

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 development in the existing villages (Ticehurst, Flimwell and Stonegate).
- 2) Ticehurst village is the main focus, being the most sustainable settlement and designated by Rother District as a rural service centre.
- 3) No development will be allowed outside the villages' development boundaries (as shown in Maps 15 to 17) unless a countryside location is essential.

4) 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 preferred.

5) In all cases, the layout, form and density should be appropriate to the location and have regard to the design guidance (pages 92 — 107).

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 might 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 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.

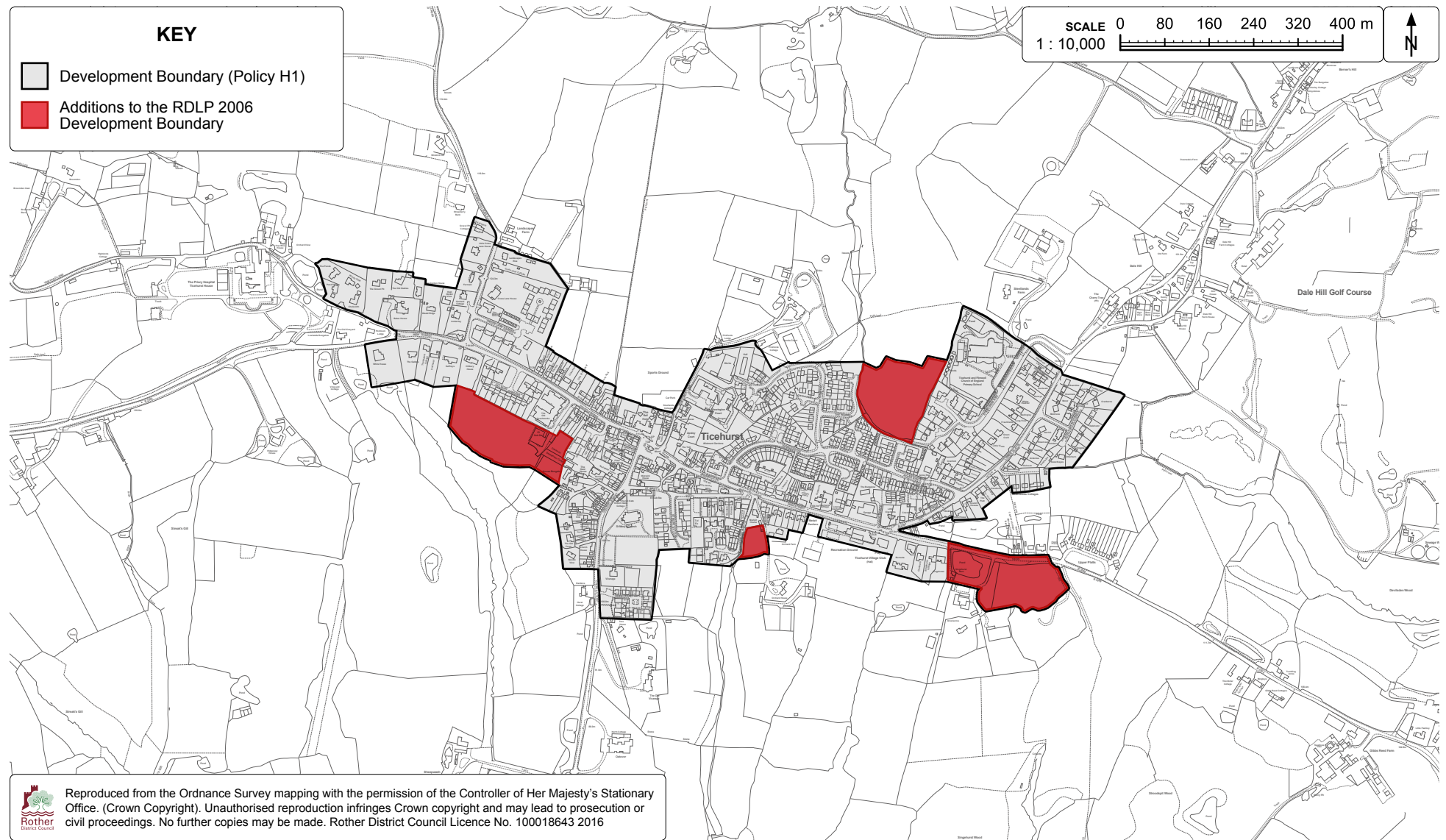
6.20 These are:

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

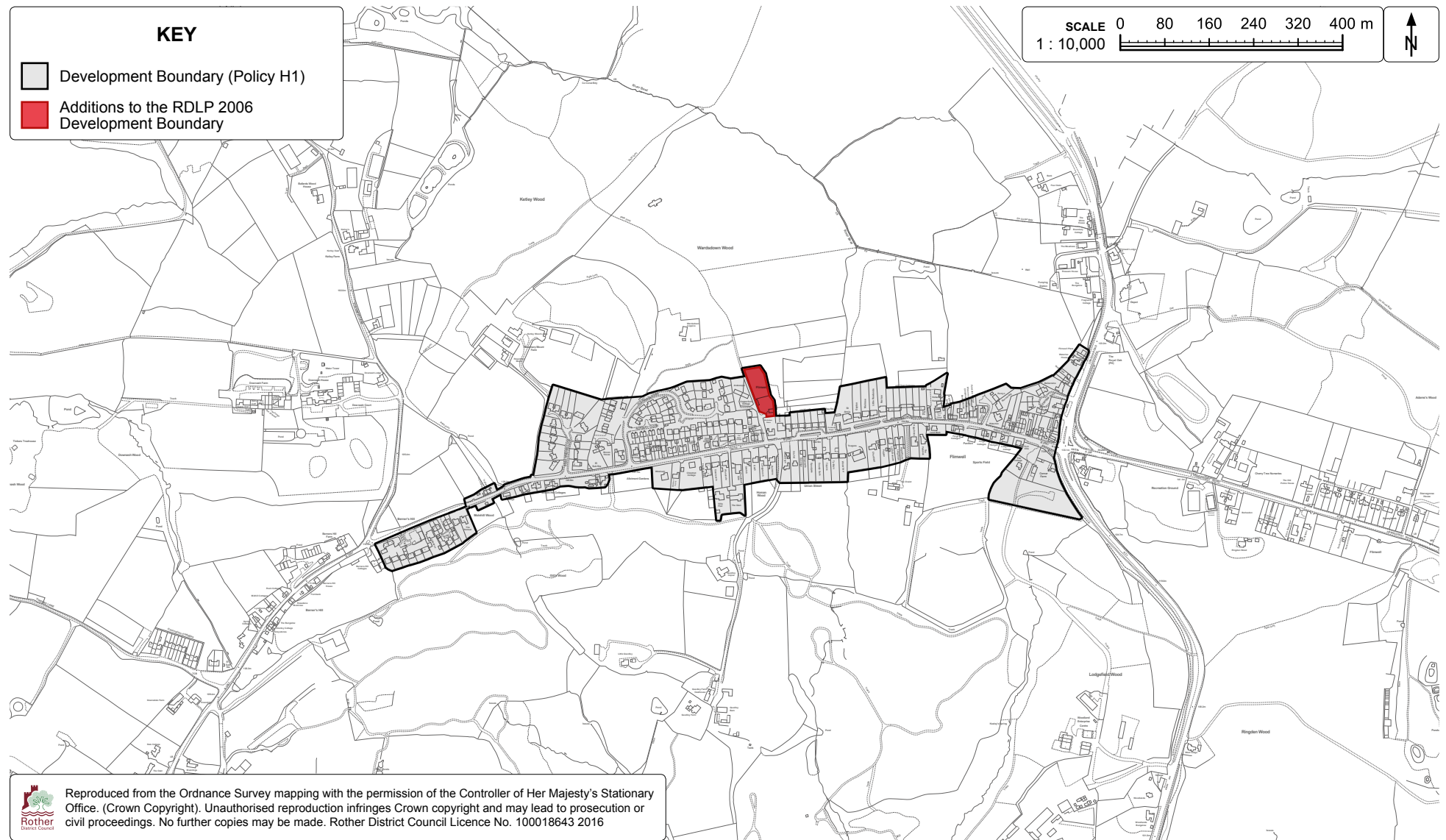
6.21 New developments should be as close as possible to village centres, enabling residents to walk easily to shops and other amenities. Walking distance in this instance is up to a maximum of 800m from origin to destination. This distance is informed by the Institution of Highways and Transportation '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 Bawl Water, but no risk in any of the villages.

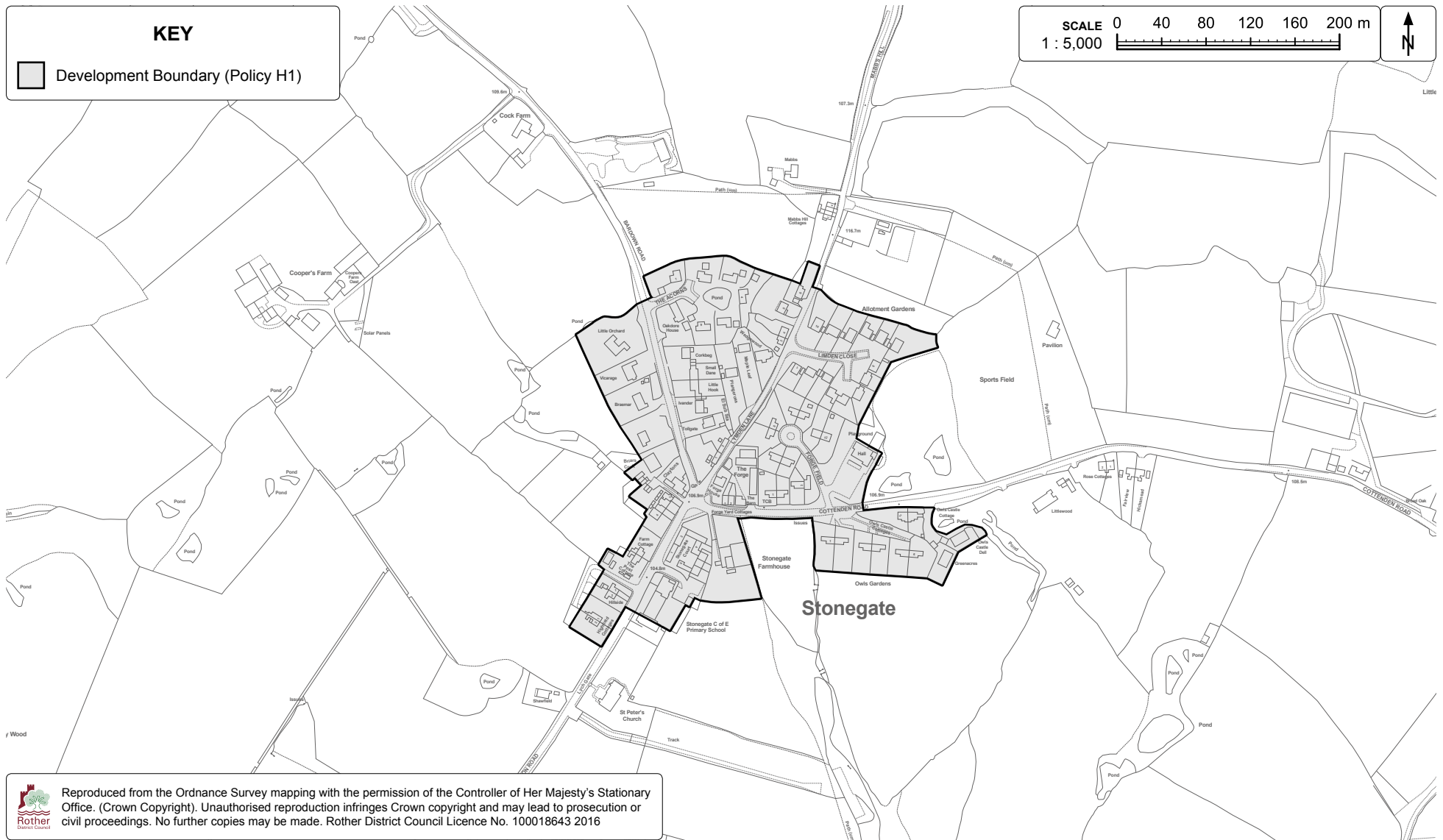
6.23 The Limden valley is also part of a groundwater protection zone. The High Weald AONB Plan includes an objective to restore the natural function of river catchments. Green areas and trees are required as they increase the interception of water as it falls and lower the risk of surface water flooding,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

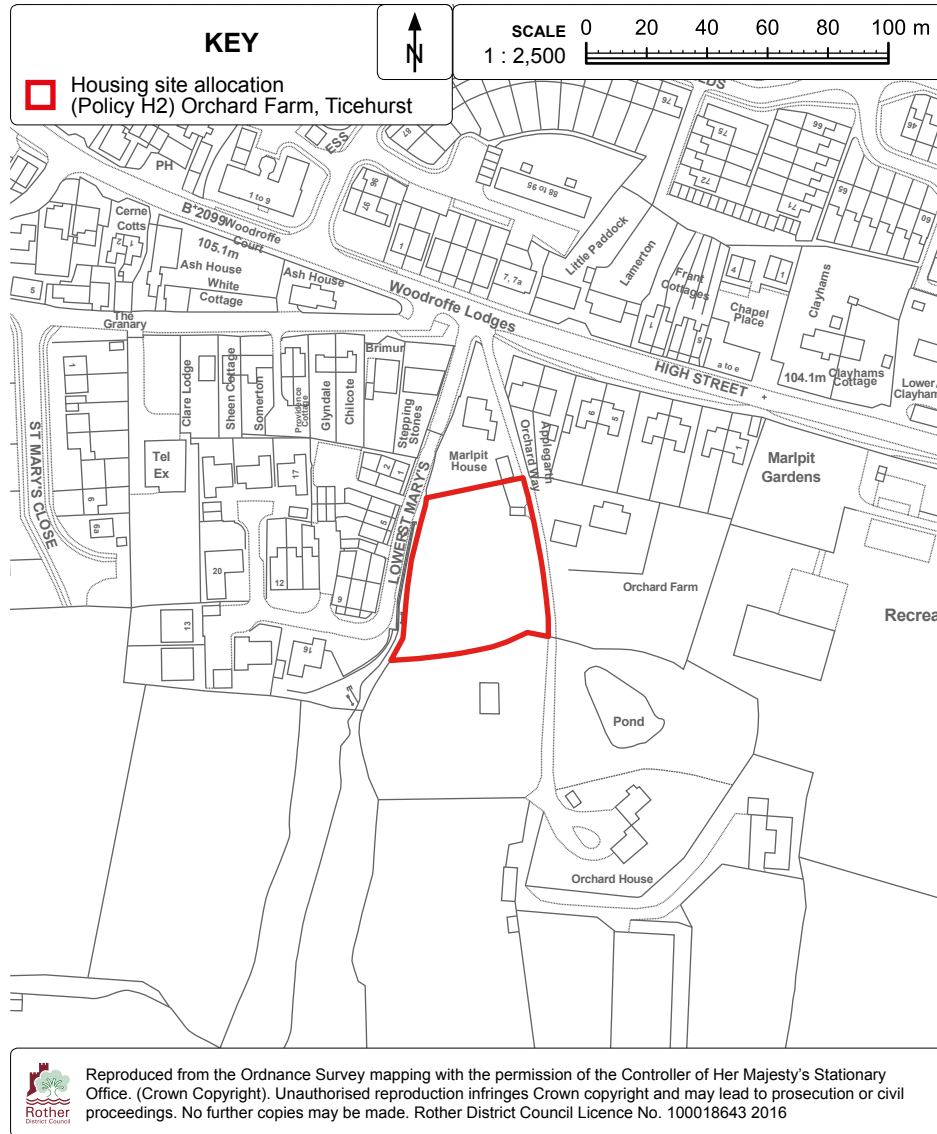
- Site 01: Land West of A21 — Impact on AONB and village of a very large site
- Site 03: Homan Wood Villa Flair — Access problems
- Site 04: Cherry Tree Nursery — Impact on AONB and too far from village development boundary
- Site 12: Rosemary Lane — fails to maintain gaps between settlements

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

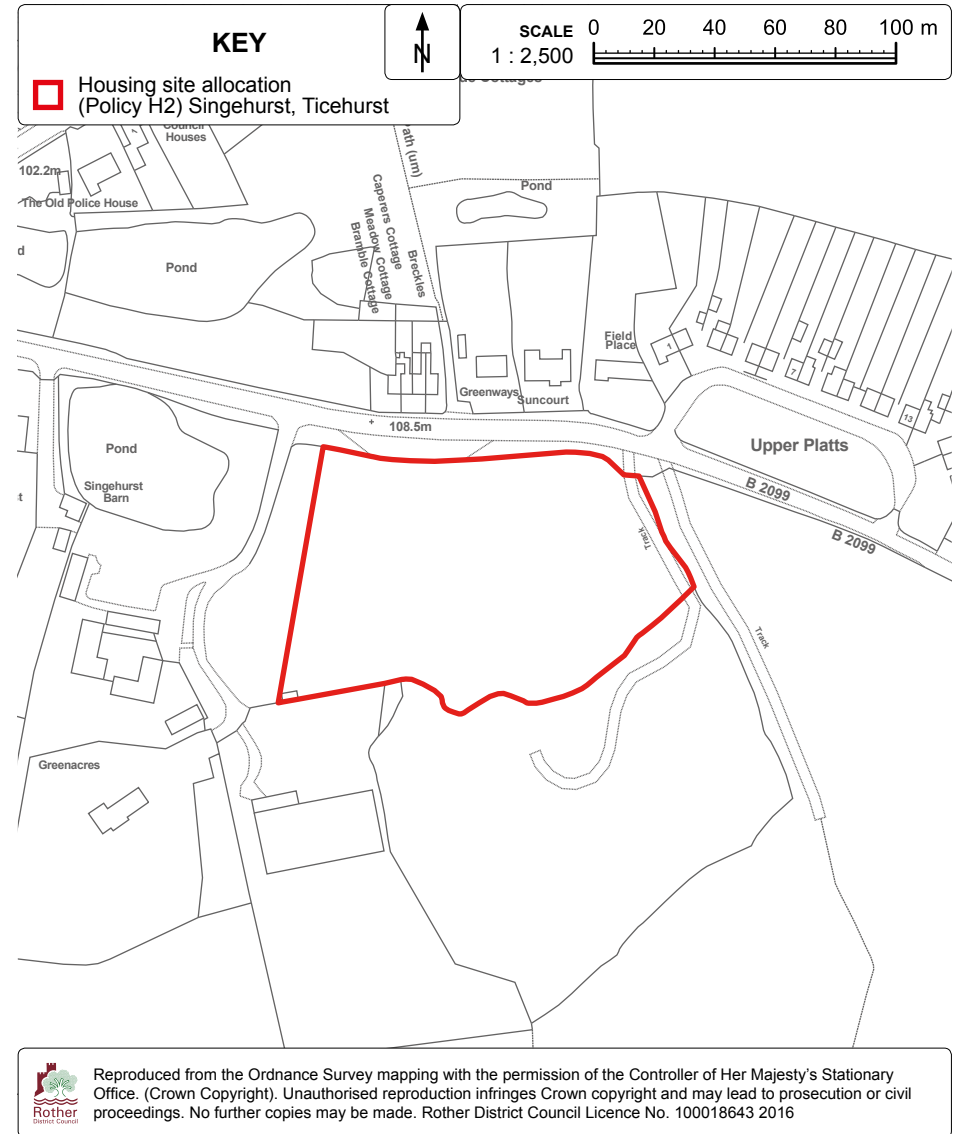
- Site 01: Wardsdown House — 9 houses

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
Total	130	125	25	150



Map 18 — Orchard Farm housing allocation.



Map 19 — Singehurst housing allocation.



Map 20 — Wardsdown House housing allocation.

Policy H3

Mix of Housing Sizes & Tenures

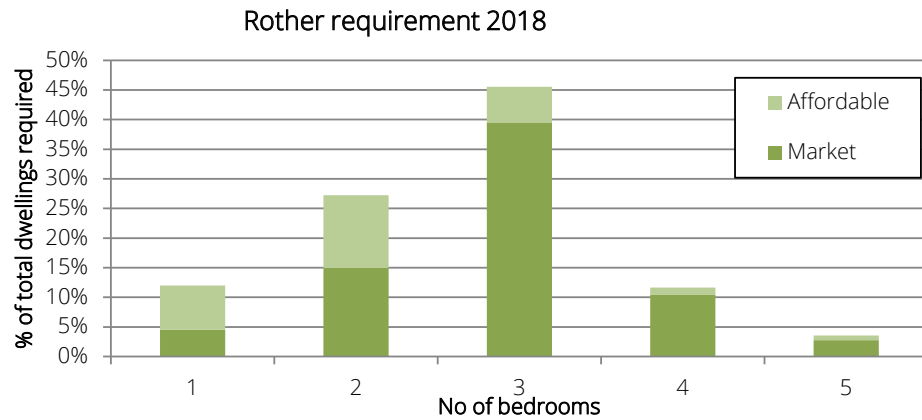
1) A mix of housing types, sizes and tenures shall be provided on developments. This will support the delivery of housing that meets the local housing needs and demands demonstrated in the most recent housing market assessment and housing needs analysis for the plan area.

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

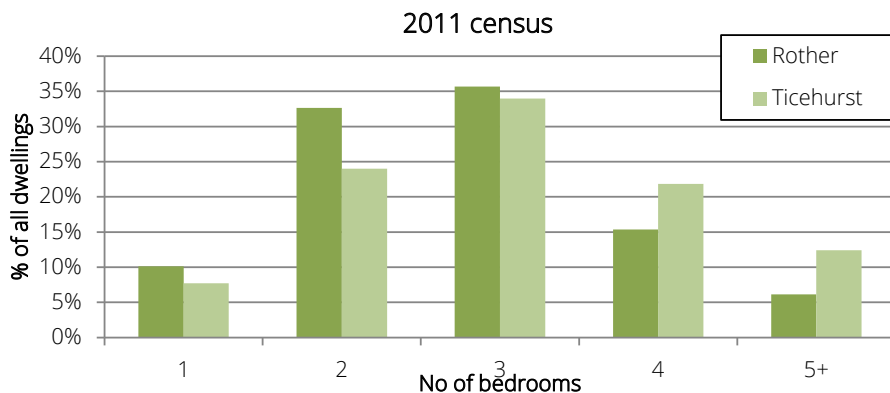
<i>Bedrooms</i>	<i>Market</i>	<i>Affordable</i>
<i>1</i>	<i>5%</i>	<i>5%</i>
<i>2</i>	<i>15%</i>	<i>15%</i>
<i>3</i>	<i>30%</i>	<i>15%</i>
<i>4</i>	<i>10%</i>	<i>5%</i>
<i>5</i>	<i>0%</i>	<i>0%</i>
<i>Total</i>	<i>60%</i>	<i>40%</i>

6.35 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.

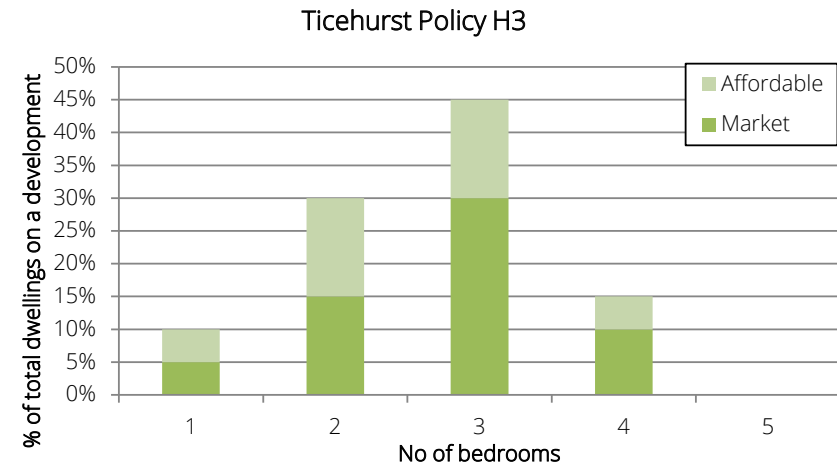
6.36 The Rother Strategic Housing Research Project (January 2018) suggests the following housing mix required for the whole of Rother.



6.37 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.

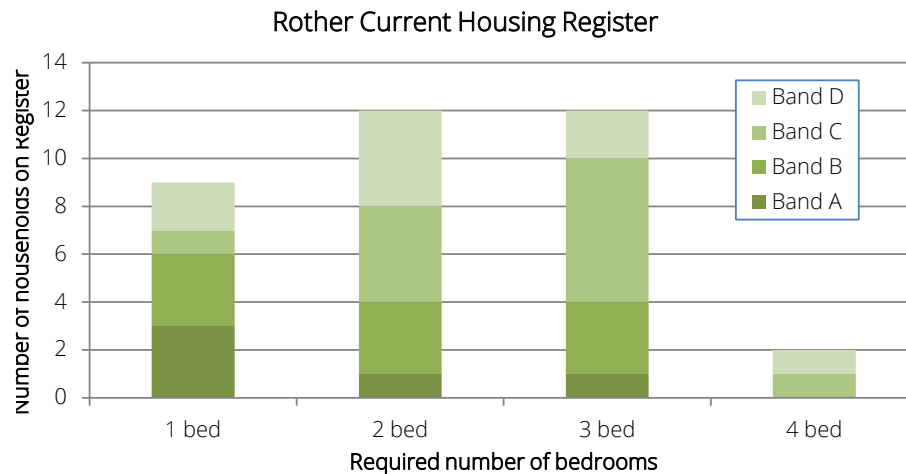


6.38 The Ticehurst Neighbourhood Plan policy would modify the Rother figures slightly as shown below.

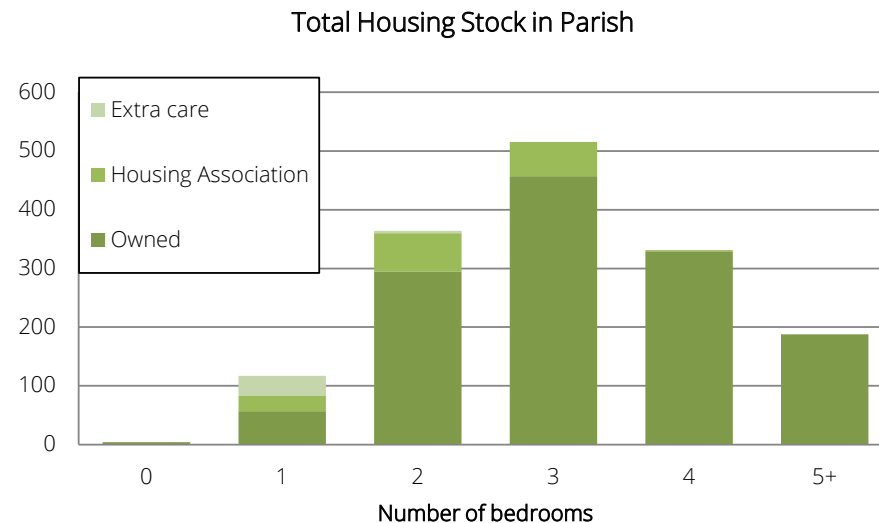


6.39 This gives 40% of housing (both affordable and market) being one- and two-bed dwellings, rather more than in Rother District CS policy LHN1 which suggests 30%.

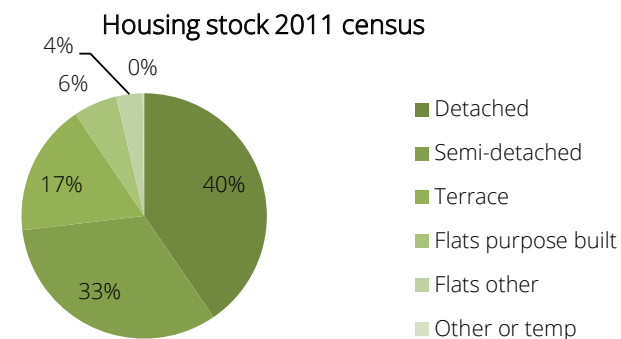
6.40 Ticehurst needs more one- and two-bed affordable dwellings, fewer four- and five-bed dwellings as evidenced by the latest Rother District Housing Register figures (August 2018, very similar to those in August 2017). These show that, out of 35 households on the register, 21 (60%) are requesting one-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

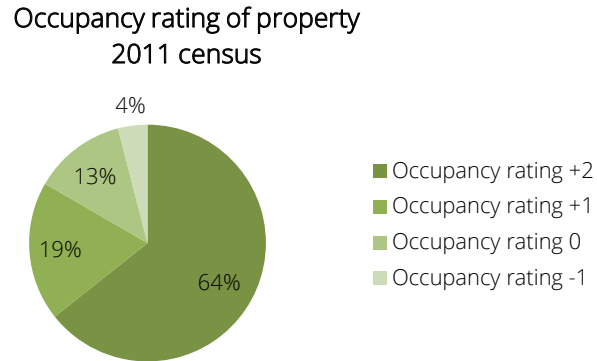


6.41 There are 117 one-bed dwellings in the parish (2011 census) but almost half of these are for older people in sheltered housing – only 7 one-bed dwellings are affordable housing outside this category. There is a need for more small properties: for young single people wanting to leave home, for couples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



6.42 The 2011 census showed that the housing stock in the parish (1608 dwellings) was split as shown below. Furthermore, the census showed, through the occupancy rating, that all but 61 houses (less than 4%) had sufficient or surplus space for the occupants.

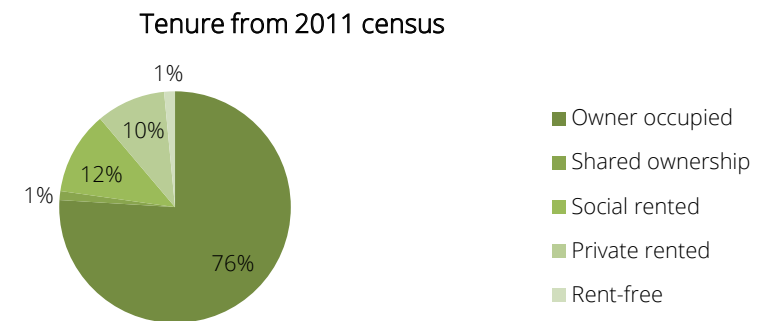
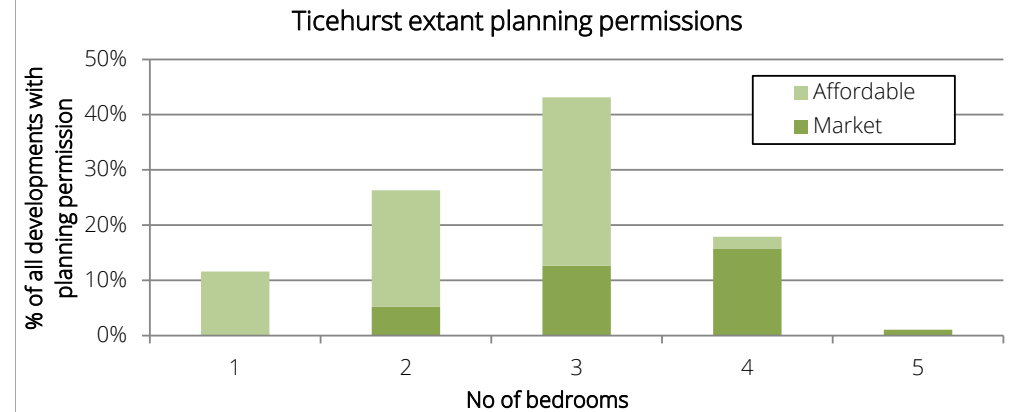




6.43 Ticehurst has three extant planning permissions (Corner Farm in Flimwell, currently being built; Banky Field and Hillbury Field in Ticehurst) amounting to 95 houses. The current plans for these sites provide a total of 65% affordable housing (more than the 28% in the Rother study requirement), as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

6.44 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).

6.45 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,



6.46 Downash Court, The Old Coach House in total provide places for 150 people). 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

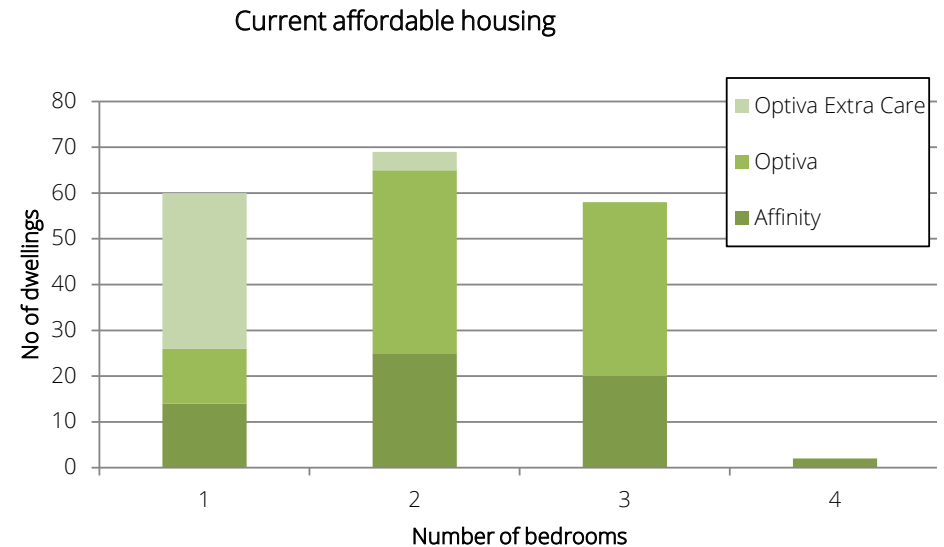
Affordable Housing

1) In accordance with NPPF 2018 (para. 63) and Rother District Council planning policy, new developments of 6 to 10 houses should provide an affordable housing contribution in the form of a cash payment. New developments of more than 10 houses should provide at least the 40% affordable housing which is Rother District Council policy.

2) As far as possible, affordable housing should be allocated to people with a strong connection to Ticehurst (born, living, or working in the parish).

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

6.47 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).



6.48 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

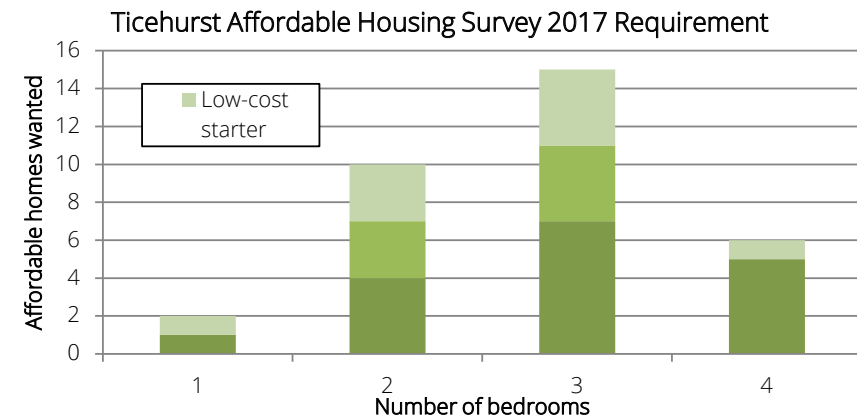
2017 Ticehurst Parish Household survey showed that, of the respondents who needed housing in the parish, 35% were looking for socially rented housing, and 32% for low-cost part ownership – therefore nearly 70% are looking for socially-supported housing. Nobody who needed housing wanted to rent privately. 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.

6.49 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.

6.50 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.

6.51 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:



6.52 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.

6.53 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.

6.54 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. Comparison of weekly housing costs by property size for Ticehurst Rural Rother sub area. The Rother Strategic Research Project suggested that shared ownership is likely to be affordable at 25%-30%, rather than the 40% usually used.

6.55 This policy supports Rother District CS policy LHN2 (Affordable Housing).

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

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

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.92 — 107).

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

6.56 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.

6.57 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 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 Guide (pages 92 — 107).

6.58 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.

6.59 Developers should demonstrate, preferably through a Design and Access Statement and/or Landscape and Visual Impact Assessment (LVIA) with their accompanying documents, how any proposed development complements and enhances the character, form and qualities of Ticehurst Parish. These documents and accompanying drawings must provide sufficient detail for proposals to be fully understood. A Design

Statement should also set out how policies and guidance relating to the High Weald Area of Outstanding Natural Beauty (AONB) have been addressed.

6.60 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.

6.61 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.

6.62 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.

6.63 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

1) New developments within Ticehurst Parish must have regard to the historic environment and the heritage that is an integral part of the landscape.

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

6.64 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 14th to 16th Century.

6.65 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

6.66 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.

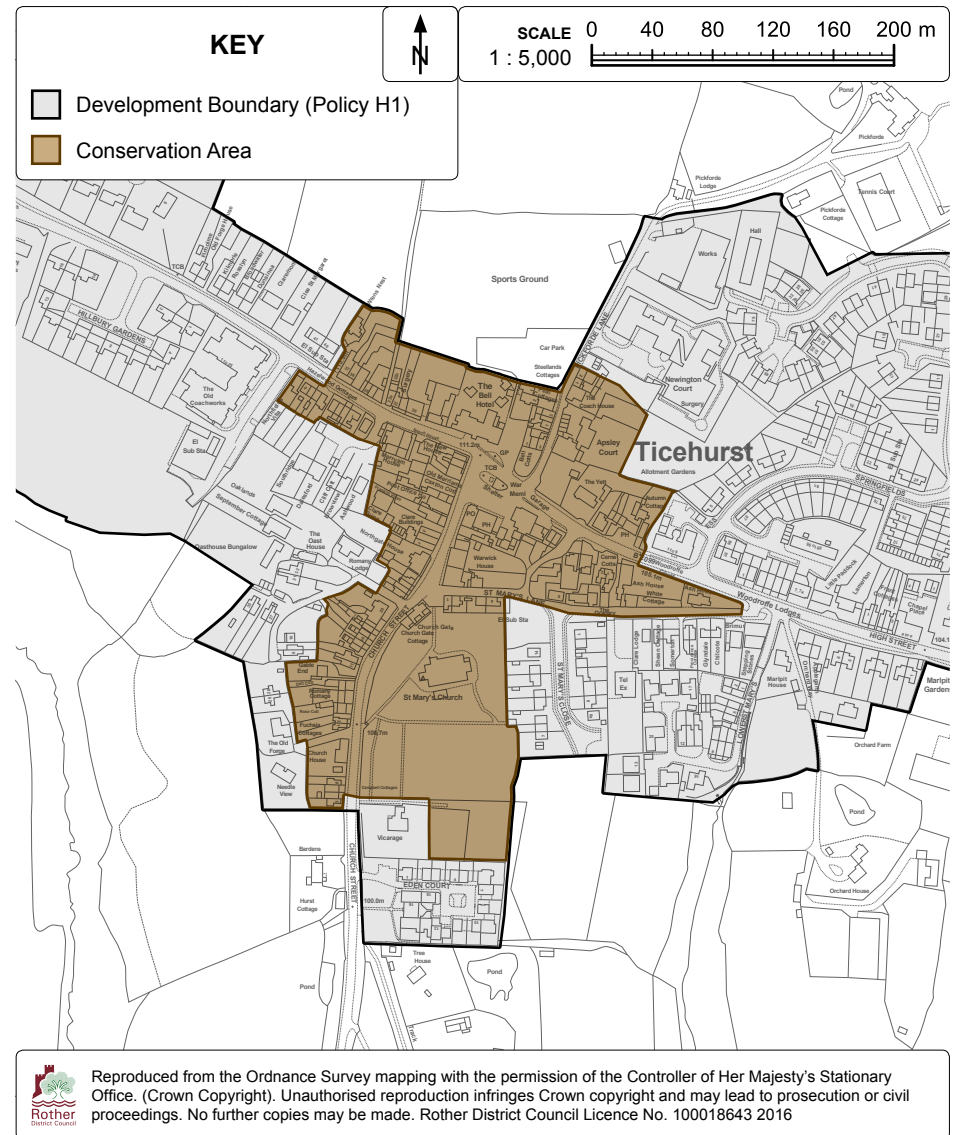
6.67 There are 159 listed buildings in the parish, one scheduled ancient monument (the Old Boarsell Moated site) and one registered park (the grounds of Ticehurst House Hospital, itself a listed building). There are 28 archaeological notification areas within the parish but few significant finds so far,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

6.68 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.

6.69 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.

6.70 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.



Map 21 — Ticehurst Conservation Area (brown shaded area) was designated by Rother District Council on 17th December 1990.

Housing Community Actions

Prepare a conservation area appraisal and management plan

6.71 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 RA1 (Villages) mentions the preparation of a new appraisal for Ticehurst and Rother District CS policy EN2 (Stewardship of the Historic Built Environment) is also relevant.

6.72 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.