



HAILSHAM TOWN COUNCIL

Hailsham Neighbourhood Plan

Report on progress

Updates May 2017

Actions and updates

- Review allocations and growth figures
- Review bus and cycle networks
- Review green space provision
- Review and discuss responses to emerging policies
- Ongoing character area assessment

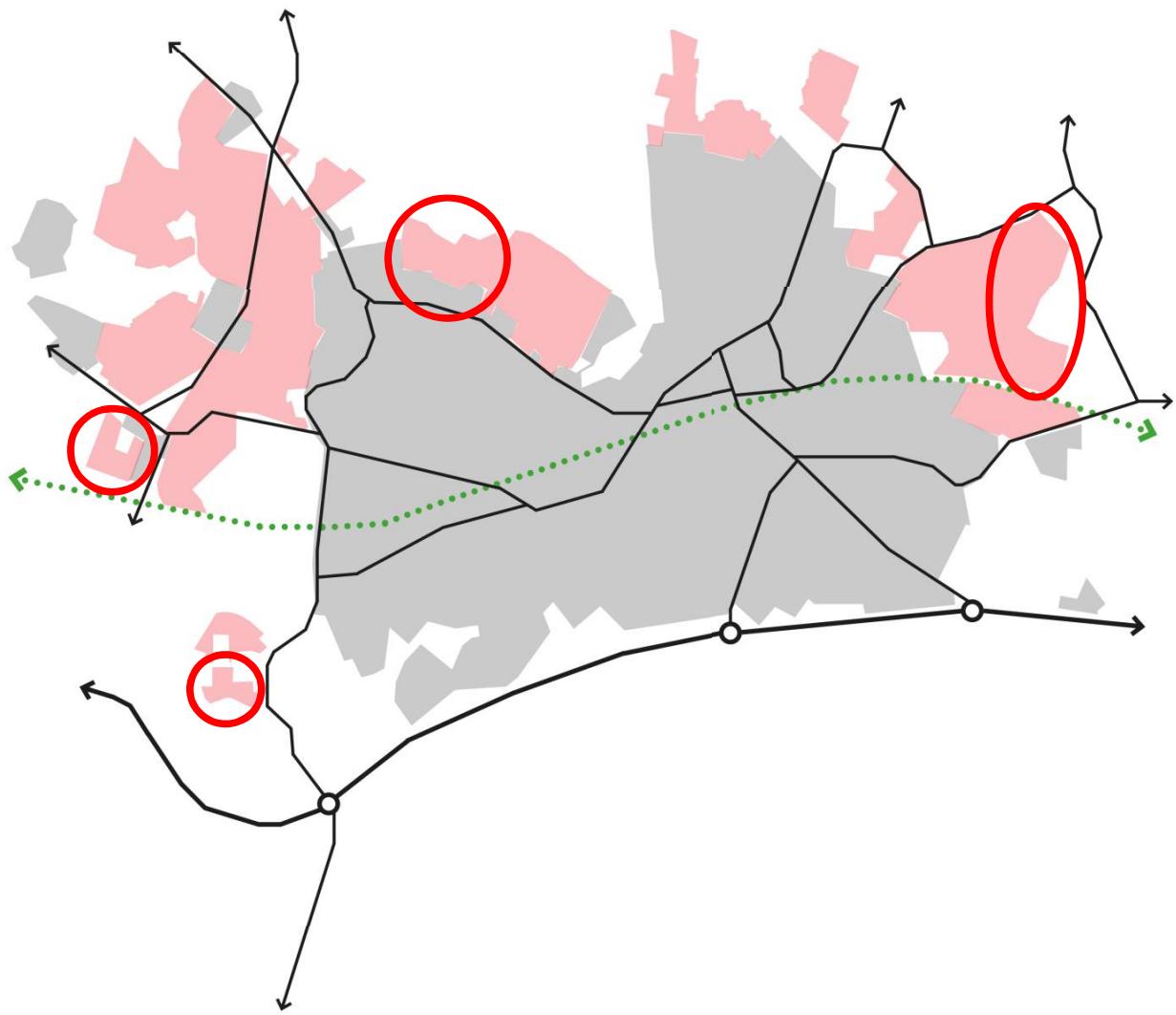




Mapping and analysis

Revised local plan growth areas

- Latest version of Local Plan has amended the growth area boundaries and associated dwelling numbers
- Areas removed outlined in red
- Overall unit numbers from strategic growth areas reduced from 3,741 down to 2,836



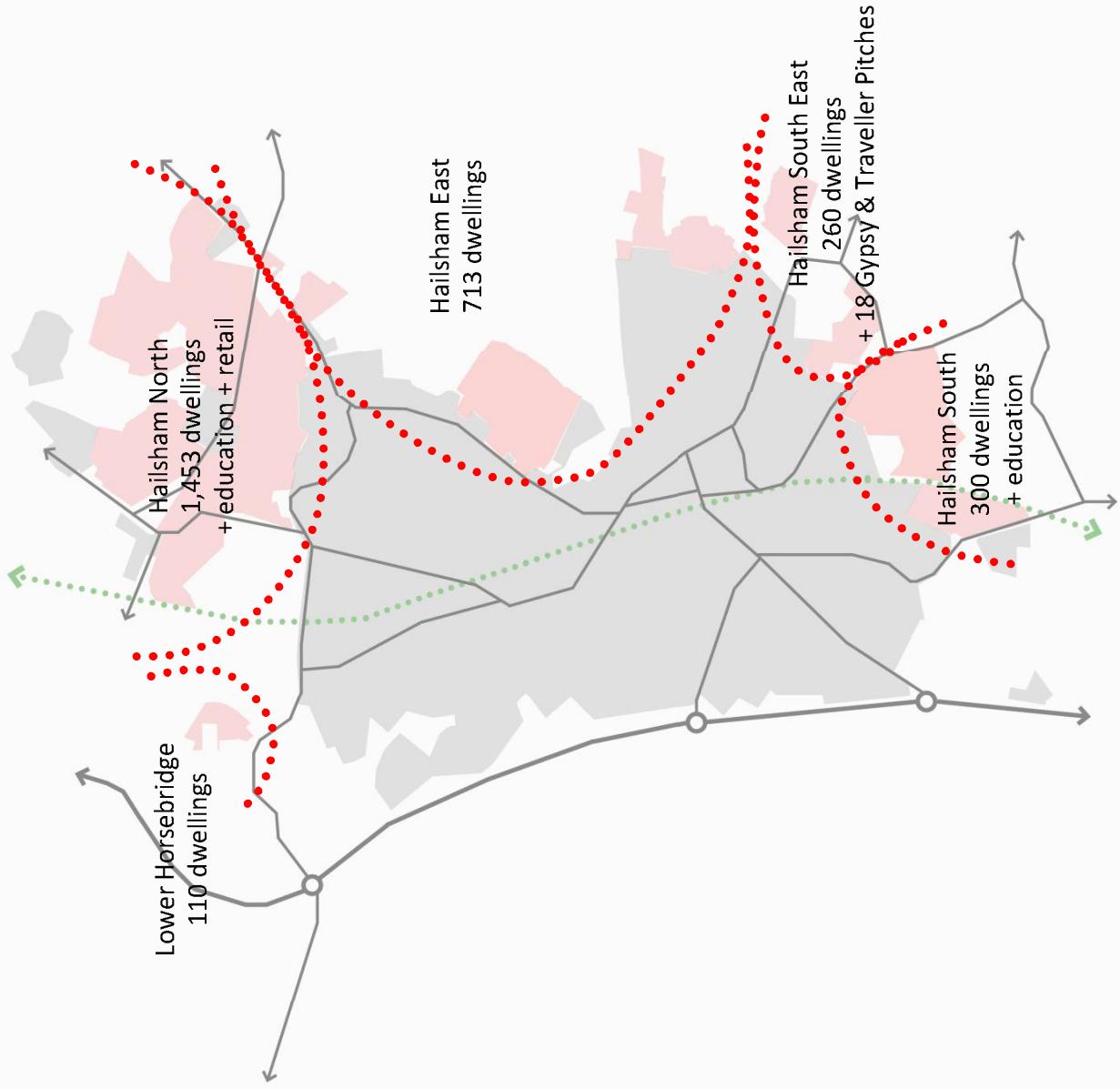
Revised local plan growth areas

- Plan showing revised allocation areas:
 - Dark pink are remaining housing allocations
 - Light pink are removed housing allocations



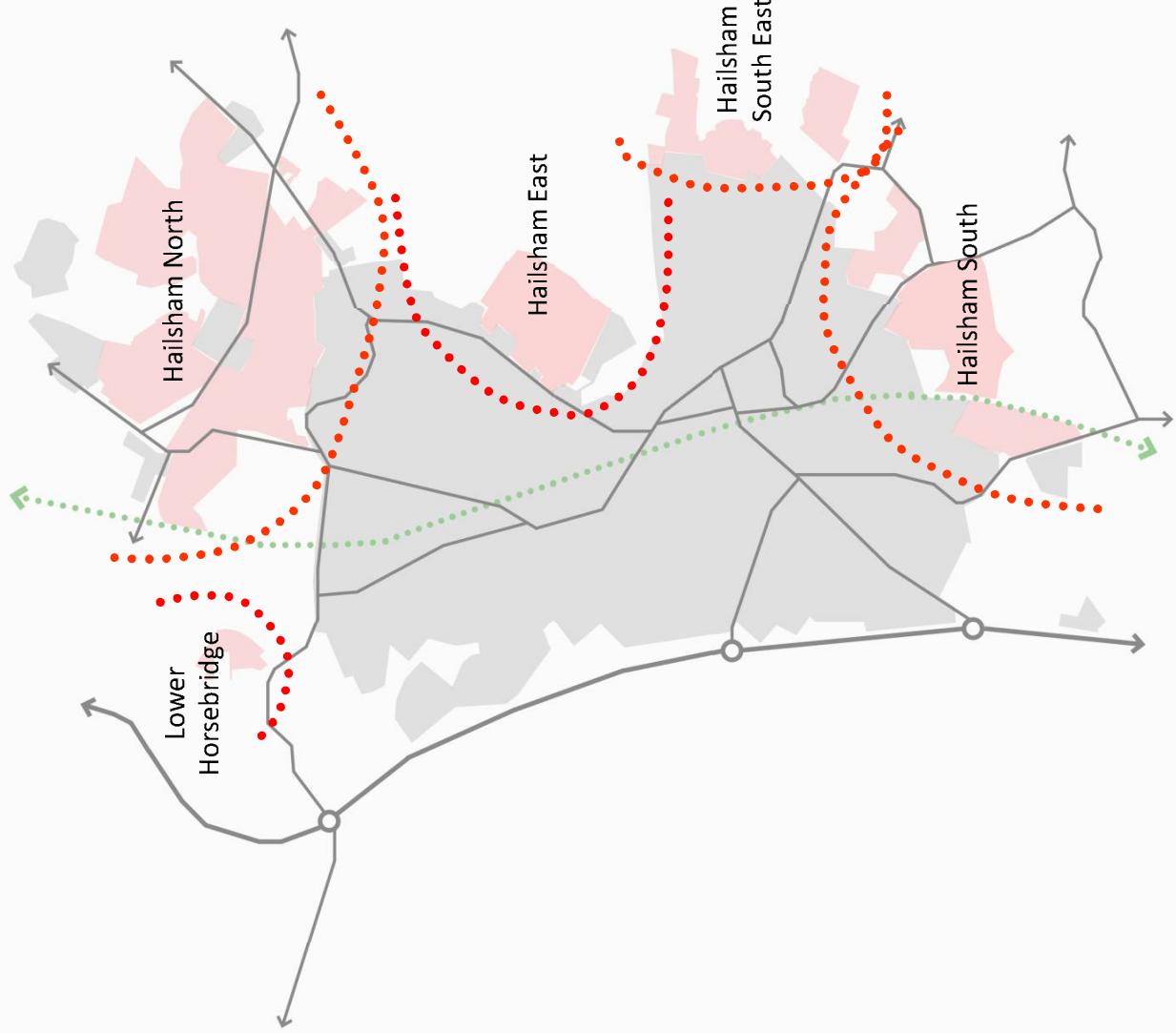
Revised local plan growth areas

- This plan shows the scale of growth within each strategic growth area
- 2,836 dwellings within allocated growth areas
 - plus education
 - plus retail
 - plus 18 gypsy & traveller pitches



Revised groupings of sites?

- This plan shows our suggested revised ‘sectors’ around the growth areas
- These reflect more natural groupings and relationships between allocated sites
- This helps better understand how to shape ‘comprehensive development’
- We are awaiting copies of masterplans for each site underpinning the Local Plan submissions
- To discuss with WDC





Wider housing growth allocations



Housing:

- 2,836 dwellings within allocated growth areas
- 60 dwellings from 'SHELAA' sites
- 243 dwellings from windfalls within Hailsham
- (3,139 total dwellings)

Plus 243 dwellings on windfall units: locations unknown

Other allocations to note

Town Centre:

- 1,000 sqm comparison retail floorspace
- 1,500 sqm convenience retail floorspace

Employment:

- 'A22 employment corridor': 38,600 sqm
- Outside of neighbourhood plan area

Housing:

- Contingency site for 500 units
- Why this and not previous allocations?

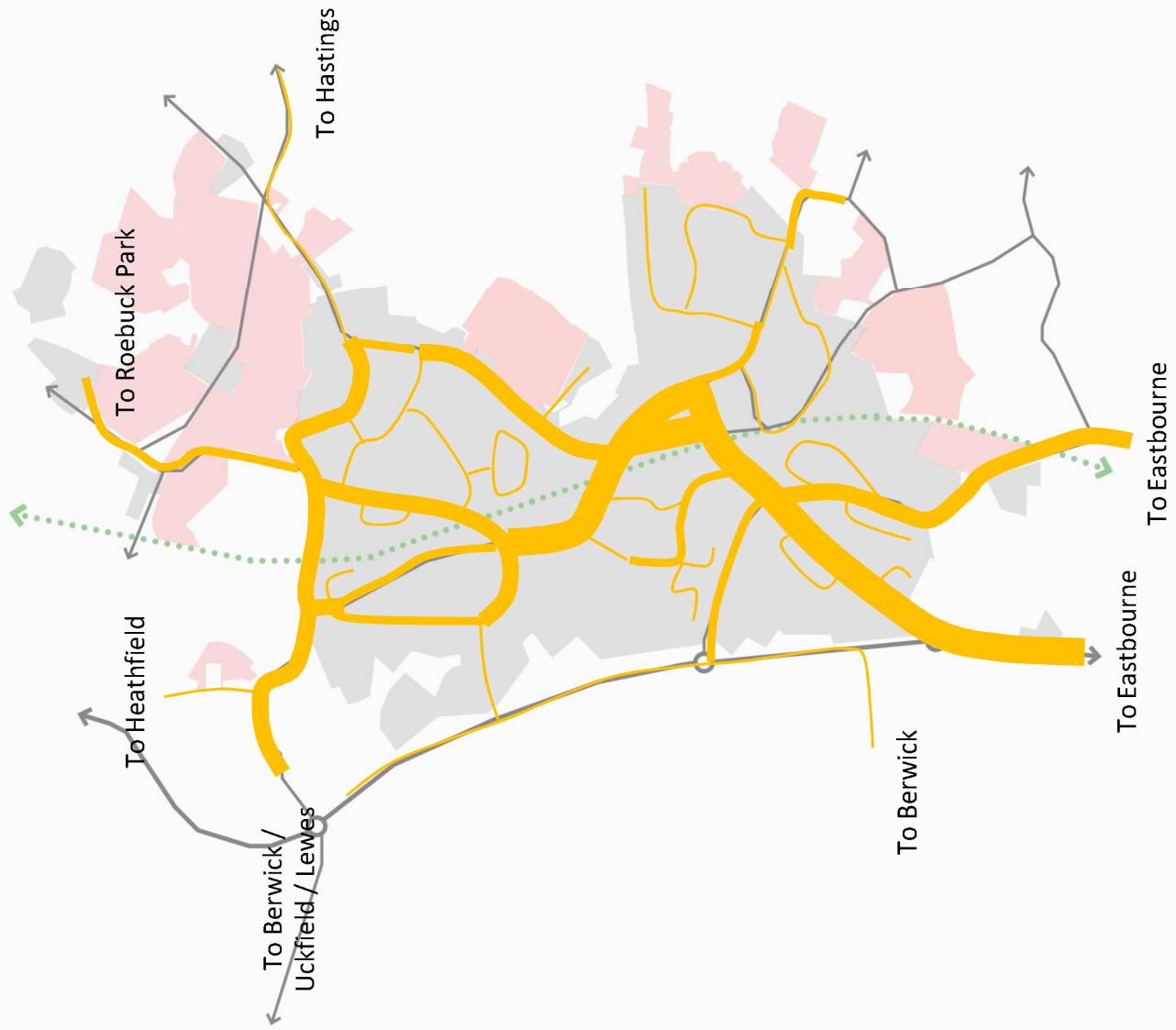
Gypsy & Traveller pitch provision:

- 18 pitches
- Part of south east growth area



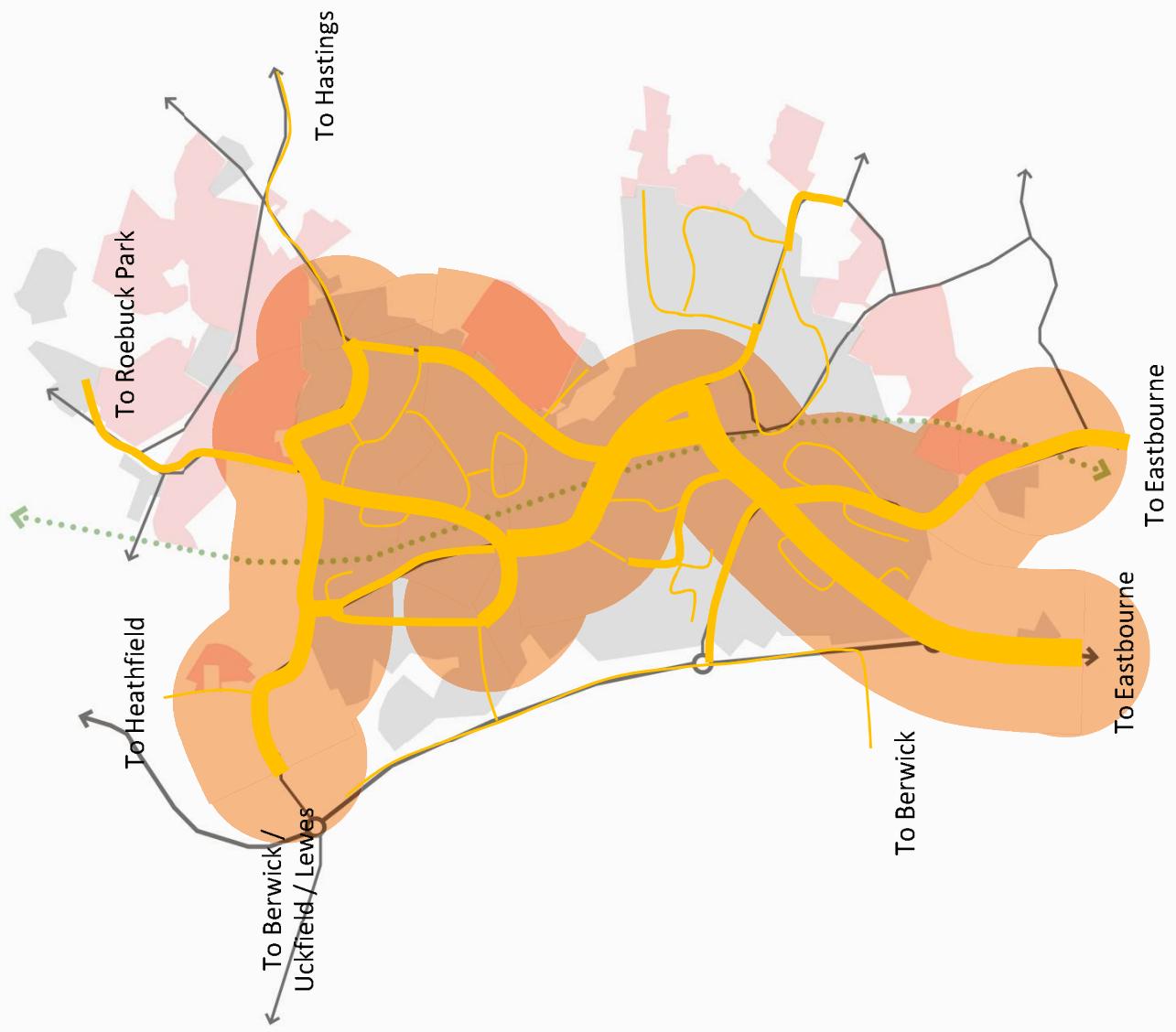
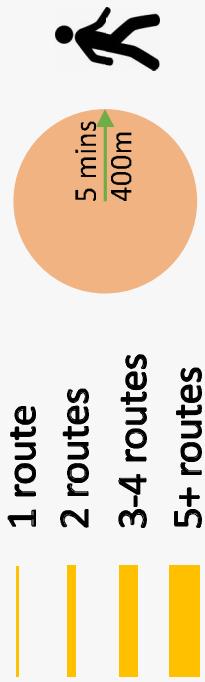
Bus Routes

- Focus of bus routes between London Road, town centre and towards Eastbourne
- Traffic congestion on South Road / A295 undermines quality of service
- Impact of bus routing on quality of town centre environment
- Limited bus connections with south / south east growth areas



Bus Routes: Catchments

- 400m / 5 min catchment around highest concentration of bus routes
- Most of town within walking distance of 3-4 bus routes
- But some gaps: to west and south east
- Can growth areas help improve coverage?
- Can other modes (walking and cycling) help 'fill the gaps'?





Cycle Network: current provision

- Limited cycle provision within Hailsham
 - Gaps along the Cuckoo Trail
 - Shared facilities with pedestrians
 - Lack of facilities at junctions
- Limited connectivity with key destinations, services and facilities (eg. town centre, leisure centre, schools, play space, green space)

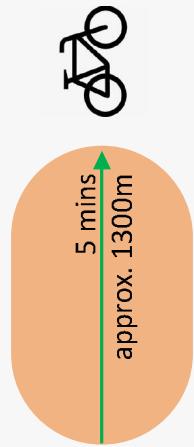
— Shared footway / cycleway
— Off-road cycle route (Cuckoo Trail)
— On-road sections of Cuckoo Trail





Cycle Network: Catchments

- Most of town within a comfortable cycle distance of key services and facilities
- But interventions are required to improve network conditions for cyclists, both within existing built-up area and with the growth areas
- Growth areas need connecting to network

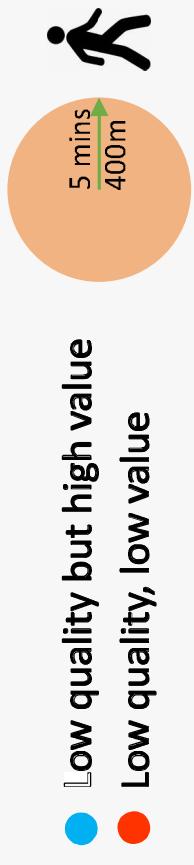


■ Shared footway / cycleway
■ Off-road cycle route (Cuckoo Trail)
■ On-road sections of Cuckoo Trail

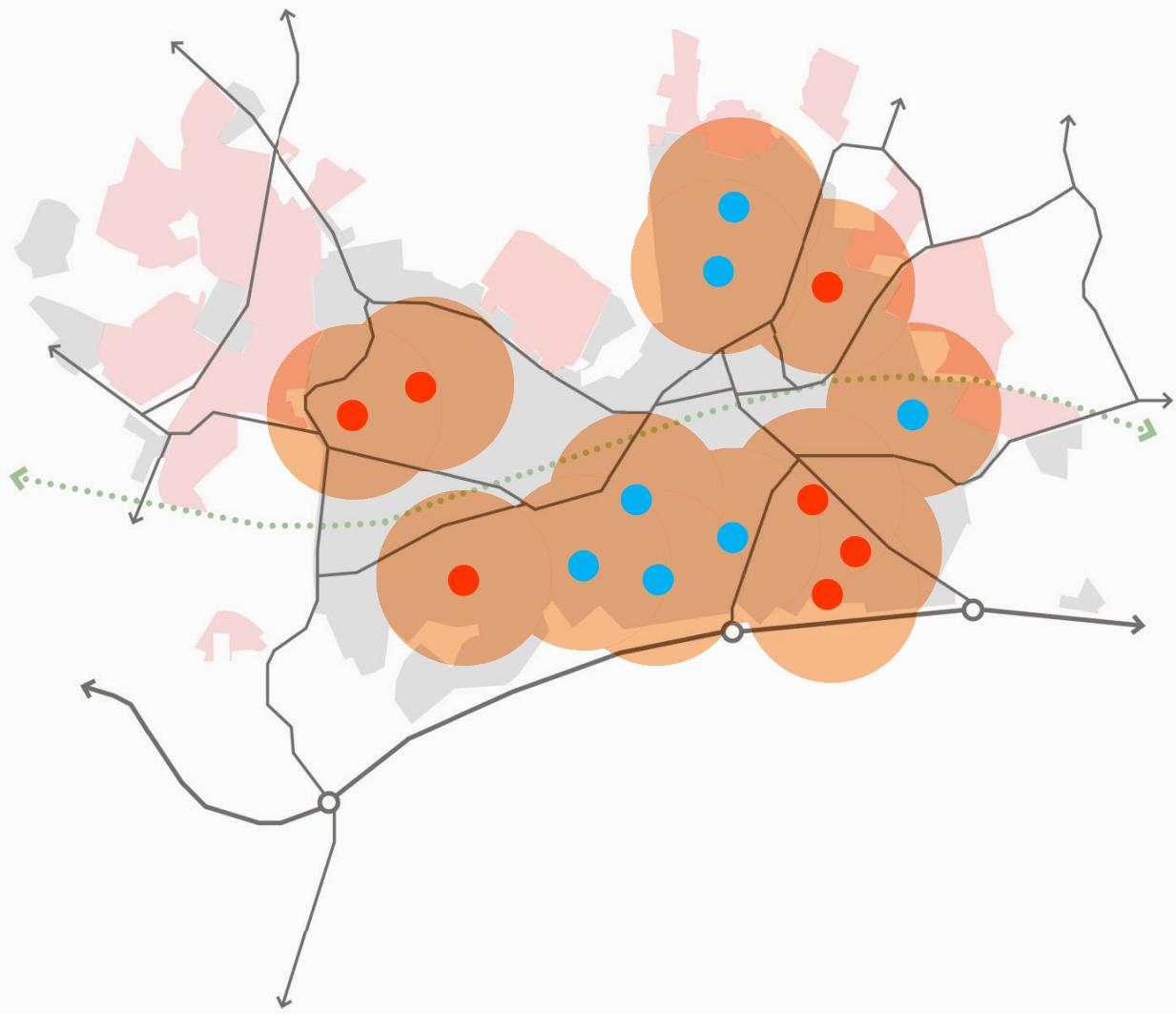


Access to amenity green space

- Most of Hailsham within a five minute walk of amenity green space (all within ten)
- But the quality of this varies – high proportion of ‘low quality, low value sites’
- Growth areas will need to provide amenity green space

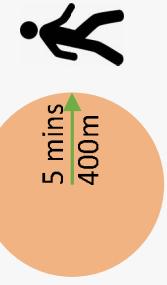


NB: Info based on WDC PPG17 study

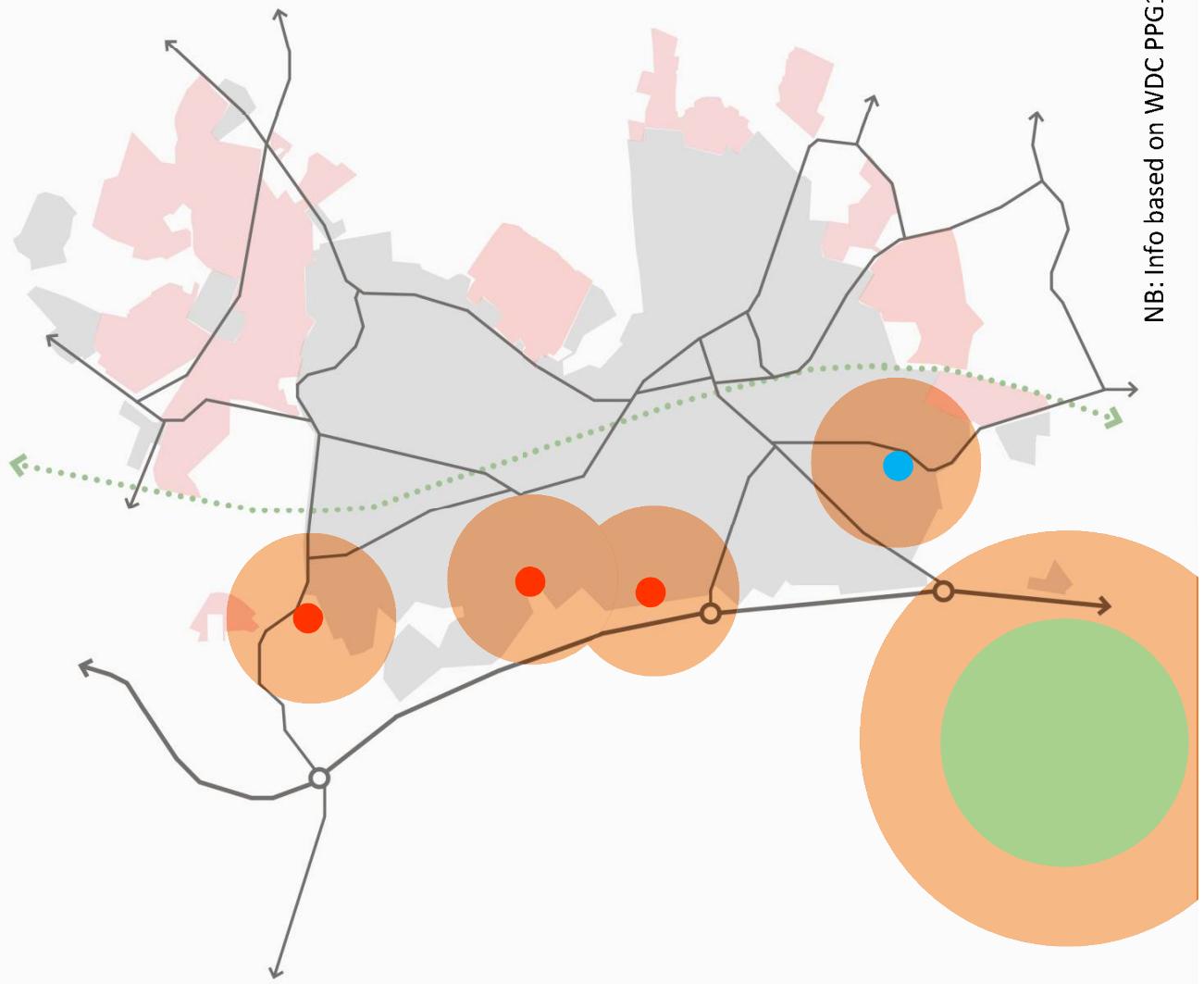


Access to natural green space

- Limited access to natural green space, some of which is rated as 'low quality and low value'
- Highest quality / value natural green space is cut-off from Hailsham by the A22
- Growth areas are outside of catchment areas to natural green space and will need to make their own provision



- High quality, high value
- Low quality but high value
- Low quality, low value



NB: Info based on WDC PPG17 study

Green space: summary issues

- There is an overall shortfall of multi-functional green space against quantity standards.
- The green space network is disjointed, quality is quite poor (especially in the north of the town), and most of the spaces are small.
- Abbot's Wood is important, but difficult to access
- Improvements are needed to the quality, quantity and connectivity of the green infrastructure network



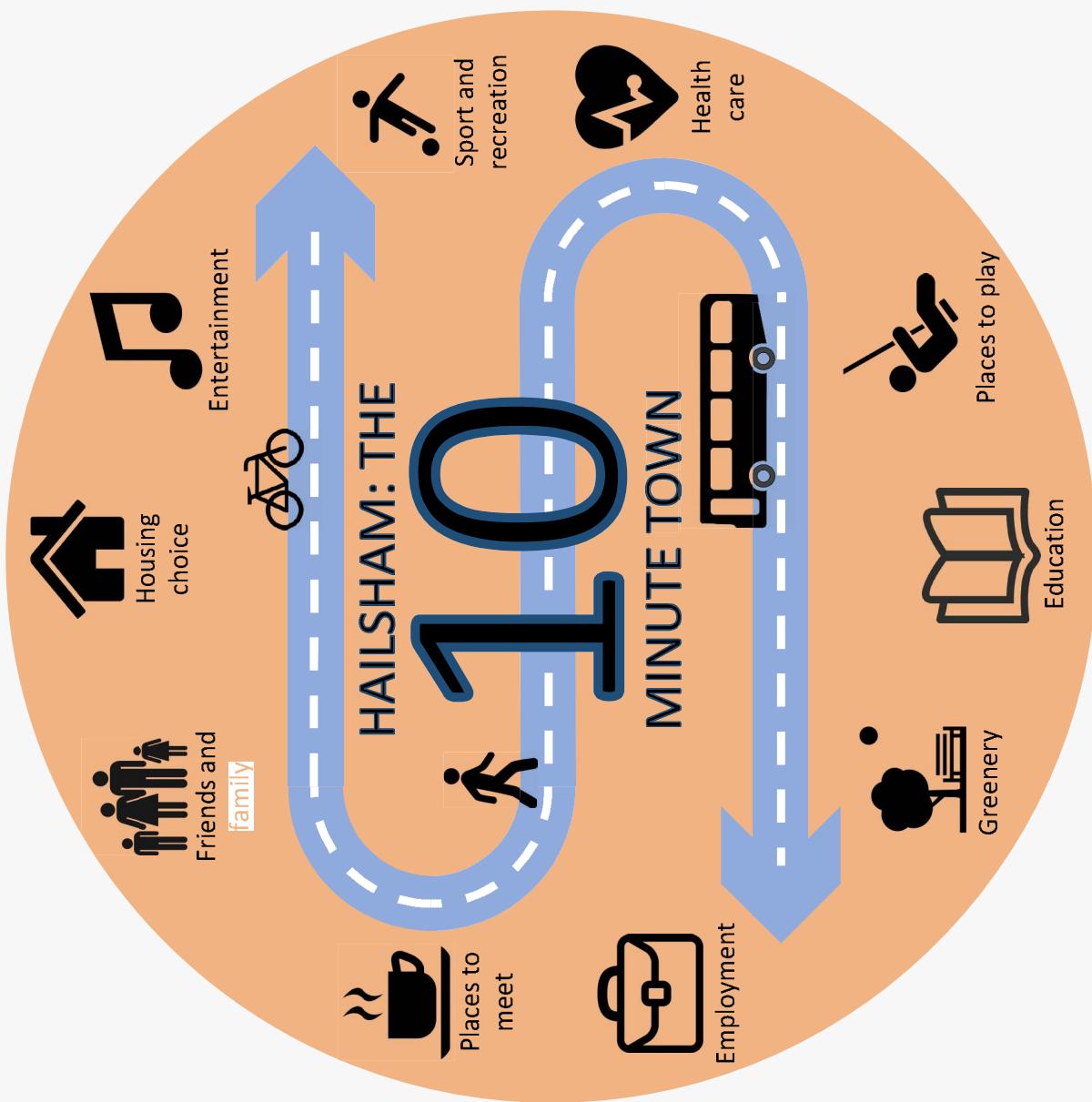
Liverpool Festival Gardens. Land Trust community project of the year, 2016



Sustainable development and place quality

The ten minute town

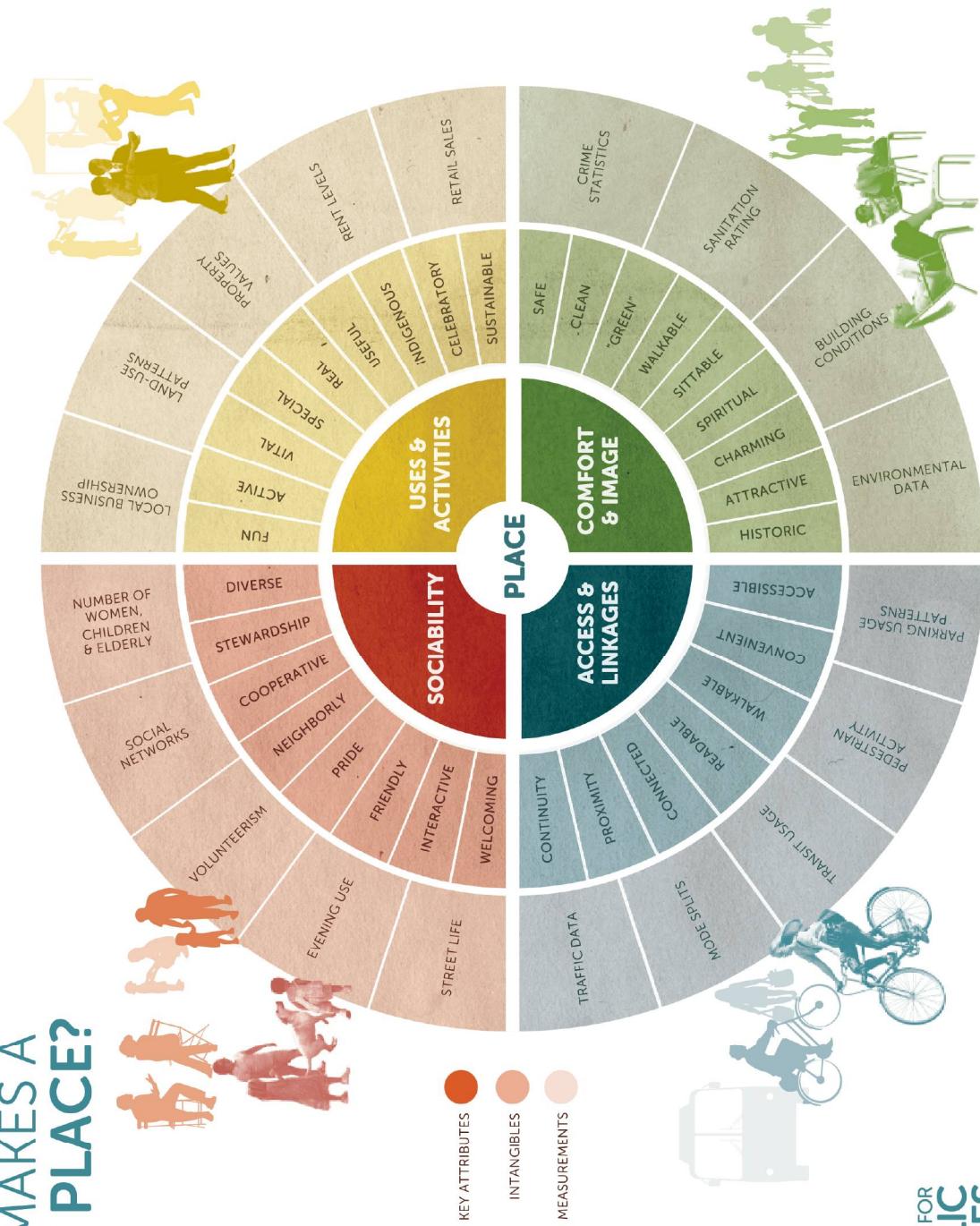
- Hailsham is relatively compact
- All everyday services and facilities are within a ten minute walk, cycle or bus ride from home
- But walking, cycling and public transport need to be more attractive propositions



Graphic inspired from City of Melbourne
'Twenty-minute neighbourhood'



WHAT MAKES A GREAT PLACE?



KEY ATTRIBUTES

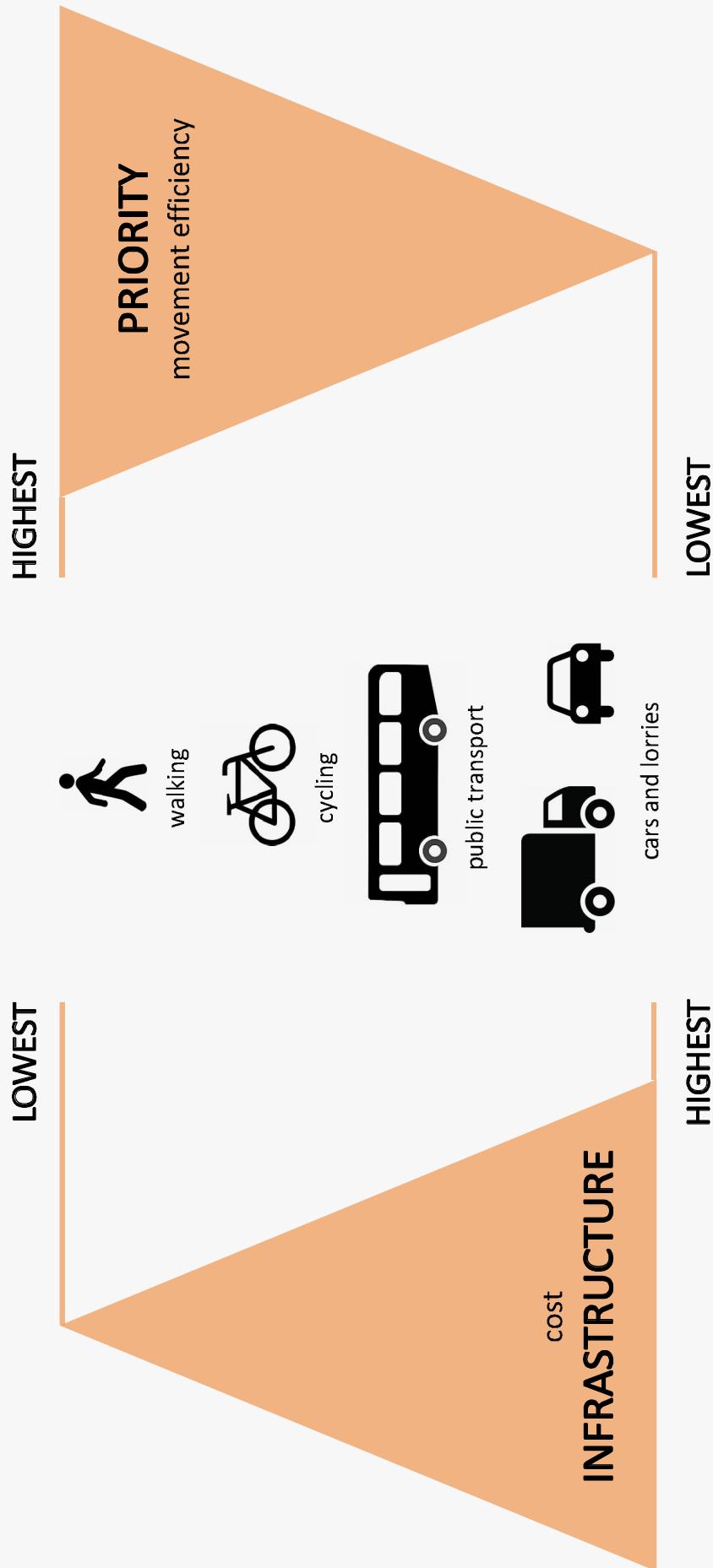
INTANGIBLES

MEASUREMENTS





Re-prioritise





Character and design

Progress report



- Mapping of different areas
- Review of key defining features including:
 - Density
 - Layout
- Building styles and materials
- Assessment draws out the positive aspects that applicants will need to respond to
- Work will underpin policy in the neighbourhood plan

CHARACTER AREA	AREA (ha)	Average No. of buildings/ha	%
1. Central Area	22.5	-	4.8%
2. Modern Commercial	27.3	-	5.8%
3. Central Axis	135.2	20	28.9%
4. Winding East	47.3	25	10.1%
5. Edge Detached	8.8	38	1.9%
6. Linear Development	43.0	15	9.2%
7. North East Residential	41.5	25	8.9%
8. North West Residential	27.0	25	5.8%
9. South of Town Centre	15.5	35	3.3%
10. West Edge Residential	28.3	20	6.1%
11. West Residential North	25.3	20	5.4%
12. West Residential South	12.6	20	2.7%
13. Contemporary Developments on Edge	33.1	28	7.1%



Draft policies and plan structure



Policy review and updates

- Feedback received on a range of topics
- We have reviewed and responded
- Some potential additional work for the groups plus ongoing input from Wealden Council required

HAILSHAM

Draft emerging Neighbourhood Plan



Troy Planning + Design

for Hailsham Town Council

April 2017

Proposed plan structure



Foreword

- To be prepared by Hailsham Town Council

Introduction

- What is a neighbourhood plan
- Why a neighbourhood plan
- What area does it cover
- Who is preparing the plan
- How does it relate to wider policy
- What are the steps

Policies and projects

- Town wide
 - Access and movement
 - Cuckoo trail / green infrastructure
 - Community facilities
 - Employment
 - Character and design
 - Design principles
 - Parking best practice
 - Growth areas
 - Comprehensive development
 - Design quality
 - Development frameworks
 - Town centre
 - Town centre parking strategy
 - Development mix and design
 - Public realm and movement
 - CIL / Projects
 - Local list
 - Public realm projects and priorities
 - Town centre place-branding

Appendix / free standing supporting documents

- Analysis plans and concept diagrams

Next steps

- Consultation
- Stages
- How to get involved