

Ticehurst C of E Primary School

The school children spoke brilliantly about what they love about life in Ticehurst parish…. and what could be better too. They were all terrific!

Daniel

Ticehurst & Flimwell CoE Primary School



- Things we like – shops – easy access, church – link with school, school, restaurants, cafes – socialise, bus stops, nature surrounds, access to London and Hastings, many parks – play facilities.

Ben

Ticehurst & Flimwell CoE Primary School



- Challenges – litter and dog mess, graffiti, better paths – difficult to cross if uneven, lack of toilets, lack of variety of shops, lack of Wi-Fi, not many areas to get jobs

Lauren

Ticehurst & Flimwell CoE Primary School



- People & Places – lack of things to do for teenagers, lack of opportunities, plenty of areas to visit such as Scotney Castle, difficult to move across paths, everyone is very friendly.

Q&A

Ticehurst & Flimwell CoE Primary School



- Q – What shops would you like?
- A – Sports shops!



Glynnis had undertaken some really useful research in the parish by talking to people, inc. families and children who might not otherwise get involved in the neighbourhood plan process.

Glynnis Tucker (local families)



- Good community atmosphere
- Good open green spaces
- Young adults want to stay in the village
- No more ‘footballer’s wives’ houses!

Glynnis Tucker (local families)



- Children do not feel safe with current road traffic conditions
- Children want their own, safe, open spaces to play
- Need bigger houses for bigger families

Glynnis Tucker (local families)



- Need better access to a greater variety of affordable shops
- Concern for the future of public transport
- The village square should be more of a focal point



Claerwyn spoke really well about the wide range of ecological and environmental issues in the parish and what the neighbourhood plan might do to address them.

Claerwyn Hughes
(Looking to the future)



- Accessibility of the countryside & green spaces
- Maintaining & improving local rights of way
- Improving connectivity between villages
- Valuing village spaces

Claerwyn Hughes (Looking to the future)



- Respecting form and pattern of the countryside
- Promoting ecological value
- Promotion of land-based business – “a working countryside” – coppice, agriculture, horticulture



Sheena gave an inspiring talk about how the parish should not loose its industrial and working heritage. In recent years, it was felt to be sliding towards becoming a commuter village/parish, without a working heart. How can the plan address this?

Sheena Carmichael (Working or Commuter?)



- Ticehurst was a working village
- It is becoming a commuter village
- There is a lot of employment spaces in the area, but this is not widely known

Sheena Carmichael (Working or Commuter?)



- Current commercial businesses – Ticehurst house, Advartex, Gibbs Reed units, Wallcrouch units, Parsonage Farm, retail etc.

Sheena Carmichael (Working or Commuter?)



- There will be 200+ extra people in new houses – where will they work?
- What sort of employers wanted? How do we attract employers?



Chris was here to represent housebuilders with an interest in land in Ticehurst, known as the Singehurst site. Recently refused panning permission, he was keen to put forward the case for development again through the neighbourhood plan. There was a widespread welcome to his involvement and commitment to the neighbourhood plan process. Landowners and developers need to get involved!

Chris Hough (Rydon Homes)



- Requirement for new housing – district, strategic, local levels
- Rydon Homes – small tailored sites in SE England
- SHLAA process to identify housing sites
- No planning permission yet

Chris Hough
(Rydon Homes)



- Singehurst Site
- Ancient woodland, trees and hedges
- New vehicular access (minimised), private shared drives, woodland buffer predominantly to south

Chris Hough
(Rydon Homes)



- Housing mix is 1 to 4 beds
- Low density – 16 dwellings, 7 affordable
- Available for shared equity, rentals – primarily aimed at younger people that want to stay in the village

Rydon Homes (Q&A)



- Good opportunity to create better pedestrian links to the school from the site
- Rother District Council would prefer to see industrial units on the site and not just housing

Rydon Homes (Q&A)



- How much scope is there for housing design?
- Deeper exploration needed about village style and innovative design
- New houses need to provide space for larger families



Liz explained why a rediscovery of the village square, currently lost to car parking, was so important to the parish and the work already undertaken to get this project off the ground.

Liz Young
(Village Square)



- Historic centre of the village, central meeting point, 13 shops, public lavatories, phone box and bus stop, war memorial
- Promoting economy of village as well as tourism

Liz Young (Village Square)



- Car dominance, uneven surfacing, disabled access, trip hazards
- Shared space desired
- Scheme wanted to include Church Street and main (busy) road – High Street

Liz Young
(Village Square)



- Establish short term parking, and one way traffic system
- High quality paving
- Need public and business support
- Need support from East Sussex CC and Rother DC

Liz Young
(Village Square)



Cost estimate

- Highway works in square: £184,986,
- External works: £175,220
- Total costs: £315,396



Ann talked with passion and enthusiasm about the working landscape and her experience as a farmer in the parish. She has a wealth of knowledge about planning permissions and refusals for the conversion of old farm buildings and the somewhat confusing way in which these decisions appear to be reached by Rother DC and the AONB office. Can the neighbourhood plan make things clearer?

Ann Cook
(Village Life)



- Farms within the village
- New right of way wanted between Primary School and Tinkers Lane
- Eden Court development favoured

Ann Cook (Village Life)



- Encourage ornate lamp lighting for streets
- Laybys help to widen roads, good or bad?
- Aim to provide uncluttered pedestrian village centre with even paving and crossing points



Anthony Lloyd

Tony Lloyd talked about his life and experience of the parish, back to when Bewl Water was first established and how things have changed over time. This provided a very helpful context to the work that followed over the next few days.

Anthony Lloyd
(Issues to address)



- A21 duelling – very important
- 85% of Bewl Water lies within the Parish – concerns about proposed commercial redevelopment
- “Sunken lanes” are a traditional feature but are poorly managed

Anthony Lloyd
(Issues to address)



- Restoring and managing village ponds and public open spaces
- Surfacing paths is key for access and use
- Consider improvement to square and well
- Affordable development



Liz Young

Liz concluded the series of position statements by explaining the vital work of the community friends group, that help out in village life, making a positive difference. This was a nice way to end the first morning as it revealed that the neighbourhood plan needs to be more than just about brick and mortar but about about the fabric of village life.... the people make the place!

Liz Young
(Ticehurst Community Friends)



- Voluntary service
- Driving to appointments, befriending, IT help, reading, gardening, household tasks, sewing, letters and form filling
- Well-used, by 61 villagers currently

Liz Young
(Ticehurst Community Friends)



- Weaknesses to overcome: traffic issues, traffic speed and lack of road crossing
- Retirement age increasing, most TCF are retired so could lead to fewer, older volunteers
- Limited awareness of TCF

Day One

AFTERNOON VISIT – Ticehurst



Ticehurst Parish Council

In the afternoon, the participants reassembled and then split into groups to explore different parts of the parish and test out ideas…

Day 01 Afternoon - Ticehurst

One group headed to Banky Field (that has planning permission for 40 homes) from the village hall to see how this site relates to the centre of Ticehurst, where the services and facilities are to be found. These are the things they saw and experienced on their way...



The Village Hall to Banky Field



Lower Platts separates the footpath that runs east and west across the village


The group
discuss issues
while out on site,
such as traffic


The footpath is degraded
and in urgent need of repair



At certain times of the year, the path becomes inaccessible

(see slide #91)



The group write down their thoughts…

… and attach the sign for others to see.

“Wanted! Paved footpath to Pashley Road!”



Website address, email, QR Code and an invitation to get involved!


The footpath then continues over the road, towards Banky Field


Residents who are less mobile
or who cycle are not able to
use the paths this time of year



Footpaths across Banky Field are important routes into Ticehurst. How can these be improved and preserved through new development?



New development must incorporate good pedestrian routes into the design and layout


Current clumsy and difficult access point into Banky Field. We can do better than this!


Another current access point into Banky Field.



"More Play Equipment Here"

Farthing Hill playground needs upgrading?

While the design forum site visit group felt that this play area needed to be upgraded, a local resident who read this sign disagreed. She said the equipment often gets vandalised as the site is out of sight (note the blank wall on the house in the background) and that any money spent here would be wasted. It would be better to invest in a play area elsewhere in the parish, she said. What to you think?



The local Scout hut and HQ



The local Scout hut and HQ



Is new high tech “sensor activated” lighting needed on this footpath behind Newington Court?

It gets very gloomy at night.




Out of the way and secluded areas can lead to vandalism and misuse
This is a re-enactment only! Or was this bin hit by a reversing vehicle? Either way, this part of the village appears a little neglected.


CAFE
OPEN
"Access to the car park behind The Bell pub?"
Newington Court



The square: Too much clutter, not enough clarity