



**Ticehurst Parish Council response to HELAA and traveller sites contained within
evidential material for the draft local plan.**


22.7.24

Address	Land at Cherry Tree Field TIC0043
Site Area	1.43 ha
Map	 <p>Considered as an exception site in the past. Limitations due to the Bewl – Darwell water pipes around the edge of the site. Site is high and dominant in comparison with other properties in the area.</p>
Amount of Development	<p>Limited due to pipe line - should be single storey in design However, it is in the green gap dividing Ticehurst and Flimwell in the made Neighbourhood Plan. HOU4 draft plan The proximity to the primary school could cause traffic issues as parents park along the pavements in this area at pick up and drop off times. The verge on both sides of the access road is wide and an additional car park could be created by the footpath to the west of the entrance roadway to Steelands Rise.</p>
SHLAA status	
Planning Policy	<p>HOU1 draft plan Live Well Locally – dwellings – single storey for older residents could be created here within walking distance of services. The land sits high and single storey would be more appropriate to the AONB, and would be compliant with HOU9.</p>
Access	<p>Access could be steep - accessing from the north might be a better option from the Steelands Farm site.</p>
Suitability	<p>Reducing dominance of the plot would be problematical</p>
Stream and Surface Water Flooding issues	<p>No issues so compliant with RDC EN 6 and EN 7 Low flood risk.</p>
Needs of rural village	<ul style="list-style-type: none"> • Site has public transport from nearby B2087 bus stop.= 1066 bus. • There is a good footpath on the road passing the site to the village centre • The site is outside Ticehurst development boundary. • Primary school and GP surgery are within walking distance. • Village shops within 15 minute walk • Playground and village hall within 10 minutes walk • Site can deliver on-site parking.


Heritage and Landscape Impact	Impact on landscape would be significant Single storey – farm stead looking buildings - use the Singehurst Site as an example would be acceptable - the Parish Council would like to work with AiRS to produce a community build with a local lettings plan for this site. It was discussed with Hastoe Housing as an exception site some years ago but due to the Bewl pipe work was concluded as being unacceptable and therefore not deliverable.	
Assessment	Site is suitable	Yes
	Site is available	Yes
	Site is achievable	Yes
Conclusions	If allocated very limited single storey dwellings suitable – max 8	

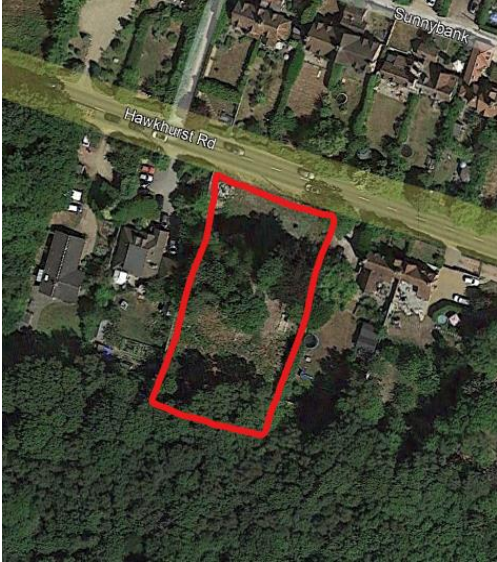
TIC0044	
Address	Land at Steelands Farm Ticehurst
Site Area	2.46 ha
Map	 <p>Well screened site of old and unattractive farm buildings. It is believed that an application on the site has been refused in the past.</p>
Amount of Development	Limited to footprint of the current buildings
SHLAA status	
Planning Policy	HOU 1 HOU 3
Access	Good
Suitability	Suitable for conversion to farm industrial site of small lets or demolition and dwellings designed as converted farm homestead. However, it is in the green gap dividing Ticehurst and Flimwell in the made Neighbourhood Plan.
Stream and Surface Water Flooding issues	No issues so compliant with RDC EN 6 and EN 7 Low flood risk.
Needs of rural village	<ul style="list-style-type: none"> • Site has public transport from nearby B2087 bus stop. • There is a good footpath on the road passing the site to the village centre

	<ul style="list-style-type: none"> • The site is outside Ticehurst development boundary. • Primary school and GP surgery are within walking distance. • Village shops within 15 minute walk • Playground and village hall within 10 minutes walk • Site can deliver on-site parking. 						
Heritage and Landscape Impact	<p>There are no archaeological sites listed in the Ticehurst Parish historic environment report.</p> <p>Ticehurst PC would like to provide an informal path from Steelands Farm across country using 106 monies from Banky Field to create a safe route from Tinkers Lane to the Primary School</p>						
Assessment	<table border="1"> <tr> <td>Site is suitable</td> <td>Yes</td> </tr> <tr> <td>Site is available</td> <td>Yes</td> </tr> <tr> <td>Site is achievable</td> <td>Yes</td> </tr> </table>	Site is suitable	Yes	Site is available	Yes	Site is achievable	Yes
Site is suitable	Yes						
Site is available	Yes						
Site is achievable	Yes						
Conclusions	If allocated by RDC best suited to mixed rural industrial use and limited farm stead dwellings – max 6						


TIC0008	
Address	Flimwell East - Broad Location
Site Area	9.55 ha
Map	
Amount of Development	<p>Proposal appears to include</p> <ul style="list-style-type: none"> • 100 residential • 2850 sqm of commercial and community use. <p>It is unclear whether this land includes the land of the only existing shop - The Weald Smokery as marked on the map above, if so the only grocery shop in Flimwell would not be there to serve the new development.</p>
SHLAA status	<ul style="list-style-type: none"> • Marked as FL7 and FL6 in the SHLAA plan the two fields nearest the A21 were considered to be unsuitable in 2013. • These particular fields were banked as the potential route for dualling the A21 towards Hastings and London and if built upon will end that possibility. Highways England (post the 4th July election)

	<p>stated that land around slip roads onto major roads should not be developed as it would prevent road improvements in the future.</p> <ul style="list-style-type: none"> • The sites would be an intrusion into the AONB east of the A21 Contrary to Core Strategies EN1, OSS1, OSS2, OSS4, OSS5, RA2, and RA1 in current planning documentation. • Veteran oak trees stand within the plot to the east of the Country Furniture barn, furthering the case for preservation of that land. • Safe access to the land to the rear of Sunny Bank cottages would be impossible to achieve on this fast road and it is understood that owners of the land to the north of these properties and to the east are not willing to sell. • Proximity to the boundary with the nationally important Bedgebury Pinetum would encroach on this exceptional site within the AONB. • Historic field boundaries would be destroyed by the proposal. • Unsafe walking routes are a major concern with one fatality near this site within the last 9 months. Pavements are non-existent.
Planning Policy	Contrary to policies in the draft plan siting that development should be within 800m of services.
Access	Access is dangerous on this fast road for all parts of the coloured area. Traffic congestion for the A21 lights often reaches back to the Flimwell Park making access on to the road difficult and at the discretion of those already queuing.
Suitability	Unsuitable
Stream and Surface Water Flooding issues	None identified but vegetation suggests that the large field that runs towards the Royal Oak (Closed) pub lies wet.
Needs of rural village	<ul style="list-style-type: none"> • No services other than a delicatessen which is expensive for the average household and may well be demolished under this proposal. • There is one restaurant at the Flimwell Park, again too expensive for the average household.
Heritage and Landscape Impact	The whole of TIC0008 would have a detrimental effect on Flimwell and the AONB.
Assessment	Sites are unsuitable, much of it to the north is unavailable and therefore not achievable and furthermore would end the chances of a dualled road to Hastings and Bexhill, thus damaging the economic prosperity of the area.
Conclusions	Unsuitable

TIC0007	
Address	Land to the rear of Fruitfields, High Street, Flimwell.
Site Area	2.04 ha
Map	
Amount of Development	8 proposed - Green area was identified in the Ticehurst Neighbourhood plan as being suitable for 9 properties - much explored and consulted upon concluding that the current proposed site was unacceptable.
SHLAA status	FL5 considered suitable but was categorised amber.
Planning Policy	
Access	Access would be via the unmade track owned by Wardsdown House – unsuitable for emergency vehicles.
Suitability	<ul style="list-style-type: none"> Proposed site is unsuitable - both Fruitfields and any new properties in this area would be overlooked by the high properties above them to the immediate south, all designed to maximise the view to the north. Intrusion into the AONB Proximity to ancient woodland.
Stream and Surface Water Flooding issues	Water runs through the site to feed into Bewl Water to the north - any toxins or pollutants would therefore feed into the reservoir and nature reserve.
Needs of rural village	<ul style="list-style-type: none"> Flimwell has no affordable shop, residents are reliant on cars and the one bus per hour. Development of the site would result in raised emissions and would be likely to be two vehicles per dwelling. Flexi-bus is not available due to the 1066 bus.
Heritage and Landscape Impact	<p>The site would be obtrusive throwing more light into the path of the internationally recognised gull roosting site at Bewl as they come into land – largest site in western Europe.</p> <p>It would detract from the openness of the area.</p> <p>Encroachment into the landscape</p> <p>Damages the AONB</p>
Assessment	Some is available - but other areas are not.
Conclusions	Unsuitable for development - this site was given much consideration during the making the Ticehurst N Plan and dismissed.

TIC0038 and GYP0003 (The Hollies)	
These are being considered together as points made are relevant for dwellings or for accommodating travellers	
Address	Land Adjacent Seacox Cockers Hawkhurst Road, Flimwell
Site Area	0.23
Map	
Amount of Development	History on the site of failed applications for two pairs of semi-detached (4 units) in 2021 and one pair of semi-detached dwellings in 2022. Appeal was dismissed in April 2024.
SHLAA status	Not considered. HEELA for dwellings considers it unsuitable.
Planning Policy	<p>It would conflict with policy CO6 of the core strategy Policy DHG12 of the DaSA and Policy TR4 of the Core Strategy. The appeal relied on para 11d of the NPPF which Ticehurst PC are strongly defending at Judicial Review to protect all areas of the AONB.</p> <p>Contrary to Policy RA3 of the Core strategy and Policy OSS2.</p> <p>Lies within the High Weald National Landscape and sites next to a listed property.</p> <p>The site is subject to enforcement ENF/192/23/TIC (being appealed) for moving caravans on to the site and living in them without permission and for the creation of an access on to the roadway without permission. The majority of the protected trees were removed without permission and a limited amount of permitted removal was excessively exceeded. The two large (copper beech and oak) trees remaining on the site have suffered extensive root damage during the authorised works carried out.</p> <p>The site is in a designated site for important biodiversity HOU11.</p> <p>The site can not be safely accessed by vehicles towing caravans HOU11.</p> <p>The site harms the amenities of adjoining properties HOU11.</p> <p>The proposal is not accompanied by a management plan HOU11.</p>
Access	Access has been created without permission – the appeal APP/U1430/W/23/3321909 concluded that the ‘corner frontage of Seacox Cockers does obscure part of the view along the road into his easterly direction and thereby limits the ability to see on-coming traffic.....consequently, because the land behind the footway at Seacox

	Cockers appears to be private land beyond the appeal site, the appellant and future occupiers of the site would not be in a position to cut back this frontage planting to provide, and then maintain, the required visibility splay. Without the ability to provide and maintain this sight line, the visibility to see oncoming vehicles would not meet the required distance and this would compromise road safety.
Suitability	<ul style="list-style-type: none"> • Unsuitable - the proposals for either residential or traveller site would be located outside the defined development boundary and would be contrary to the spatial strategy for any development. • Both proposals would harm the character (the current occupation of caravans on this site already harms), and appearance of the area and would not conserve or enhance the landscape and scenic beauty of the High Weald NL. • It would also harm the setting of the listed building.
Stream and Surface Water Flooding issues	N/A The site is not connected to mains water and it is being purchased elsewhere and brought onto the site. This is causing local upset.
Needs of rural village	<ul style="list-style-type: none"> • Site has public transport from nearby B2087 bus stop. • There is an inadequate and dangerous footpath on the road passing the site to the A21 cross roads. • The site is outside Ticehurst/Flimwell development boundary. • Primary school and GP surgery are not within walking distance. • Village shops are not accessible on foot (dependant on the future of the Smokery) • Playground and village hall are within 10 minutes walk
Heritage and Landscape Impact	<ul style="list-style-type: none"> • Unacceptable harm to the High Weald NL • Unacceptable harm to the Listed Building adjacent. • Proximity to ancient woodland – potential damage – tree roots have already been severely compromised.
Assessment	Available – dismissed for housing and now being put forward for traveller occupation. Suitability - unsuitable and unachievable due to planning constraints listed above.
Conclusions	Unsuitable - enforcement action should be taken to restore the land to its former status.

TIC 0039 GYP0002	
Address	Land North of Broomhill
Site Area	2.91 ha
Map	
Amount of Development	Traveller site - for 6 pitches.
SHLAA status	SHLAA FL8 Not suitable -
Planning Policy	<ul style="list-style-type: none"> • The site is in a designated site for important biodiversity HOU11. • The site can not be safely accessed by vehicles towing caravans HOU11. • The site harms the amenities of adjoining properties HOU11. • Live Well Locally. • The site is within the High Weald National Landscape and adjacent to ancient woodland and has ancient hedge lines – historic field boundaries- Paragraph 14 of the Framework. • The site lies within the Ticehurst to Flimwell Green Gap recognised within the made Neighbourhood Plan. • The site is adjacent to a well-used public footpath. • The hedge lines along this road have been recognised as ecologically important AA/U1430/W/15/3140423 • The titled balance should not be applicable. • Contrary to Policies EN1, OSS1, OSS3, OSS4, OSS5 RA1 and RA2.
Access	<p>Occupants would be reliant on cars, increasing emissions or using the hourly 1066 bus. The flexi-bus would not be available to them.</p> <p>Any access into the site would have to cause harm to the protected ancient hedgerow contrary (GOV UK May 2024).</p> <p>There is no pavement on the roadside making pedestrian access dangerous.</p> <p>Site lines to the west are very poor within this 40 mph stretch of road.</p>
Suitability	Unsuitable for development or traveller site.
Stream and Surface Water Flooding issues	The land lies extremely wet and vegetation is of a wet land in nature - assumption is that there is a flood risk. Locals report that it never dries out.
Needs of rural village	<ul style="list-style-type: none"> • Site has public transport from nearby B2087 bus stop but no pavement to access the bus stop and it also entails crossing the road for the bus going west in a dangerous setting.

	<ul style="list-style-type: none"> • The site is outside Ticehurst/Flimwell development boundary and lies in the strategic green gap identified in the made Ticehurst Neighbourhood Plan. • Primary school and GP surgery are not within walking distance. • Village shops are not accessible on foot (dependant on the future of the Smokery). • Playground and village hall are within 10 minutes walk but without a pavement for much of the way.
Heritage and Landscape Impact	<ul style="list-style-type: none"> • Unacceptable harm to the High Weald NL • Unacceptable harm to the development Bewl Bridge Close to the east. <p>Proximity to ancient woodland – potential damage.</p>
Assessment	<p>Available Unsuitable and unachievable. There are no benefits of developing this ancient agricultural site.</p>
Conclusions	<p>Unsuitable for development or traveller site - speculative proposal.</p>