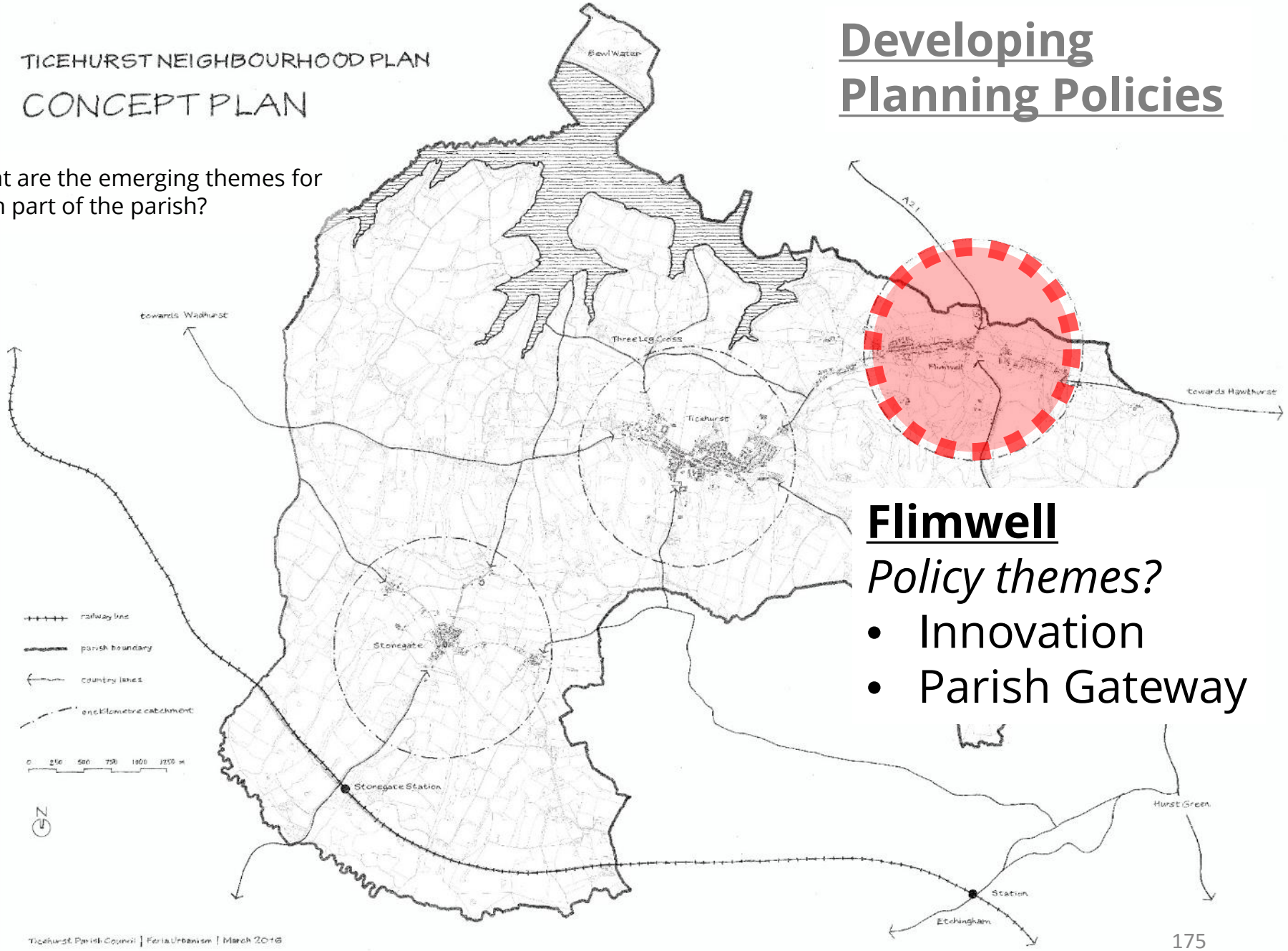
Developing Planning Policies

What are the emerging themes for each part of the parish?



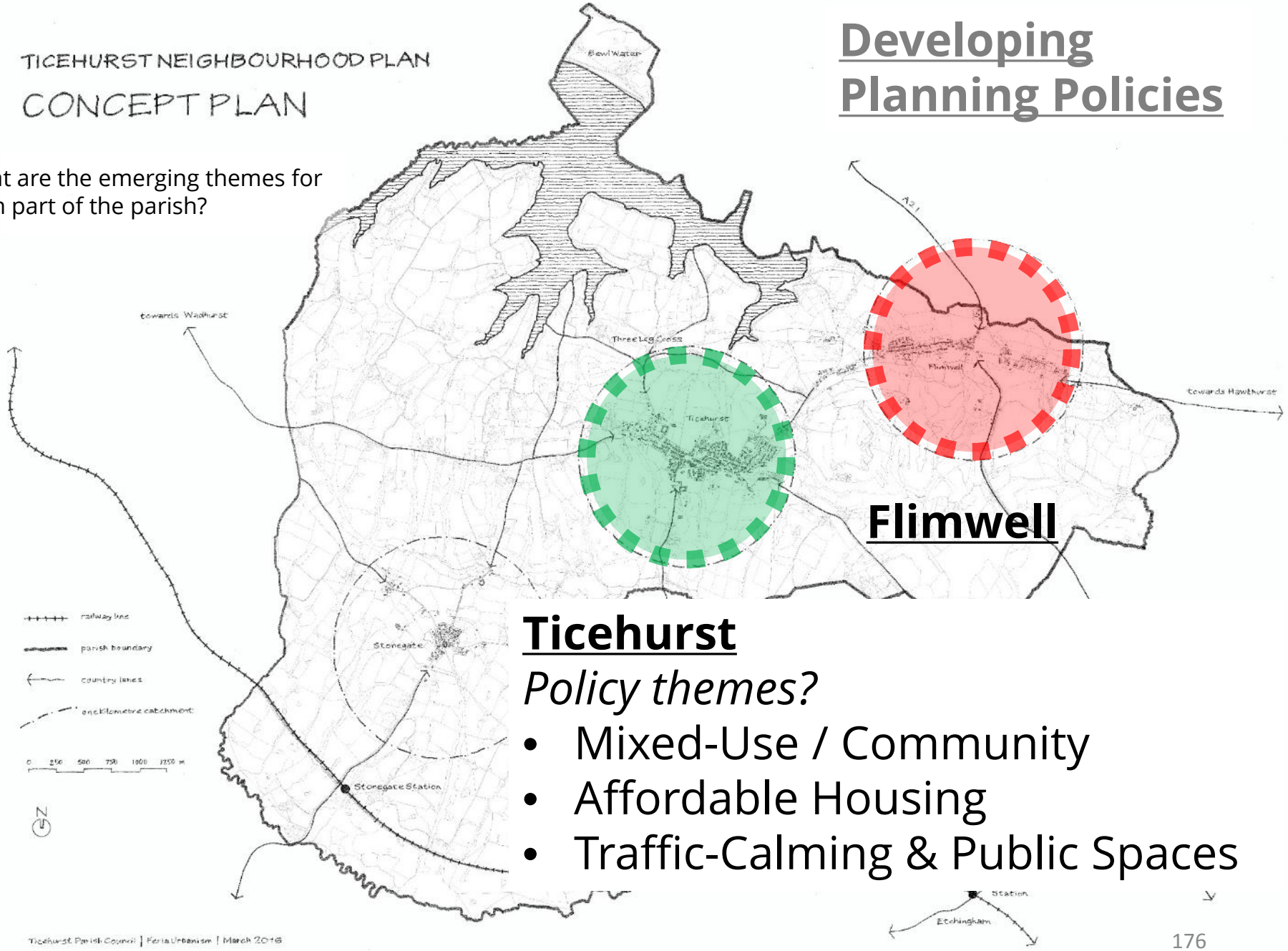
Flimwell

Policy themes?

- Innovation
- Parish Gateway

Developing Planning Policies

What are the emerging themes for each part of the parish?



Flimwell

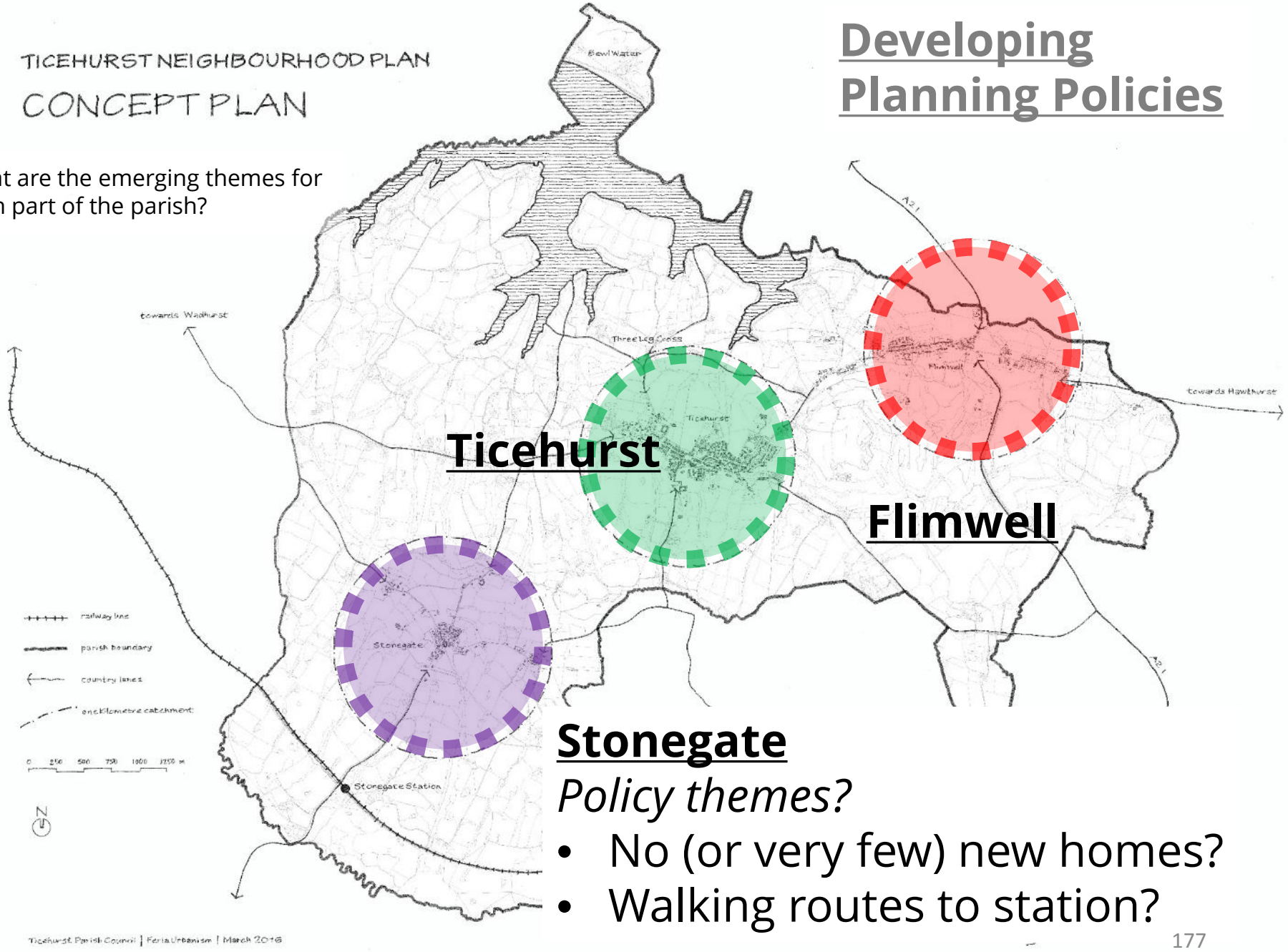
Ticehurst

Policy themes?

- Mixed-Use / Community
- Affordable Housing
- Traffic-Calming & Public Spaces

Developing Planning Policies

What are the emerging themes for each part of the parish?



Ticehurst

Flimwell

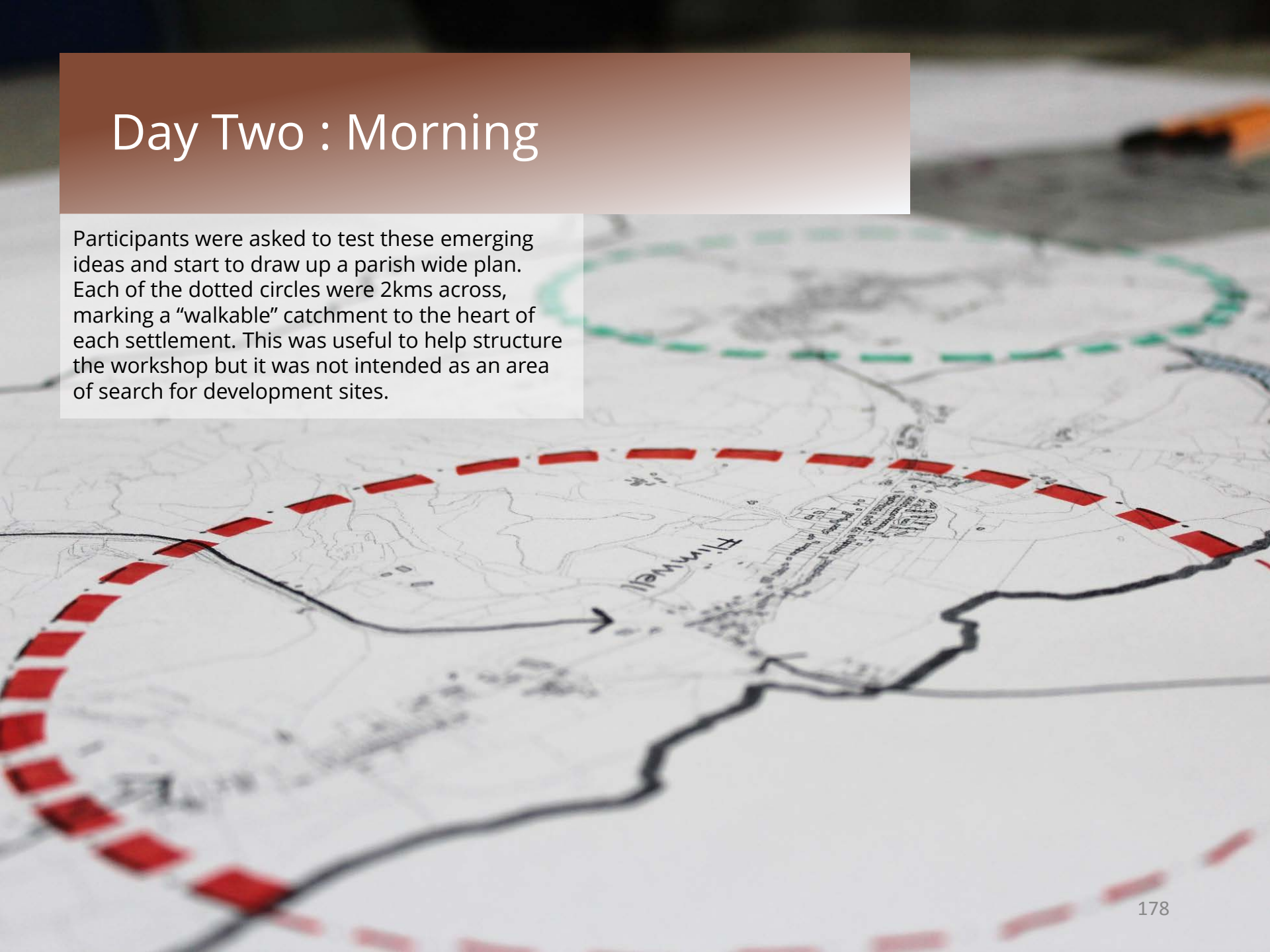
Stonegate

Policy themes?

- No (or very few) new homes?
- Walking routes to station?

Day Two : Morning

Participants were asked to test these emerging ideas and start to draw up a parish wide plan. Each of the dotted circles were 2kms across, marking a “walkable” catchment to the heart of each settlement. This was useful to help structure the workshop but it was not intended as an area of search for development sites.




Groups start to look at Flimwell, Ticehurst and Stonegate in more detail and see how they all fitted together



There were concerns over the location and type of potential development (if any) within Stonegate


Discussions on how to manage and implement a positive change to Ticehurst's village square


Brother and sister…. they have lived in the village for over 80 years!
… or 160 years combined!

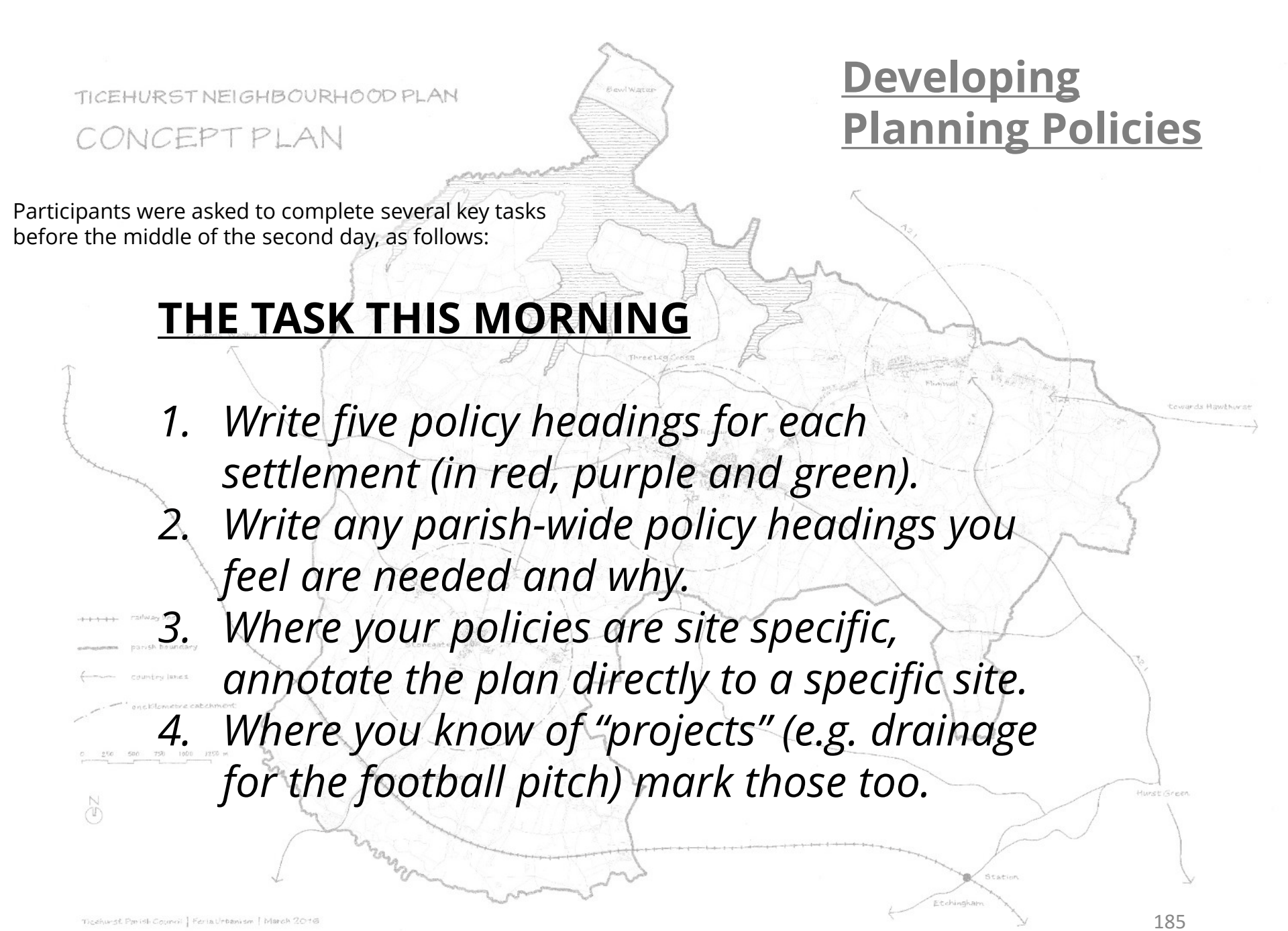


Here, participants check their ideas against the on-screen version of some of the position statements as presented the day before.

This group looked at the changes in Flimwell



How will the proposed redevelopment of the Bird Park influence future design and development in the area?



Developing Planning Policies

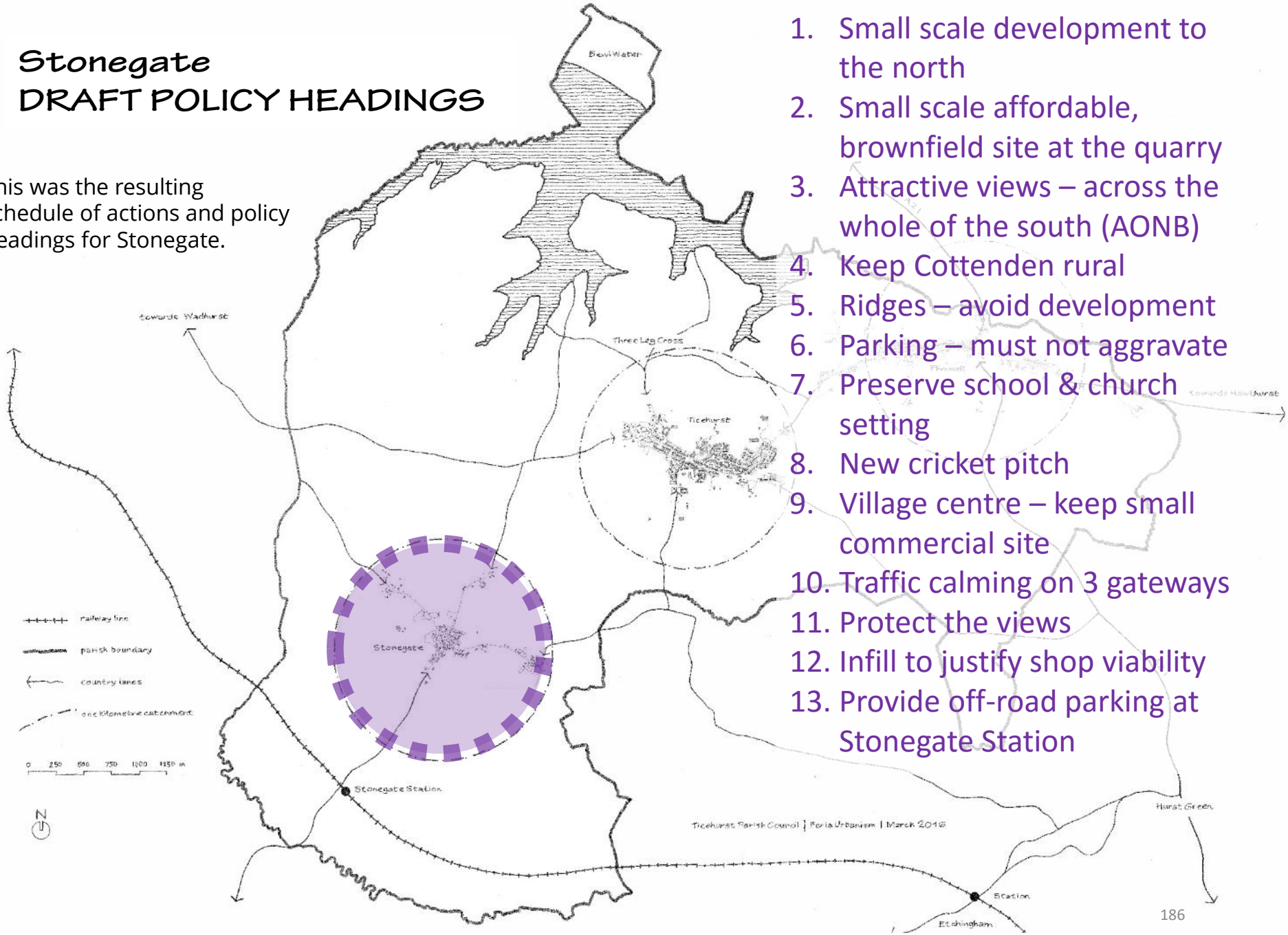
Participants were asked to complete several key tasks before the middle of the second day, as follows:

THE TASK THIS MORNING

1. *Write five policy headings for each settlement (in red, purple and green).*
2. *Write any parish-wide policy headings you feel are needed and why.*
3. *Where your policies are site specific, annotate the plan directly to a specific site.*
4. *Where you know of "projects" (e.g. drainage for the football pitch) mark those too.*

Stonegate
DRAFT POLICY HEADINGS

This was the resulting schedule of actions and policy headings for Stonegate.

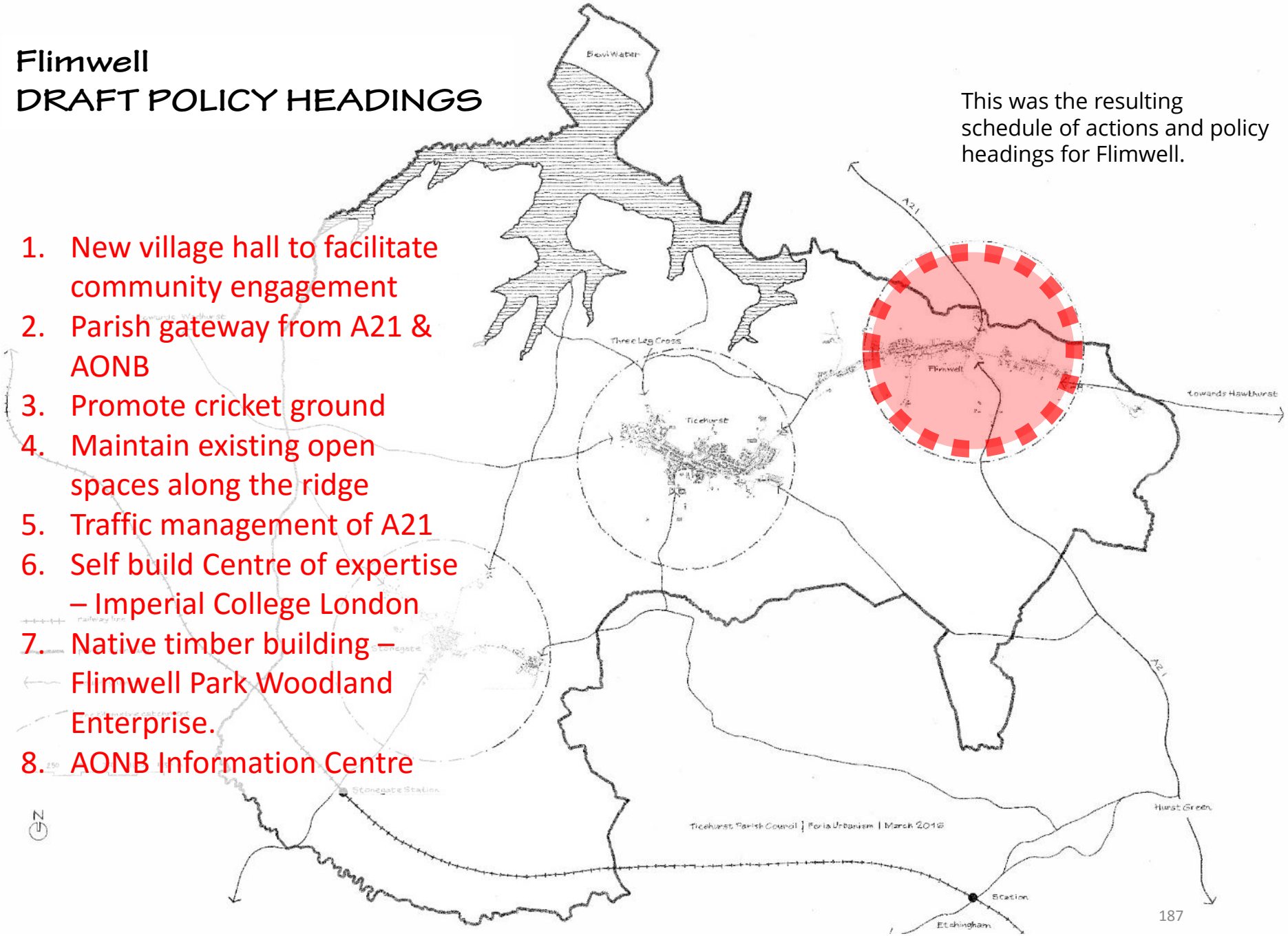


1. Small scale development to the north
2. Small scale affordable, brownfield site at the quarry
3. Attractive views – across the whole of the south (AONB)
4. Keep Cottenden rural
5. Ridges – avoid development
6. Parking – must not aggravate
7. Preserve school & church setting
8. New cricket pitch
9. Village centre – keep small commercial site
10. Traffic calming on 3 gateways
11. Protect the views
12. Infill to justify shop viability
13. Provide off-road parking at Stonegate Station

Flimwell
DRAFT POLICY HEADINGS

This was the resulting schedule of actions and policy headings for Flimwell.

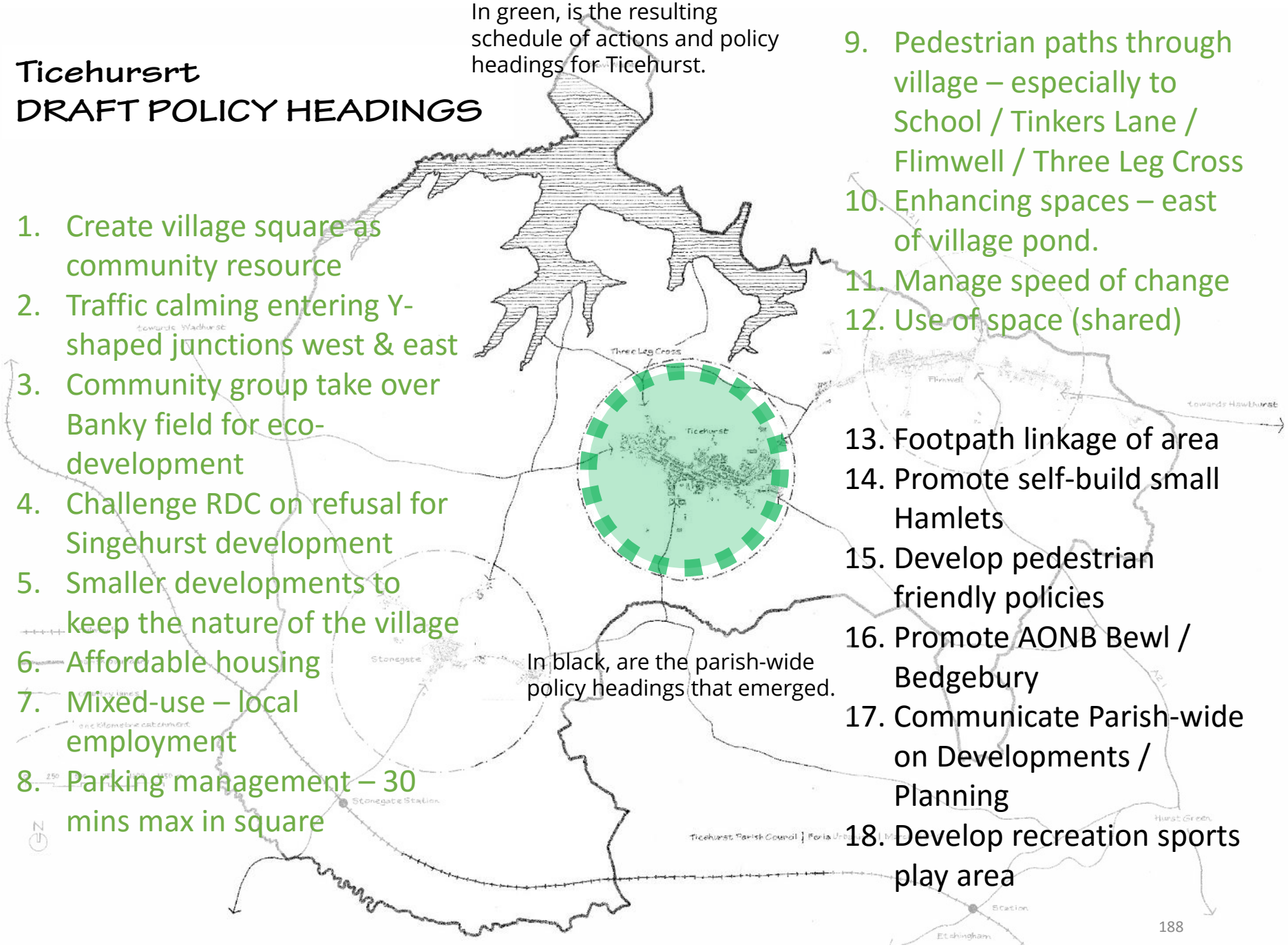
1. New village hall to facilitate community engagement
2. Parish gateway from A21 & AONB
3. Promote cricket ground
4. Maintain existing open spaces along the ridge
5. Traffic management of A21
6. Self build Centre of expertise – Imperial College London
7. Native timber building – Flimwell Park Woodland Enterprise.
8. AONB Information Centre



Ticehursrt
DRAFT POLICY HEADINGS

In green, is the resulting schedule of actions and policy headings for Ticehurst.

1. Create village square as community resource
2. Traffic calming entering Y-shaped junctions west & east
3. Community group take over Banky field for eco-development
4. Challenge RDC on refusal for Singehurst development
5. Smaller developments to keep the nature of the village
6. Affordable housing
7. Mixed-use – local employment
8. Parking management – 30 mins max in square
9. Pedestrian paths through village – especially to School / Tinkers Lane / Flimwell / Three Leg Cross
10. Enhancing spaces – east of village pond.
11. Manage speed of change
12. Use of space (shared)



In black, are the parish-wide policy headings that emerged.

13. Footpath linkage of area
14. Promote self-build small Hamlets
15. Develop pedestrian friendly policies
16. Promote AONB Bewl / Bedgebury
17. Communicate Parish-wide on Developments / Planning
18. Develop recreation sports play area

Flimwell

1. NEW VILLAGE HALL TO FACILITATE COMMUNITY ENGAGEMENT
2. GATEWAY TO THE PARISH FROM A21 AND A265 WITH INNOVATIVE ECO DEVELOPMENT AT BIRD PARK & WOODLAND CENTRE
3. PROMOTE THE CRICKET GROUND
4. MAINTAIN EXISTING OPEN SPACES ~~IN~~ ALONG THE DEVELOPED RIDGE
5. TRAFFIC MANAGEMENT FROM A21

Day Two : MORNING

These are the written results from the morning sessions.

Stonegate

1. Small ~~scale~~ settlement rural feel.
2. Some small scale development to the North. ~~in last 20 years~~
3. Attractive views to S., SE & SW. At heart of AONB.
4. Some scope for small scale affordable development to N. of village. Brownfield site at quarry.
5. ~~Preserve~~ Keep rural nature of Cottenden.
6. Preserve views to S. & S.W. & avoid any development on ridges.
7. Do not aggravate parking problem outside School.
8. Preserve setting of School & particularly the Ch.
9. Improve Pond & cricket pitch. New cricket pavilion.
10. ~~Preserve~~ Keep small commercial site in village centre.
11. Some low key traffic calming needed on all 3 approaches to the village.

Day Two MORNING

These are the written results from the morning sessions.

Ticehurst

1.) Smaller Developments – large development change nature of village.

2) More Affordable houses – important that local people can stay.

3) Mixed use – need local jobs

4) Development of public spaces – especially Square. + AREA EAST OF VILLAGE POND

5) Take advantage of our position in AONB to develop eco-tourism/BUT BEWARE OF OVER COMMERCIALISATION OF BRWL WATER.

6) Pedestrian access paths through village OFF ROAD especially to Schools + LINKS TO 3 LRG CROSS / TINKER LANE/FLIMWELL

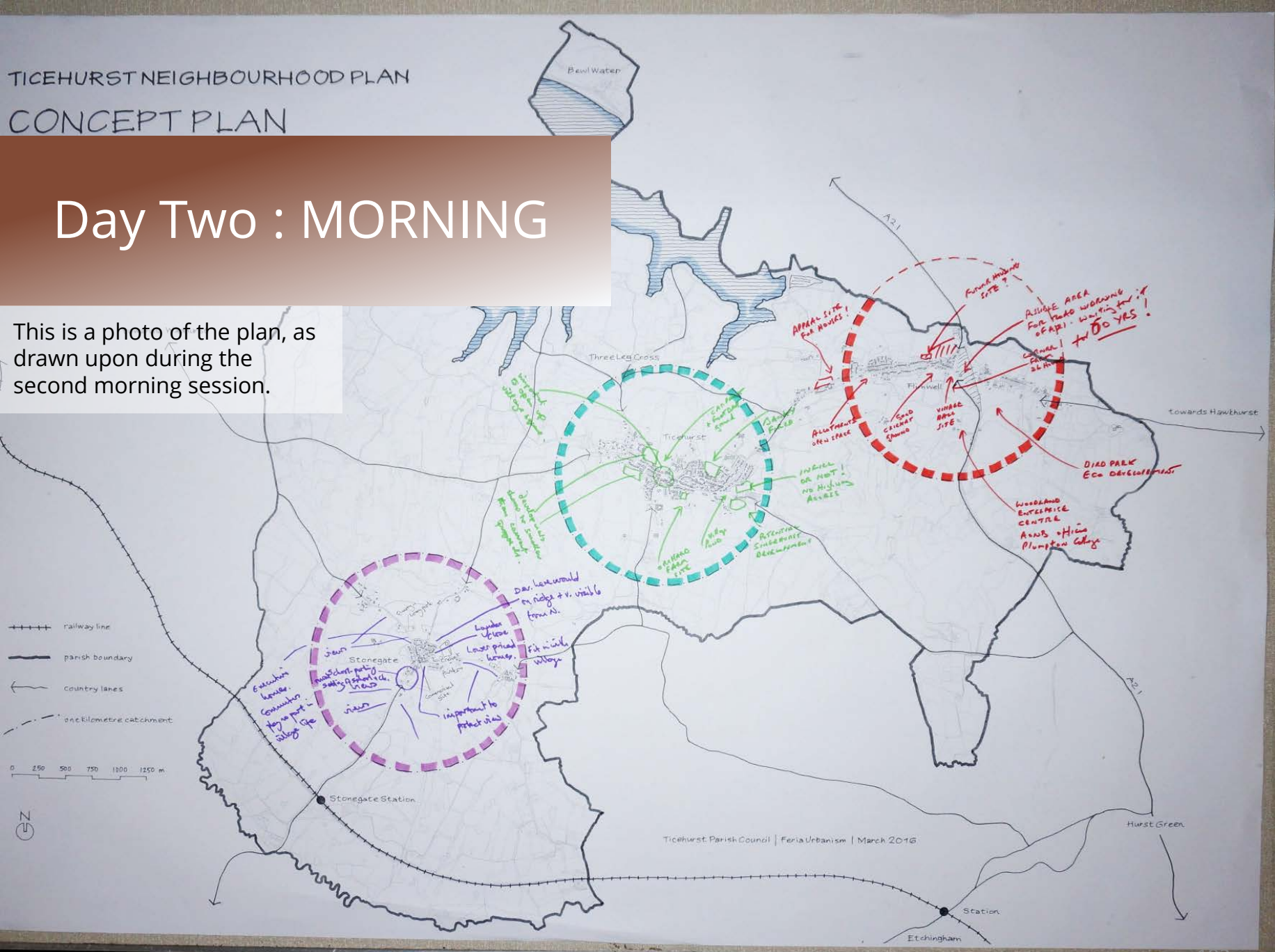
7) TRAFFIC / PARKING ISSUES.

Day Two : MORNING

These are the written results from the morning sessions.

Day Two : MORNING

This is a photo of the plan, as drawn upon during the second morning session.



Day Two

AFTERNOON : Employment Sites



Ticehurst Parish Council

In the afternoon of the second day, participants went out to examine some of the parish's employment sites...

Day Two : Afternoon, Wallcrouch

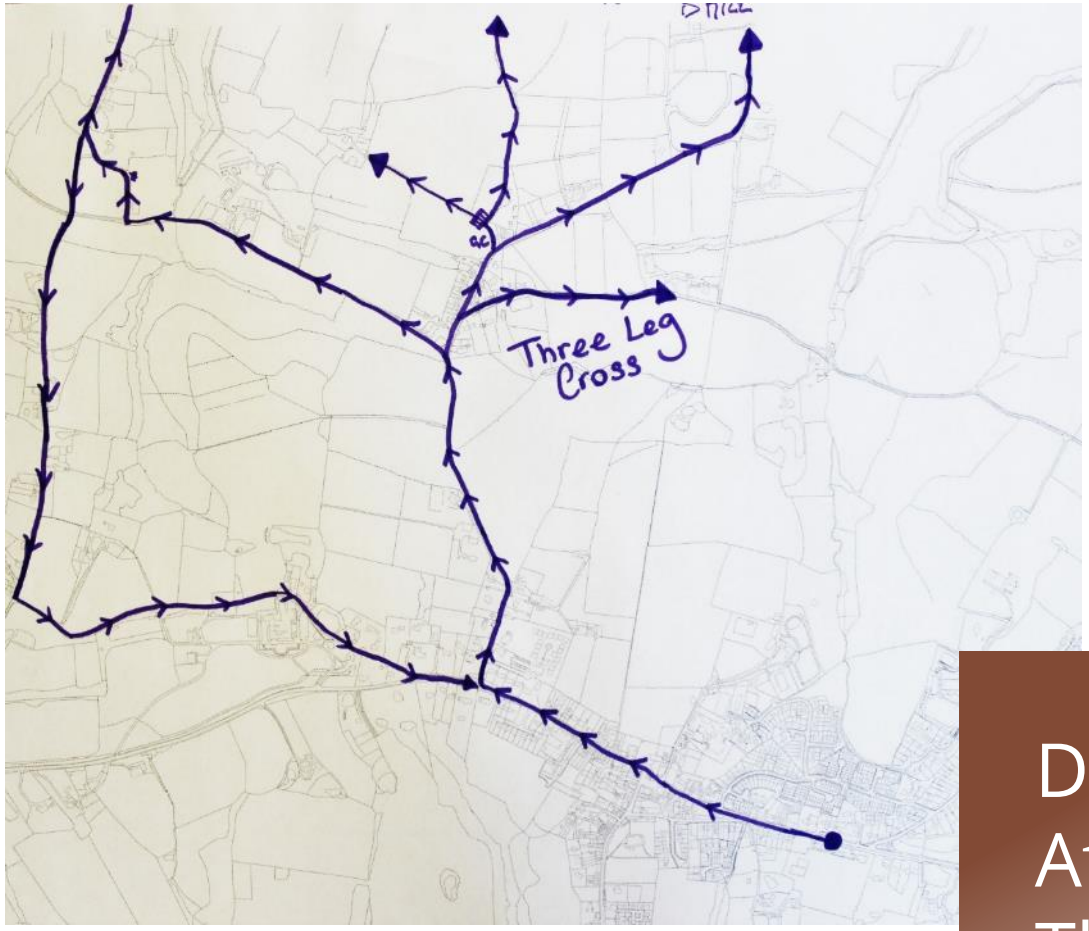


"There is a lack of commercial property for small businesses" Adam, Altered Images.

Day Two : Afternoon



Is there an opportunity to for new commercial development at the old Whiligh Corn growers site?



Day Two Afternoon, Three Leg Cross

- The working landscape
- Three Leg Cross

In the afternoon of the second day, another group heading out to look at the working landscape and the hamlet of Three Leg Cross...



Sunken lanes such as this are a key feature of this part of the world and are identified in the AONB management plan (see slide #90).

Narrow lanes run in and out of Three Leg Cross

Maynards Fruit Farm

The first “pick your own” in the country



The Bull

a popular pub with the locals & visitors



Middle distance views over the rolling landscape



Longer distance views towards Bewl Water




The parish has
a community of
working farms


The parish has
a community of
working farms

Former Ticehurst House cottages for doctors and nurses, now private residential dwellings





The land owner was granted permission for one new house due to planning permission previously granted in the 1950s

Spot the difference?! Is replication the right approach for new designs? Or should buildings today reflect the era in which they are built? How can the Ticehurst Neighbourhood Plan advise on design matters such as this?



Restored 16th Century house

There is a rich architectural legacy across the parish and this should provide the inspiration for future designs.



Restored oast house and out-building

Conversion and restoration is a vital part of retaining the character and identity of the parish and the wider area.



One of the last-standing Hop barns in the country

The working heritage of the landscape has given ride to a number of unique building typologies. How can these be better protected through the neighbourhood plan?



Residential restoration

This house was removed brick by brick, and re-built further up the hill!

Day Two Afternoon

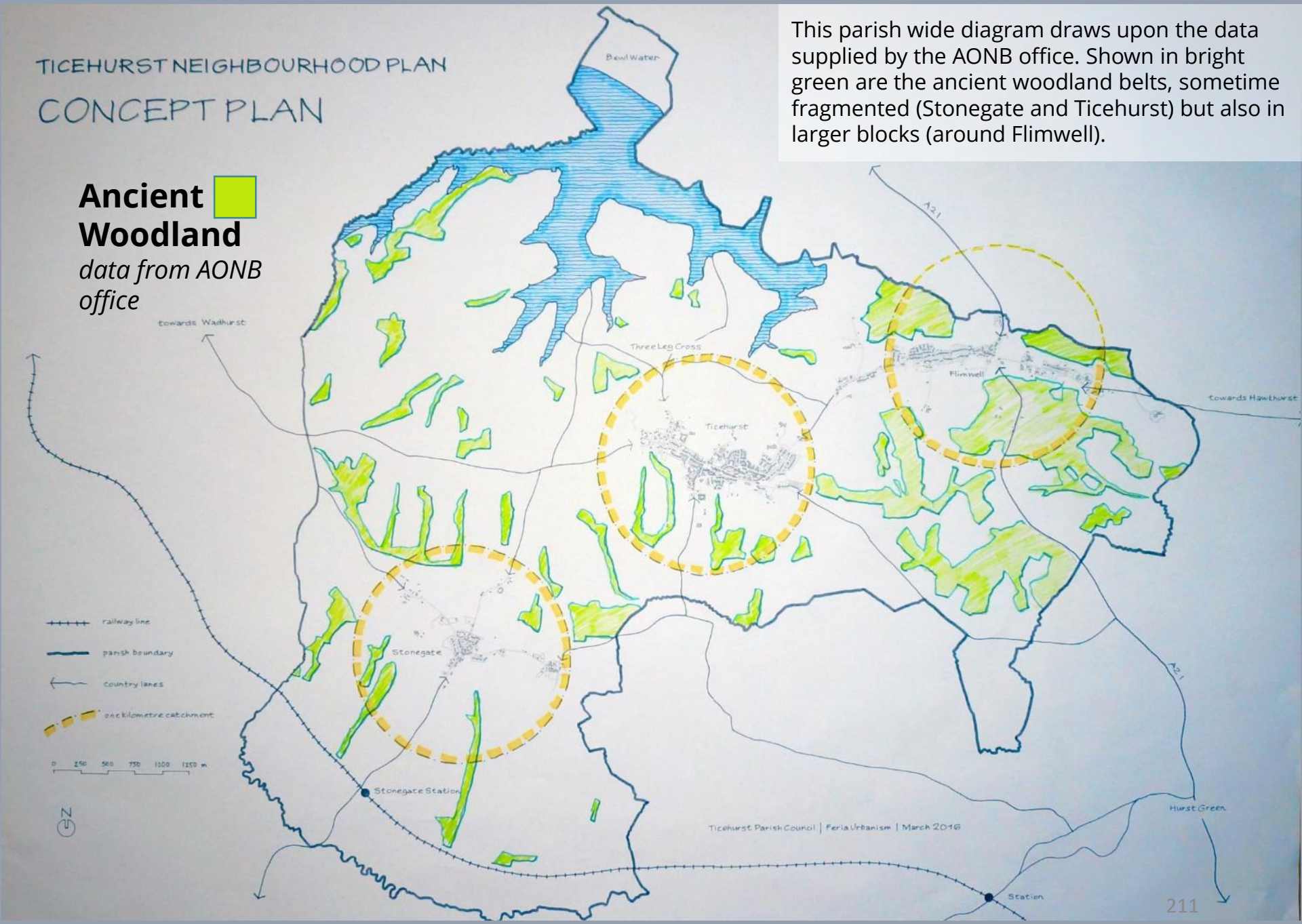
"Bringing It All Together"

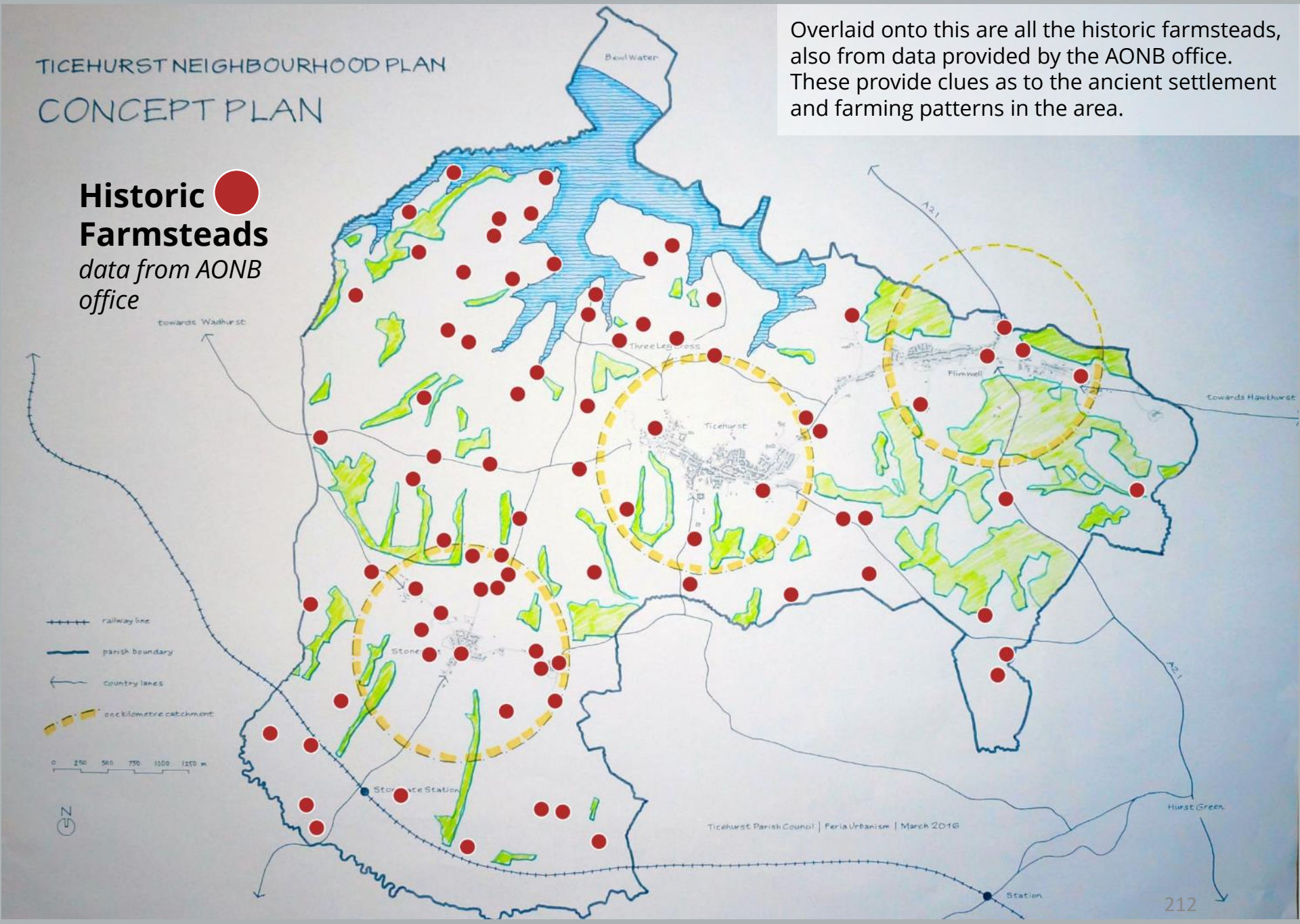
DRAFT STRATEGY PLANS



Ticehurst Parish Council

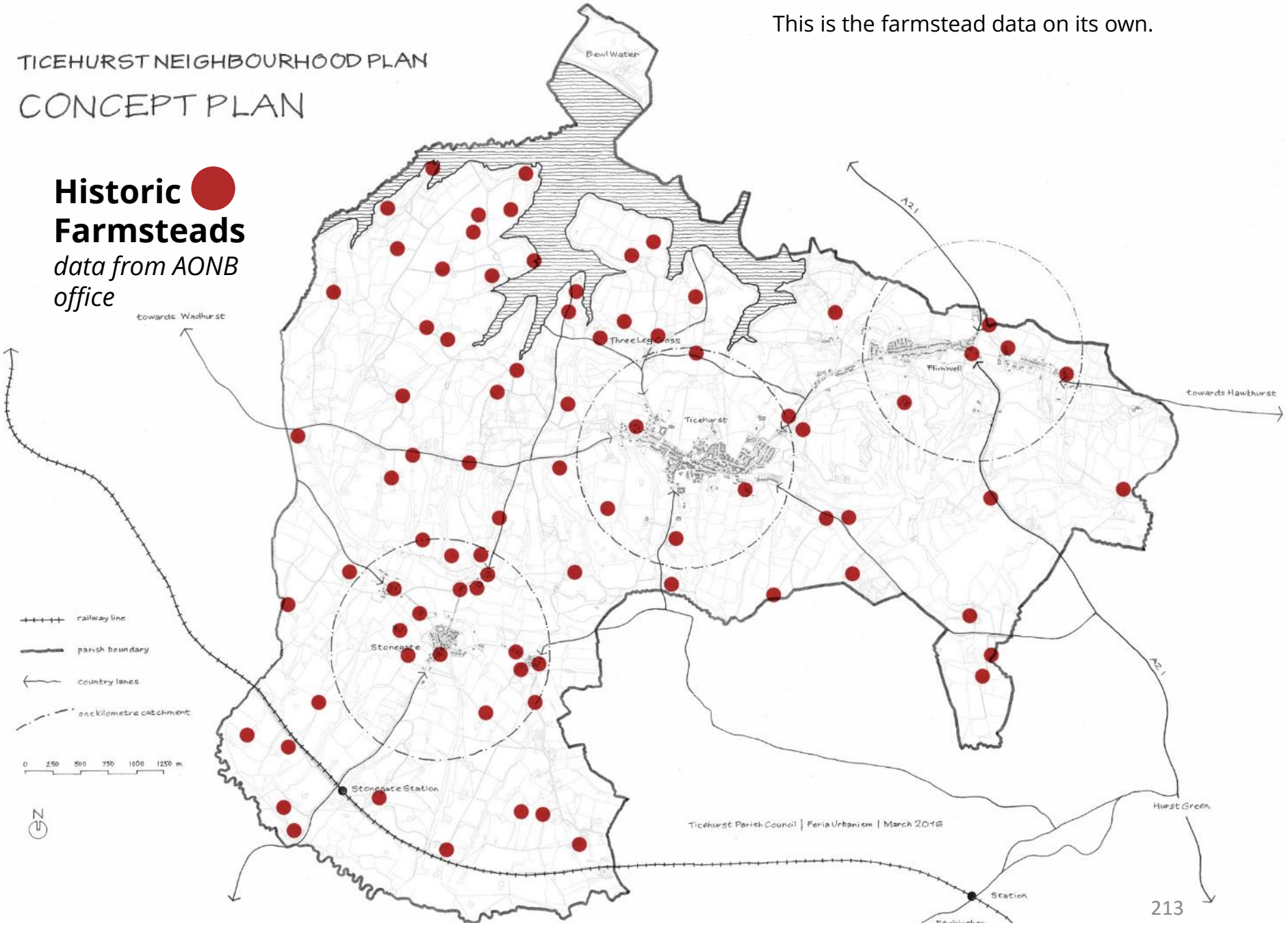
By the end of the afternoon on the second day, the Feria Urbanism team started to pull all the different strands of work together into a series of plans and diagrams...


TICEHURST NEIGHBOURHOOD PLAN
CONCEPT PLAN
Ancient Woodland
data from AONB office
This parish wide diagram draws upon the data supplied by the AONB office. Shown in bright green are the ancient woodland belts, sometime fragmented (Stonegate and Ticehurst) but also in larger blocks (around Flimwell).
towards Wadhurst
Three Leg Cross
Ticehurst
Flimwell
towards Hawthurst
A21
Stonegate
Stonegate Station
Hurst Green
Station
railway line
parish boundary
country lanes
one kilometre catchment
Ticehurst Parish Council | Feria Urbanism | March 2016



Overlaid onto this are all the historic farmsteads, also from data provided by the AONB office. These provide clues as to the ancient settlement and farming patterns in the area.

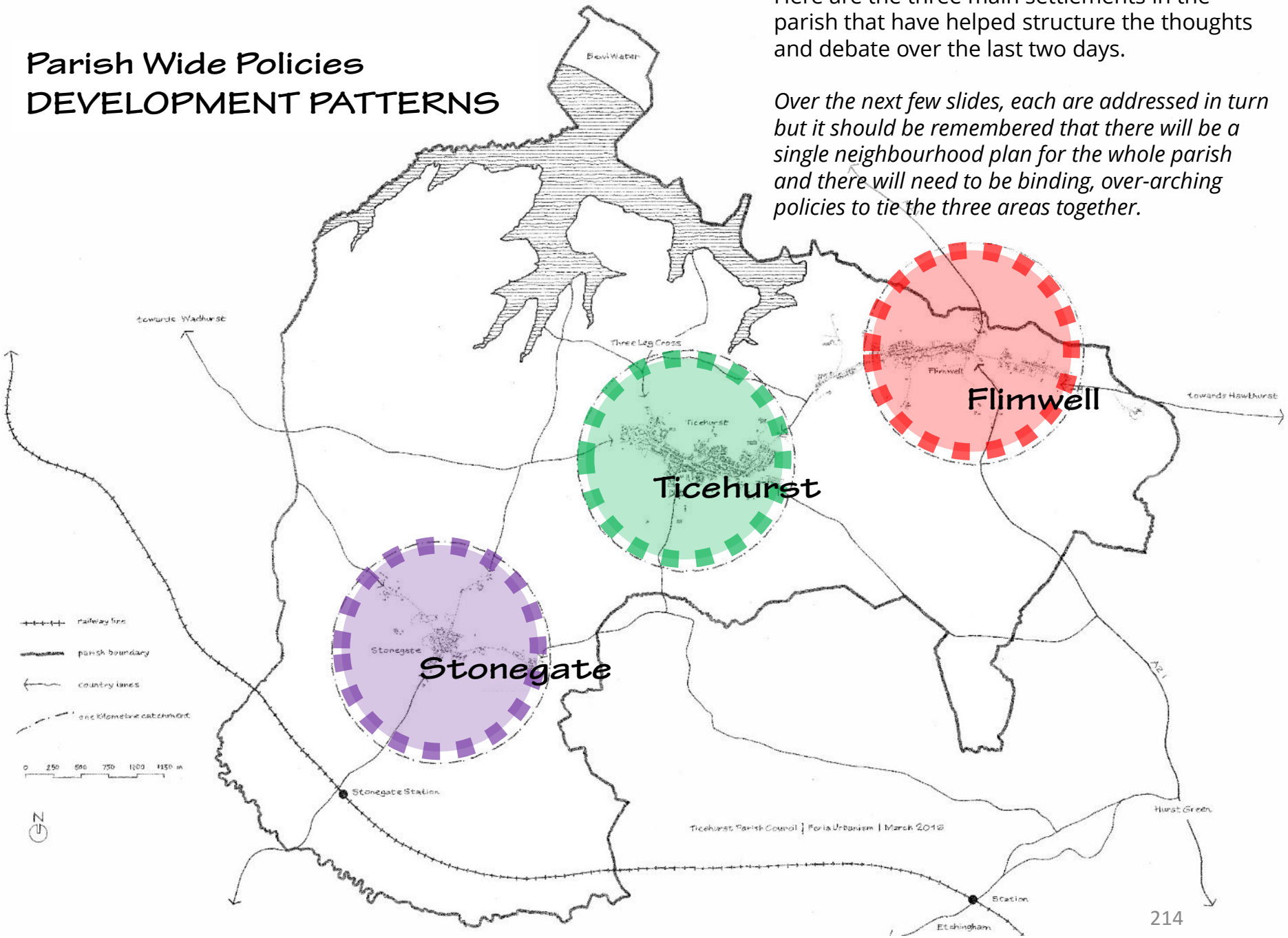
This is the farmstead data on its own.



Parish Wide Policies
DEVELOPMENT PATTERNS

Here are the three main settlements in the parish that have helped structure the thoughts and debate over the last two days.

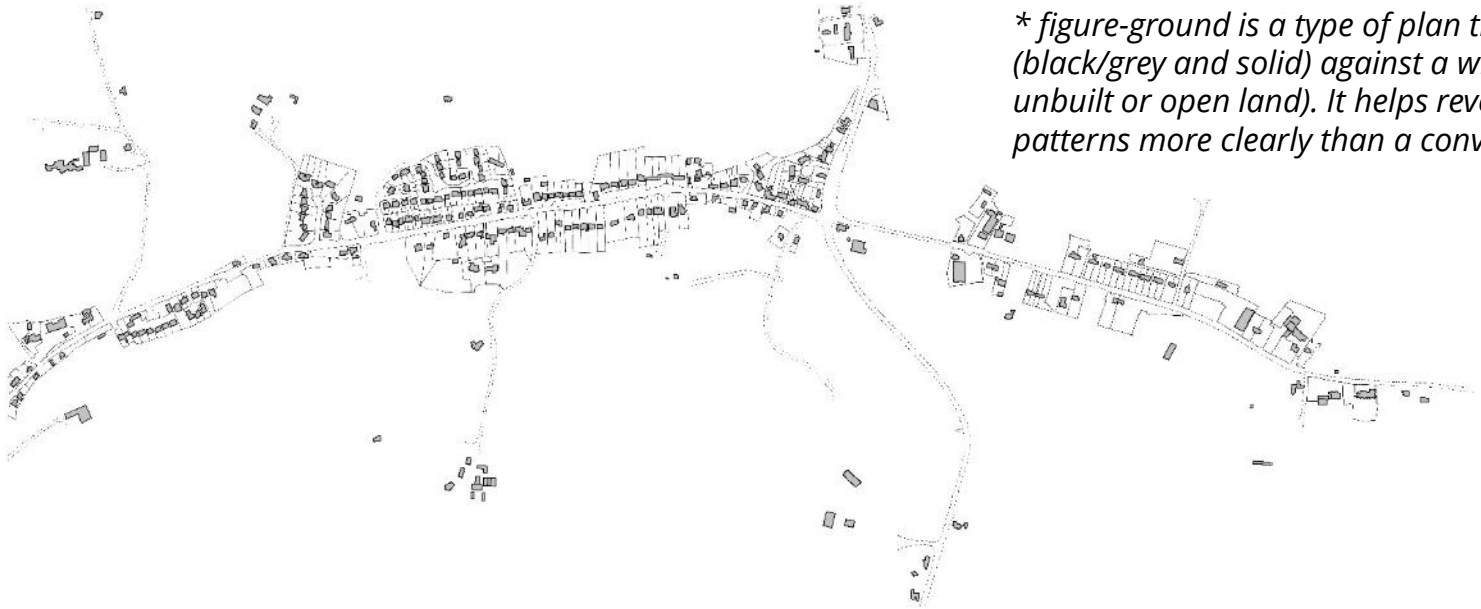
Over the next few slides, each are addressed in turn but it should be remembered that there will be a single neighbourhood plan for the whole parish and there will need to be binding, over-arching policies to tie the three areas together.



Flimwell
DEVELOPMENT PATTERNS

This is the figure-ground* image for Flimwell, showing a drawn-put, linear settlement. There is a cluster of development west of the crossroads but this is somewhat more sporadic to the eastern side.

** figure-ground is a type of plan that shows built form (black/grey and solid) against a white background (the unbuilt or open land). It helps reveal settlement patterns more clearly than a conventional plan.*



250 m

feria

INDICATIVE SKETCH ONLY

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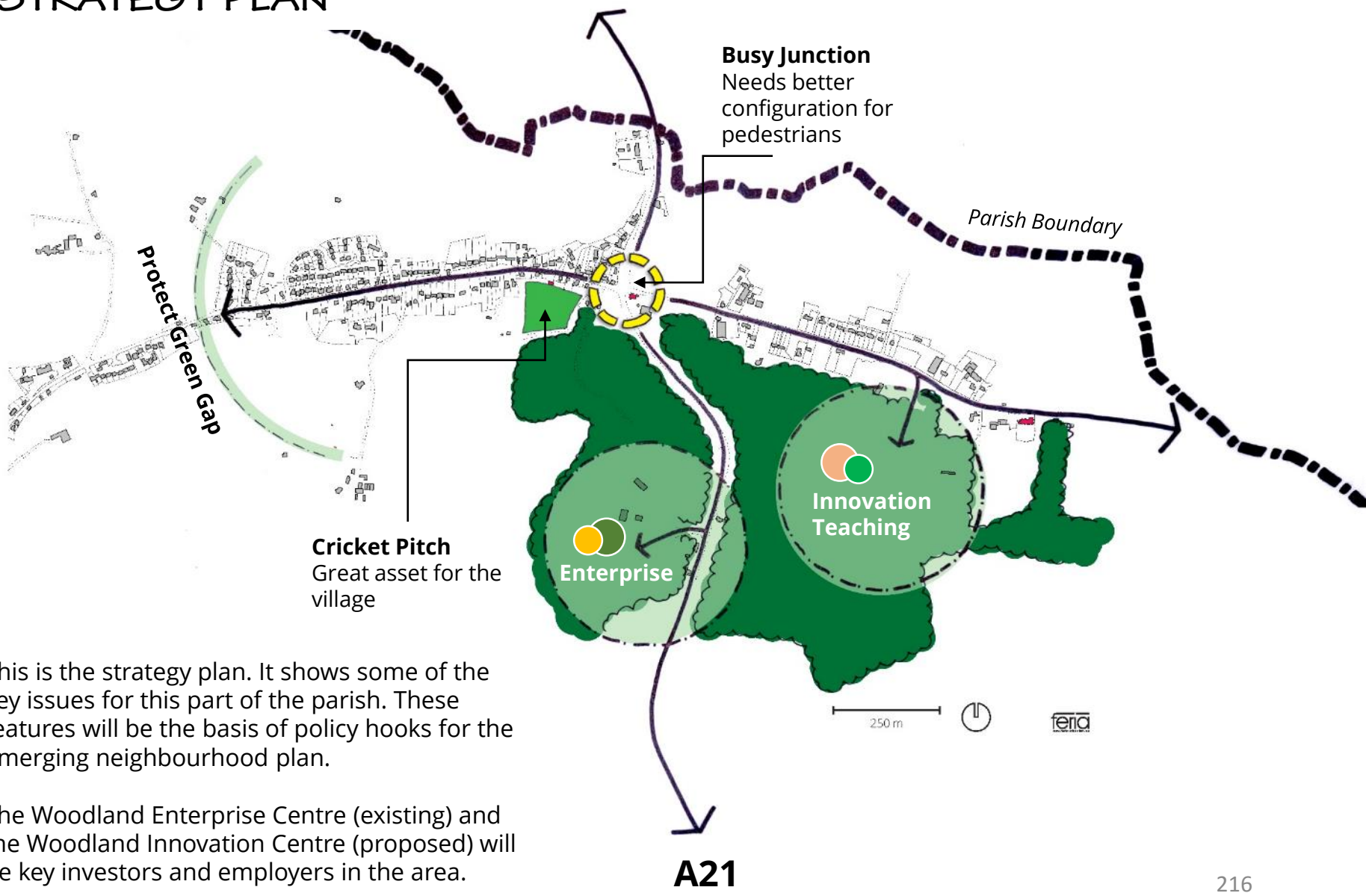
Flimwell STRATEGY PLAN

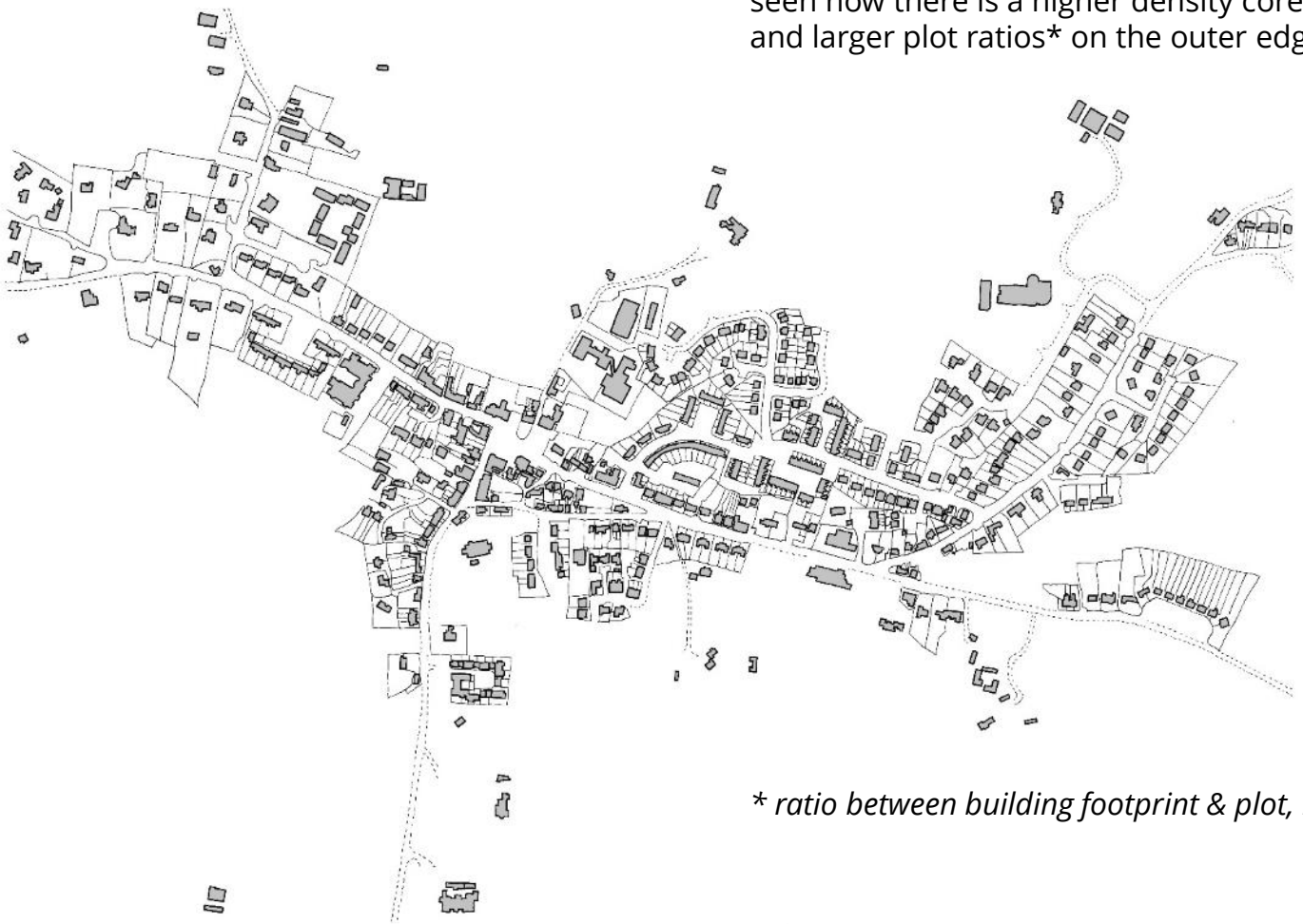


This is the strategy plan. It shows some of the key issues for this part of the parish. These features will be the basis of policy hooks for the emerging neighbourhood plan.

The Woodland Enterprise Centre (existing) and the Woodland Innovation Centre (proposed) will be key investors and employers in the area.

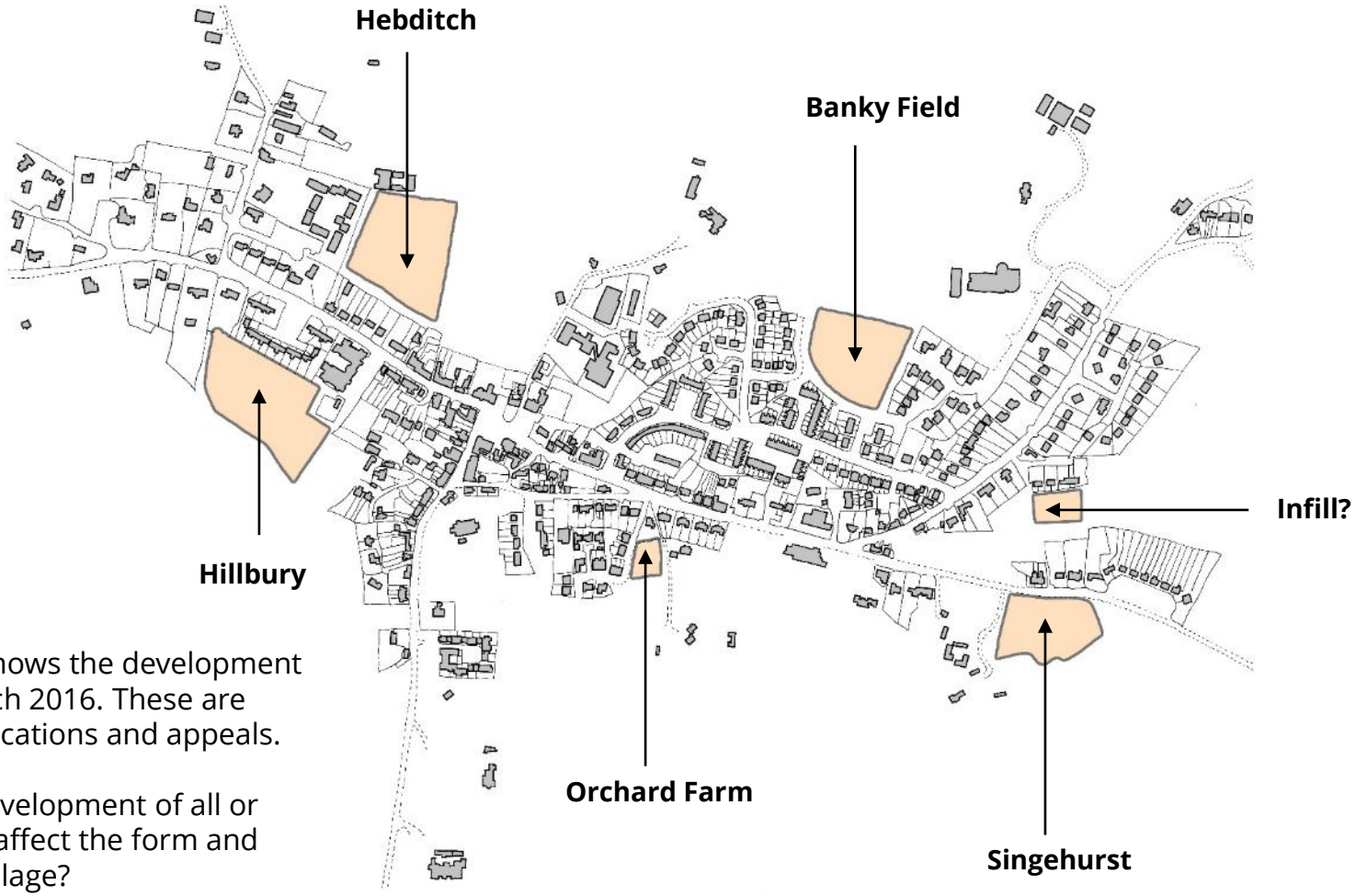
Ticehurst
DEVELOPMENT PATTERNS

This is the figure-ground image for Ticehurst, a compact settlement, centred around the village square. It can be seen how there is a higher density core to the village and larger plot ratios* on the outer edges.



** ratio between building footprint & plot, inc. gardens*

Ticehurst
POTENTIAL DEVELOPMENT SITES



This diagram shows the development sites as of March 2016. These are subject to applications and appeals.

How will the development of all or some of these affect the form and layout of the village?

How can they be connected to the heart so the new homes support the shops and services currently found in the village centre?

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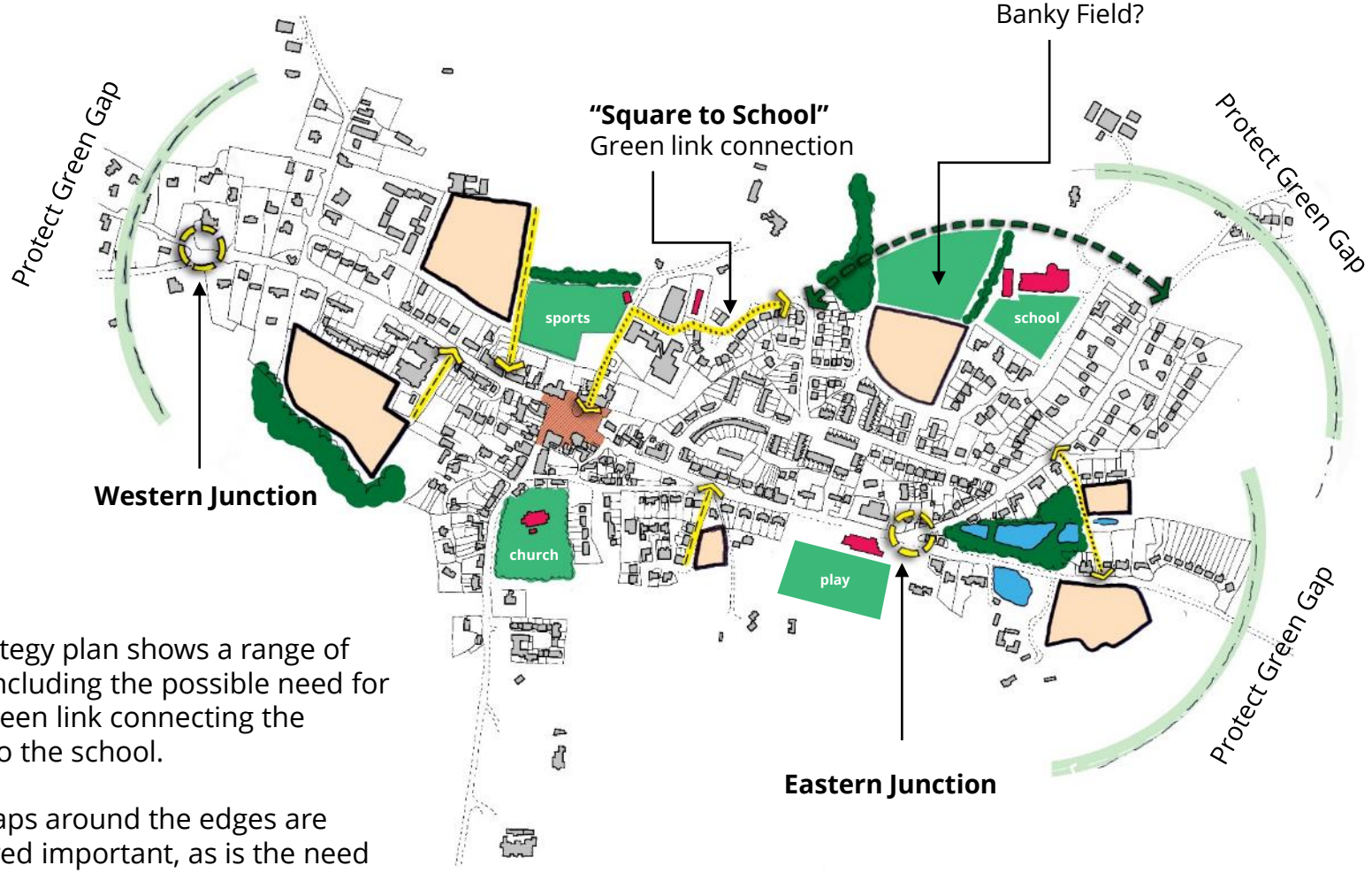
250 m

feria

Ticehurst
STRATEGY PLAN



This strategy plan shows a range of issues, including the possible need for a new green link connecting the square to the school.

Green gaps around the edges are considered important, as is the need to get vehicle speeds down across the east-west corridor through the village.

INDICATIVE SKETCH ONLY

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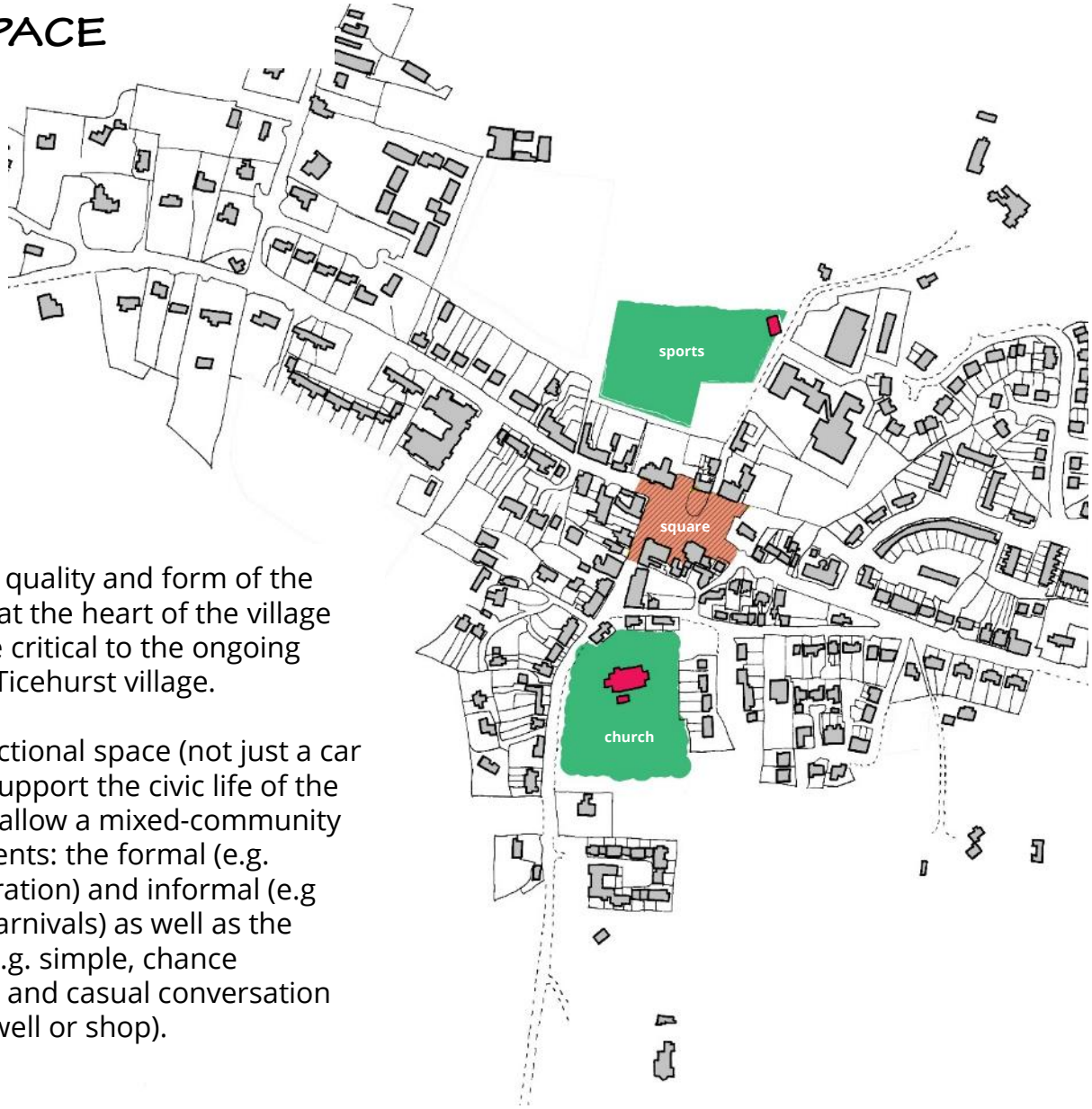
250 m

Ticehurst
CIVIC SPACE



Getting the quality and form of the civic space at the heart of the village right will be critical to the ongoing success of Ticehurst village.

A multi-functional space (not just a car park!) will support the civic life of the village and allow a mixed-community to enjoy events: the formal (e.g. commemoration) and informal (e.g fetes and carnivals) as well as the everyday (e.g. simple, chance encounters and casual conversation by the old well or shop).

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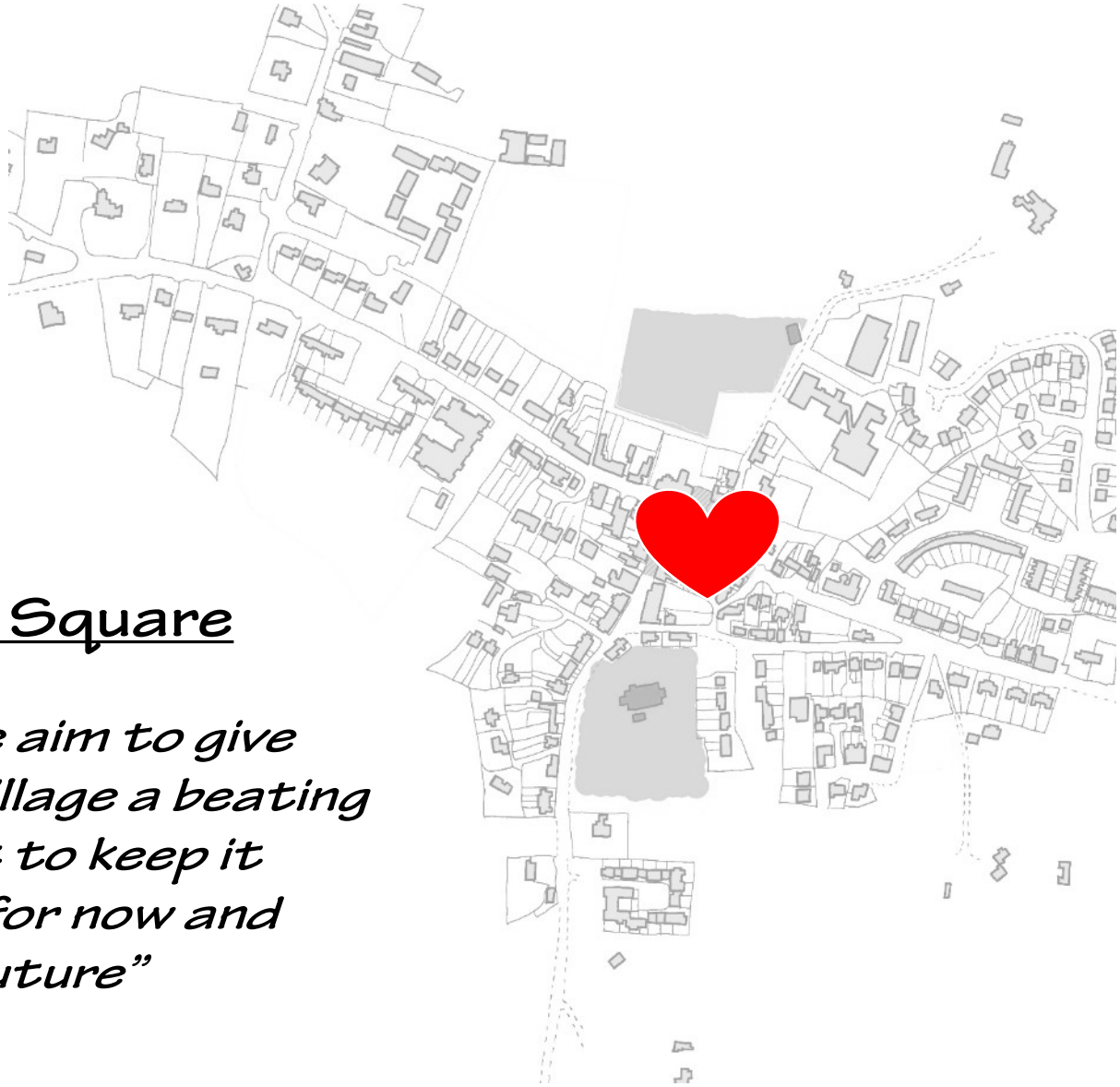
The Square has been lost!

A rediscovery of the space is needed!

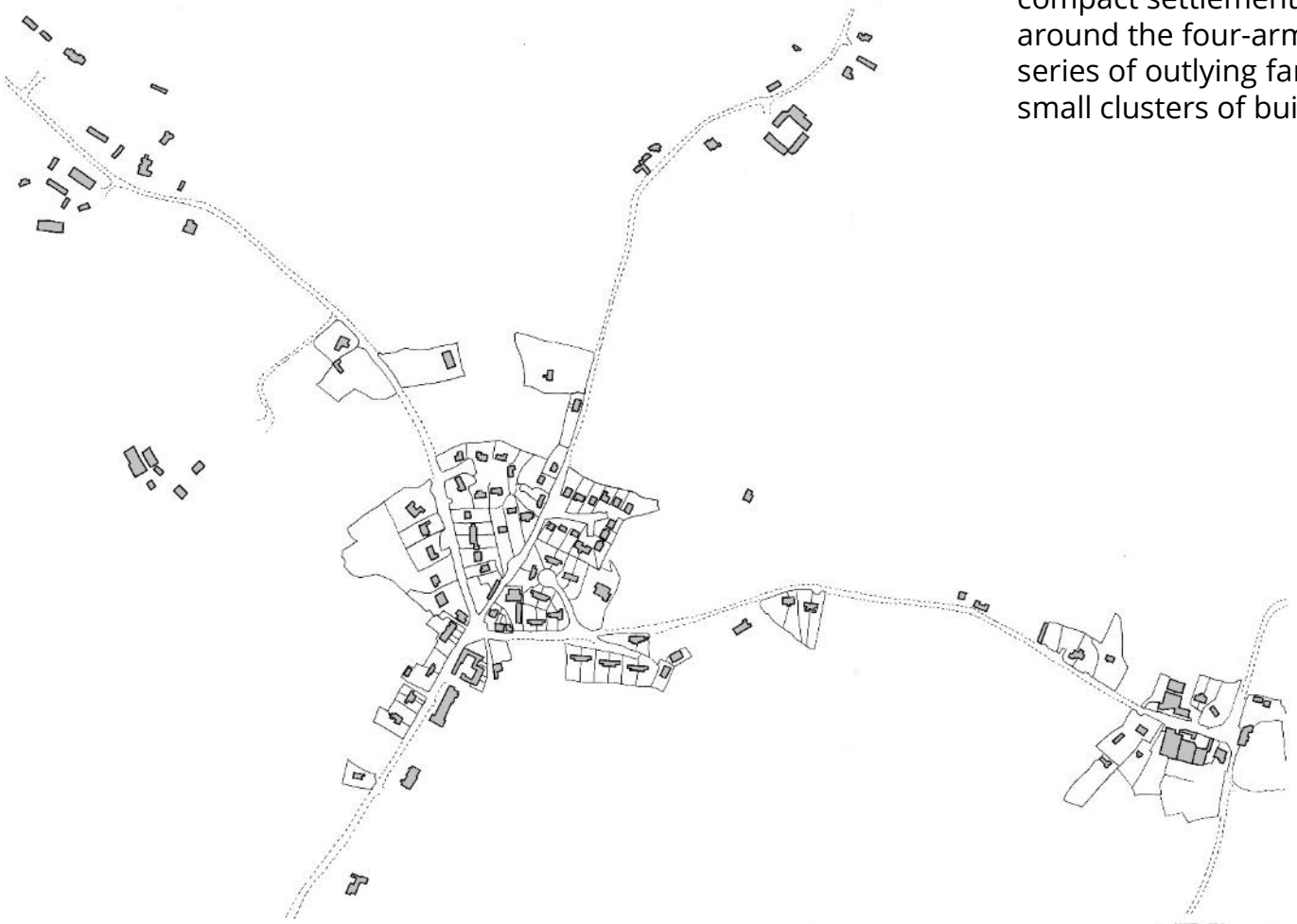


Civic Square

"... we aim to give the village a beating heart to keep it alive for now and the future"

[quote from one of the position statements, as presented on the morning of the first day]

Stonegate
DEVELOPMENT PATTERNS



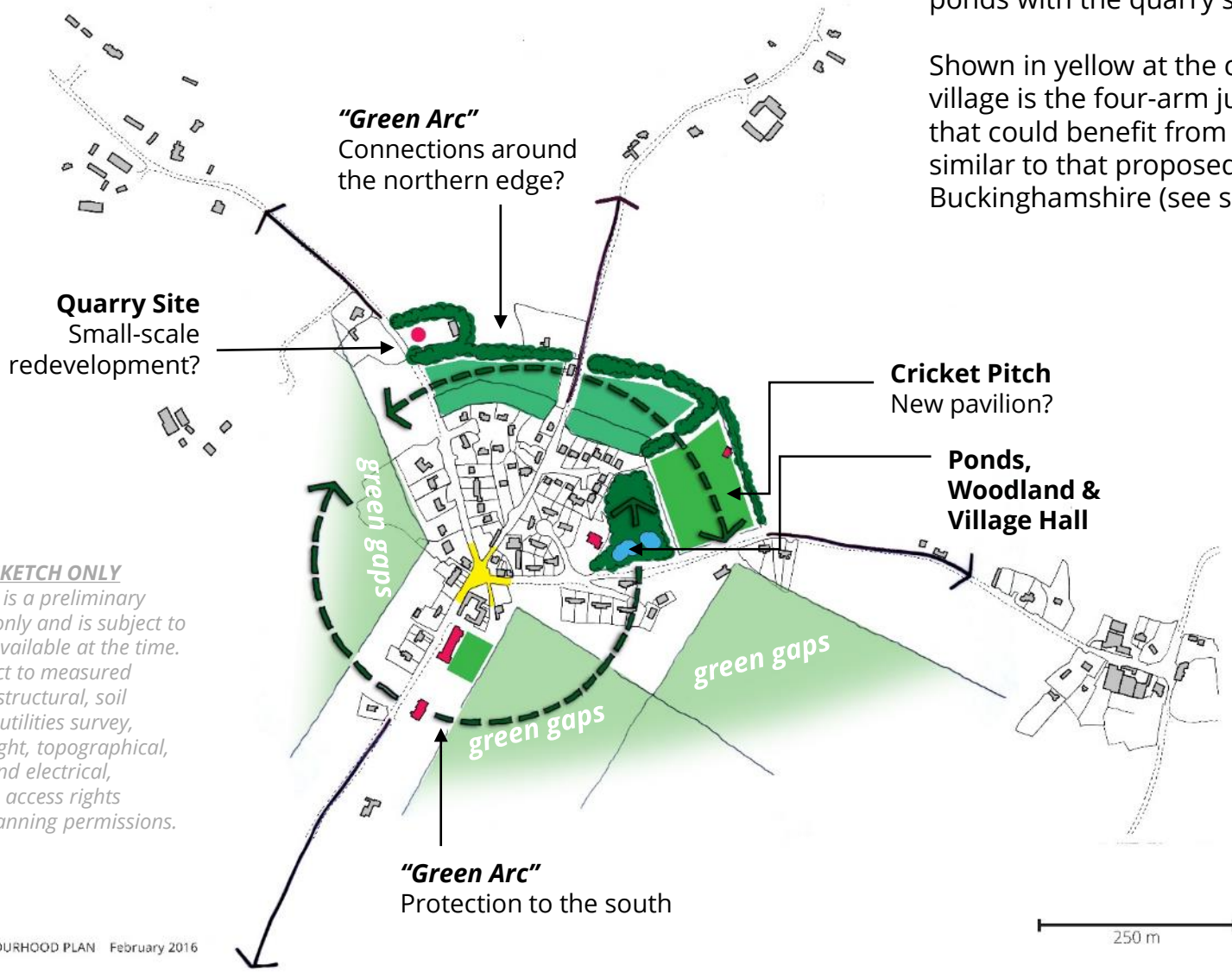
This is the figure-ground image for Stonegate, the smallest of the thee main settlements. A small and compact settlement, centred around the four-arm junction with a series of outlying farmsteads and small clusters of buildings.

250 m

Stonegate
STRATEGY PLAN

This is draft strategy plan. Strong protection for the green setting to the south of the settlement, with a corresponding green arc to the north, linking the village hall, sports field and ponds with the quarry site?

Shown in yellow at the centre of the village is the four-arm junction space that could benefit from a treatment similar to that proposed for Ivinghoe, Buckinghamshire (see slide #163).



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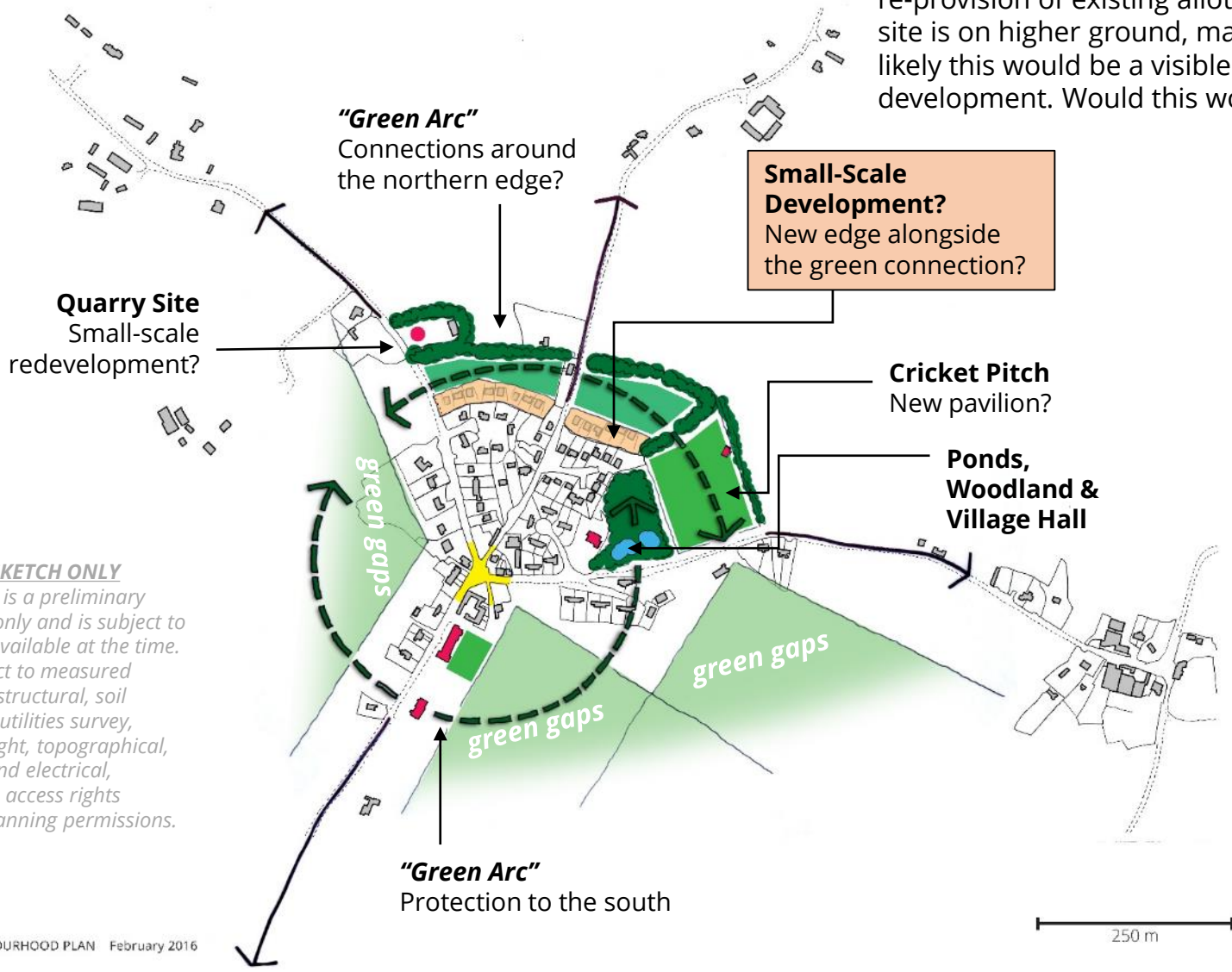
Stonegate
STRATEGY PLAN

Could Stonegate accommodate development? Not very easily. Shown here is a potential new "edge" development of max. 14 homes, wrapping along the existing properties. This would require the re-provision of existing allotments and the site is on higher ground, making it highly likely this would be a visible and prominent development. Would this work?



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What next?

- You now have a good set of ingredients for your plan
- Clear sense direction for policy writing
- Relationship between the settlements is better understood

This was a summary of the result of the two days and the direction the work now needs to take.

Ticehurst Parish Council

What next?

- Further testing of the ideas
- Vital to get the planners at Rother DC to understand and support this plan… *but it is still your plan!*

It will be very useful to share the work as it stands now with the Rother District Council… if for nothing else, just to let them know what has happened and how much progress has been made.

Ticehurst Parish Council

What next?

- Look again at housing sites <u>beyond</u> those in the local plan
- Recent advice in the NPPG encourages “reserve sites”
- Small-scale site of 2-3 units? Actively search these out.

If the neighbourhood plan is to identify <u>future</u> housing sites, (i.e. beyond those shown in slide #218) then how can it go about doing this? Small-scale development i.e. no more than 2-3 unit was seen as a preferred option by many participants.

Ticehurst Parish Council



It’s been an intensive and thought-provoking few days.

Lots of energy and enthusiasm from those involved.

A big thank-you from Ticehurst Parish Council, from the Ticehurst Neighbourhood Plan Steering Team and from the team at Feria Urbanism to all who gave up their time to take part in this 48 hour event.

There is a lot still do before there is a finished neighbourhood plan but a huge amount of ground has been covered to date making it a very successful process so far. More to follow...

Thank you!

Contact for further information

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Ticehurst Parish Council