flats and 16 care home places which can accommodate 150 people.

6.5 Ticehurst Village has developed over hundreds of years and the styles of housing reflect this. The centre of the village is a Conservation Area, with several Wealden Hall Houses built in the 15th and 16th centuries (many concealed behind later façades) – The Yett, The Bell Inn, Northgate House, The Vyne (which became part of Coopers Stores) and Beech House (now Old Merriams) are the oldest houses. These have tiled roofs and are tile-hung with the warm orange-red local tiles, as are several Victorian houses. There are also examples of weather-boarded houses and more modern houses within this area. Outside the Conservation Area, there is a range of houses, many built in the nineteenth and twentieth centuries, not all in keeping with the Wealden vernacular buildings.

6.6 Flimwell was built in the nineteenth century when the A21 was a less-frequented road, and was centred on the church east of the main road. In the twentieth century, ribbon development along the Flimwell to Ticehurst road shifted the centre of gravity and left only a small gap between the two villages. Flimwell has no village centre and this plan aims to regenerate the heart of the village.

6.7 Stonegate, also built in the nineteenth century around its church, has had relatively little development recently, even with the asset of its mainline station. It is a compact village with a primary school, founded as a National School in the mid-nineteenth century.

6.8 The Ticehurst Neighbourhood Plan (TNP) is seeking to avoid the sense of rapid change. However, it recognises that there is a need for a supply of affordable housing to retain young people who are being forced to leave the parish. Affordable housing may be rented from Housing Associations, rented privately, owned through shared equity or self-build. The plan will encourage all of these routes.

6.9 The TNP aims to support the delicate balance of allowing for sustainable economic growth and providing opportunities for affordable living for all residents whilst retaining its distinctly rural character. The aim is for modest new growth in Ticehurst Parish, to be sympathetically designed and located so that it blends with the villages, taking account of the constraints presented by the narrow access roads and the sensitive landscape of the AONB.

6.10 The objective is to promote good design in any new housing. This will preserve and increase the quality of Ticehurst's built environment; in turn encouraging pride in the area, attracting tourism, and reinforcing the identity of Ticehurst Parish.

6.11 The following policies and community actions are designed to meet these objectives:

- 5) Provide affordable housing, particularly for Ticehurst residents and workers
- 6) Ensure that all new development is well-planned and relates to existing housing
- 7) Encourage good environmental design of housing and business developments

## **Policy H1**

### **The Spatial Plan**

1) The overall spatial strategy is to focus residential development in the existing villages (Ticehurst, Flimwell and Stonegate).

2) No residential development will be allowed outside the villages' development boundaries (as shown in Maps 15 to 17) unless a countryside location is essential as required by policy RA3 of the adopted Rother Core Strategy.

3) When housing is acceptable in principle (i.e. within development boundaries), smaller schemes of 10 or less dwellings and the redevelopment of previously developed (brownfield) sites will be encouraged so long as it meets the housing needs as set out in Policy H3.

4) In all cases, the layout, form and density should be appropriate to the location and have regard to the Design Guidance (pages 94 — 117).

6.12 In both Ticehurst and Flimwell, outline planning permissions have been granted for developments outside the boundaries set by Rother in 2006. The Strategic Housing Land Availability Assessment (SHLAA) exercise performed by Rother District Council in 2013 and the Call for Sites by Ticehurst Neighbourhood Plan at the end of 2016 have identified further development potential. All these sites have been carefully and impartially assessed (see “Call for Sites Report”, “Site Assessment” and Policy H2 — Housing Site Allocations). The new boundaries have been set taking all sites into account.

6.13 Any housing development outside the new development boundaries will be regarded as lying in the countryside and will only be permitted if it meets stringent criteria as defined by Rother District CS Policy RA3 (Development in the Countryside). As the entire Ticehurst Parish lies within the High Weald AONB, any development outside the defined village boundaries must take account of this special landscape’s criteria.

6.14 Small sites within the villages’ development boundaries will be supported as they will fit into the pattern of small hamlets that are typical of the Weald and particularly of Ticehurst Parish (see Policy H6 — Conservation and Heritage). These smaller sites are not required to provide affordable housing under Rother District CS policy LHN2 (Affordable Housing). However, Ticehurst Parish has extant planning permissions which will provide 95 dwellings, of which 62 will be affordable, so this is not seen as a major concern.

6.15 The 2017 Ticehurst Parish Household survey confirmed a desire for smaller housing sites:

- over 50% of respondents said 10 or less
- over 80% of respondents said 20 or less

6.16 Such small-scale developments have several distinct benefits. Firstly they can be assimilated more easily into the existing built environment of the parish compared to larger developments. Secondly, small-scale development is more likely to attract local developers and local builders, thereby supporting the economy. Local builders are likely to use local architects who will understand the area well, and this can add to the richness of designs that can be found across the parish. This beneficial outcome is supported by the housing white paper (Fixing our broken housing market, Department for Communities and Local Government, February 2017) and by the recent revision to the National Planning Policy Framework.

6.17 The third key benefit is that small scale sites can help greater social assimilation between the new development areas and the existing settlement. This is because smaller clusters of housing are less likely to have the sense of self-containment which larger groups of houses can sometimes have. Moreover, smaller clusters of houses are less likely to require a high level of infrastructure investment in order to secure effective integration with the adjacent area.



6.18 In exceptional circumstances, larger developments of more than 10 homes may be supported within the villages' development boundaries, subject to an effective demonstration that their impact on the sensitive AONB landscape setting of the parish and the considerable environmental constraints of Ticehurst Parish can be successfully mitigated. Mitigation of larger schemes needs to address two separate but related issues. The first is to demonstrate a clear understanding of the wider context at the scale of the whole settlement. Mitigation at this scale needs to use good design in terms of an appropriate response to topography, retention of existing landscape features (where appropriate), layout and establishment of good connections. This will of course be required of any planning application. The second issue is to demonstrate a clear understanding of the immediate context. This will be particularly important when housing proposals are adjacent to existing developed areas. Mitigation at this scale needs to be in the form of carefully designed and responsive housing layouts that respect the conditions enjoyed by existing residents, high quality landscape design towards the edge of the sites and architectural detail that draws upon local traditions and materials.

6.19 Ticehurst wants to meet its future housing needs and the Ticehurst Neighbourhood Plan expresses a clear preference for smaller scale development as set out in Policy H1. It therefore does not actively promote larger developments but acknowledges that there needs to be a degree of flexibility over this with sites that already have outline planning permission.

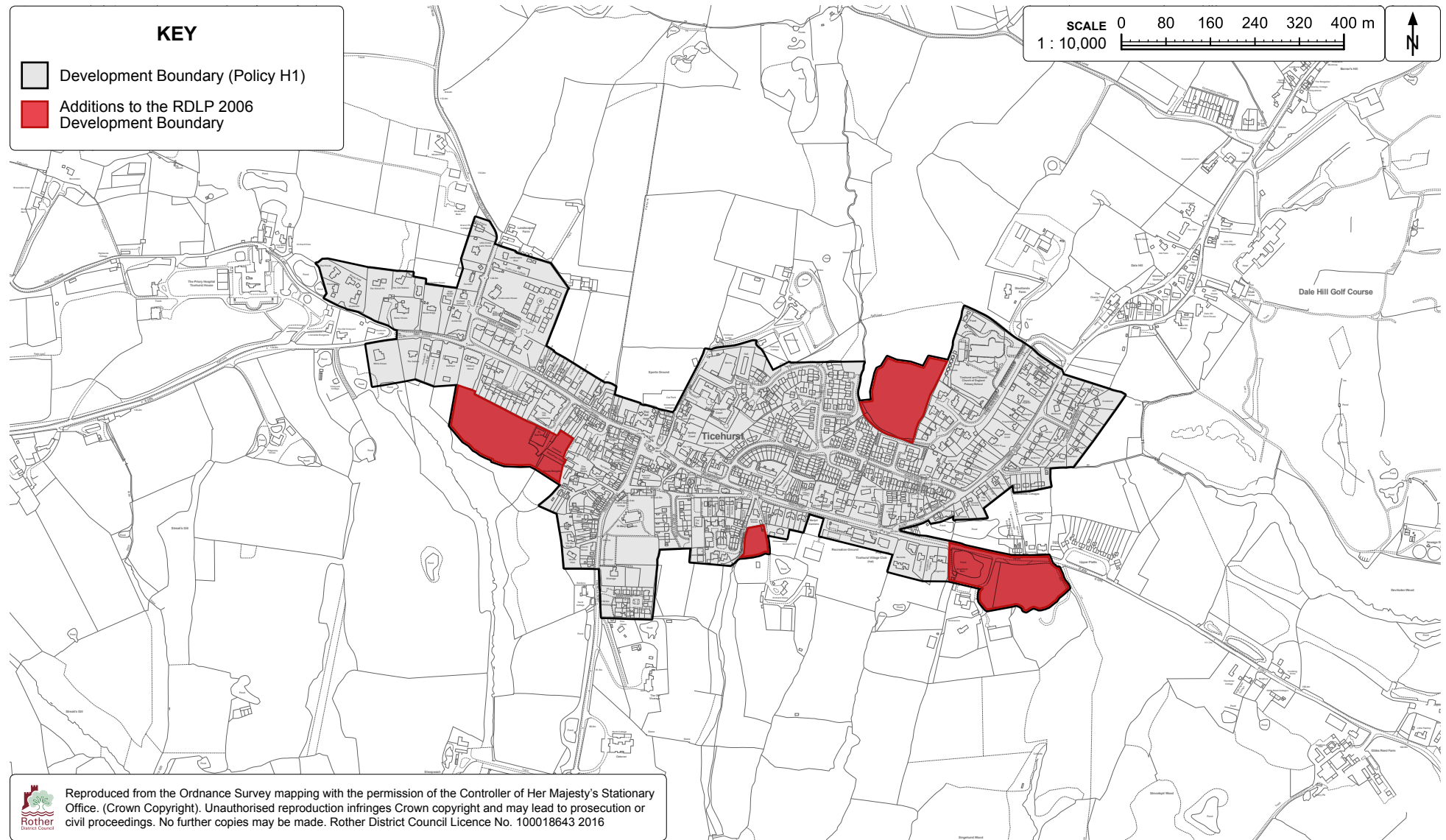
6.20 These are:

- Banky Field (40 houses) in Ticehurst
- Hillbury Field (30 houses) in Ticehurst
- Corner Farm (25 houses) in Flimwell.

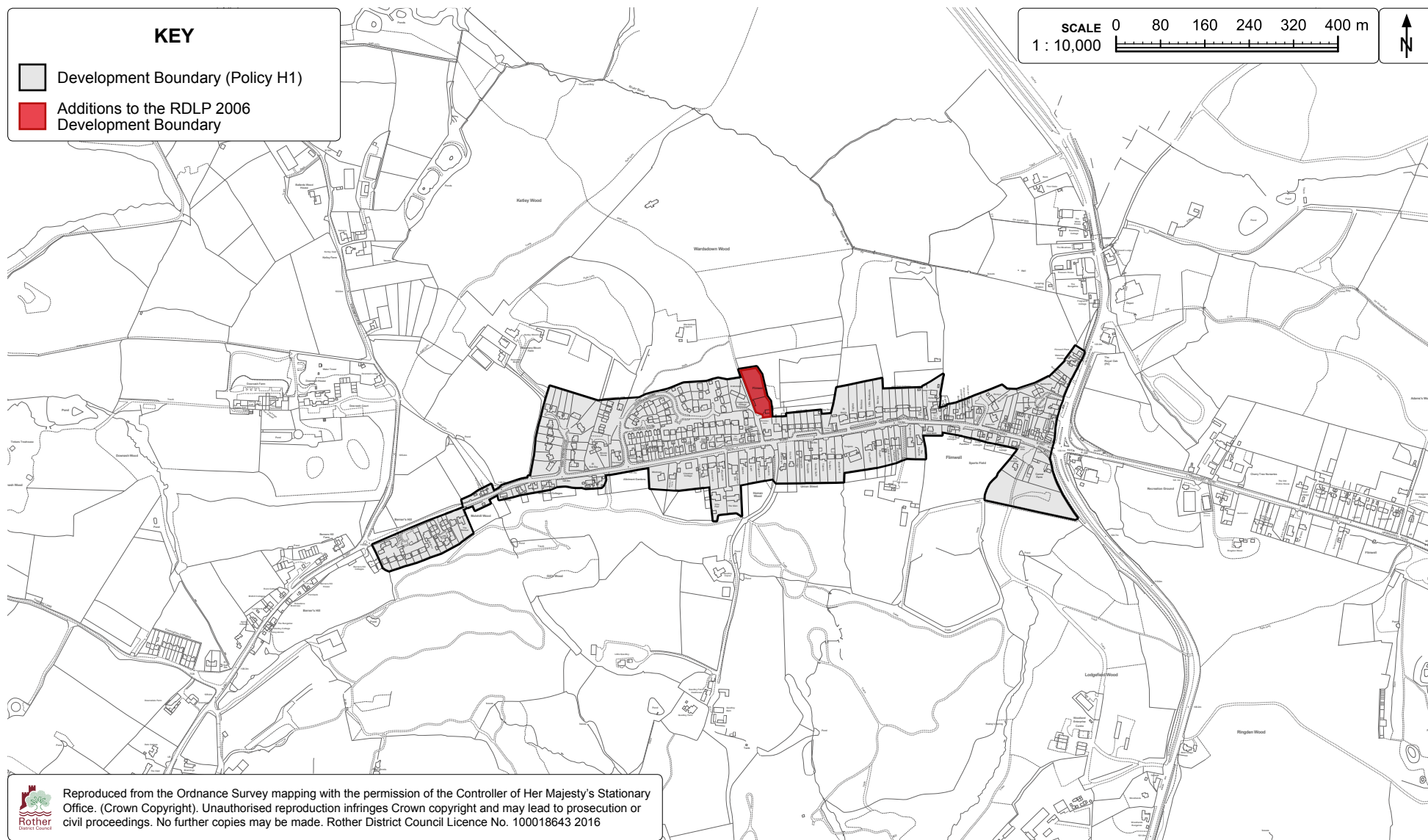
6.21 New residential developments should be as close as possible to village centres, enabling residents to walk easily to shops and other amenities. Walking distance in this instance is up to a maximum of 800m from origin to destination. This distance is informed by the Institution of Highways and Transportation '*Guidelines For Providing For Journeys On Foot*', advice note 2000.

6.22 Flooding must always be considered in the parish, as the area drains south into the River Limden, a small stream that can be overwhelmed after heavy, prolonged rain. The flood maps of the Environment Agency show a risk of flooding in the Rother valley and around Bewl Water, but no risk in any of the villages.

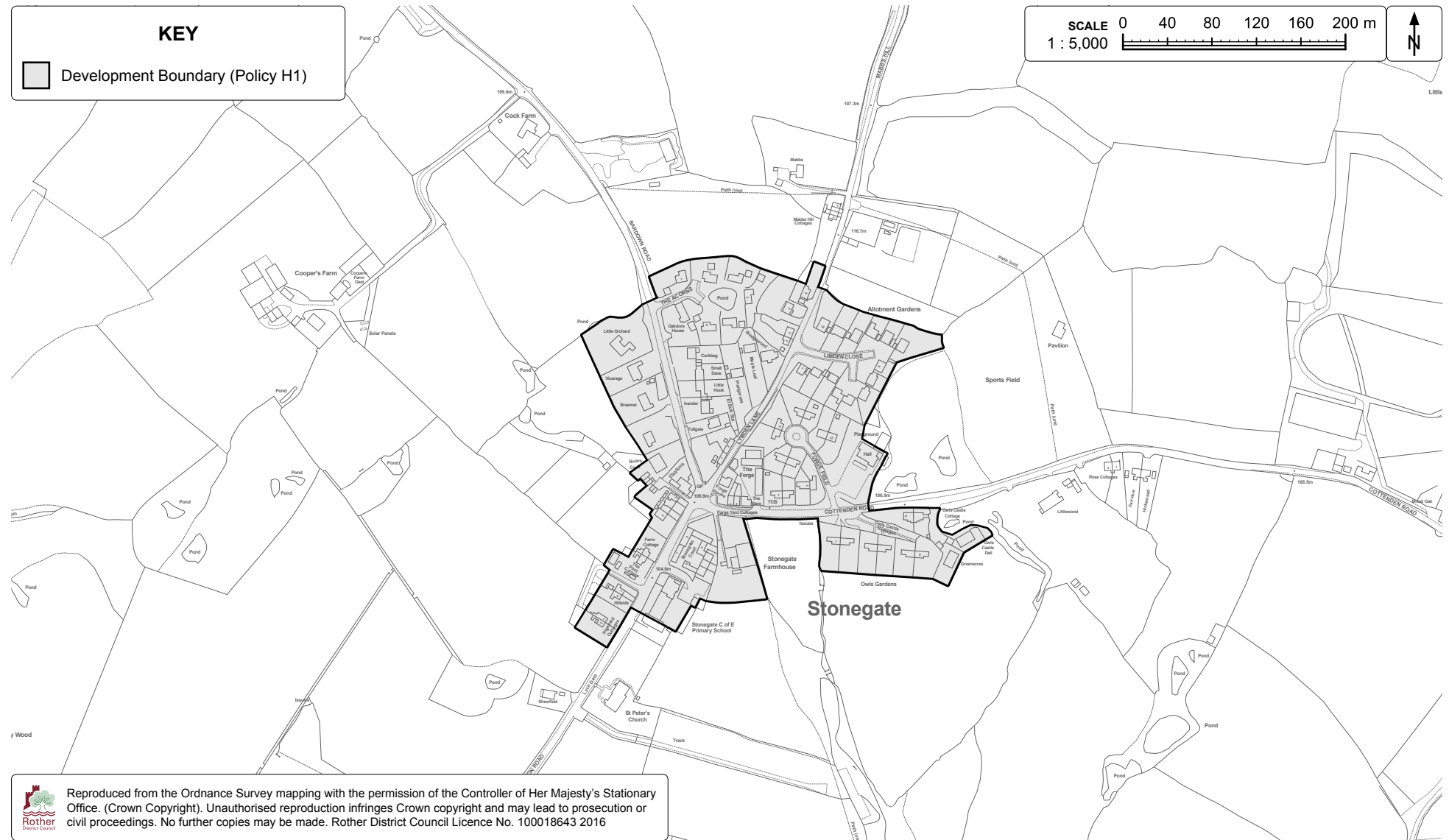
6.23 The Limden valley is also part of a groundwater protection zone. The High Weald AONB Plan includes an objective to restore the natural function of river catchments. Green areas and trees are required as they increase the interception of water as it falls and lower the risk of surface water flooding, as well as supporting wildlife.



Map 15 — Ticehurst development boundary.



Map 16 — Flimwell development boundary.



Map 17 — Stonegate development boundary.



## Policy H2

### Housing Site Allocations

The following sites are allocated for housing in the parish

1) Ticehurst village, Orchard Farm (6 houses) – Map 18

2) Ticehurst village, Singehurst, Pashley Road (10 houses) – Map 19

3) Flimwell, Wardsdown House (9 houses) – Map 20

6.24 Rother District Council, in its Local Plan Core Strategy, has set targets for housing (excluding small sites of less than 5 houses) to be built in Ticehurst Parish during the plan period 2011 - 2028:

- Ticehurst Village — 87 dwellings
- Flimwell — 43 dwellings,
- Stonegate has no requirement to build dwellings.

6.25 Ticehurst Village has already met their commitment through new developments or extant planning permissions as follows:

- The Old Coachworks (net 21 flats) completed in 2015
- Banky Field (40 houses) — outline planning permission
- Hillbury Field (30 houses) — outline planning permission

6.26 This gives a total of 91 dwellings, an excess of 4 dwellings over the Core Strategy allocation. The site allocations above, for Orchard Farm and Singehurst, add a further 16 houses, giving a total of 107 dwellings for Ticehurst over the plan period. Flimwell has met most of its commitment through new developments or extant planning permissions as follows:

- Broomhill/Old Wardsdown (9 houses) completed in 2017
- Corner Farm (25 houses) now being built

6.27 This gives a total of 34 units, leaving a net residual requirement of 9 houses. The site allocation above, for Wardsdown House, will meet the outstanding requirement of 9 houses, giving a total of 43 dwellings for Flimwell over the plan period.

6.28 The neighbourhood plan has thereby allocated 16 more houses over the plan period than the Local Plan Core Strategy allocation, in addition to the 3 existing commitments, as it wants to ensure protection against unwanted development at least up to the end of our plan in 2028.

6.29 The Call for Sites process resulted in 12 sites being offered. These were analysed together with the SHLAA sites identified in 2013 in the Call for Sites document. Finally, a detailed Site Assessment was completed, taking into account the comments received from the Regulation 14 consultation. The Call for Sites brought forward 6 sites in the vicinity of Ticehurst village. The Site Assessment document concluded that some were not suitable:

- Site 10: The Drill Hall — site considered too small (0.04 ha)
- Site 07: Land at Vineyard Lane — site considered too far from Ticehurst
- Site 09: The Walled Garden — outside development boundary
- Site 11: Dale Hill Farm — would not maintain gaps between settlements

6.30 Therefore two sites are allocated in Ticehurst:

- Site 5: Singehurst, Pashley Road — 10 houses
- Site 8: Orchard Farm — 6 houses

6.31 The Call for Sites brought forward one site in the vicinity of Stonegate village. The Site Assessment document concluded that it was not suitable:

- Site 06: Tank Field, Cottenden — Impact on AONB and too far from village development boundary.

6.32 The Call for Sites brought forward 5 sites in the vicinity of Flimwell village. The Site Assessment document concluded that some were not suitable:

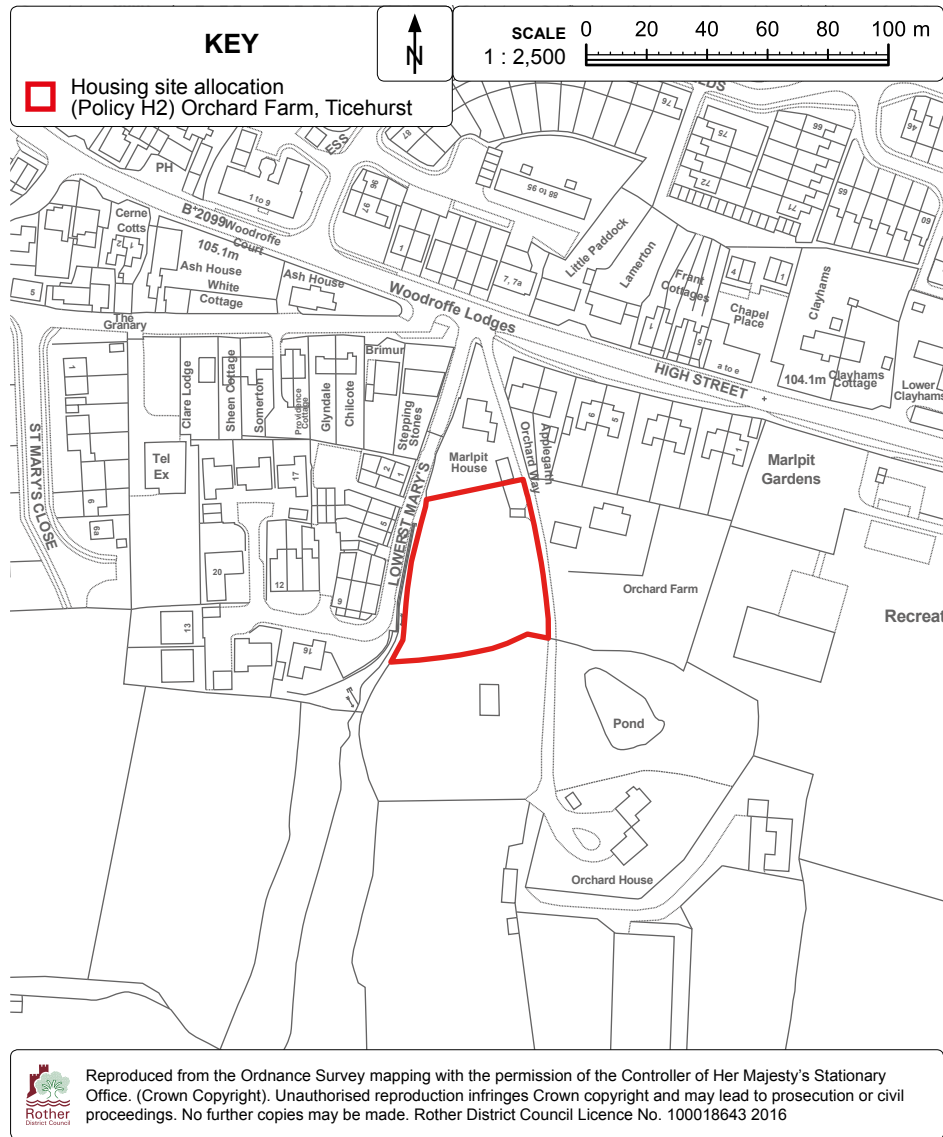
- Site 01: Land West of A21 — Impact on AONB and village of a very large site
- Site 03: Homan Wood Villa Flair — Access problems
- Site 04: Cherry Tree Nursery — Impact on AONB and too far from village development boundary
- Site 12: Rosemary Lane — fails to maintain gaps between settlements

6.33 One site is allocated in Flimwell, to fulfil its requirement for 9 more houses:

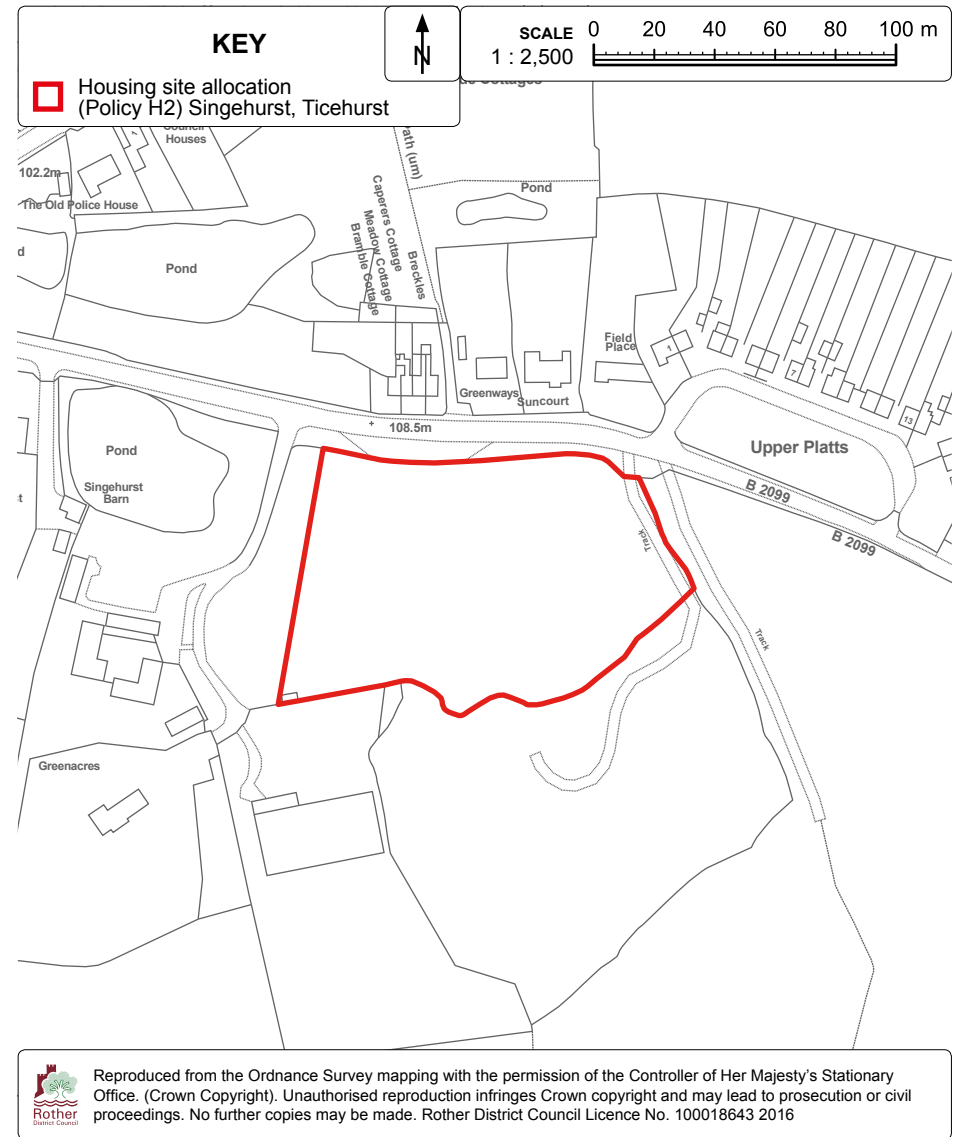
- Site 01: Wardsdown House — 9 houses

6.34 The Parish Council would not support the extension of this site to the adjacent area to the east behind Fruitfields.

Core Strategy	Allocation	Existing Commitments	Sites allocated in Neighbourhood Plan	Total allocations
Ticehurst	87	21 (Old Coachworks) 40 (Banky Field) 30 (Hillbury Field)	6 (Orchard Farm) 10 (Singehurst)	107
Flimwell	43	9 (Broomhill) 25 (Corner Farm)	9 (Wardsdown House)	43
Stonegate	0	0	0	0
<b>Total</b>	<b>130</b>	<b>125</b>	<b>25</b>	<b>150</b>



Map 18 — Orchard Farm housing allocation.



Map 19 — Singehurst housing allocation.





**Policy H3**

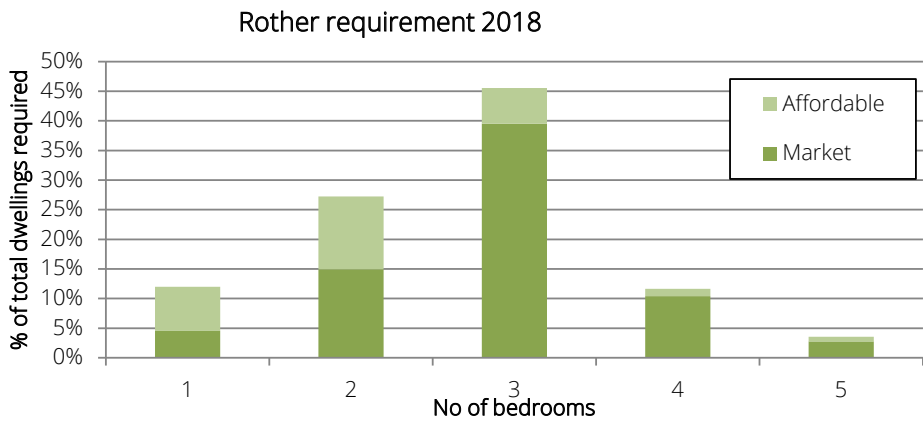
**Mix of Housing Sizes**

1) A mix of housing types and sizes shall be provided on developments. This will support the delivery of housing that meets the local housing needs and demands demonstrated in the most recent housing market assessment and housing needs analysis for the plan area.

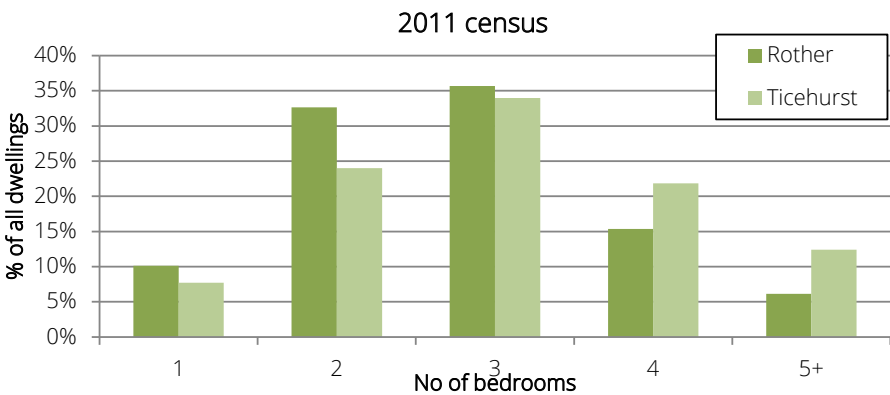
2) Indicative percentages for housing sizes in new developments are as follows:

<i>Bedrooms</i>	<i>Market</i>	<i>Affordable</i>
<i>1</i>	<i>5%</i>	<i>5%</i>
<i>2</i>	<i>15%</i>	<i>15%</i>
<i>3</i>	<i>30%</i>	<i>15%</i>
<i>4</i>	<i>10%</i>	<i>5%</i>
<i>5 and above</i>	<i>0%</i>	<i>0%</i>
<i>Total</i>	<i>60%</i>	<i>40%</i>

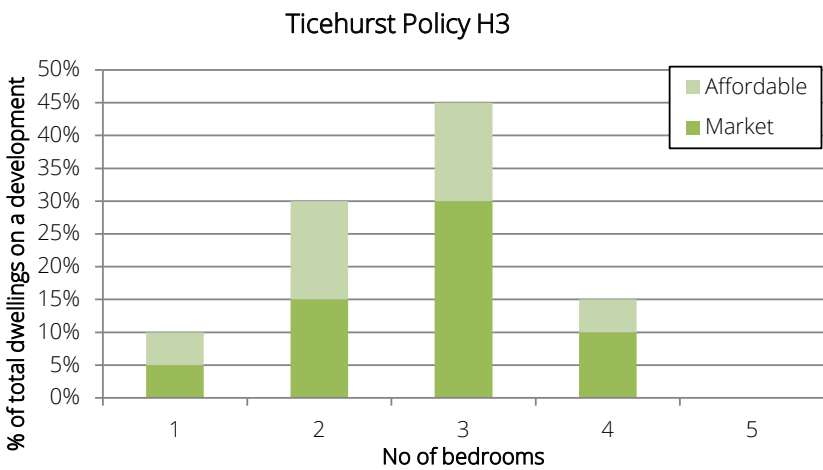
6.35 The Rother Strategic Housing Research Project (January 2018) suggests the following housing mix required for the whole of Rother.



6.36 This shows a high preponderance of one- and two-bed properties, probably biased by the requirements of Bexhill. This is clear when the 2011 census figures for the whole of Rother and Ticehurst are compared.



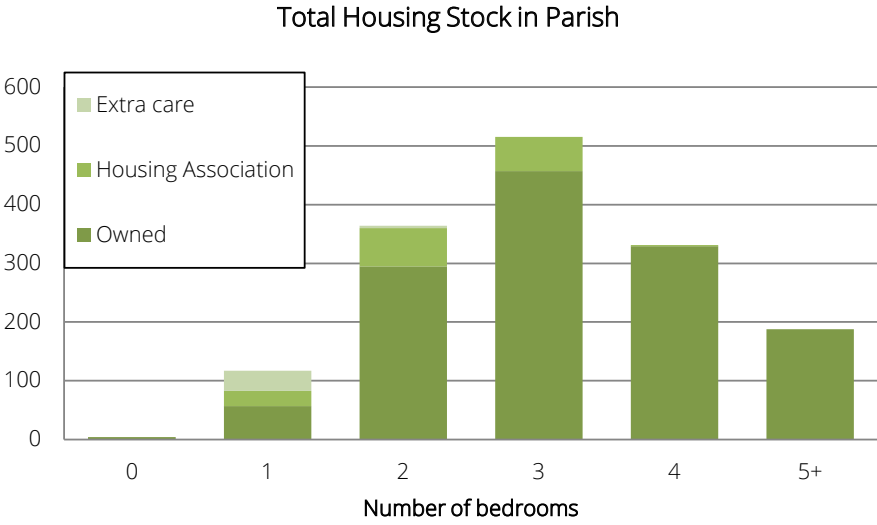
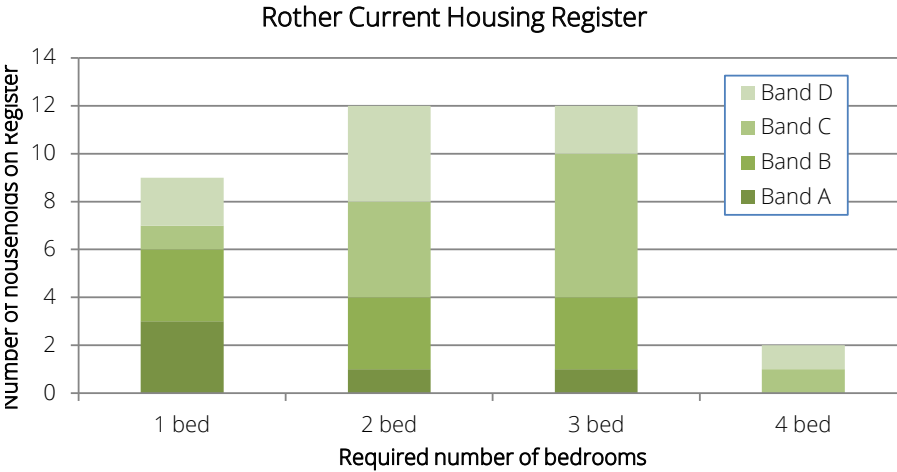
6.37 The Ticehurst Neighbourhood Plan policy would modify the Rother figures slightly as shown below.



6.38 This gives 40% of housing (both affordable and market) being one- and two-bed dwellings, rather more than in Rother District CS policy LHN1 which suggests 30%.

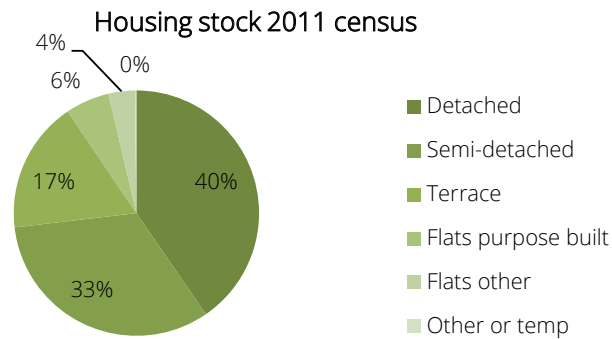
6.39 Ticehurst needs more one- and two-bed affordable dwellings, fewer four- and five-bed dwellings as evidenced by the latest Rother District Housing Register figures (August 2018, very similar to those in August 2017). These show that, out of 35 households on the register, 21 (60%) are requesting one- and two-bed properties; policy H3 would provide 50%.

6.40 There are 117 one-bed dwellings in the parish (2011 census) but almost half of these are for older people in sheltered housing – only 7 one-bed dwellings are affordable housing outside this category. There is a need for more small properties: for young single people wanting to leave home, for couples without children, or for the elderly wanting to downsize.

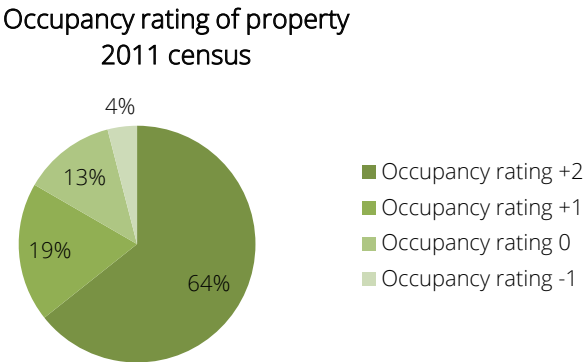




6.41 The 2011 census showed that the housing stock in the parish (1608 dwellings) was split as shown below.



6.42 Furthermore, the census showed, through the occupancy rating, that all but 61 houses (less than 4%) had sufficient or surplus space for the occupants.



6.43 There are sufficient 4- and 5-bedroom houses in the parish to meet demand (although there is a demand for more 4-bed socially-rented houses – see Policy H4). We also have enough assisted housing for local older people (Newington Court, Cross Lane House, Cross Lane Gardens, Downash Court, The Old Coach House in total provide places for 150 people).

6.44 The Parish does not have a major problem with second homes (although it is likely that most of the 70 “unoccupied” houses in the census are second homes or holiday lets).

## Policy H4

### Affordable Housing

1) New developments of 6 to 10 houses should provide an affordable housing contribution in the form of a financial contribution. New developments of more than 10 houses should provide at least 40% affordable housing.

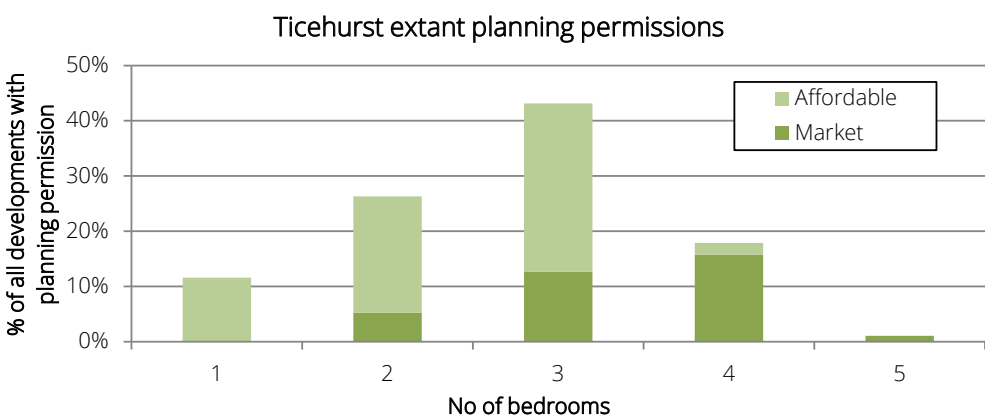
2) Indicative tenures for affordable housing in new developments are as follows: Shared ownership and/or low-cost starter homes 50%; Affordable rent 50%.

6.45 Residents of Ticehurst who are hoping to move into their own home need a range of tenures (rental and part-ownership as well as owner-occupied). Ticehurst Parish will work preferably with registered providers to provide affordable homes. Housing should be inclusive and provide for mixed communities of all ages to meet the needs and priorities of all households. The provision needs to be weighted according to the need drawn from local surveys and data. Rother District CS policy LHN1 (Achieving Mixed and Balanced Communities) supports this policy.

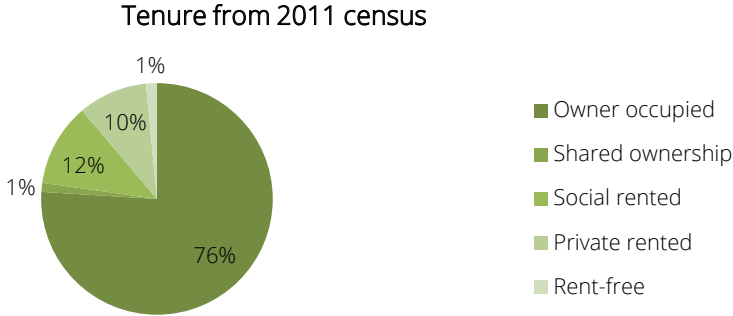
6.46 There are currently 189 affordable homes in Ticehurst Parish (2 in Flimwell, 7 in Stonegate, the rest in Ticehurst), managed by two Housing Associations, Affinity and Optiva (which was Amicus Horizon).



6.47 Ticehurst has three extant planning permissions (Corner Farm in Flimwell, currently being built; Banky Field and Hillbury Field in Ticehurst) amounting to 95 houses. The current plans for these sites provide a total of 65% affordable housing (more than the 28% in the Rother study requirement), as Banky Field has been bought by the Optivo Housing Association and is planned for 100% affordable housing.



6.48 The 2011 census showed that most houses in the parish were owner-occupied. Social rented housing and shared ownership accounted for 13% of the properties. Once the current planning permissions have been built, they will add another 62 affordable houses and 33 market houses. The percentage of social housing and shared ownership will rise to over 15% (compared to less than 10% for all of Rother in the 2011 census).

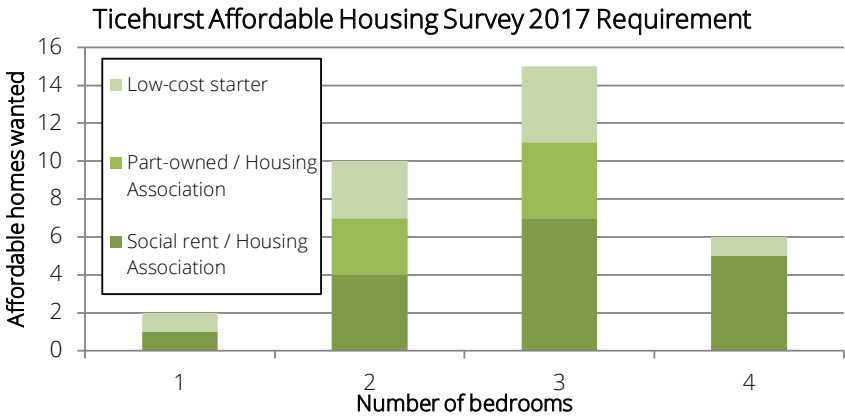


6.49 Ticehurst Parish carried out an independent Housing Needs Survey in 2007 which concluded that there were 43 households in need of affordable housing. A further Parish survey in 2010 showed a general need but was inconclusive on numbers. Since then, and largely because of these surveys, 61 affordable housing units have been built in Ticehurst Village (at Farthing Hill, Newington Court and Woodroffe Lodge) and 12 in Flimwell (Nursery Close). There has not been a further objective survey to assess the current need for affordable housing. However, the 2017 Ticehurst Parish Household survey showed that, of the respondents who needed housing in the parish, 35% were looking for socially rented housing, and 32% for low-cost part ownership – therefore nearly 70% are looking for socially-supported housing. Nobody who needed housing wanted to rent privately. Rother’s 2017 housing list showed that there were 16 applicants who live in Ticehurst or were employed in the parish but live outside it. Ticehurst is a favoured place to live – many people on the Rother Housing Register with no connection to the parish have expressed a preference for Ticehurst.

6.50 In the 18 months to December 2016, 21 people on the Rother Housing List were given dwellings in Ticehurst Parish, and in the 17 months to August 2018, 10 were given dwellings. Of these last 10, three had a local connection to Ticehurst, and two had a local connection to a neighbouring parish. Five were accepted homeless and legally had priority for housing, but were from outside the area.

6.51 Developments with outline planning permission should provide over 60 more affordable dwellings. These figures do not suggest a major shortage of affordable housing in Ticehurst Parish. However, the way in which housing is allocated by Rother (following legal requirements) means that in many cases people with no family or employment connection with Ticehurst (but with a higher priority for housing) are given housing here.

6.52 The TNP Housing Survey in September 2017 had 33 households looking for affordable housing (17 through socially-rented Housing Association stock, 7 through part-owned HA houses and 9 wanting low-cost starter homes). These figures reflect the fact that many people who need affordable housing do not put their names down on the housing list as they feel they have no chance of being allocated a house. These 33 households asked for the following:



6.53 This shows that 17 wanted to rent and 16 to buy, close to the 50:50 split suggested in this policy. Rother District CS policy LHN1 (Achieving Mixed and Balanced Communities) has a higher figure for renting (65%). The Banky Field development (which is all affordable housing) will have a 50:50 split between renting and shared ownership, matching the TNP H4 policy.



6.54 This TNP Housing Survey also confirmed the demand for 4-bed affordable housing. The Rother Strategic Housing Research Project (January 2018) examined the affordability of housing in Ticehurst Rural (the cluster of Rother parishes around and including Ticehurst). Within this area, 60% earn less than £25,000 a year, and half of these earn less than £15,000 a year.

6.55 Assuming that housing costs would be 25% of gross income, this would amount to £125 per week maximum for those earning £25,000 or less. The table below illustrates the problem. The Rother Strategic Research Project suggested that shared ownership is likely to be affordable at 25%-30%, rather than the 40% usually used.

6.56 This policy supports Rother District CS policy LHN23 (Affordable Housing).

6.57 The Parish Council is open to a community-led project which could provide lower-cost housing, but no suitable opportunity has yet emerged.

Ticehurst Rural	Starter Home Initiative (80% equity)	Shared ownership (40% equity)	Median Private Rent	Maximum Local Housing Allowance	Affordable Rent (80% Median)
1 bedroom	£159.30	£140.74	£152.60	£135.36	£122.08
2 bedrooms	£243.15	£209.56	£200.39	£176.56	£160.31
3 bedrooms	£286.60	£245.22	£265.13	£223.19	£212.10
4+ bedrooms	£498.87	£419.44	£385.36	£336.82	£308.29

Comparison of weekly housing costs by property size for Ticehurst Rural Rother sub area.

## Policy H5

### Design of All New Buildings

1) The design, form, layout and detail of new developments should be principally informed by the traditional form, layout, character, and style of the parish's vernacular architecture. This can be by accurate representation of traditional detailing or interpreted through skilful innovative design in contemporary architecture, depending on context. It will be applicable to both new build homes and other buildings and to alterations to existing properties that require planning permission.

2) All developments should have regard to the AONB character, as referenced in the High Weald AONB Management Plan, and use this plan's Design Guidance notes (p. 94 — 117).

3) All new developments should take steps to reduce the impact of their light pollution.

6.58 Promoting good design will preserve and increase the quality of Ticehurst's built environment. This in turn will encourage pride in the area, attract tourism, and reinforce Ticehurst's identity.

6.59 At the very beginning of the Ticehurst Neighbourhood Plan project, a Visioning Event was held — a day in each of the three villages with over 200 participants — to consider what parishioners wanted to see happen in the next ten or more years. The output from this event was a PLACE map for each village. A design Forum followed, held over two days and included site visits, which added detail to the Visioning ideas. These events provided the basis for the Design Guidance (see pages 94 — 117).

6.60 New development must make a positive contribution towards the distinctive character and form of the village and relate well to its site and its surroundings. This should include appropriate use of materials and building detail, well-considered site layouts and landscaping. This does not necessarily mean the reproduction of traditional or vernacular buildings, but appropriate architecture which is sensitive to its context. However, it does mean that detailed attention should be given to such things as tiles and bricks, windows, and external appearance generally to ensure that they really do blend with the local buildings.

6.61 Details required should include bin sheds, cycle storage, off street parking, boundary treatment, security and lighting considerations. Site layouts should show how private amenity space is provided. New housing should be integrated into the surroundings by providing safe walking and cycle routes into the village centre, suitable for pedestrians, wheel chair and mobility scooter users, pushchairs, and dog walkers.

6.62 Ticehurst Parish has a policy by which the street lights are switched off at midnight and on again from 5.30am until dawn. It also has ambitions to change the street lighting to LED and where possible reduce upward lighting. This policy has been developed on grounds of economy, because of the effect light pollution has on wild life and because dark skies are one of the key features of rural areas. Through good design it is anticipated that new developments will take steps to reduce their lighting impact on the local amenity.

6.63 Flimwell Park plans to host architectural school outreach modules. Together with the new research and development taking place at the Woodland Enterprise Centre, this gives the parish an opportunity to work with local architects and developers, demonstrating the best practice in sustainable rural development. The centre will also offer continuing professional development courses and a vernacular library, aiming to give professionals the tools to make the best use of local materials and skills.

6.64 Ticehurst could by referring developers to the facilities available at the Woodland Enterprise Centre, use this approach as a way to consult with developers before they apply for planning permission. Whilst there has been consultation by some developers presenting their ideas at the annual Village Assembly, Ticehurst Parish Council would like to make it normal for developers to take the views of the community into account when designing their site and houses.

## Policy H6

### Conservation & Heritage

Any development in and adjacent to the Ticehurst Conservation Area should demonstrate how it has regard to the character of the Conservation Area and should make reference to the Conservation Area appraisal and management plan, when prepared.

6.65 Ticehurst Conservation Area (Map 21) was designated by Rother District Council in 1990. Within this area, there are 43 Listed Buildings, including five Wealden Hall Houses of the 14<sup>th</sup> to 16<sup>th</sup> Century.

6.66 Many of the buildings can be identified from the 1618 Hammerden Manor map, including the following:

- The Bell
- The Yett
- Northgate House
- Old Merriams and its neighbours

6.67 Historic features, such as the well (recently renovated by Ticehurst Parish Council), the pump house, and the war memorials, have the potential to be popular visitor attractions. Ensuring the protection of conservation areas, listed buildings and their special features will provide a source of parish pride and encourage a celebration of the unique local character.

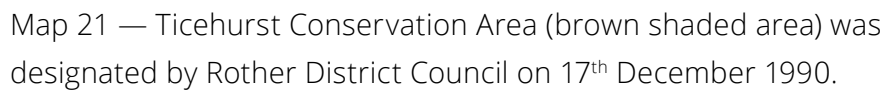
6.68 There are 159 listed buildings in the parish, one scheduled ancient monument (the Old Boarsell Moated site) and one registered park (the grounds of Ticehurst House Hospital, itself a listed building). There are 28 archaeological notification areas within the parish but few significant finds so far, with most being stone age flint tools.



6.69 The value of iconic and historic buildings to the community may be lost through neglect of the fabric, through concealment by occupiers or by new, ill-considered construction, during re-development or by other means. It is not always easy to recognise that these are, at heart, medieval buildings. Outside the Conservation Area, the Eden Court development is a good example of how sensitive design can protect and enhance an iconic building, the former primary school which was a National School built in 1849. The Old Chapel to the east of Ticehurst's High Street was sensitively modernised many years ago but now sits on an over-developed and fully-paved site. The Old Coachworks is an example of how not to build for the High Weald area.

6.70 The Ticehurst Institute is a much-loved building with significant historical importance as it was designed by Sir Aston Webb who also designed the front façade of Buckingham Palace. However, it continually needs restoration and renovation.

6.71 To ensure that we protect and enhance the conservation area we have defined a Community Action to prepare a Conservation Area Appraisal and Management Plan for the conservation area.



## Housing Community Actions

### Prepare a conservation area appraisal and management plan

6.72 The centre of Ticehurst village is designated as an area of special architectural and historic interest, it is a source of parish pride and valued by people who live and work in it. Future generations are most likely to value it also, therefore the parish has a responsibility to look after it. The preamble to Rother District Council CS policy RA<sub>1</sub> (Villages) mentions the preparation of a new appraisal for Ticehurst and Rother District CS policy EN<sub>2</sub> (Stewardship of the Historic Built Environment) is also relevant.

6.73 The Parish Council aims to work with Rother District Council and the local community to complete a Conservation Area Appraisal and prepare a management plan to protect and improve the area. This is expected to lead to regeneration of the conservation area, which in turn will act as a catalyst for tourism and foster a sense of community.

# Design Guidance

7.1 The following section of the neighbourhood plan explores the origins and character of Ticehurst parish in order to inform the best way to design new buildings and enable changes and modifications to existing buildings. Understanding what defines the neighbourhood area will help inform the design of future development, ensuring that any new additions are appropriate for their context.





## Objectives of the Design Guidance

7.2 The design guidance section within the neighbourhood plan seeks to achieve four key objectives:

- To create living and working environments that respond to the Ticehurst parish's rich heritage together with the demands for high-performing standards of sustainable development
- To ensure that the layout, form and density of all new development reflects the historic layout and rural fabric of the area and the specific design characteristics of each part of the neighbourhood area
- To maintain and enhance the village character of Ticehurst, Flimwell and Stonegate, their locations within the High Weald, their field patterns, roofscapes and landmark buildings
- To ensure that applicants demonstrate through the planning application process how their proposals relate to the wider parish context, with specific reference to clear and convenient connections to local services and facilities and with surrounding adjacent areas

## General Approach to Design Matters

7.3 In terms of a general approach to design matters, it is expected that all new developments and redevelopment proposals will be designed and built to a high quality in accordance with the housing and design policies of this neighbourhood plan. The Design Council's "Building for Life" gives excellent advice. The High Weald AONB expects to publish a design guide during 2019.

7.4 As well as general design advice on the AONB and Conservation Area context, density, layout, form, views and roofscapes, green space integration and streets and lanes, the neighbourhood plan also provide specific guidance and illustrative examples on the following topics: building typologies; plot layout and boundary treatments; materials and details; external finishes and decoration; the wider landscape and village edges; sustainability and resource efficiency.

## Design & Access Statement Requirement

7.5 Rother District Council require a Design & Access Statement (DAS) for major developments of 10 or more houses, for house building within the Conservation Area, or for listed building consent. The impact of any such proposed development, especially the visual impact along with any required landscape mitigation measures, should be specified in a well-written and well-illustrated DAS submitted as part of any planning application.

7.6 It is expected that all DAS documents will show how development proposals respond to the different design topics as addressed by the neighbourhood plan.

## The High Weald AONB Context

7.7 A medieval landscape of wooded, rolling hills studded with sandstone outcrops, small, irregular-shaped fields, scattered farmsteads, and ancient routeways, the High Weald is one of Britain's 46 Areas of Outstanding Natural Beauty (AONB) and a nationally significant designated landscape. Its natural beauty is defined by its five character components:

1. Geology, landform, water systems and climate including sandrock outcrops and gill streams
2. A dispersed settlement pattern, including historic farmsteads
3. Routeways, including ancient droeways and sunken lanes
4. Woodlands comprising ancient woodlands and archaeological remains of lost woodland
5. Field and heath system of unimproved grassland, heathland and historic field boundaries

7.8 Together, these five character components — which are found consistently across the High Weald, from Rye in the east to Horsham in the west — help constitute the fundamental character of the area. They have made the High Weald a recognisably distinct landscape for

at least the last 700 years and will continue to define it in the future. The settlements of Ticehurst, Stonegate and Flimwell and the wider neighbourhood area all fall within the AONB.

7.9 The High Weald AONB Management Plan has been adopted by the Area's 15 constituent local authorities in order to help conserve and enhance this natural beauty. The Management Plan defines the Area's natural beauty, including the five character components, and sets objectives for these components. The Ticehurst Neighbourhood Plan therefore has regard to both AONB Management Plan and its objectives in its assessment of new development proposals.

## Ticehurst Conservation Area

7.10 The central, historic core of Ticehurst benefits from a Conservation Area status (see Map 22). Development in conservation areas is more strictly controlled than elsewhere, the intention being not to prevent change but to ensure that the main features of the area are conserved and that new development is sympathetic in character.

7.11 For this reason, detailed planning applications or detailed reserved matters applications (and not outline applications) are preferred for new development in conservation areas. The Ticehurst Neighbourhood Plan endorses this approach and expects only detailed plans and drawings for developments and alterations in the central areas of Ticehurst.

7.12 The neighbourhood plan also extends this expectation of detailed planning applications to the centres of both Flimwell and Stonegate, notwithstanding neither village currently enjoyed conservation area status.

7.13 The neighbourhood plan requires new development in the Ticehurst Conservation Area to have close regard to the scale, traditional building forms, materials and techniques characteristic of the areas. The height, size, design, roofscape, plot width and visual appearance of new development and the design of any new vehicular access, will be required to respect the character of the conservation area in Ticehurst.

7.14 The character is composed of many elements; the mixture of historical periods, the informality of the streetscape; the absence of formal rectilinear compositions; broken sight lines and profiles of buildings and interesting skylines. This not to say that contemporary design themes will not be allowed but the neighbourhood plan acknowledges that such approaches may present the designer with a considerable challenge if they are to be successful.

## Layout, Form & Density

7.15 The layout, form and density of all new developments across the parish needs to reflect the historic form of the area and the specific rural and High Weald characteristics of each part of the neighbourhood area. An understanding of settlement patterns will be critical to inform the layout, form and density of new development proposals.

## Design Integration

7.16 All development and redevelopment proposals need to demonstrate how they will relate to the wider context of Ticehurst, Stonegate and Flimwell. Specific reference needs to be made to the delivery of clear and convenient connections with the services and facilities of the parish and the creation of public access to the wider AONB countryside, where this is possible subject to land ownership constraints.

## Views & Roofscapes

7.17 The local character of Ticehurst, Stonegate and Flimwell is typically defined by architecture of fewer than three storeys. New buildings which adhere to this height will be designed in keeping with the surrounding context, thus creating visually a more integrated and seamless addition to the built environment of the parish. New buildings should not be permitted to interrupt views or roofscapes within the Ticehurst Conservation Area.

## Settlement Patterns

7.18 Map 22 shows how development in Ticehurst village has developed over time by highlighting the additions to the built environment every decade or so. This diagram allows the different layouts and street patterns typical of each era to be clearly recognised.

7.19 Future development should respond to the more historic street patterns where possible, rather than late 20<sup>th</sup> Century layouts, that are often suburban in nature and therefore do not always sit comfortably alongside traditional rural development patterns.

7.20 Higher density will be sought in and around the village centre, without inappropriately located cul-de-sacs. Such design measures will result in a layout more suited to the rural context, with coherent, legible streets with improved connections and accessibility. This expectation will apply equally to Ticehurst, Stonegate and Flimwell.

## Green Space Integration

7.21 The integration of green spaces within the settlements of Stonegate, Flimwell and Ticehurst is also important. This information is key to understanding how people navigate the villages and access the services and facility that are currently provided.

7.22 All developments should aim to incorporate green spaces of an appropriate scale and type within the site.

## Streets & Lanes

7.23 The irregular width and form of the streets and lanes found across the neighbourhood area, together with their surface treatments, are an important contributing factor to the rural character. It is typical to find parts of the main settlements without defined footways (i.e. raised pavements with a kerb edge) and this helps reinforce both a rural feel and a sense of pedestrian priority within a shared area.

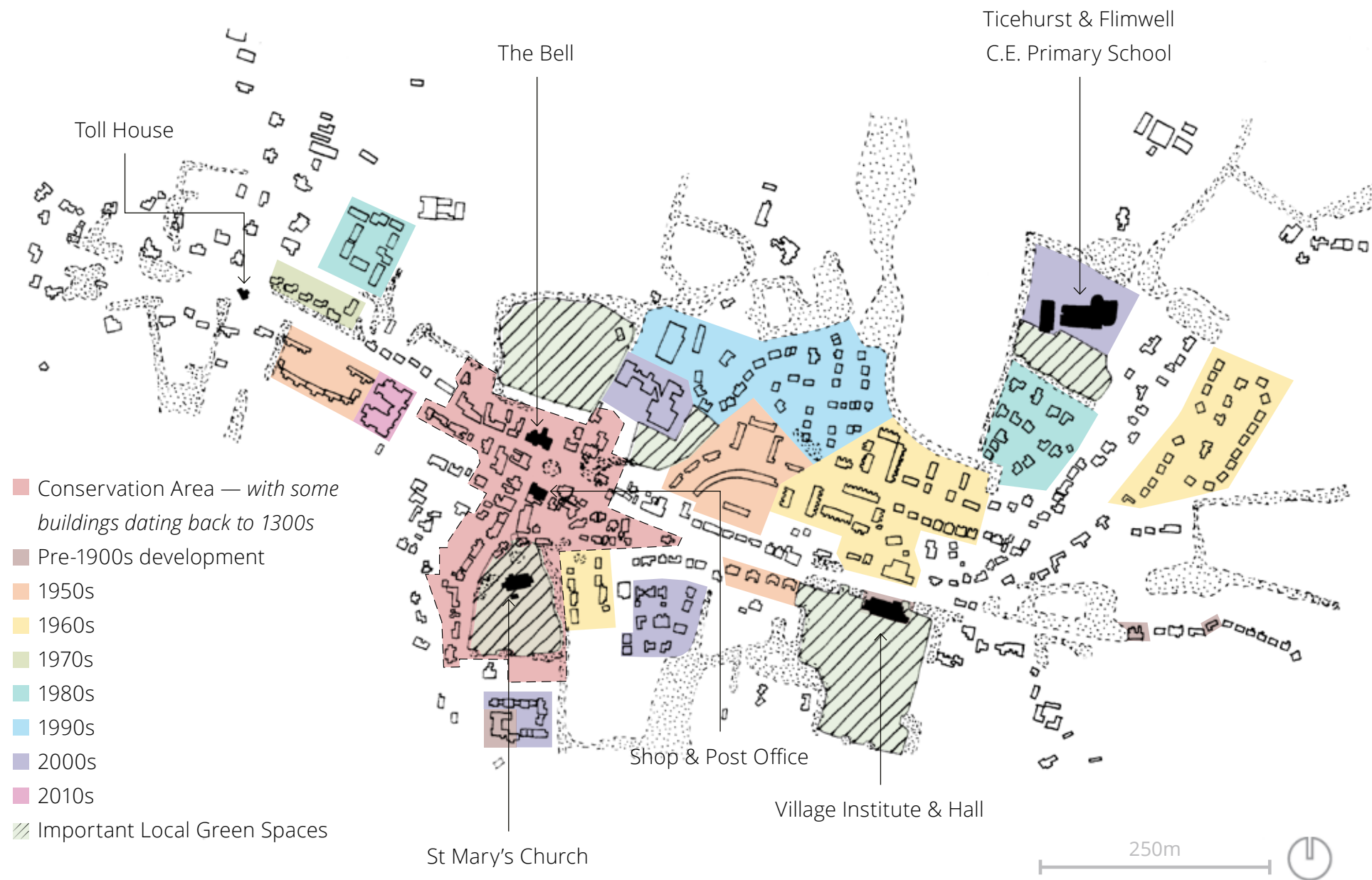


Lack of defined pavements is a positive quality within the conservation area and should be preserved.



Typical sunken lane found in the AONB.





Map 22 — Ticehurst development over time.

## Building Typologies

7.24 Different typologies of building are found across the neighbourhood area. These include domestic dwellings, agricultural buildings, and commercial buildings. They are each defined by their differing form and mass, roof pitches, proportions, fenestration and openings. Typical vernacular examples of each typology should be researched and considered before designing new buildings.

7.25 The context of development is important here; flexibility should be given to different approaches depending on the location. For example, proposals for new buildings within the historic core of each settlement may be more traditional than in an open woodland setting, which could suit a more innovative and contemporary approach, as exhibited by the Woodland Enterprise Centre in Flimwell.



7.26 Woodland workspaces — The sailing roof-line helps give the building a distinctive identity as well as allowing lots of natural light to flood into the interior helping making for efficient use of energy.

7.27 Car parking immediately outside the premises may be suitable for a commercial operation such as this but not necessarily appropriate for a domestic setting within the village as it can lend a suburban feel to what should be rural residential areas.



7.28 The Bell — The building's bulk and massing of the building is appropriate for the cultural, social and commercial use in the heart of the village.

## Plot Layouts & Boundary Treatments

7.29 The external public spaces, the private gardens, courtyards and parking areas should be defined by the building itself rather than by car parking and highway considerations. Plot layout should help create streets and spaces which put the pedestrian experience ahead of the needs of vehicles.

7.30 There are several distinct boundary treatments found in Ticehurst Parish. Those to be encouraged are chestnut post and rail fencing, native species of hedging, and low stone or brick walls. The use of reclaimed building materials is also encouraged.



7.31 The house pictured has several windows facing in different directions onto public areas. This creates a safer environment through natural surveillance. The fence and hedge line define the threshold between public and private space yet both are at a low level which avoid hidden areas and creates a more welcoming atmosphere.



7.32 The Twitten in Ticehurst comprises a winding path, designed at a human scale i.e. the width of the street and the proportions of the adjacent development are not overbearing.

7.33 These types of layout can be intriguing for pedestrians, encouraging exploration. It can also accommodate a higher density of housing more appropriate to a central location.



7.34 Eden Court is seen as an example of a successful modern courtyard development. Cars have been tucked away to the side of properties or into integral garages. The central area is softened with vegetation, further reducing the visual impact of parked cars.



7.35 Front porches in Eden Court allow for personalisation with hanging baskets, yet greater enclosure would allow for the safe storage of deliveries and so on. Upper windows have been offset to prevent overlooking between properties in close proximity.



7.36 This house in Ticehurst uses both a low stone wall and hedging to successfully define its outside space. New developments could usefully adopt a similar approach to boundary treatments.





7.37 The Ticehurst Village Institute has a low brick wall to define its boundary. While this is successful towards the centre of the settlements, softer materials and treatments may be required towards the edges of the villages.



7.38 This chestnut fencing complements the natural environment, with its twisted and roughened finish making it even more suited to the context. The chestnut fence comes from local coppicing.



7.39 A lack of a physical boundary treatment (e.g. fence, hedge or wall) between the public foot way and private property can fail to give clear distinction between public and private space. The use of traditional local boundary detailing can help better define this distinction.

7.40 The lack of such treatment is often to enable on-plot car parking and efforts should be made to reconcile these competing demands.

## Materials & Details

7.41 The materials and details of buildings can be crucial to delivering the overall character of the area. Equally important to the material itself is how the materials are constructed, the craft of construction and the quality of material. All new buildings shall be required to enhance the character of the area and use materials appropriate for the High Weald. In most cases, this will mean buildings with pitched roofs being clay tiled.

7.42 Vernacular buildings throughout the parish are often clad in tile hanging and timber weatherboarding, with tiled roofs and distinct chimneys. There are many variations in tile decoration, most noticeably rounded tiles. Clay tiles range from a pale red to dark brown, giving a rustic appearance. The distinctive effect of hand-crafted tile corners, curving up and blending into the rest of the facade is typical of the High Weald and is encouraged in new builds. The camber and module of new tiles requires attention.



7.43 The distinctive effect of hand-crafted tile corners, curving up and blending into the rest of the facade is encouraged in new developments. Depth of window reveal when using brick is also important. The easy detail is to place the window close to the external wall face but buildings with deeper window reveals generally have more relief and visual interest.



7.44 Typical examples of tile hanging from Ticehurst parish, a technique encouraged on new buildings.

## Signage & Lighting

7.45 Details that enliven the public spaces adjoining development are to be encouraged, subject to quality of design.

7.46 Exterior decoration has a significant impact upon the street and it is important to give this proper consideration in all forms of development, both residential and non-residential alike.

7.47 For example, employment uses should make sure signs are clear and legible, but not too obtrusive in a countryside setting. Signs should suit the rural context in terms of their traditional appearance and construction.

7.48 Traditional street lamps can be found throughout the parish, softly illuminating the streets without causing light pollution. A recently implemented policy has replaced concrete columns with more traditional Windsor street lanterns.



7.49 In any new development, light pollution shall be minimised by use of the lowest light levels compatible with safety, fittings that emit no upward light, low reflectance ground surfaces and use of spillover lighting where possible. This is particularly important given the High Weald AONB context.



7.50 The public realm is enhanced through features and designs that make life more comfortable and welcoming.



## Wider Landscape & Village Edges

7.51 It is vital that any developments on the edge of the current built areas successfully address the interface between the village and open countryside.

7.52 A preferred response would be higher densities in central areas and edges that connect with existing built areas, gradually breaking down to create softer, lower densities edges towards countryside.

7.53 This approach will prevent homogeneous developments with a generic suburban feel rather than designs which respond to the local rural context. A more permeable outer edge also allows for wider views of the landscape from a greater number of vantage points.

7.54 Important planting and trees existing on site should be retained within new development, and new planting added where appropriate. This may be required for visual mitigation or to replace any trees unavoidably lost during design and development.

7.55 New planting should use tree species which are native and suited to local conditions: oak, hornbeam and ash with hazel under storey, chestnut and hornbeam coppices, field maple, wild cherry, alder and willow in the stream valleys.



7.56 A key characteristic of the parish is a sense of enclosure down deep lanes from dense trees, with the occasional break out into a sweeping view of the wider landscape. This combination needs to be appreciated and recognised by all new development proposals.



7.57 The Flimwell crossroads, where the existing furniture store meets open countryside. This sense of openness should be maintained in this location, and other similar gateway locations, even in areas where future development is proposed.

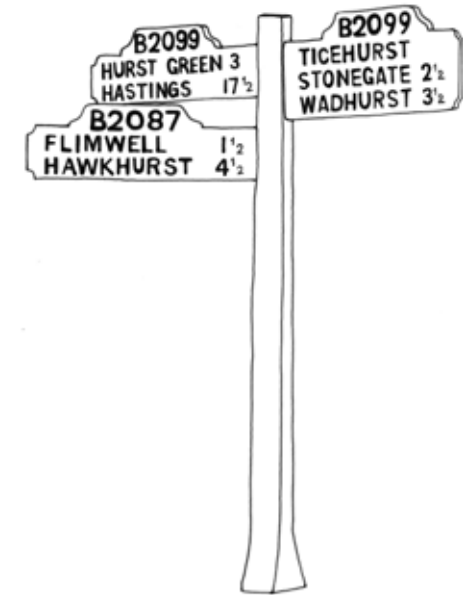




7.58 The Toll House is the first notable building at the street edge on the western approach to Ticehurst, surrounded by mature landscape. The low development densities at this point gradually increase towards the village centre. This transition should be recognised by new developments near settlement edges.



7.59 At the rear of St Augustine's church in Flimwell, the landscape falls away to a sweeping view. This break in the landscape is typical of the area and future development should aim to incorporate such views where possible.



7.60 A concern frequently expressed by residents is for there to remain distinctive and recognisable “green gaps” between the settlements. Development towards the edges of the three primary settlements should not encroach into these green gaps and should seek to reinforce the separate identities that currently exist.

## Sustainability & Resource Efficiency

7.61 Sustainability and resource efficiency is an important aspect in the context of a building's design, form, orientation, construction, the impact of energy use and the use of renewable energy technologies. A building's lifespan and the weathering and maintenance of its fabric should also be considered.

7.62 To help achieve both the sustainability goals of the neighbourhood plan and the wider objectives of local, national, and international planning policy (such as the Climate Act 2008) all developments in the parish should help reduce the carbon footprint of the neighbourhood area through the promotion of good design, as follows:

- High levels of energy conservation in the construction and use of new buildings
- The use of local and recycled building materials
- The use of sustainable on-site energy sources, where applicable such as solar, wind, ground-source heat pumps, biomass
- The promotion of low CO<sub>2</sub> transport options through the design of new buildings
- Integration of rainwater capture and grey water recycling technologies in new buildings and the minimization of the amount of impermeable ground cover around them

7.63 Efficient use of water and its recycling are important considerations which can be easily achieved by simple design measures. This lessens the effort of the individual to ensure water efficiency, resulting in a positive impact on the environment.

7.64 New development should seek for ecological enhancement to the immediate area, such as provision for birds and bats to be incorporated into new buildings. In order to support the local wood fuel industry and thereby the management of AONB woodlands, new residential development should preferably include provision for working log burners through the inclusion of a working chimney except where it can be demonstrated it is not feasible or practical on smaller properties. This design measure has been recommended by the AONB Unit.



The Woodland Enterprise Centre in Flimwell uses locally-sourced timber, naturally-sourced insulation materials, and is heated by an automated wood-fuelled boiler system.

# Site Specific Design Guidance

## SITES WITH PLANNING PERMISSION

### Banky Field, Steellands Farm, Ticehurst

*The site has a reserved-matters planning consent for 40 residential dwellings — 20 affordable rented and 20 shared ownership. This development is subject to a local lettings plan. Planning Ref RR/2018/2209/P (approval date 18 March 2019).*

#### Strong landscape design

8.1 The original proposals were illustrative only, but hint at potential for the scheme to provide a mix of ‘soft’ landscaped areas for public use. These included: Wild flower grassland meadow; Native Species Woodland buffer (northern boundary); SuDS (Sustainable Drainage System) with balancing ponds, swales etc; Native understorey boundary planting; Community open space; Biodiversity enhancements.

8.2 This is supported by the TNP. Agreement on regular maintenance and upkeep would be required. The location and access of the community open space should also link easily with the housing, with good connectivity and potential for ‘passive supervision’ – houses overlooking the public space discourage antisocial behaviour.

#### Good road and layout design

8.3 The proposed link road tends to isolate the overall development, so the scheme needs to be very carefully considered to provide a sense of place appropriate to the village location and to avoid a standard ‘estate planning’ response to the site. The layout should respond to the topography of the site and the potential linkages (see next item).



## Strong physical connections

8.4 Connections to existing neighbouring streets, with foot and cycle paths providing links to school and other village facilities and connections with neighbours. Potential for these has been identified but should be developed and provided as part of a detailed scheme.

## Creation of a focal point or “heart” to the development

8.5 The scale and nature of the site offers an opportunity for a focus or unifying element to the scheme to enhance a sense of place and provide an opportunity for a strong community to develop. This could be provided in the design of shared public space, the layout of dwellings and the boundary treatments.

## Excellent Street Design

8.6 Design of streets to follow Manual for Streets (Volumes 1 & 2) guidance and avoid an ‘engineered approach’ to a road layout.

## Clearly Defined Public Realm

8.7 This requires a hierarchy and varied treatment of the paths and roads. This should consider the site’s context in the village and its connection to other areas and the public open space. The scheme should also reference the historic village centre in terms of layout and openness to public space.

## Cohesive Development

8.8 A cohesive development with good links to the new public open space and landscaped area is required. This could be achieved in the quality of detailing and attention to scale and proportion of the buildings. All elements need to be considered as a whole rather than as individual or separate elements. A link between landscape and road surfaces, wall materials and detailing of fences and walls would help to knit the design together.

## Character & Place-Making

8.9 This should include a mix of different size dwellings and tenure. The scheme should provide a mix of dwelling types and sizes, including potential starter homes or homes suitable for downsizing as well as family housing.

## Building Appearance & Architectural Quality

8.10 The scheme for this site should develop a cohesive design approach which allows for variety and innovation within the scheme, but which also links with the Ticehurst context and uses robust detailing with quality materials.

## Creation of Strong Street Frontages

8.11 The historic core of Ticehurst provides good examples of how a street frontage can be developed to provide a varied but accessible townscape, with some front gardens, but also with buildings opening onto public areas. The conversion of the old National School in Ticehurst offers another example with appropriate scale and integration of hard landscaped areas.

## Hillbury Field, Ticehurst

*A proposed scheme was granted outline planning consent for 30 dwellings (including 12 affordable). Planning Ref RR/2015/2953/P (approval date Jan 2017). The general approach and layout of this scheme accords with the design guidance in the neighbourhood plan and would be supported if developed along these lines.*

## Layout Design

8.12 A layout that responds well to its context within Ticehurst should provide an innovative and sensitive scheme. The sloping topography gives the potential for a unique hillside scheme, with views to the development generally screened by woodland to the south.

8.13 A small-scale village character could be created by clustering homes around a series of courtyards and public green spaces closely enclosed by building walls and plot boundaries. To prevent cars cluttering the streetscape, car parking should be provided in rear ‘parking courts’, providing a clearly defined public realm.

8.14 The buildings should reference traditional farm-building forms and groupings of buildings as well as having the potential for ‘contemporary’ cottages, farmhouses and other buildings around enclosed lanes and open yards. The historic core of Ticehurst provides good examples of how a street frontage can be developed to provide a varied but accessible “village-scape” with some front gardens, but also with buildings opening onto public areas.

## Strong Landscape Design

8.15 Southerly boundaries have an ancient woodland edge. Suitably buffered zones would conserve and enhance the woodland, potentially screening the site from external views and providing an attractive green edge to the development. Features should include:

- Ancient Woodland Buffer zone
- Boundary hedges with native species planting
- Additional trees and planting within the scheme
- Sustainable drainage scheme (SuDS)
- Varied, quality hard landscaping

## Footpaths & Links to the High Street

8.16 There should be a strong physical connection to the High Street, with foot and cycle paths providing a link to other village facilities and connections with neighbours.

## Boundary Treatment

8.17 A boundary strategy should be developed to provide contextual timber picket fences to front gardens and taller masonry walls to screen side and rear gardens, mixed with hedges at points of key visual impact. Close-boarded fences should be restricted to rear gardens away from the street. Where steep changes of level occur, retaining gabions faced in local stone or brick should be used.

## Street lighting

8.18 As there is Ancient Woodland close to the scheme, consideration should be given to low-profile street lighting (if required), utilising the latest technology to minimise any light pollution.

## SITES ALLOCATED IN THE PLAN

### Singehurst, Pashley Road, Ticehurst

*The site is identified within the Ticehurst Neighbourhood Plan as a potential housing site for 10 houses. A planning application was been made on the site for 16 houses (6 affordable), which was refused. Planning RR/2015/2151/P (Refused) Jan 2016. Appeal 2392 (Appeal Dismissed) May 2017.*

#### Sensitivity to the Setting Of Historic Buildings

8.19 Any proposal would need to consider carefully its effect on the neighbouring listed buildings and their current context. A sympathetic site layout, appropriate scale of new building and potential views from and to the existing buildings would need consideration. Establishing the important features of the historic buildings and their significance should help to inform any proposal.

#### Improvements to the Existing Footpath & Connection to the Village

8.20 A new housing scheme in this location, on the south side of Pashley Road, would need to consider how improvements should be made to the pedestrian and cycle and footpaths into the village.

#### Improve Road Safety

8.21 A proposal was made in a previous application for extending the 30mph limit to the east. A scheme should revisit the issues and make a new proposal to improve the current situation and provide wider benefits to neighbouring homes. These could include highway improvements such as traffic calming and changes to speed restrictions along the Pashley Road.

#### Landscape Design

8.22 The site is within the AONB and has an area of protected Ancient Woodland to the south. Any scheme would need to protect the woodland and provide landscape features which enhance the development. There is potential for tree and hedge planting, open shared space, 'buffer' zones of planting and the integration of SuDS with new ponds or swale areas.

8.23 It would need to be demonstrated that landscape features could also be maintained and supported financially in the long term. Attention to the street landscaping and improvement to road and verge surface treatment could potentially enhance the wider context of the scheme.



## Character & Place-Making

8.24 The scheme should provide a mix of dwelling types and sizes, including potential starter homes or homes suitable for ‘downsizing’ as well as family housing. It should consider building forms that reference local historic buildings and layouts. Suburban house types and site planning are not considered appropriate in this location.

8.25 The quality of detailing and attention to scale and proportion of the buildings would be key to a successful scheme. All elements need to be considered as a whole, rather than as individual or separate elements. A link between landscape and road surfaces, wall materials and detailing of fences and garden walls would help to provide a cohesive design.

## Orchard Farm Site, Ticehurst

*The site is identified within the Ticehurst Neighbourhood Plan as a potential housing site for 6 houses.*

## Layout Design

8.26 With the constraints of a small site, an innovative layout should be developed with a compact scheme suited to a village centre. Options could include a courtyard approach design with relatively high density towards the centre of the site.

8.27 There may be opportunities to incorporate parking or garages within some of the building elements and adopt a three-storey design with living on the first floor in some of the houses.

8.28 The historic core of Ticehurst provides good examples of how a street frontage can be developed to provide a varied but accessible ‘townscape’ with buildings opening onto public space.

## Sustainability & Resource Efficiency

8.29 In addition to an innovative layout, this small site could offer opportunities for an ‘exemplar’ approach to the design of the dwellings, including potential for zero carbon or ‘Passivhaus’ standards to reduce energy use. This could include the use of renewable energy, high levels of insulation, appropriate orientation and the use of ‘low carbon’ materials.

## Access & Improvements to the Existing Lane

8.30 There are opportunities for access either side (east or west) of the site, although satisfactory provision for emergency and refuse vehicles needs to be considered. Improvements should be made to the existing access including re-surfacing, boundary treatments and levels to integrate a new access into the site.

## Boundary Treatment

8.31 The existing site boundary provides good screening to neighbouring houses. This could be retained, but may need to be managed in order to balance good natural daylighting for new dwellings. The quality of materials and detailing of boundaries could be linked to materials used for the buildings and hard surfacing to provide a cohesive and high-quality development.

## Wardsdown House, Union Street, Flimwell

*The site is identified within the neighbourhood plan as a potential housing site for 9 houses.*

### Access & Improvements to the Existing Lane

8.32 Improvements should be made to the existing access including resurfacing, boundary treatments and levels to integrate a new access to the site.

### Layout Design

8.33 With the constraints of a relatively thin site, the layout should be carefully set out to maximise the orientation of the new dwellings in order to provide good daylight and avoid over-shadowing. The scheme would also need to respect existing neighbouring housing and minimise overlooking. There may be opportunities to exploit level changes across the site to provide split level or semi-basement levels to incorporate parking or garages.

8.34 The design of the lane and access to dwellings should follow “Manual for Streets” guidance and provide areas for vehicles that are practical but have a village feel, with quality materials appropriate to smaller developments.

### Extension of Woodland & Natural Habitat to the East

8.35 The adjoining area to the east of the site offers an opportunity for developing a managed area of woodland and ponds (linked to a SuDS) to provide improved habitat areas for wildlife and native plant species. Planting to the edge of the site and along the existing lane would need to be appropriate to this location, with native species which can also be suitably managed.

### Character & Place-Making

8.36 The scheme should provide a mix of dwelling types and sizes, including potential starter homes or homes suitable for downsizing as well as family housing. A creative layout could minimise the size of access roadway within the site.

### Building Appearance & Architectural Quality

8.37 The scheme for this site should develop a cohesive design approach. It should allow for variety and innovation within the scheme but also link with the Flimwell context and use good detailing with quality materials. With the changes in level on the site, the potential for an interesting approach to the roofscape and views from the adjacent footpath should also be considered.

## Sustainability & Resource Efficiency

8.38 As a relatively small site, the development could offer opportunities for an innovative approach to the design of the dwellings, including potential for zero carbon or '*Passivhaus*' standards to reduce energy use. This could include the use of renewable energy, high levels of insulation, appropriate orientation and the use of low-carbon materials.

## Street Lighting

8.39 As there are sensitive areas close to the scheme, consideration should be given to low profile street lighting (if required), utilising the latest technology to minimise any light pollution.

## Social & Community Infrastructure Policies

Objective No. 8 — Protect and regenerate the heart of each village, conserving our heritage.

Objective No. 9 — Reduce the impact of traffic through the parish.

Objective No. 10 — Develop a local energy plan and encourage energy-efficient buildings.





## 9.1 Ticehurst is currently developing a public realm and environmental improvement scheme to reclaim the centre of Ticehurst village which is presently dominated by cars, and change it into an attractive and safer civic space for all the community to move around and enjoy.

9.2 A well designed centre could also be a draw for visitors and thus have benefits for our local businesses and economy. This is currently being undertaken by a local team in consultation with Rother District Council and East Sussex Highways.

9.3 Each village needs a centre where people can come together for special events: it helps to build a sense of belonging and social cohesion. In Ticehurst Village, annual events and ceremonies – such as Remembrance Sunday, the turning on of the Christmas lights and special celebrations such as for the Queen’s Jubilee – take place in the village square and are always well attended.

9.4 Building has started on the Corner Farm site in Flimwell and will provide 25 houses plus a new community hall adjacent to the recreation field. It will include a village community shop and nine car parking spaces for local residents. This will restore a centre to Flimwell and bring back a local shop to serve the area.

9.5 Many residents have expressed concern over the level and speed of traffic through the High Street and Church Street in Ticehurst Village and at the junction in Stonegate and along Union Street in Flimwell. They have also raised the issue of parking congestion around the Ticehurst village square and outside the school at Stonegate. This problem may increase with the rising population and Ticehurst Parish Council will continue to explore ways of reducing the impact of speeding traffic.

9.6 Key facilities are of prime importance to the residents and the village is fortunate to have a good selection of local shops in the centre of Ticehurst to meet every day and occasional needs, as discussed in Policy E1. Ticehurst doctors’ surgery and the pharmacy provide an essential local service and the primary schools in Ticehurst Village and Stonegate serve the local younger children. Flimwell children must make the journey to another village. Young people in the parish have to travel elsewhere for secondary education. There are recreational fields and open play spaces in each of the three main village centres where football (junior, adult, league and friendly) and cricket (league and friendly) are regularly played. There are also well-equipped playgrounds in each village, monitored and upgraded by Ticehurst Parish Council.

9.7 For young people, there are pre-school playgroups and nursery schools in both Stonegate and Ticehurst village and one is planned for Flimwell. Scouts, Cubs and Beavers and a Youth Group are in Ticehurst Village and the Brownies and Girl Guides are in Wadhurst, the next village, which also shares a youth club with Ticehurst. The neighbourhood plan has highlighted a need for more activities for young people in the parish. This is currently being explored.

9.8 Adult health is promoted through a healthy walks programme, the outside gym in Ticehurst and a variety of yoga, zumba, tai chi, dance classes and a boot camp, which are held regularly around the villages. The allotments in each village provide plenty of physical exercise and social contact, plus the bonus of healthy rewards for effort.

9.9 For indoor pursuits, table tennis, darts, bingo, quiz nights are very popular, and the WI and gardening clubs are well attended. The older people have a weekly lunch club and a social club. The village halls in Ticehurst and Stonegate are well-used and available for hire for a range of functions. A new village hall is being built in Flimwell. Ticehurst church has a group of active bell-ringers. To stimulate the mind, “Out of the ordinary talks” in St Mary’s Hall, a cinema club and monthly comedy nights held at one of the village pubs and the odd paella evening in a local cafe are there to be enjoyed. Three U3A groups are available in our neighbouring villages, Hawkhurst, Goudhurst and Wadhurst. Ticehurst Parish is also fortunate to have five fully-functioning pubs, and both the fish and chip van and pizza van visit weekly.

9.10 Ticehurst also has a volunteer service (Ticehurst Community Friends) which supports the community with transport needs, befriending and small tasks. The Community Speedwatch team covers both Ticehurst Village and Flimwell. They work with the police to record those who speed through the villages, and this can lead to a caution or prosecution.

9.11 Further afield, there are outdoor pursuits at Bewl Water and at Bedgebury Pinetum and Forest. These areas are for walking, cycling, sailing, canoeing and fishing. Local organisations such as the Sussex Wildlife Trust and the High Weald AONB protect, conserve and promote the unique environment. A Plumpton College satellite at Flimwell runs training courses in rural crafts.

9.12 The TNP objectives are focused on enhancing the quality of life of all parishioners, young and old by:

- protecting and regenerating the heart of each village and conserving our heritage
- reducing the impact of traffic through the parish
- ensuring that the parish residents have the facilities they need for good health, education, leisure, retail.

9.13 Ticehurst Parish Council will resist any proposals that would lead to the reduction or loss of any leisure or cultural activities, unless it could be proved that it is no longer needed or that an alternative suitable option is available.

## Policy INF1

### Improvements to Village Centres

- 1) Improvements to the character and environment of Ticehurst village centre will be supported.
- 2) Developments in Flimwell village centre which provide shops, a village hall and parking will be supported.
- 3) Improvements which revitalise Stonegate village centre will be supported.

9.14 There is a significant demand from local people for slower speeds through the villages. The community speed watch team regularly observes that drivers do not respect the 30mph speed limit and some exceed 50mph. Residents and visitors need to feel safe in their communities. The community requires a “civilised streets” design approach that creates a “pedestrian friendly” environment and allows traffic to flow slowly and carefully through the streets. This would reduce noise, pollution and risk and be of benefit to the life and enjoyment of all. In Ticehurst village, most sheltered housing is situated on the north side of village square while the shops are on the south side. This makes it difficult, and potentially dangerous, for pedestrians, particularly for older people, to get to and from the shops. The uneven surfaces are a danger to vulnerable adults, pushchairs and mobility scooters. Consequently, there have been several accidents in the square. Shops and people thrive in more pedestrian-friendly spaces. By increasing the attractiveness of the village centre as a place to work, live and visit, there will be economic, social and cultural benefits.

9.15 The Public Realm strategy, supported by Rother District Council (RDC) and East Sussex County Council highways team, includes improvements to the road surfaces, restoration of historic features, removal of clutter, improvement of the public lavatories, more tree planting and reduced dominance of cars. These will ensure that the square and surrounding streets in Ticehurst are welcoming and accessible and that people can move around and enjoy the facilities safely. If movement around the village is found to be a safe and enjoyable experience, more people might be encouraged to leave their cars at home and walk or cycle.

9.16 This policy is supported by Rother District CS Policy EN<sub>2</sub> (Stewardship of the Historic Built Environment), EN<sub>3</sub> (Design Quality) and TR<sub>3</sub> (Access and New Development).

9.17 The centre of Stonegate is a junction where four roads meet and where rights of way are unclear and visibility poor. Local people have suggested that a mini roundabout would slow traffic and allow pedestrians to cross, accessing the village amenities more safely. East Sussex County Council highways team do not have any current plans to alter the junction as they have viewed the layout and decided that a roundabout is not feasible.

9.18 Flimwell does not have a village centre but the development currently being built at Corner Farm will incorporate one. A village centre would give Flimwell its own focus.

9.19 On these pages can be found photo-montage visualisations of possible changes to streets and spaces across the neighbourhood area. Further images can be found on the Ticehurst Neighbourhood Plan website.



#### FLIMWELL CROSSROADS

Making better use of the left-over parcel of green space near the junction and linking this to the proposals for a new village hall on adjacent land. More direct crossings for pedestrians wishing to access the new hall.





## TICEHURST SQUARE

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

## Policy INF2

### Community Energy Projects

Community energy projects will be supported subject to the following criteria:

1) Installation of generating equipment should be discreet and sensitive to the existing communities and the impact they may have on the High Weald AONB landscape and views.

2) Solar energy schemes on suitable existing and newly developed land and on the roofs of industrial or employment buildings will be supported.

9.20 The suggestion to develop a local energy plan, to generate electricity from sustainable sources, was raised and supported at the TNP consultation events. The UK Government Community Energy Strategy (Ref: 14D/019) promotes community-led energy projects to reduce carbon emissions and to ensure future UK energy security. It was updated in 2015 and says that “communities can help increase the uptake of renewable heat technologies, whether by installing them in community buildings

or by raising awareness of their benefits among households in their area. Community action can help us change the way we use heat, through engaging consumers – particularly those who are vulnerable or fuel poor – in how to use their heating systems most effectively to reduce waste and cut bills”.

9.21 Rother District CS policy SRM1 (Towards a Low Carbon Future) established support in principle for stand-alone, renewable and low-carbon energy generation schemes.

9.22 By bringing the community together to establish a local scheme with a common purpose, the TNP will not only support the Government’s objectives but will also help people to save money on energy bills, reduce fuel poverty and bring wider social and economic benefits. A local scheme could generate income streams for the community and help provide advice on energy efficiency. These projects may be actioned in partnership with non-profit-making organisations.

9.23 Such a scheme could also assist local businesses. In this context, solar photo-voltaic (solar panels) are being explored at the Woodland Enterprise Centre in Flimwell.

9.24 Car charging points in the village centres have been considered as they will become an important part of the infrastructure in the future. However, Ticehurst Parish Council has received advice that it would be premature to make a commitment to provide them at this stage; they have stated that full compliance with statutory obligations in the future would be met.

## Policy INF3

### Community Areas in Housing Developments

1) In developments of 10 or less homes, it is expected that only well-planned layout and informal open spaces will be provided. In developments of more than 10 houses an on-site Local Equipped Area of Play (LEAP) should be required.

2) All new outdoor play spaces, open spaces, formal outdoor sports and play facilities shall be subject to appropriate arrangements for their long-term management and maintenance.

9.25 There is evidence to suggest that the distance young children are able to travel from home on their own is limited to one or two streets and younger pre-school children require supervised outdoor play opportunities. Therefore the quality and diversity of the outdoor environment is extremely important if children's needs for active, creative and social play are to be satisfied. Children and their parents greatly value the ability to move around safely within sight of their homes. This gives children social contact with their friends in a spontaneous way, so places to cycle, skate, and push buggies using a footpath network are important.

9.26 New developments should be carefully designed in consultation with the local community to be child-friendly places, in accordance with Rother District CS Policy Co6 (Community Safety).

9.27 Developers will be expected to ensure that outdoor play space and facilities are appropriately maintained up to the point of transfer. They should provide the management organisation with a helpful guide to ensure that maintenance is then continued at an appropriate level.

9.28 Funding for play areas could come from the Community Infrastructure Levy (CIL) or site-specific S106 contributions. Once the Ticehurst Neighbourhood Plan has passed referendum and been accepted by Rother District, the CIL levy passed on to the parish will increase from 15% to 25%. This will enable Ticehurst Parish Council to meet community aspirations that were strongly expressed in parish consultation informing this plan. In developing this policy we have researched other local authority policies, in particular:

- *Open Spaces in New Developments (South Cambridgeshire District Council Policy)*
- *Child's Play: Facilitating Play on Housing Estates (A Report for the Chartered Institute of Housing and The Joseph Rowntree Foundation)*
- *Rother District Council Open Spaces Sport and Recreation Study (2007)*

## INFRASTRUCTURE COMMUNITY ACTIONS

### Pursue shared space and traffic calming plans with ESCC Highways and Rother District Council

9.29 Work with the local authorities to plan and implement safer villages. See policy INF1 for images and ideas about improvements to the village centres. Further images can be found on the Ticehurst Neighbourhood Plan website.

9.30 Work with local authorities to designate some lanes in the parish as “quiet lanes” (not suitable for heavy traffic)

9.31 As the service centre for the surrounding area, the village of Ticehurst recognises that it is important to protect the vital range of essential services to meet the public need. However, Ticehurst village is particularly vulnerable to the pressures generated by the growth of traffic on the B2099 which passes directly through village, dividing its retail and social centre.



9.32 The village square has become a car park, the historic features have become neglected and events that used to take place in the Square have been squeezed out. The village plans to develop a quality scheme in partnership with Rother District Council and East Sussex County Council to restore it and create a multifunctional shared space that supports village social and economic life. It will be available for short term and disabled parking only. This is considered critical to the ongoing success of the village.

9.33 Local authorities are able to designate county lanes as “quiet lanes” under the Transport Act, 2000. In order to improve safety for both pedestrians and cyclists, Ticehurst Parish Council plans to work with RDC and ESCC to ensure that relevant lanes in the parish are designated as “quiet lanes”.

## Complete open space, sport and recreation audit

9.34 Develop a local action plan for Ticehurst in line with Rother District Council’s stated aim: “All open space sites should be clean, litter free and have a range of ancillary facilities appropriate to the site. Where applicable, sites should be accessible to all and promote the Council’s Vision of achieving a better quality of life in Rother.”

9.35 Ticehurst Parish Council is planning a programme of improvements to the recreation fields in all three villages and is consulting the community to ensure that it provides suitable play spaces for all ages.

9.36 Litter in public spaces is unsightly and a danger to other users. Ticehurst Parish Council employs a part-time litter picker and checks the recreation fields regularly for hazards. It encourages litter picking through voluntary action and education programmes in the local children. This is a continuous programme.

## Encourage recreational use of the AONB

9.37 Ensure local people and visitors are aware of the excellent walking opportunities by displaying local maps and advertising them.

9.38 The attractions of the AONB draw tourists to the area and benefit the local economy.

9.39 Notice boards informing local people and tourists of the facilities that are available are planned for central areas.

9.40 The pub in the centre of Ticehurst Village plans to produce leaflets about local walks. Information about local events is published every month in the parish magazine (News and Views) which is distributed throughout the parish.

9.41 Ticehurst has a well-attended footpath society and healthy walks programme.

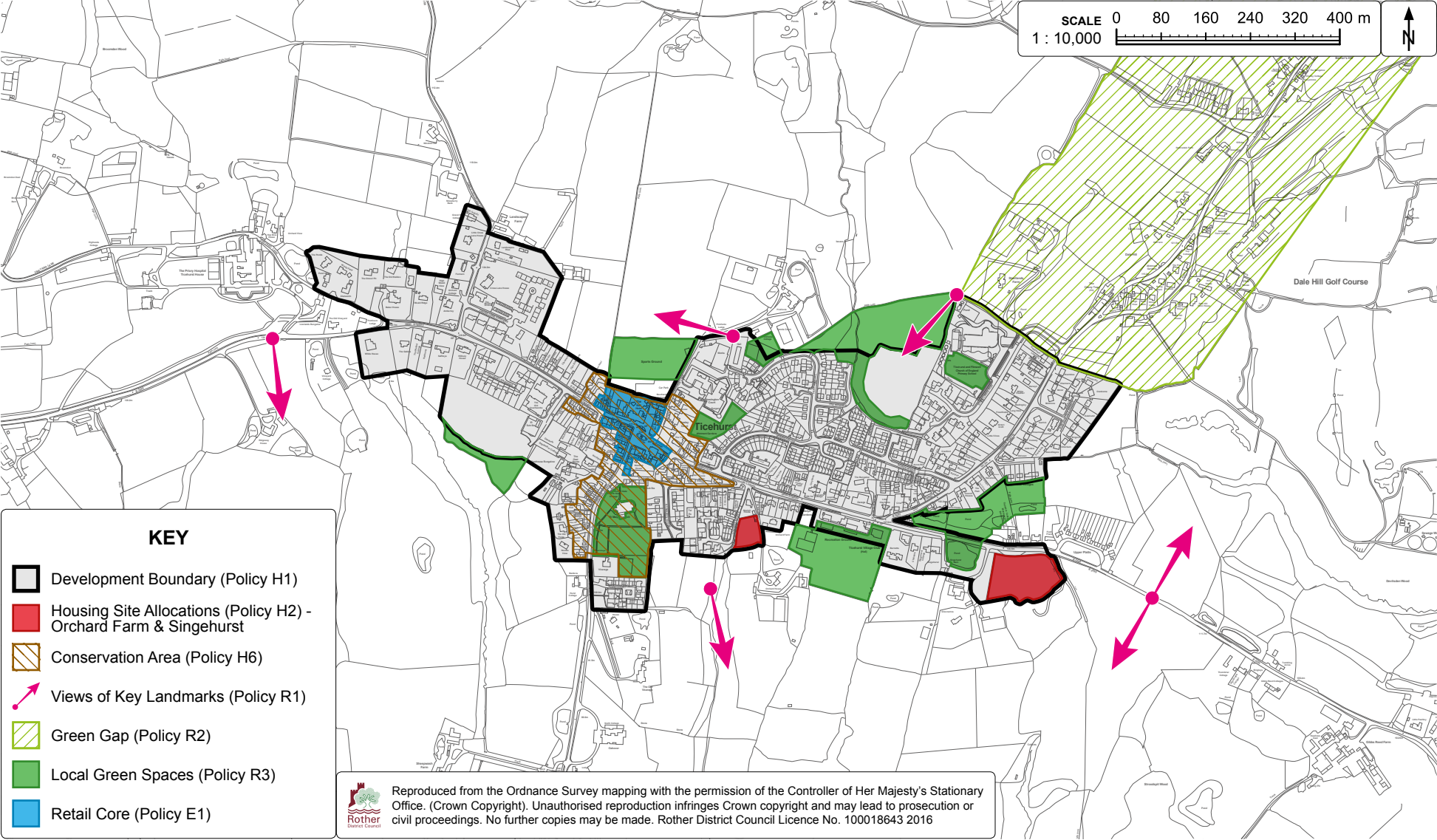
## Summary of Ticehurst Neighbourhood Plan Policies

9.42 The following maps illustrate the TNP policies below:

- R1 Conserve the Area of Outstanding Natural Beauty
- R2 Maintain Green Gaps Between Settlements
- R3 Protect & Enhance Green Spaces
- E1 Protect & Enhance Local Services & Facilities
- H1 The Spatial Plan
- H2 Housing Site Allocations
- H6 Conservation & Heritage

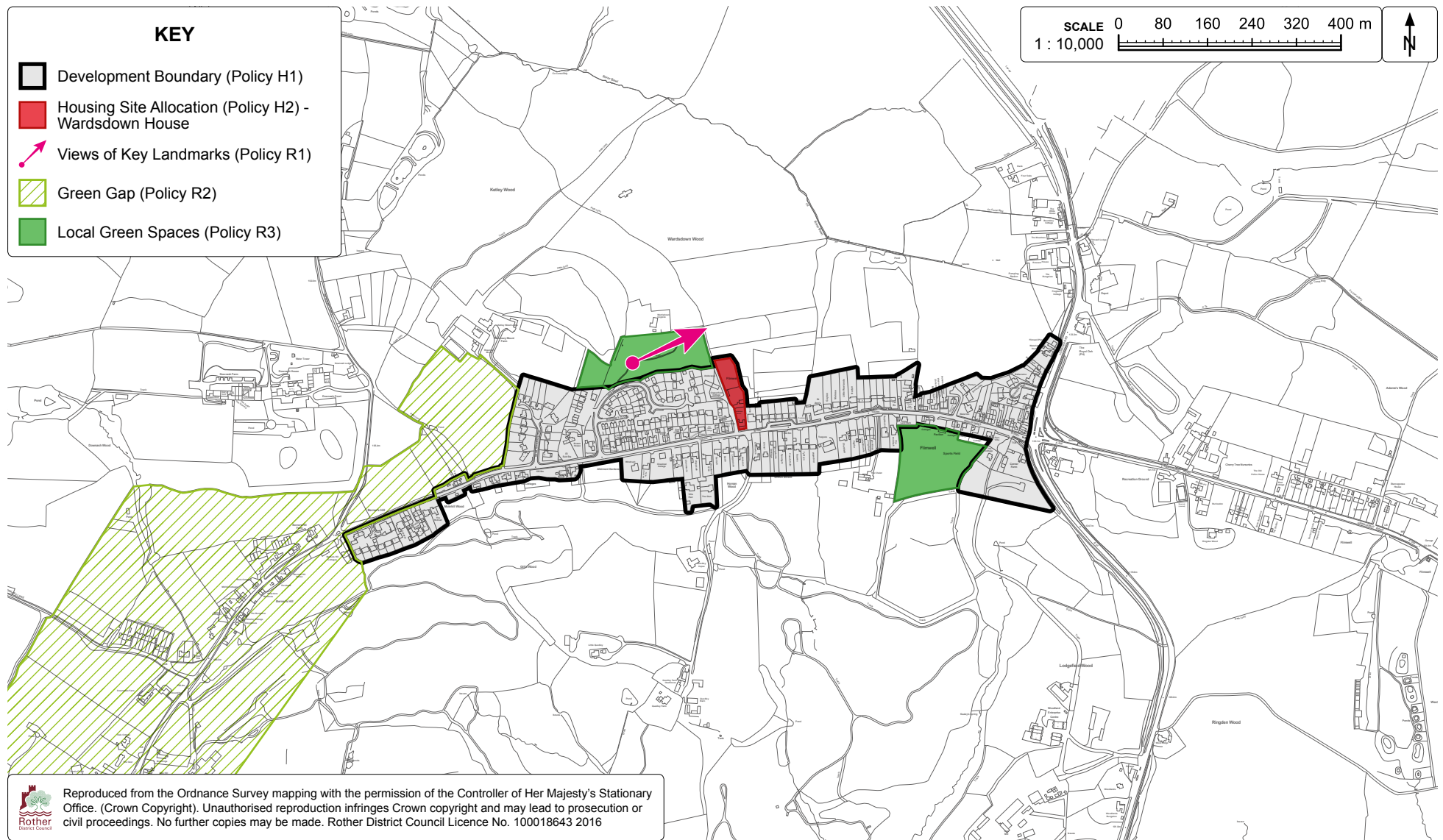




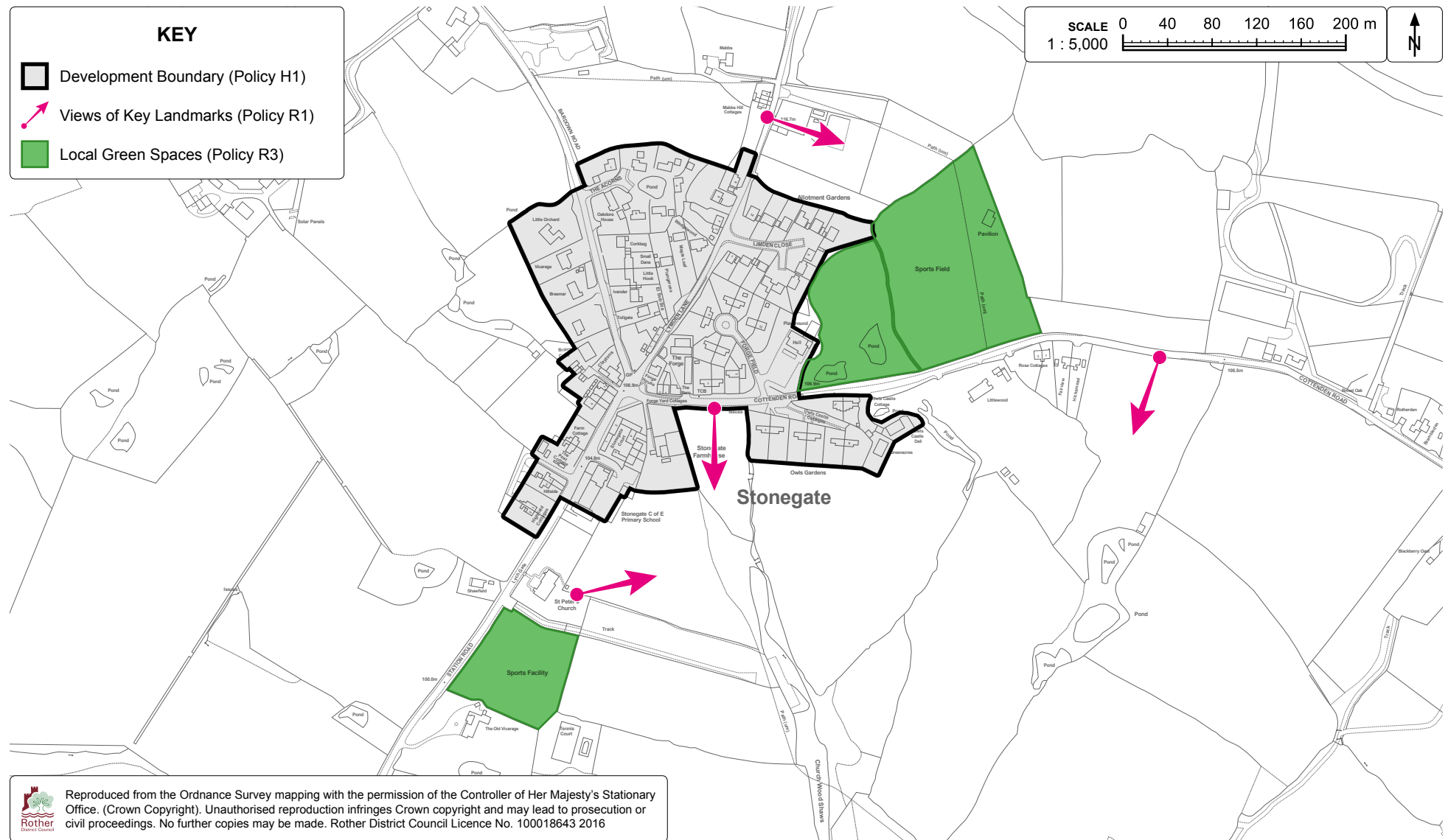


Map 24 — Policies for Ticehurst village.





Map 25 — Policies for Flimwell.



Map 26 — Policies for Stonegate.

# The Referendum

## 10.1 The Ticehurst Neighbourhood Plan was supported by local people through a referendum held on 27<sup>th</sup> June 2019.

10.2 A referendum on the Ticehurst Neighbourhood Plan was held on Thursday 27<sup>th</sup> June 2019. The referendum was conducted on procedures similar to those used at local government elections. The question that was asked in the referendum was:

*“Do you want Rother District Council to use the neighbourhood plan for Ticehurst to help it decide planning applications in the neighbourhood area?”*

10.3 The neighbourhood area is the entire area of the parish of Ticehurst.

10.4 Voters in the referendum were asked to mark a cross (X) in either the “Yes” or the “No” box on a ballot paper to indicate their preference. The results of the referendum were as follows:

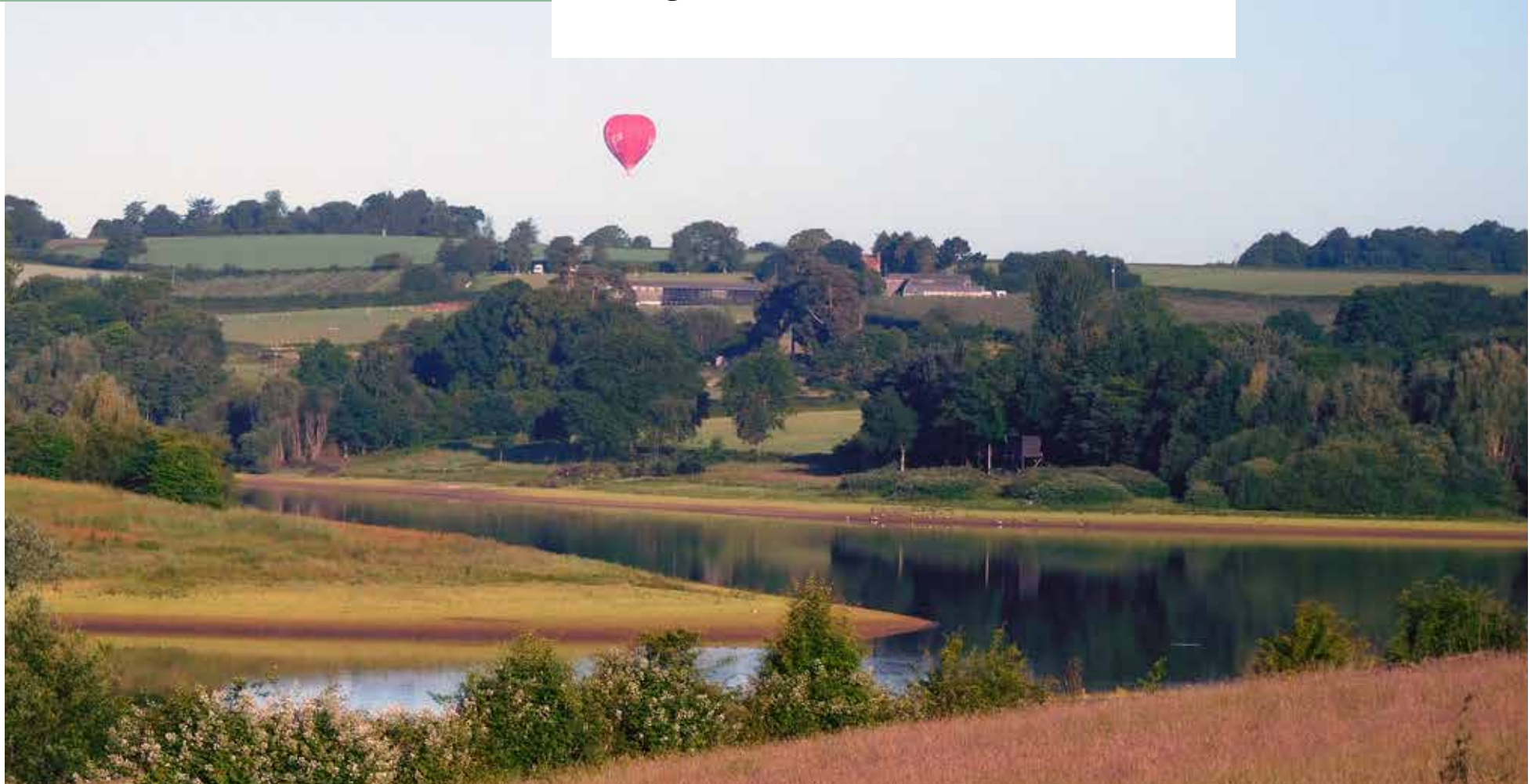
- Turnout 776 (26.48%)
- Yes 640 (82.5%)
- No 134 (17.3%)
- Spoiled 2 (0.2%)

10.5 With more than half of those voting in the referendum in favour of the neighbourhood plan, Rother District Council ensured that the neighbourhood plan was “made” at the earliest opportunity and now use it to help determine planning applications in Ticehurst Parish.

10.6 On 8<sup>th</sup> July 2019, the Ticehurst Neighbourhood Plan was formally “made” at the Rother District Council meeting.

# Appendix

## Summary of the Ticehurst Neighbourhood Plan evidence base





Document	Date	URL
Relevant National Documents		
National planning policy framework	2012	<a href="http://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2">http://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>
National planning policy framework	2018	<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf</a>
Planning practice guidelines	2016	<a href="https://www.gov.uk/government/collections/planning-practice-guidance">https://www.gov.uk/government/collections/planning-practice-guidance</a>
Design Council Building for Life 12	2015	<a href="https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_o.pdf">https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_o.pdf</a>
Streets for All: South East	2006	<a href="https://historicengland.org.uk/images-books/publications/streets-for-all-south-east/">https://historicengland.org.uk/images-books/publications/streets-for-all-south-east/</a>
Guidance: Community Energy	2013	<a href="https://www.gov.uk/guidance/community-energy">https://www.gov.uk/guidance/community-energy</a>
Natural England Green Infrastructure Guidance	2009	<a href="http://publications.naturalengland.org.uk/file/94026">http://publications.naturalengland.org.uk/file/94026</a>
Natural England High Weald Character Profile	2013	<a href="http://publications.naturalengland.org.uk/publication/4706903212949504">http://publications.naturalengland.org.uk/publication/4706903212949504</a>
Historic England National Heritage List	2018	<a href="https://historicengland.org.uk/listing/the-list/">https://historicengland.org.uk/listing/the-list/</a>
Relevant East Sussex County Documents		
ESCC Local Transport Plan	2015	<a href="https://www.eastsussex.gov.uk/media/8914/local-transport-plan-implementation-plan-2016-17-2020-21-final.pdf">https://www.eastsussex.gov.uk/media/8914/local-transport-plan-implementation-plan-2016-17-2020-21-final.pdf</a>
East Sussex Green Infrastructure Study	2014	<a href="http://sussexlnp.org.uk/documents/EastSussexGISStrategyFinal.pdf">http://sussexlnp.org.uk/documents/EastSussexGISStrategyFinal.pdf</a>
ESCC Green Infrastructure Maps	2014	<a href="http://sussexlnp.org.uk/documents/EastSussexGI_StudyMapAppendix.pdf">http://sussexlnp.org.uk/documents/EastSussexGI_StudyMapAppendix.pdf</a>
East Sussex Landscape Assessment Bewl Water	2014	<a href="https://www.eastsussex.gov.uk/media/6762/area-7-bewl-water.pdf">https://www.eastsussex.gov.uk/media/6762/area-7-bewl-water.pdf</a>
East Sussex Landscape Assessment Upper Rother Valley	2014	<a href="https://www.eastsussex.gov.uk/media/6899/area-6-upper-rother-valley.pdf">https://www.eastsussex.gov.uk/media/6899/area-6-upper-rother-valley.pdf</a>

Document	Date	URL
Relevant Rother DC Documents		
Rother Local Plan Core Strategy	2014	<a href="http://www.rother.gov.uk/CHttpHandler.ashx?id=22426&amp;p=0">http://www.rother.gov.uk/CHttpHandler.ashx?id=22426&amp;p=0</a>
Rother in Profile	2006	<a href="https://www.rother.gov.uk/media/pdf/q/a/Rother_in_Profile.pdf">https://www.rother.gov.uk/media/pdf/q/a/Rother_in_Profile.pdf</a>
Rural Settlements Study	2008	<a href="http://www.rother.gov.uk/article/5011/Rural-Settlements-Study">http://www.rother.gov.uk/article/5011/Rural-Settlements-Study</a>
Strategic Housing Research Project	2018	<a href="http://www.rother.gov.uk/CHttpHandler.ashx?id=29791&amp;p=0">http://www.rother.gov.uk/CHttpHandler.ashx?id=29791&amp;p=0</a>
Affordable Housing background paper	2011	<a href="http://www.rother.gov.uk/media/pdf/m/5/Final_Affordable_Housing_Background_Paper.pdf">http://www.rother.gov.uk/media/pdf/m/5/Final_Affordable_Housing_Background_Paper.pdf</a>
RD Affordable Housing Viability Assessment 2010	2010	<a href="http://www.rother.gov.uk/CHttpHandler.ashx?id=13439&amp;p=0">http://www.rother.gov.uk/CHttpHandler.ashx?id=13439&amp;p=0</a>
SHLAA 2013	2013	<a href="http://www.rother.gov.uk/SHLAA">http://www.rother.gov.uk/SHLAA</a>
Hastings and Rother Employment Strategy Review	2008	<a href="http://www.rother.gov.uk/CHttpHandler.ashx?id=8188&amp;p=0">http://www.rother.gov.uk/CHttpHandler.ashx?id=8188&amp;p=0</a>
Employment Land Supply and Trajectory	2012	<a href="https://www.rother.gov.uk/media/pdf/a/b/EMPLOYMENT_LAND_SUPPLY_AND_TRAJECTORY_APRIL_2012.pdf">https://www.rother.gov.uk/media/pdf/a/b/EMPLOYMENT_LAND_SUPPLY_AND_TRAJECTORY_APRIL_2012.pdf</a>
DASA Local Plan Employment Sites Review	2016	<a href="https://www.rother.gov.uk/CHttpHandler.ashx?id=27106&amp;p=0">https://www.rother.gov.uk/CHttpHandler.ashx?id=27106&amp;p=0</a>
Review of Employment Land Requirements	2013	<a href="http://www.rother.gov.uk/CHttpHandler.ashx?id=20273">http://www.rother.gov.uk/CHttpHandler.ashx?id=20273</a>
Open Space, Sport and Recreation Audit and Assessment	2007	<a href="http://www.rother.gov.uk/openspaces">http://www.rother.gov.uk/openspaces</a>
Green Infrastructure Study	2011	<a href="http://www.rother.gov.uk/media/pdf/k/t/Green_Infrastructure_Background_Paper.pdf">http://www.rother.gov.uk/media/pdf/k/t/Green_Infrastructure_Background_Paper.pdf</a>
Green Infrastructure Addendum	2016	<a href="https://www.rother.gov.uk/CHttpHandler.ashx?id=27107&amp;p=0">https://www.rother.gov.uk/CHttpHandler.ashx?id=27107&amp;p=0</a>
Landscape Assessments	2008	<a href="http://www.rother.gov.uk/article/6526/Landscape-Assessments">http://www.rother.gov.uk/article/6526/Landscape-Assessments</a>
A Low Carbon and Renewable Potential Study	2010	<a href="http://www.rother.gov.uk/article/7240/Low-Carbon-and-Renewable-Potential-Study">http://www.rother.gov.uk/article/7240/Low-Carbon-and-Renewable-Potential-Study</a>
Infrastructure Delivery Plan	2014	<a href="http://www.rother.gov.uk/CHttpHandler.ashx?id=22037&amp;p=0">http://www.rother.gov.uk/CHttpHandler.ashx?id=22037&amp;p=0</a>

Document	Date	URL
Ticehurst Documents Overall		
ACRE report based on 2011 census	2011	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Ticehurst Documents By Policy Group		
Rural Environment		
High Weald AONB Management Plan 2014-2019	2014	<a href="http://www.highweald.org/high-weald-aonb-management-plan.html">http://www.highweald.org/high-weald-aonb-management-plan.html</a>
High Weald AONB Management Plan 2019-2024 Consultation Draft	2018	<a href="http://www.highweald.org/downloads/publications/2019-high-weald-aonb-management-plan-2019-2024-consultation-draft-june2018/file.html">http://www.highweald.org/downloads/publications/2019-high-weald-aonb-management-plan-2019-2024-consultation-draft-june2018/file.html</a>
The Making of the High Weald	2004	<a href="http://www.highweald.org/downloads/publications/uk-landscape-research-reports/120-the-making-of-the-high-weald-report/file.html">http://www.highweald.org/downloads/publications/uk-landscape-research-reports/120-the-making-of-the-high-weald-report/file.html</a>
High Weald AONB Field Patterns in the parish for the three villages	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Ticehurst Landscape Character Maps from High Weald AONB (5)	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Medieval Villages in the Eastern High Weald 1250-1750	2016	Book by David & Barbara Martin and Christopher Withlick
Ticehurst, Stonegate and Flimwell	1991	Book by Francis Drewe
Sussex Biodiversity Ecological data search for Ticehurst (Summary)	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Biodiversity and Planning in Sussex	2014	<a href="https://assets.sussexwildlifetrust.org.uk/Files/swt-planning-guidance-2014.pdf">https://assets.sussexwildlifetrust.org.uk/Files/swt-planning-guidance-2014.pdf</a>
Bowl Water Biodiversity Opportunity Area	2018	<a href="https://www.biodiversitysussex.org.uk/file_download/189/">https://www.biodiversitysussex.org.uk/file_download/189/</a>
Habitat Regulations Assessment for Ticehurst Neighbourhood Plan	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Ecology report on Ticehurst green space T7	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Employment		
TNP Business Survey Report	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Summary Business Survey Report	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Evidence on Employment in Ticehurst	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>

Document	Date	URL
Employment sites in Ticehurst Parish	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Housing		
2007 Affordable Housing survey	2007	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Ticehurst Housing survey 2010	2010	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Planning history in Ticehurst parish in last 20 years.	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Self-build argument	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Call for Sites Report	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Call for Sites posters for Village Assembly	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Final LVIA for Wardsdown April 2016	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Site Assessment Document	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Housing stock in Ticehurst parish	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Housing list figures for Ticehurst parish	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Affordable Housing – Routes to Delivery	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Ticehurst heritage report (summary)	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Social & Infrastructure		
TNP concept design ideas for managing traffic	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Speedwatch figures	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Consultation Results		
TNP Full Visioning Results	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Flimwell Place Map	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Ticehurst Place Map	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Stonegate Place Map	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Design Forum Final Slideshow Part 1	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Design Forum Final Slideshow Part 2	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Design Forum Final Slideshow Part 3	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Design Forum Final Slideshow Part 4	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Future Policy Mix	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>



Document	Date	URL
TNP Phase 1 Consultation Posters	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Phase 1 Consultation Feedback and Comments	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Phase 2 Consultation Posters	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Phase 2 Consultation Feedback and Comments	2016	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
TNP Household Survey	2017	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>
Consultation Report	2018	<a href="http://ticehurstnp.org/evidence.htm">http://ticehurstnp.org/evidence.htm</a>



