Ticehurst Neighbourhood Plan

Summary of the Two-Day Design Forum 9th & 10th March 2016

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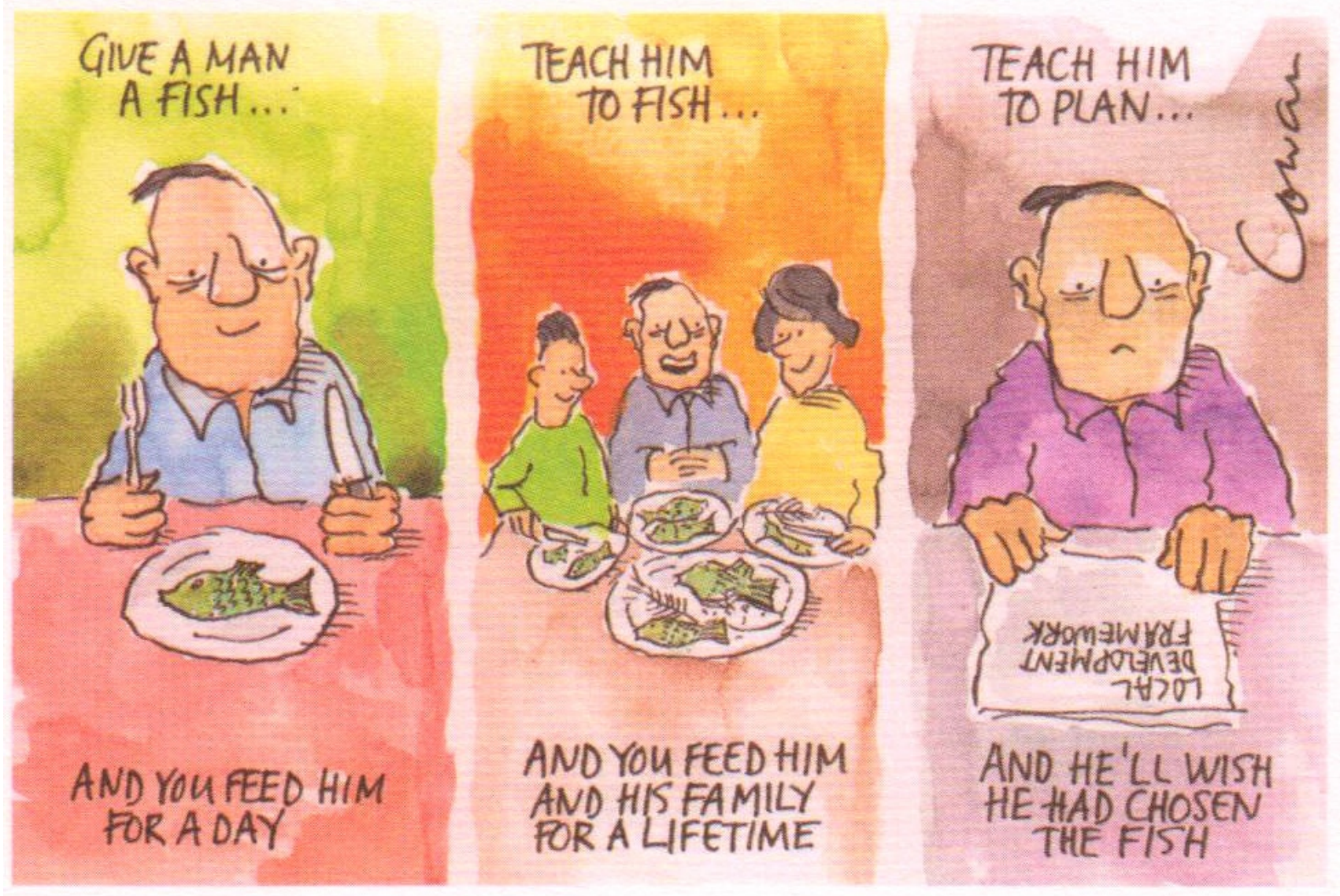
NOTE

This is an edited version of the slideshow presented at the end of the Ticehurst Two Day Design Forum on Thursday 10th March 2016. Supporting text and captions have been added since the presentation was first made to make the slideshow more accessible and easier to understand.

Ticehurst Parish Council

This title slide greeted those arriving to see the final presentation. Over the 48 hours, everybody had learned a lot about planning! But not very much about fishing.



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- Summary of the Two-Day Design Forum
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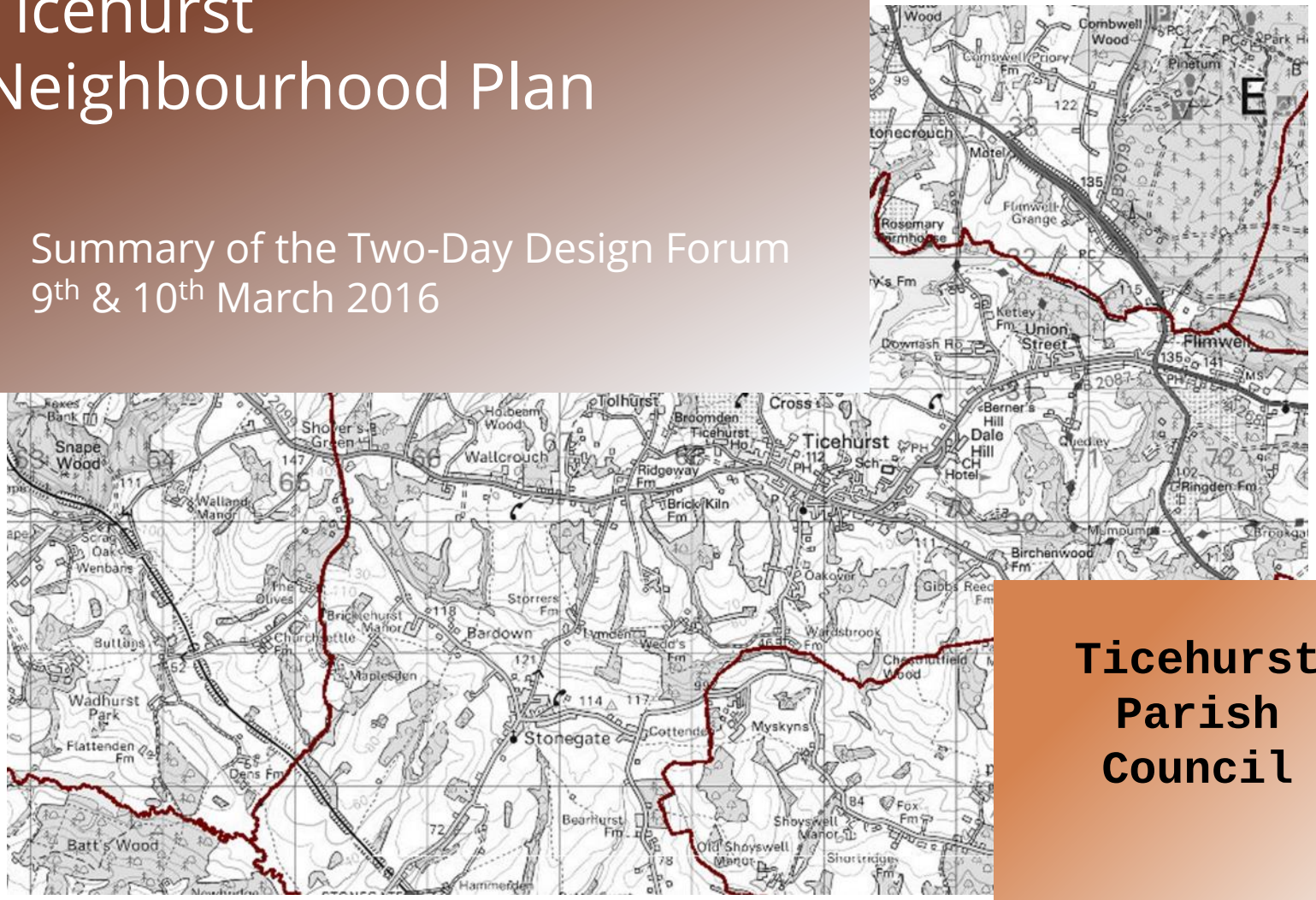
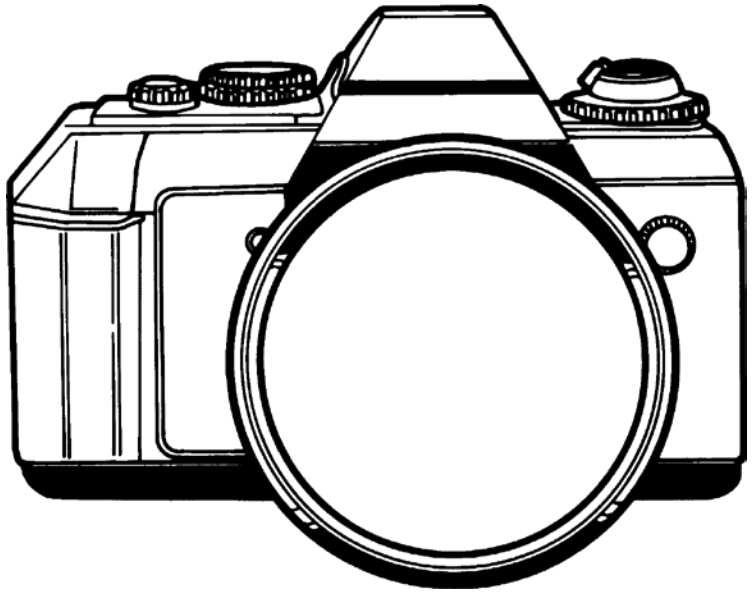


Ticehurst Parish Council

Formal title slide for the start of the presentation.

We will be taking photos & video … is everybody OK with this?



As had been the case throughout the two days, a polite announcement was made that photos and videos would be taken during the event. This was important to create a record of the activities, efforts and enthusiasm that goes into creating a neighbourhood plan. Nobody raised any objection to this.

feria
www.feria-urbanism.eu

Richard Eastham
Planning & Design

Antonia Morgan
Architecture & Design

Sophie Smith
Art & Design

Feria Urbanism; a small design practice based in Bournemouth

This was the team from Feria Urbanism that helped run the design forum over two days.

This slideshow is based on work undertaken over the last...

48 hours

...in this room and out around the parish. So the ideas are sketchy, not necessary accurate and certainly not final.

It was made clear from the outset, that the work that was about to be presented was sketchy and certainly not final in anyway. These were ideas that deserve further testing and interrogation.

Over the last two days…

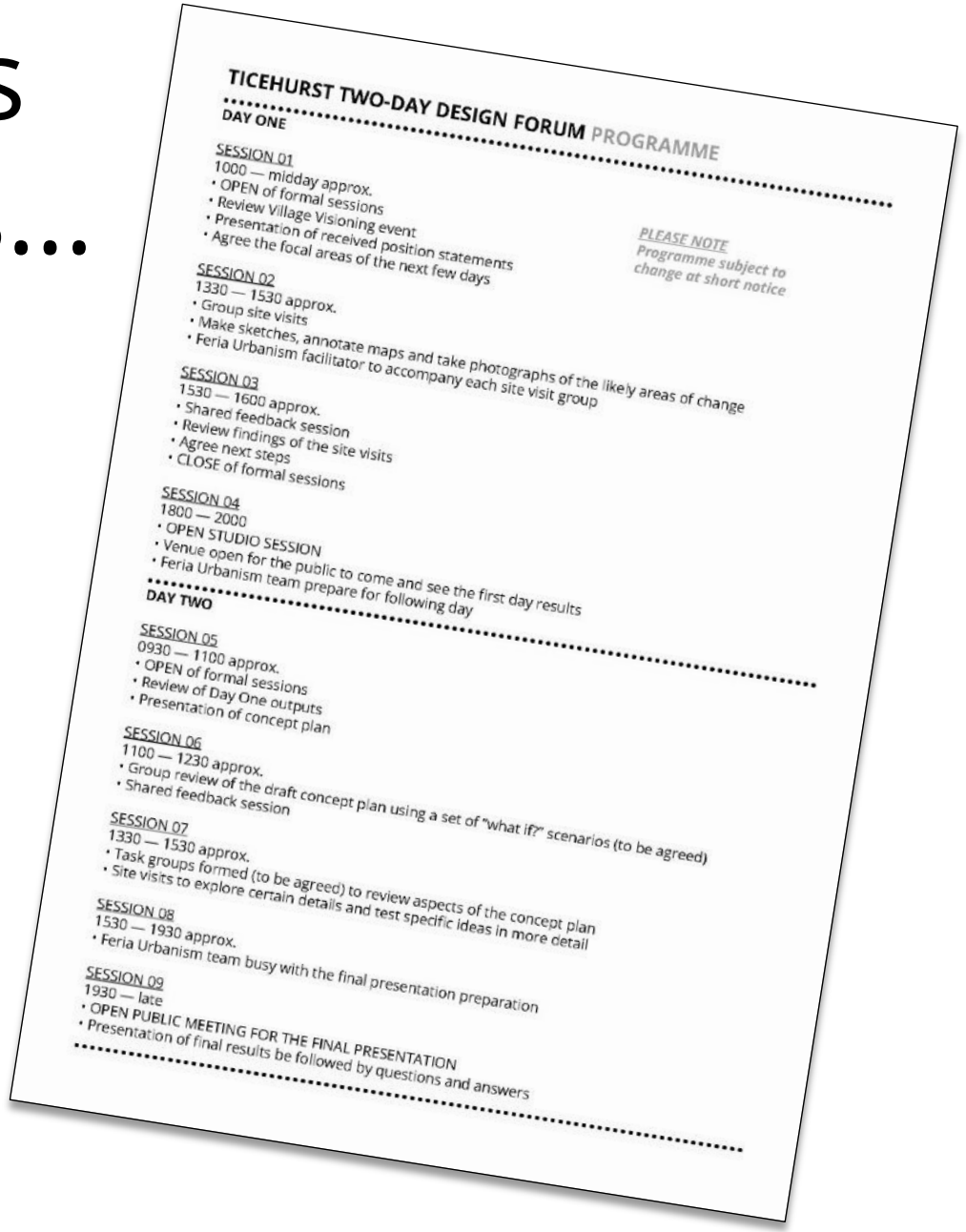
- Series of structured sessions
- We heard from you!
- Developed a consensus around key themes and helped *"… grow the common ground"*
- Drawing, writing and talking…. not just talking!
- Increased the shared knowledge about your place.

This slide set out what had happened over 48 hours, the tasks undertaken and the findings that had been gathered as a result.

Nine blocks or sessions...

This was the programme that was used to keep building the common ground and move towards the key ingredients of a neighbourhood plan.

There were nine sessions over 48 hours.



TICEHURST TWO-DAY DESIGN FORUM PROGRAMME

DAY ONE

SESSION 01
1000 — midday approx.
- OPEN of formal sessions
- Review Village Visioning event
- Presentation of received position statements
- Agree the focal areas of the next few days

PLEASE NOTE
Programme subject to change at short notice

SESSION 02
1330 — 1530 approx.
- Group site visits
- Make sketches, annotate maps and take photographs of the likely areas of change
- Feria Urbanism facilitator to accompany each site visit group

SESSION 03
1530 — 1600 approx.
- Shared feedback session
- Review findings of the site visits
- Agree next steps
- CLOSE of formal sessions

SESSION 04
1800 — 2000
- OPEN STUDIO SESSION
- Venue open for the public to come and see the first day results
- Feria Urbanism team prepare for following day

DAY TWO

SESSION 05
0930 — 1100 approx.
- OPEN of formal sessions
- Review of Day One outputs
- Presentation of concept plan

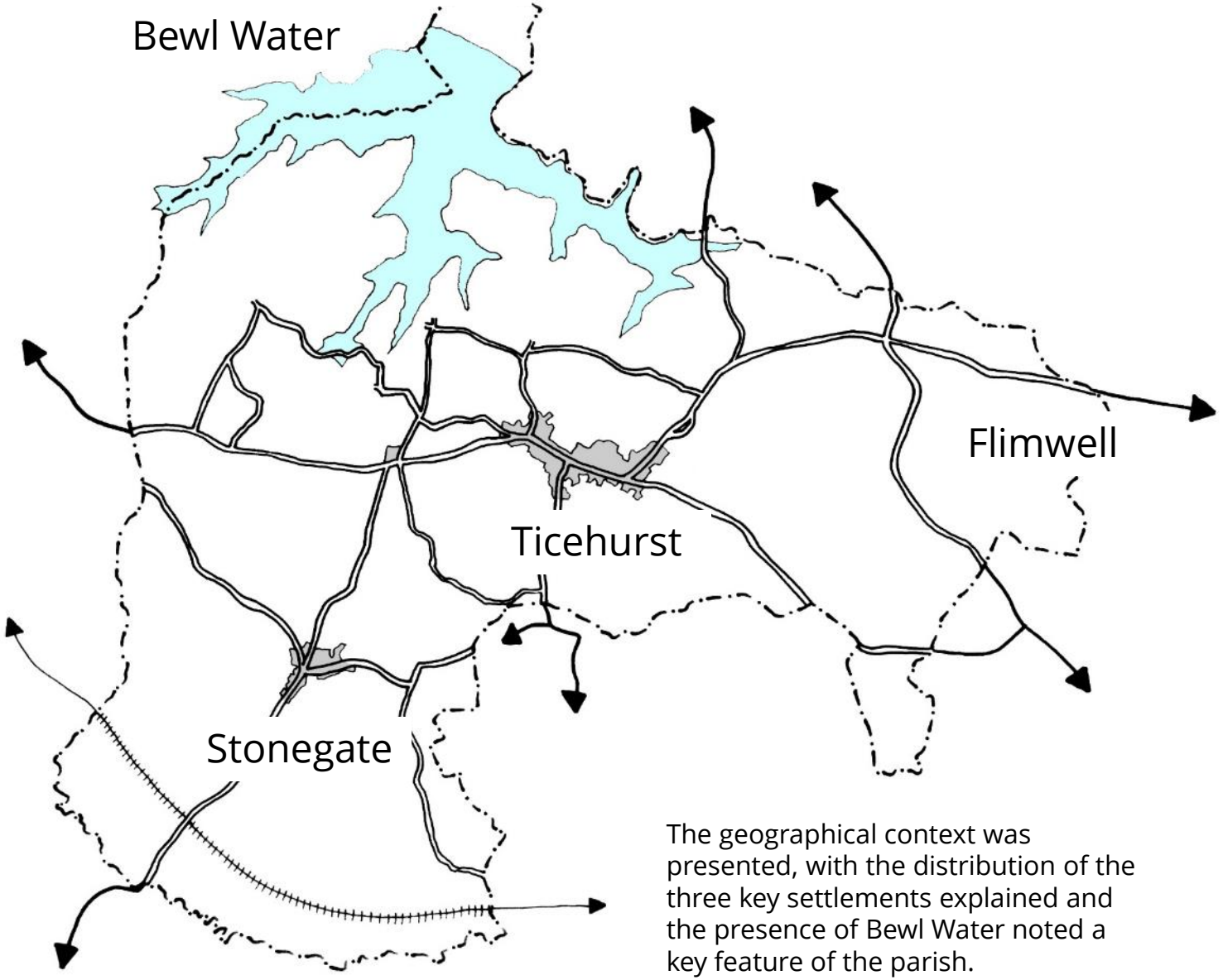
SESSION 06
1100 — 1230 approx.
- Group review of the draft concept plan using a set of "what if?" scenarios (to be agreed)
- Shared feedback session

SESSION 07
1330 — 1530 approx.
- Task groups formed (to be agreed) to review aspects of the concept plan
- Site visits to explore certain details and test specific ideas in more detail

SESSION 08
1530 — 1930 approx.
- Feria Urbanism team busy with the final presentation preparation

SESSION 09
1930 — late
- OPEN PUBLIC MEETING FOR THE FINAL PRESENTATION
- Presentation of final results be followed by questions and answers

Ticehurst Parish

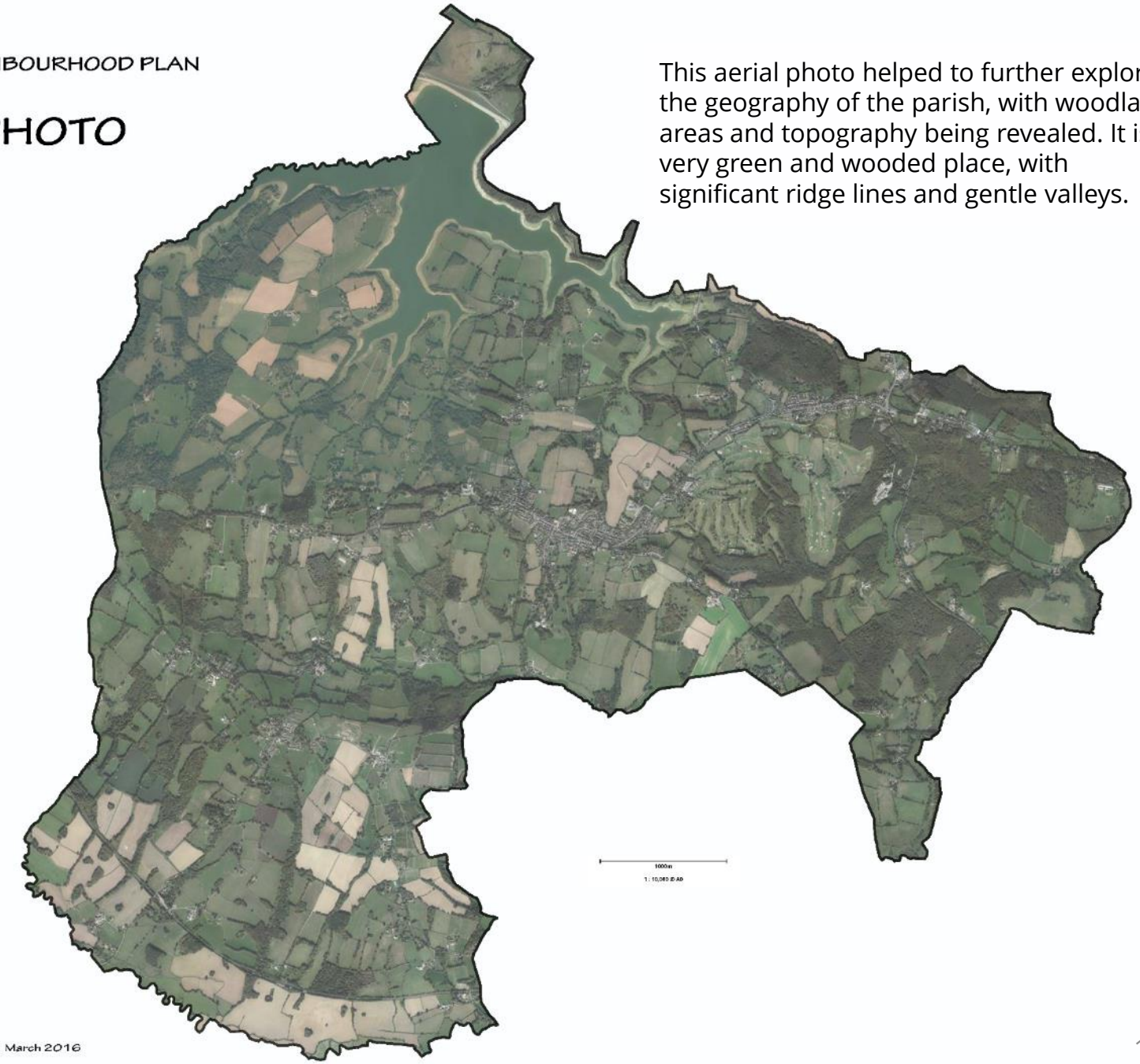


The geographical context was presented, with the distribution of the three key settlements explained and the presence of Bewl Water noted a key feature of the parish.

AERIAL PHOTO

This aerial photo helped to further explore the geography of the parish, with woodland areas and topography being revealed. It is a very green and wooded place, with significant ridge lines and gentle valleys.

Ticehurst Parish



LOCALISM & PLANNING

- Localism Act
- Plan for Growth
- National Planning Policy Framework (NPPF)

This is the background to neighbourhood planning. It was introduced through the 2011 Localism Act and came into law in April 2012. The neighbourhood planning process is also enshrined through the National Planning Policy Framework (NPPF).

NPPF

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need"

The National Planning Policy Framework is clear that neighbourhood planning requires a "shared vision" and that it is about delivering "sustainable development".

Both of these aspects were at the heart of what was focused upon during the two days in Ticehurst parish.

Neighbourhood Plans

- Can set policies to determine planning applications
- Can grant planning permissions
- Can plan positively; the power to promote more development than in local plan (if you wish)
- Can set out the quality of development that will be expected for the area

This is a summary of the powers that can be granted to an area through a neighbourhood plan.

"Make no small plans. They have no magic to stir men's blood!"

Daniel Burnham
Chief Planner for Chicago
1893.

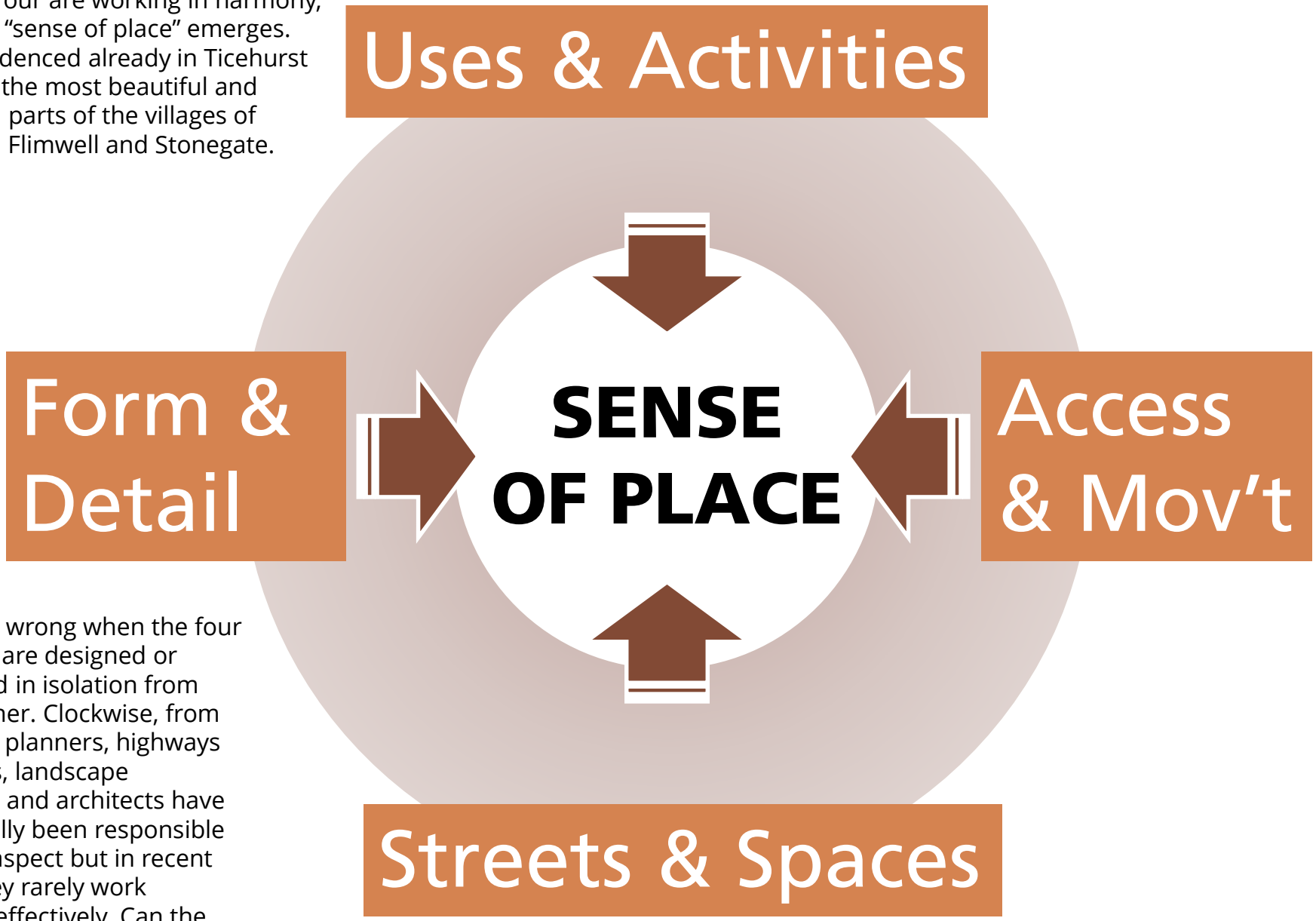
A couple of inspirational quotes were used to get people thinking at the start of the two day workshop series. Nobody is suggesting skyscrapers for Ticehurst (!) but plans need to be exciting and engaging if they are to involve people enough to help create that shared vision as required by the NPPF.

“Be bold but don’t be reckless!”

Steve Quartermaine
Coalition Government’s Chief Planner
2011.

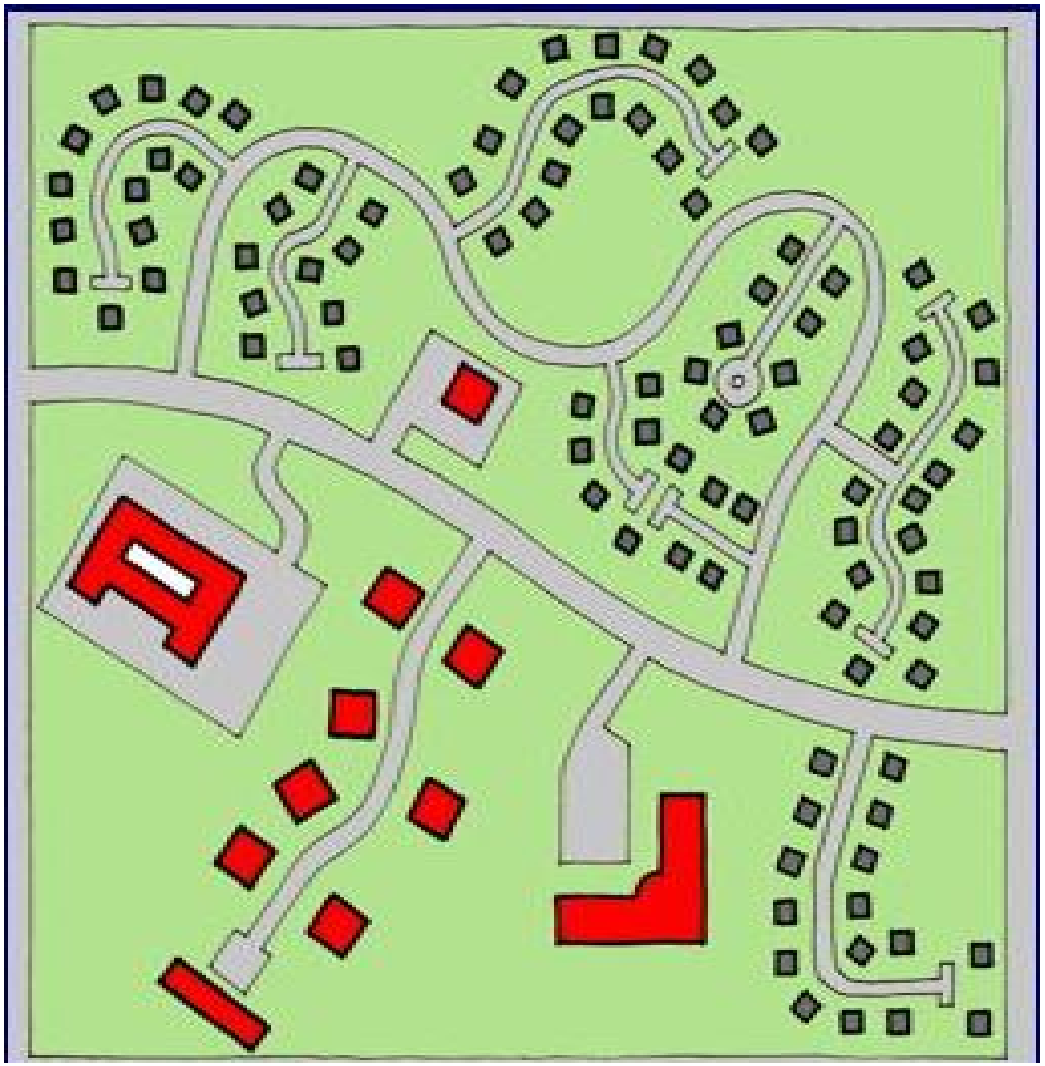
Meanwhile, if neighbourhood plans are to deliver the sustainable development aspect, they need to be considered, reasonable and realistic in what they propose.

This device sets out the four key components of a successful place. When all four are working in harmony, a positive "sense of place" emerges. This is evidenced already in Ticehurst parish, in the most beautiful and cherished parts of the villages of Ticehurst, Flimwell and Stonegate.



Things go wrong when the four elements are designed or developed in isolation from one another. Clockwise, from top: town planners, highways engineers, landscape architects and architects have traditionally been responsible for each aspect but in recent times, they rarely work together effectively. Can the neighbourhood plan process change this?

Uses & Activities



This is where town planning has gone wrong in the recent past:

By zoning and separating the different land uses e.g. schools, houses, shopping and leisure, towns and villages can become fragmented and disconnected. See diagram, left.

This fragmentation can result in frustrated movement patterns, with circuitous pedestrian routes, often using narrow and poorly-lit cut-through paths.

These types of layout deter easy walking and so more people are inclined to drive to places that are only a short distance away.

This leads to more cars on the road, which is a further deterrent to pedestrian movement. And so on...

Uses & Activities



This type of layout (left) is how we have traditionally built towns and villages. Compact and mixed-use, often clustered around a cross-roads.

By placing the services that people need e.g. schools, shops and other daily activities in a single, central and highly accessible place, they can be reached by more people, more often. This location is often easy to reach on foot or by bicycle and linked trips are possible e.g. shopping, the school run and other activities possible from a single journey.

Surrounding this mixed-use heart is a range of residential areas, all linked together by a connected grid of streets and lanes that allow choice of movement.

Access & Movement



(Northampton) Welcome home! This is where highway engineers can get in wrong – a sea of tarmac for people to park cars, disconnected from the houses that it is meant to serve. Before long, people had cut gates into their back garden fences and the back door was being used as the front door!

Access & Movement



(Northampton) A better way to accommodate the car is through discreet courtyards with gravel surfaces, tucked away in between houses. This technique allows the car to accommodated but is does not dominate the village scene. A good rural technique.

Streets & Spaces



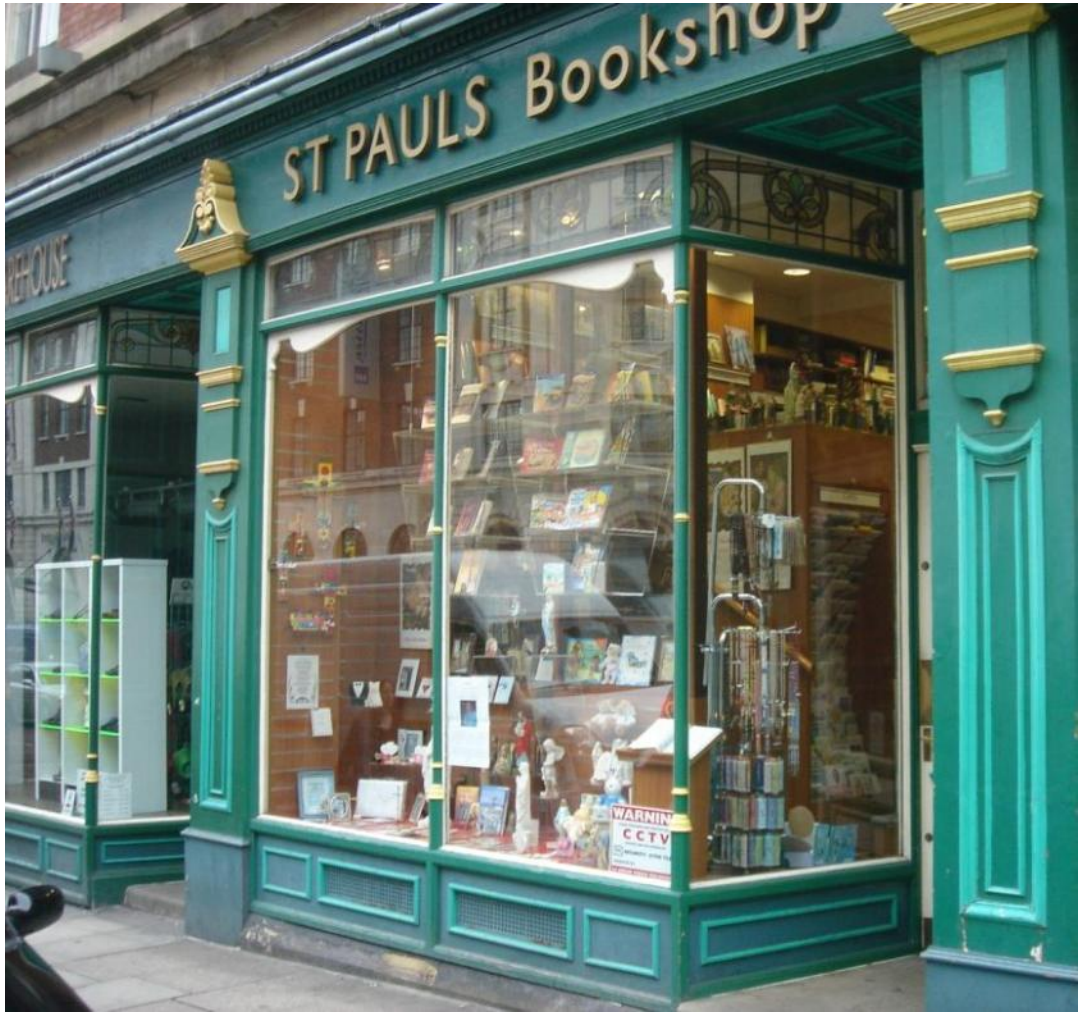
(South Gloucestershire) Landscape architects can design nice-looking places but often without a clear idea about how it will be used and by who. It seems a real shame that this space cannot be used for children's games. Why is this? It appears sterile and uninviting. Yet this was designed and paid for at significant cost. More people using public spaces more often makes them feel safe and lived in.

Streets & Spaces



(Marshfield, Cotswolds) The design of streets and spaces can make a different to how we feel about places. Here, a neat row of setts down the centre of the lane creates a safe drainage channel and keeps the edges free for easy pedestrian movement. No white or yellow paint keeps the place feeling fresh and more suited to a village environment.

Form & Detail



(Bristol) Architects can design attractive and beautiful buildings that add life and colour to the street scene. Here, a wonderful shop front adds to the colour and vibrancy of the street. Not all such architecture need be traditional or old-fashioned in its style and form, however…

Form & Detail



(Madrid) … here, a toy shop has two doors, one for adults and one for children!

The form is strikingly modern and very colourful and not necessarily appropriate for a village in East Sussex but is demonstrates that architecture can be fun, cheerful and bright and also that it can and should cater for different ages groups.

Form & Detail



(Rotterdam) Architects sometimes forget that pride of place and personalisation are important aspects to where people live. Here, a residential scheme has been built that appears more like an industrial development. It leaves little room for personalisation or individuality.

Form & Detail


(Rotterdam) Even the doors are “featureless” using special secret hinges and no handles!

Form & Detail



(Rotterdam) But people like to express themselves through their homes and here a resident has made an effort to make a house a home... much to the annoyance of the architect no doubt!

The previous sequence of eleven slides (slides #17 to #27) provide an illustration of where these four components of place can go wrong and where, if done with care and flair, can add real value and delight to the places where we live and work.





Ticehurst

In Ticehurst, this process of understanding a sense of place began in January 2016 with a series of afternoon and evening meetings, working with local residents to explore the challenges and opportunities in the parish.

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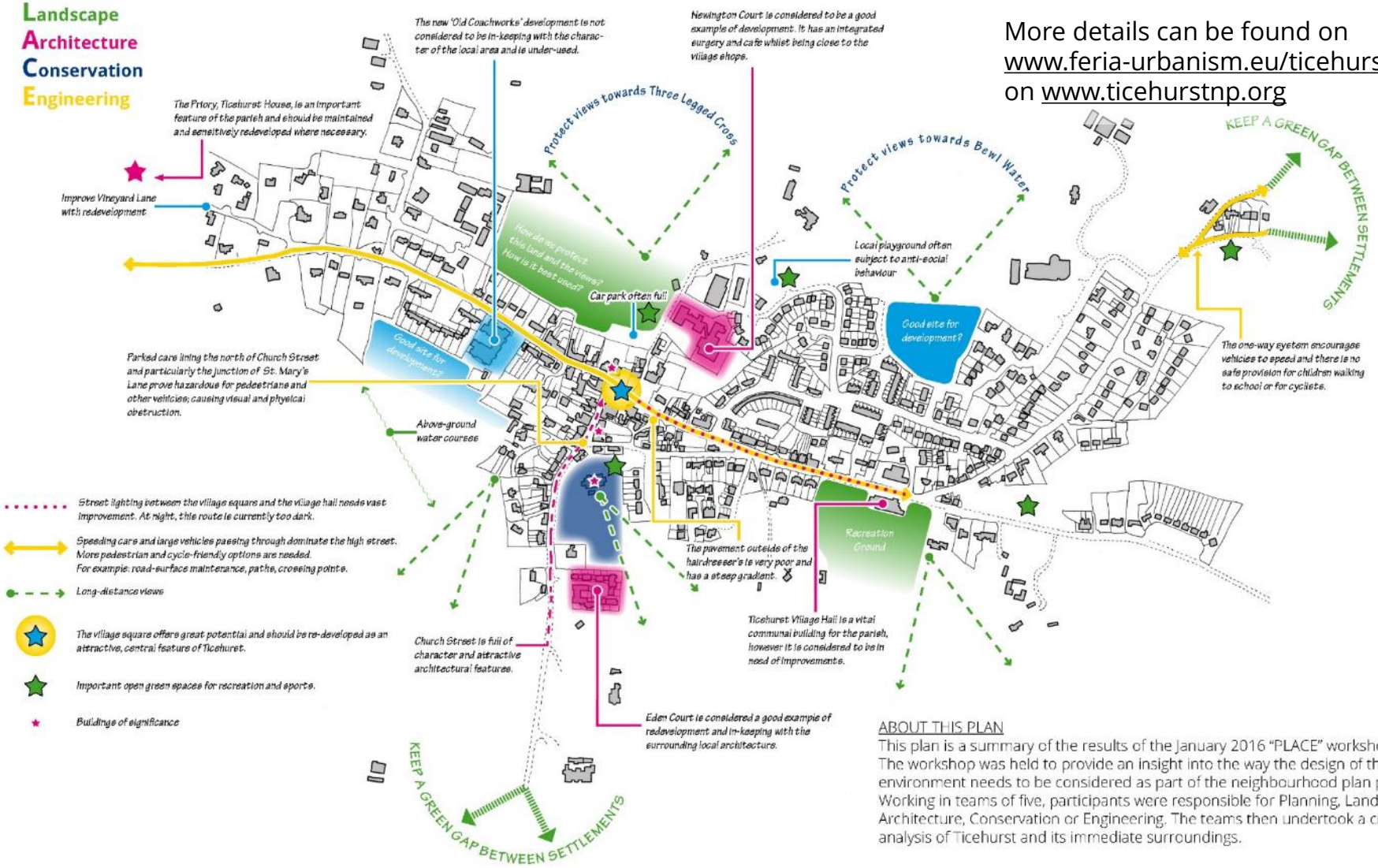
TICEHURST

Planning
Landscape
Architecture
Conservation
Engineering

The results of this January assessment work resulted in a PLACE summary plan for Ticehurst.

More details can be found on www.feria-urbanism.eu/ticehurst and on www.ticehurstnp.org



ABOUT THIS PLAN

This plan is a summary of the results of the January 2016 "PLACE" workshop. The workshop was held to provide an insight into the way the design of the built environment needs to be considered as part of the neighbourhood plan process. Working in teams of five, participants were responsible for Planning, Landscape, Architecture, Conservation or Engineering. The teams then undertook a critical analysis of Ticehurst and its immediate surroundings.

250 m

Ticehurst

Task 02 — Top Ten Qualities

1. Friendly
2. Safe
3. Attractive
4. Green
5. Distinctive
6. Considered (charming)
7. Working Village
8. Fun
9. Clean
10. Refreshing

Number of Appearances & Calculations

6x Friendly (1) (2) (3) (1) (1) (4) – 12/6 = 2

5x Safe (1) (4) (2) (3) (1) – 11/5 = 2.2

6x Attractive (6) (3) (6) (2) (4) (2) – 23/6 = 3.8

5x Green (4) (5) (2) (6) (7) – 24/5 = 4.8

3x Distinctive (2) (8) (5) - 15/3 = 5

3x Considered (charming as it is) (10) (4) (2) - 16/3 = 5.3

4x Working Village (5) (5) (6) (8) - 24/4 = 6

3x Fun (8) (9) (3) - 20/3 = 6.7

4x Clean (5) (7) (10) (6) – 28/4 = 7

2x Refreshing (7) (7) - 14/2 = 7

3x Open (4) (10) (8) - 22/3 = 7.3

4x Inclusive (7) (8) (10) (9) - 34/4 = 8.5

NOTE : Only phrases and words that were nominated more than once were considered for inclusion in the top ten results table.

The January events also revealed a “top ten” for the qualities of Ticehurst.

More details can be found on www.feria-urbanism.eu/ticehurst

Ticehurst

Task 05 — Top Ten Challenges

1. Housing Growth
2. Health Services
3. Traffic
4. Super-Fast Broadband
5. Maintaining Village Character
6. Employment
7. Countryside Protection
8. Architectural Quality
9. Sense of Community
10. Town Square & Civic Spaces

Number of Appearances & Calculations

6x Housing Growth (1) (3) (1) (1) (4) (6) – 16/6 = 2.7

3x Health Services (3) (1) (4) - 8/3 = 2.7

6x Traffic (4) (2) (6) (2) (2) (1) - 17/6 = 2.8

2x Super-Fast Broadband (5) (3) - 8/2 = 4

5x Maintaining Village Character (2) (1) (10) (3) (7) - 23/5 = 4.6

3x Employment (5) (6) (3) - 14/3 = 4.7

5x Countryside Protection (5) (9) (4) (5) (2) - 25/5 = 5

3x Architectural Quality (3) (5) (8) - 16/3 = 5.3

4x Sense of Community (7) (10) (2) (6) - 25/4 = 6.3

3x Town Square & Civic Spaces (8) (4) (7) - 19/3 = 6.3

3x Non-School Youth Opportunities (6) (9) (5) - 20/3 = 6.7

NOTE : Only phrases and words that were nominated more than once were considered for inclusion in the top ten results table.

… and the “top ten” challenges for Ticehurst.

More details can be found on www.feria-urbanism.eu/ticehurst



As with Ticehurst, the process of understanding a sense of place for Flimwell also began in January 2016 with a series of afternoon and evening meetings, working with local residents to explore the challenges and opportunities in the parish.

Flimwell

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Flimwell

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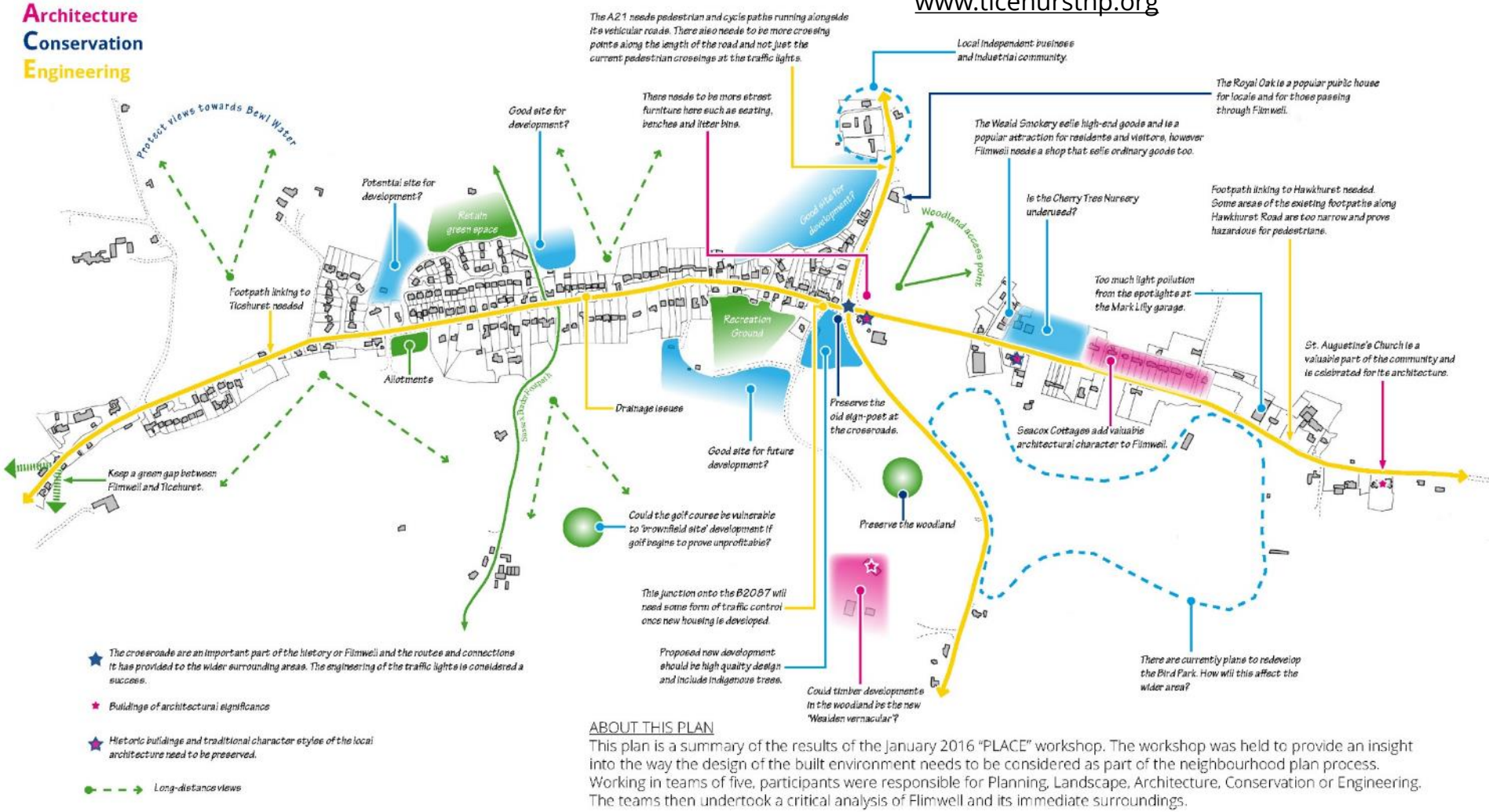
The results of this January assessment work resulted in a PLACE summary plan for Flimwell.

More details can be found on www.feria-urbanism.eu/ticehurst and on www.ticehurstnp.org

FLIMWELL

Planning
Landscape
Architecture
Conservation
Engineering



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250 m

Flimwell

Task 02 — Top Ten Qualities

1. Area of Outstanding Natural Beauty
2. Safe
3. Green
4. Friendly
5. Distinctive
6. Enterprising
7. Active (sporty)
8. Clean
9. Attractive
10. Harmonious

Number of Appearances & Calculations

3x AONB (8) (1) (1) – 10/3 = 3.3

2x Safe (4) (3) – 7/2 = 3.5

4x Green (1) (1) (8) (6) – 16/4 = 4

3x Friendly (4) (6) (3) – 13/3 = 4.3

2x Distinctive (2) (9) - 11/2 = 5.5

2x Enterprising (9) (2) - 11/2 = 5.5

2x Active (sporty) (7) (4) - 11/2 = 5.5

3x Clean (2) (5) (10) – 17/3 = 5.7

2x Attractive (6) (7) - 13/2 = 6.5

2x Harmonious (6) (8) - 14/2 = 7

2x Independent (7) (9) - 16/2 = 8

NOTE : Only phrases and words that were nominated more than once were considered for inclusion in the top ten results table.

The January events also revealed a “top ten” for the qualities of Flimwell.

More details can be found on www.feria-urbanism.eu/ticehurst

Flimwell

Task 05 — Top Ten Challenges

1. Traffic
2. Housing Growth
3. Pedestrian Access to Ticehurst (school)
4. Super-Fast Broadband
5. Shops
6. Non-School Youth Opportunities
7. Sense of Community
8. Community Organisation & Structure
9. Architectural Quality
10. Countryside Protection

Number of Appearances & Calculations

3x Traffic (2) (1) (1) - 4/3 = 1.3

2x Housing Growth (5) (2) - 7/2 = 3.5

2x Pedestrian Access to Ticehurst (school) (5) (3) - 8/2 = 4

3x Super-Fast Broadband (3) (2) (8) - 13/3 = 4.3

3x Shops (1) (7) (7) – 15/3 = 5

2x Non-School Youth Opportunities (6) (4) – 10/2 = 5

3x Sense of Community (9) (3) (5) – 17/3 = 5.7

2x Community Organisation & Structure (8) (4) - 12/2 = 6

3x Architectural Quality (7) (10) (9) - 26/3 = 8.7

Countryside Protection (4) - 4

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… and the “top ten” challenges for Flimwell.

More details can be found on www.feria-urbanism.eu/ticehurst

Stonegate



As with Ticehurst and Flimwell, the process of understanding a sense of place for Stonegate also began in January 2016 with a series of afternoon and evening meetings, working with local residents to explore the challenges and opportunities in the parish.



Stonegate

As with Ticehurst and Flimwell, the process of understanding a sense of place for Stonegate also began in January 2016 with a series of afternoon and evening meetings, working with local residents to explore the challenges and opportunities in the parish.



Stonegate

As with Ticehurst and Flimwell, the process of understanding a sense of place for Stonegate also began in January 2016 with a series of afternoon and evening meetings, working with local residents to explore the challenges and opportunities in the parish.

STONEGATE

Planning
Landscape
Architecture
Conservation
Engineering

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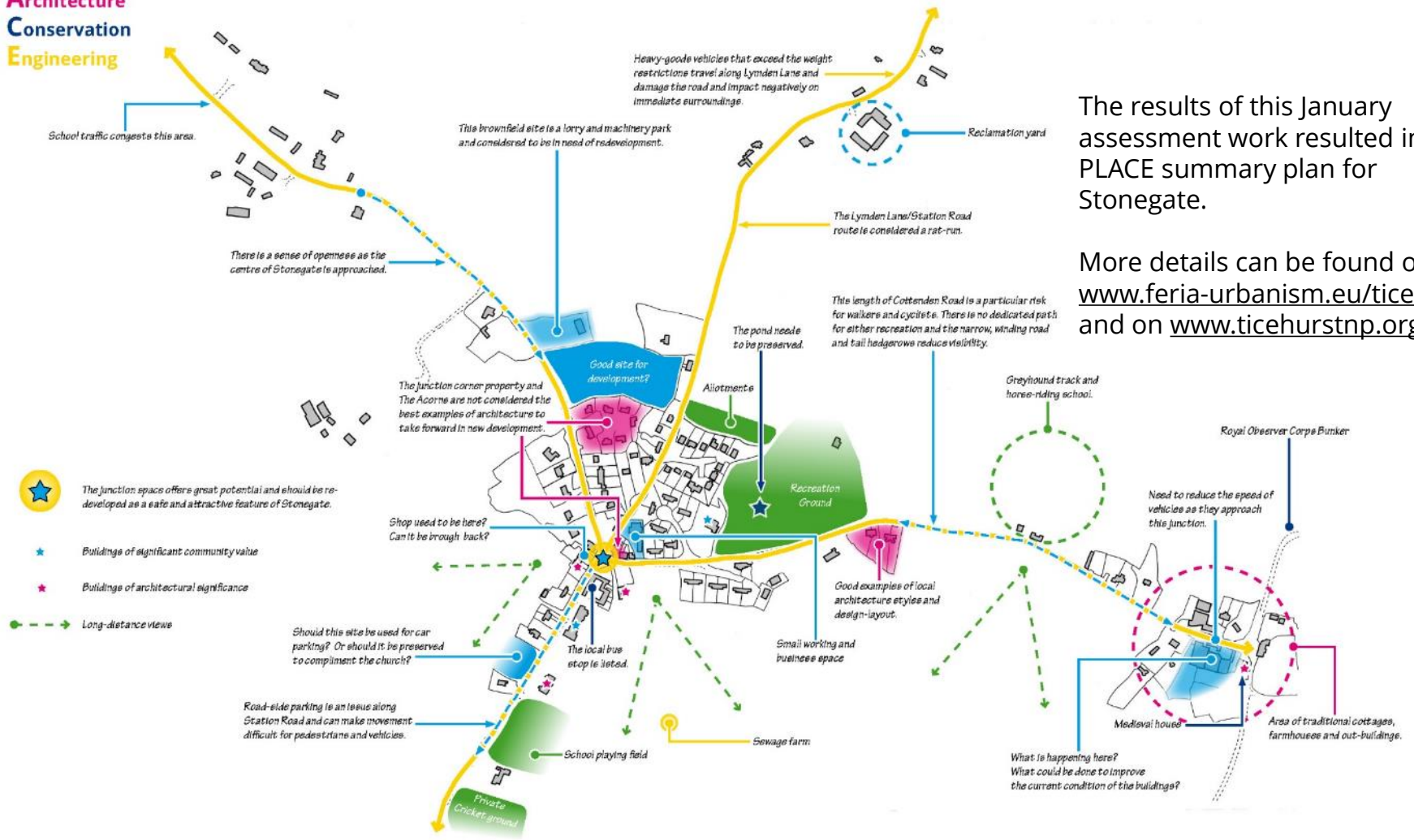

The results of this January assessment work resulted in a PLACE summary plan for Stonegate.

More details can be found on www.feria-urbanism.eu/ticehurst and on www.ticehurstnp.org

Stonegate

Task 02 — Top Ten Qualities

1. Friendly
2. Unique
3. Safe
4. Attractive
5. Clean
6. Independent
7. Green
8. Enterprising
9. Open
10. Considered

Number of Appearances & Calculations

3x Friendly (2) (1) (1) – 4/3 = 1.3

2x Unique (1) (2) – 3/2 = 1.5

4x Safe (3) (3) (7) (2) – 15/4 = 3.8

4x Attractive (5) (5) (3) (3) – 16/4 = 4

2x Clean (7) (1) – 8/2 = 4

2x Independent (4) (4) – 8/2 = 4

4x Green (6) (6) (2) (10) – 24/4 = 6

4x Enterprising (8) (10) (6) (4) – 28/4 = 7

2x Open (9) (6) – 15/2 = 7.5

2x Considered (10) (5) – 15/2 = 7.5

2x Fun (7) (8) – 15/2 = 7.5

2x Rural (9) (9) – 18/2 = 9

NOTE : Only phrases and words that were nominated more than once were considered for inclusion in the top ten results table.

The January events also revealed a “top ten” for the qualities of Stonegate.

More details can be found on www.feria-urbanism.eu/ticehurst

Stonegate

Task 05 — Top Ten Challenges

1. Super-Fast Broadband
2. Sense of Community
3. Health Services
4. Bus Services
5. Traffic (school run & parking)
6. Non-School Youth Opportunities
7. Shops
8. Countryside Protection
9. Employment Space (workshop & industrial)
10. Schools & Education

Number of Appearances & Calculations

3x Super-Fast Broadband (1) (3) (2) – 6/3 = 2

2x Sense of Community (1) (4) - 5/2 = 2.5

2x Health Services (6) (1) - 7/2 = 3.5

2x Bus Services (7) (1) - 8/2 = 4

2x Traffic (School-run/Parking) (5) (3) - 8/2 = 4

2x Non-School Youth Opportunities (8) (2) - 10/2 = 5

3x Shops (2) (7) (7) – 16/3 = 5.3

2x Countryside Protection (8) (3) - 11/2 = 5.5

2x Employment Space – workshop/industrial (5) (6) - 11/2 = 5.5

3x Schools & Education (9) (6) (4) - 19/3 = 6.3

2x Housing Growth (3) (10) – 13/2 = 6.5

2x Architectural Quality (8) (9) - 17/2 = 8.5

2x Opportunities for Seniors and the Retired (10) (10) - 20/2 = 10

NOTE : Only phrases and words that were nominated more than once were considered for inclusion in the top ten results table.

… and the “top ten” challenges for Stonegate.

More details can be found on www.feria-urbanism.eu/ticehurst

Visioning Results

The full results of all the January 2016 events can be found in a summary report, dated February 2016. It contains the results of various tasks designed to help uncover what makes the parish special and what the neighbourhood plan needs to address in future.

The report can be downloaded from:

www.feria-urbanism.eu/ticehurst and from www.ticehurstnp.org

... as can the three PLACE summary plans.



Day One

MORNING



Ticehurst Parish Council

The result of the January work was a strong platform for the Two-Day Design Forum that followed. On the first morning of the first day, we heard from a range of speakers, each with a specific point of view…



Steve Barrass

Steve spoke about “green” Ticehurst and how it perhaps could do more to capture a tourism market interested in countryside and active ways of life.

Steve Barrass (Green Issues)



- Being environmentally friendly
- “Quirky & interesting”
- Promote self-build, affordable housing

Steve Barrass (Green Issues)



- Be bold
- Spread development evenly
- Improve cycle & pedestrian access
- Promote tourism

Steve Barrass (Green Issues)



- Eco-tourism is important
- Lovely landscapes – AONB
- Great places to stay and eat
- Recreational activity

Steve Barrass (Green Issues)



- Require energy neutral – e.g. wind turbines
- Village combined heat & power
- Paved cycle and pedestrian paths
- Link Bewl Water & Bedgebury



Steve Johnson

Steve spoke about an exciting project to redevelop the old Bird Park in Flimwell as centre of innovation in woodland crafts, leading the way in timber architecture and design, with the possible involvement of a London university. This has a big “wow factor” and could be a significant investment for the parish, if it happens.

Steve Johnson
(Architect – Flimwell Park)



- Pursue the use of local timber
- 14 ponds in Flimwell Park
- Drawing artists and crafts people into the area

Steve Johnson
(Architect – Flimwell Park)



- Self-sustaining workshops and student housing
- Using the High Weald to grow flora and fauna
- Energy centre and buildings should architecturally compete with the trees

Steve Johnson
(Architect – Flimwell Park)



- Woodland Enterprise Centre
- 50 acre woodland
- Design and Making Centre (University College London)
- A partnership development between a private developer and the community

Steve Johnson
(Architect – Flimwell Park)



- Focal building (workshop)
- Artisan workshops (linked by elevated boardwalk)
- Gallery café, student housing, 2 project cottages, 3 homes, energy centre