

WELCOME



YOUR HAILSHAM, YOUR PLAN!

Welcome to our consultation on policy ideas and projects for the Hailsham neighbourhood plan – your plan for the future of Hailsham!

Work on the neighbourhood plan is being led by Hailsham Town Council. We held a well-attended workshop in February during which residents, businesses and visitors told us how they would like to see Hailsham change and improve in the future. We have now prepared a set of emerging policies that respond to these and are asking for your thoughts on these.

This is an exciting opportunity for you to influence future growth and development in Hailsham. If you care about where you live, work and shop, please let us know what you think.

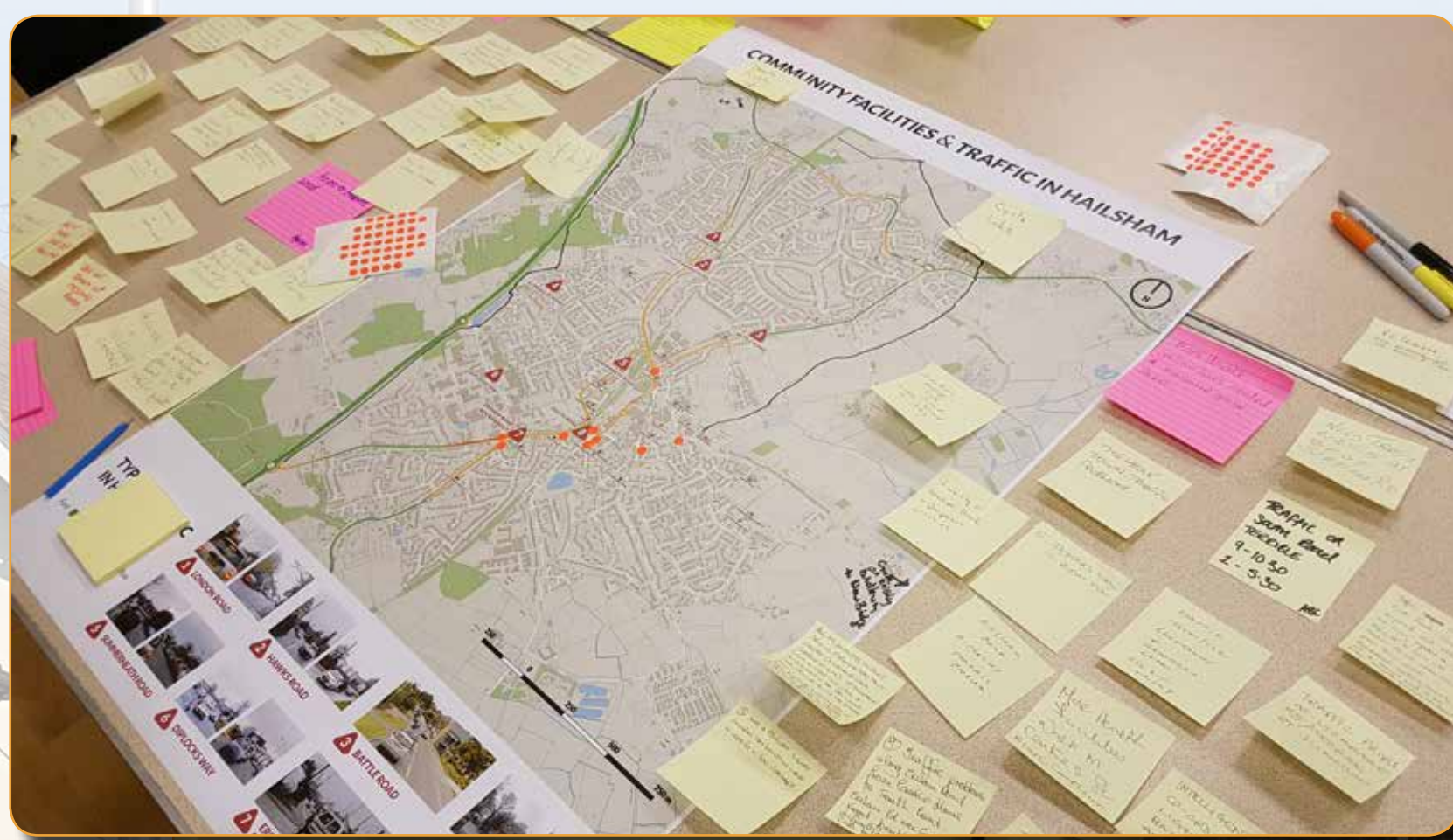
With your help and support we will then prepare a neighbourhood plan which reflects the community's views. It will eventually be subject to public scrutiny and examination, followed by a referendum. If people vote in favour of the plan, it can then be used to help shape a future Hailsham that we can all be proud of.

WHAT IS BEING PRESENTED TODAY?

The following boards present the vision and objectives for the plan which were consulted upon in February. We then include policies and projects in relation to the area as a whole, for future development sites, and the town centre.

It is important that you tell us what you think by completing the questionnaire. These can be completed online at <http://www.hailsham-tc.gov.uk/neighbourhood-planning/>.

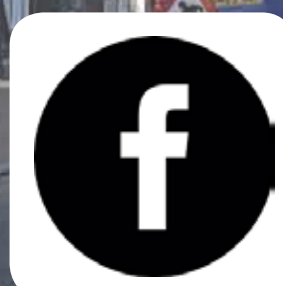
Members of the Town Council, as well as the consultants supporting us, are here to help. Please ask us any questions.



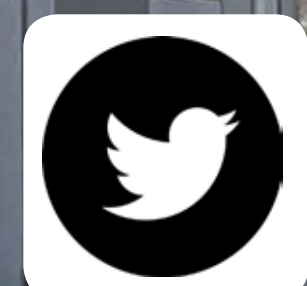
Comments made during earlier consultation events have helped shape the emerging ideas, which we are now asking for your feedback on.



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THE VISION



By 2028 Hailsham will be recognised as a destination for leisure, shopping & culture. It will have embraced and harnessed its growth potential and benefitted from the necessary infrastructure to support and retain its strong sense of community, civic pride and social wellbeing. Hailsham will be established as a balanced, well-proportioned and prosperous town offering its residents a high quality of life.

The town centre will be an appealing and pleasant retail and leisure destination which attracts visitors from far and wide (many via public transport from rail services at Polegate) into the unique historic market town served by modern and desirable facilities and amenities. Growth will deliver excellent schooling choices and new further education opportunities, good medical provision and care services.

An improved core retail area will support a diverse mix of independent and national shops and businesses bringing with it strong employment prospects for the town. A network of enhanced and connected green spaces, centred around the cuckoo trail will support an active and healthy community. The wetlands remain an asset of recreation and well-being for the community of Hailsham. Together with improvements to pedestrian and cycling links across the town, Hailsham residents will benefit from a safe and healthier alternative to car based travel.



attractive destination for
leisure,
shopping & culture



connected
and expanded
mixed retail area



improved
non-motorised
transportation



connected
green spaces for a healthy
community



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THE PLAN OBJECTIVES



1 Development delivers the necessary facilities and infrastructure in accessible locations for existing and new communities alike.



2 Existing pedestrian and cycling routes are preserved and enhanced. The Cuckoo Trail will be improved as a multi-functional route for tourism, travel and recreation, further linking Hailsham to its surrounding communities.



3 New developments will create well connected, attractive cycling and pedestrian routes, providing seamless integration with the existing urban areas and public green spaces to encourage a reduction in car based travel.



4 Existing habitats and green infrastructure networks are protected and enhanced through sensitive development to encourage local habitat improvement and creation.



5 The character and setting of Hailsham's conservation area, statutory listed buildings and locally listed buildings are protected by fostering a high quality design approach which promotes design innovation and reinforces the distinct local character areas of Hailsham.



6 Improve local air quality and provide reductions in carbon emissions by supporting local renewable energy generation.



7 Encourage the appropriate re-development of previously developed land to help meet housing need and encourage the regeneration of Hailsham Town Centre.



8 Protect and encourage the development of retail and commercial spaces which meet identified local need, to support new and existing small businesses and local retailers whilst also attracting inward investment into Hailsham.



9 Support existing retailers in Hailsham and encourage a diversification of the retail and leisure offers in the town to attract new shoppers and visitors.



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AREA WIDE PRINCIPLES



YOU TOLD US....

...that Hailsham should be more accessible and easier to move around in, and that **clear support was expressed for improved non-car-based connectivity**, linking communities to one another and the surrounding countryside.

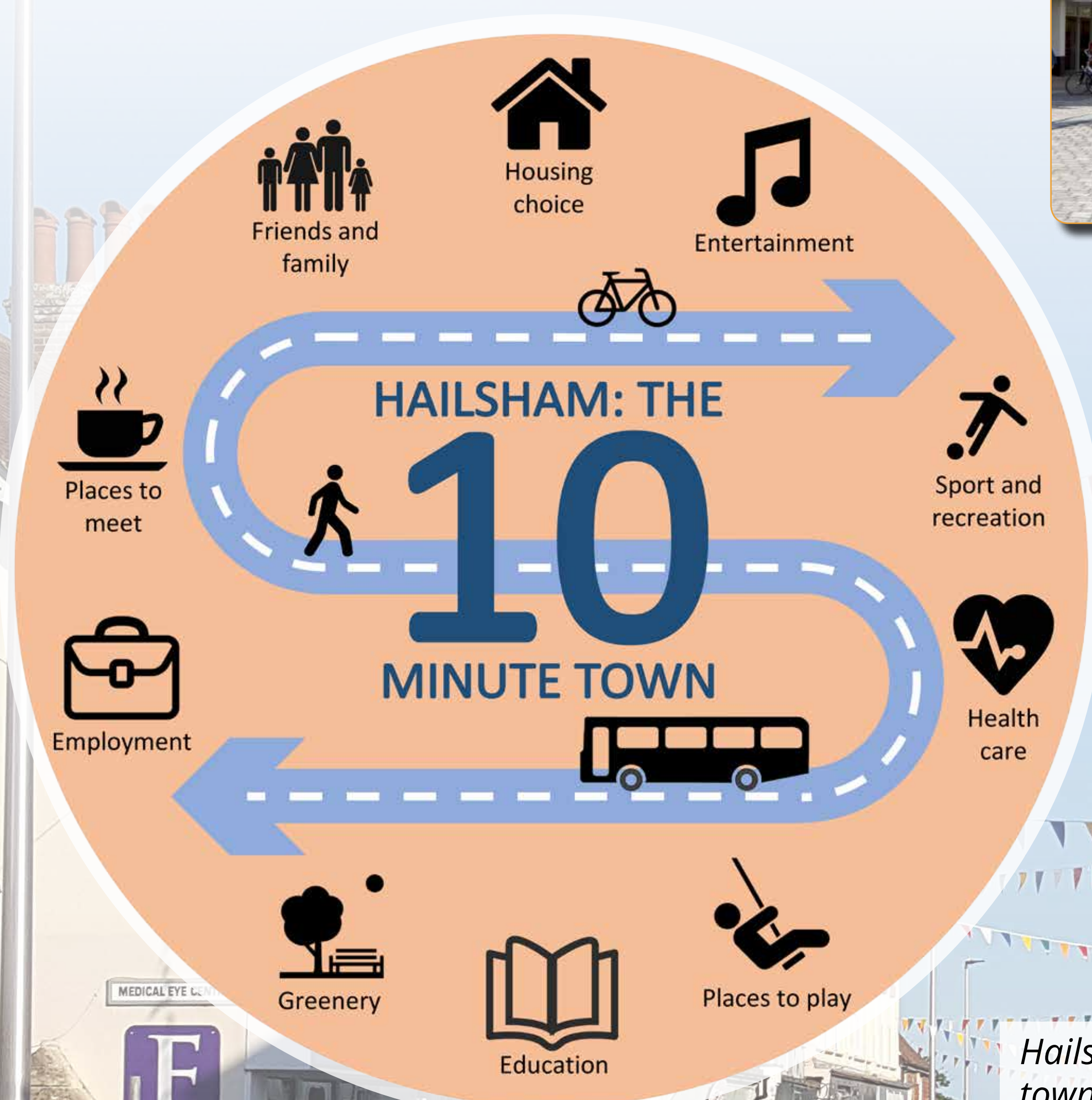
WHAT WE COULD ACHIEVE

'The ten-minute town':

We are promoting the concept of Hailsham as 'the ten-minute town', where all facilities and services are within easy reach of the home, particularly by foot, by bike and bus, providing access to all facilities for everyone, irrespective of age and ability.

Proposed new development should be well integrated with existing neighbourhoods, with new infrastructure delivered alongside new homes. Money payable to the Town Council through the Community Infrastructure Levy will be targeted to improving facilities in the town, access to the Cuckoo Trail and surrounding countryside, and making it safer for people to walk and cycle to school, the shops, to work, the park, and to see friends and family.

This goes hand-in-hand with the promotion of good quality design, which, for Hailsham, means responding to local character, historic assets and materials, provision of attractive green spaces and human scale buildings and streets.



Hailsham could be a walking and cycling friendly town, where all day-to-day services and facilities are in easy reach of the home, for everyone, with attractive and inviting spaces to spend time in.



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AREA WIDE PROJECTS



YOU TOLD US....

...that much more should be made of the Cuckoo Trail, and that improved public transport access to rail services Polegate are a priority.

WHAT WE COULD ACHIEVE

Improving the Cuckoo Trail:

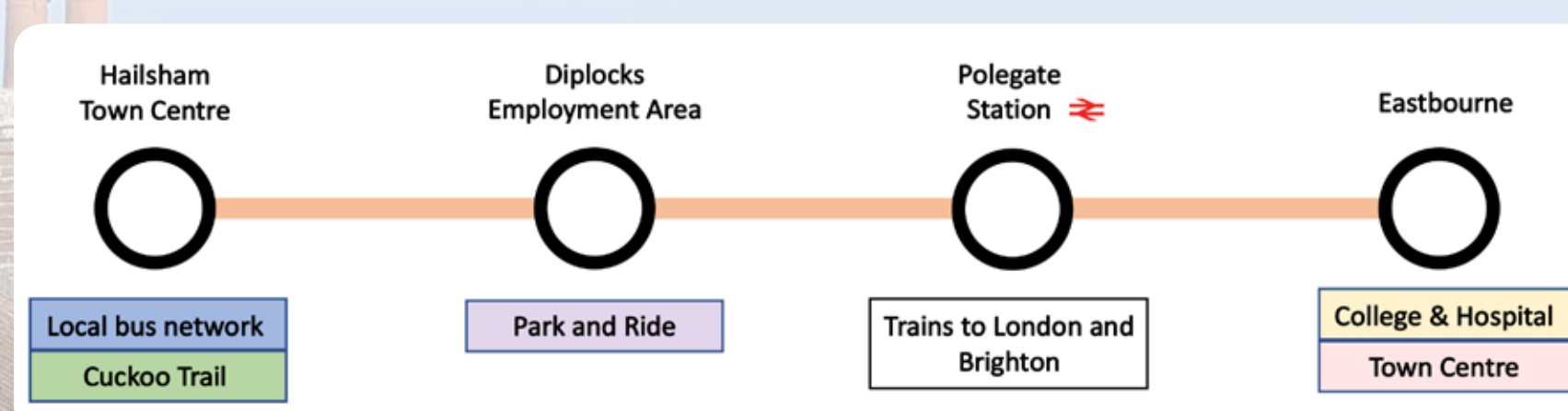
We are suggesting:

- New links should be made to the Cuckoo Trail, making it more accessible for everyone.
- Unobtrusive lighting should be installed to make it safer to use.
- Improving the attractiveness of the route through introduction of a public art trail and enhancements to biodiversity.
- Where new development is proposed, it should front the Cuckoo Trail, improving the feeling of safety through natural surveillance.
- A new hub in the town centre, providing an integrated visitor centre, cycle facilities, café and toilets.

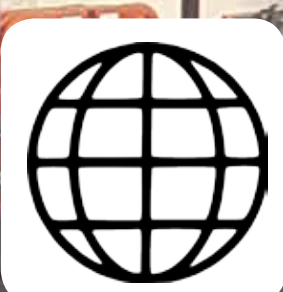
Better connections to Polegate and Eastbourne:

We support the idea of a dedicated, quick and frequent bus link between Hailsham, Polegate and Eastbourne, providing better access to rail services, to further education and wider employment opportunities.

We are supporting the idea of a new Park and Ride as part of this to provide better connections for everyone, and to help reduce traffic congestion in Hailsham. Improved waiting facilities should be provided as part of this.



We are promoting a fast, frequent, direct and high quality bus route between Hailsham, Polegate and Eastbourne, with good - and fun - waiting facilities. The Cuckoo Trail and cycle routes around town should be easy to use for all ages.



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GROWTH AREAS



YOU TOLD US...

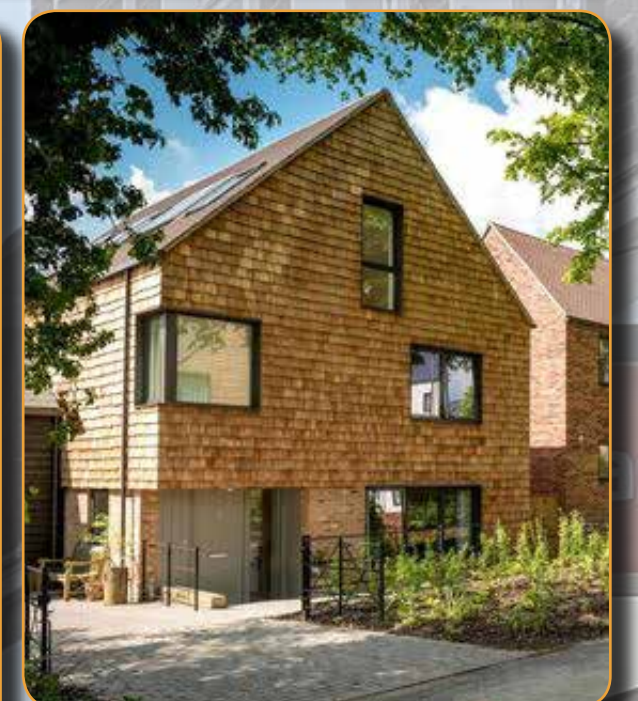
...that new development needs to be of a high quality of design, that it should enrich the quality of the environment and historic assets of the town, and that it should address under investment in key services and infrastructure.

WHAT WE COULD ACHIEVE

Demand growth of the highest quality

We are suggesting:

- Development frameworks and masterplans are prepared which demonstrate high quality design and clearly establish how new infrastructure will be delivered. These should be prepared with the community.
- Ad-hoc development of individual sites that relate poorly to the town should be avoided. Instead, comprehensive and well integrated development will be promoted.
- Applications for major development should be subject to independent design review to ensure delivery of good quality places. Design codes should also be prepared to maintain high quality all the way through the development process.
- New green spaces are provided within major development areas, providing new amenity space.
- Buffer areas should be provided within major development areas to protect the Pevensey Levels.
- New growth contributes to improved bus services and cycle routes, integrating and improving existing networks and facilities.
- Car parking should be provided where it will be used properly.



We think the neighbourhood plan should include policies that lead to high quality new homes and development: places that people are proud to call home, which integrate green space and parking, have places to play, reflect local character and have high environmental credentials



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TOWN CENTRE



YOU TOLD US...

....that you'd like a **more vibrant town centre** with a greater mix of shops and activities, including new employment opportunities, improved public spaces, and that the appearance of the centre and traffic impacts should be improved.

WHAT WE COULD ACHIEVE

A stronger town centre at the heart of civic life

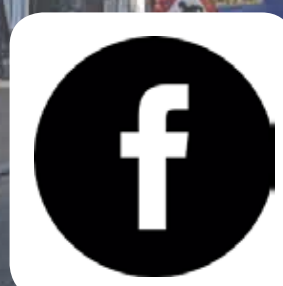
We are suggesting:

- A mix of new retail and other commercial uses are encouraged to locate in the town centre, as well as new homes, to help support existing and new businesses and services.
- Loss of parking should be restricted but that it could be designed in a better way to improve the quality of the pedestrian environment and enjoyment of the town centre.
- Improvements to the quality of the public realm in the town centre, including improvements to pedestrian links either side of the High Street.
- That any new development should respect the scale and height of existing buildings.
- That proposals should demonstrate they do not result in additional traffic in the town centre.
- A shopfront improvement scheme, including a unified approach to signage, with new artwork to enliven the street.
- That street clutter and litter should be reduced.

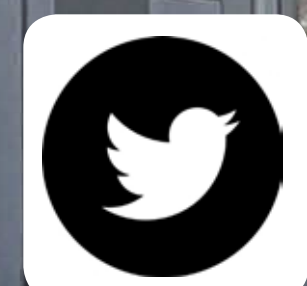
We'd like to encourage more pedestrian friendly spaces in the town centre, more attractive and consistently designed shopfronts, places to sit and relax, more greenery and planting, and new, high quality development that responds to the historic setting and attractive buildings in the town centre, providing space for new shops, jobs and homes.



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NEXT STEPS



THANK YOU...

...for attending the exhibition today. Please do complete the questionnaire and let us know what you think about the emerging ideas.

We will review all responses and prepare a draft neighbourhood plan for consultation later this year, before then submitting to Wealden District Council for examination and referendum.

If you vote in favour of the neighbourhood plan it will become part of the Council's suite of planning policies and be used to guide, shape and help determine planning applications and investment opportunities in Hailsham.

Important notes and information

"The Wealden Plan's proposals for the scale of urban expansion in Hailsham has been debated at great length by the Town Council. The consensus has come down on the side of pragmatism, and this Council has in its response, presented an argument that whatever level of development is allocated to Hailsham, it can only come if the full requisite level of supporting infrastructure is delivered alongside."
– Cllr Glenn Moore, Chair, Neighbourhood Planning Committee

Neighbourhood Plans provide local communities with the opportunity to establish policies that guide and shape the future of the area. Neighbourhood Planning was introduced through the Localism Act (2011).

For neighbourhood plans to be successful at examination they need to demonstrate that they are in conformity with the strategic objectives of the Local Plan. For Hailsham, this means the Wealden District Council Local Plan.

The Wealden Local Plan is currently being prepared and will cover the period up to 2028. It sets ambitious growth targets for Hailsham, including delivery of around 3,140 new homes, of which about 2,835 will be on major sites on the edge of the town.

Through the neighbourhood plan, the Town Council is hoping to put in place policies that make sure this growth is done in the right way, such that it brings benefits to the town and can help effect real positive change for current and future generations.

Please help work with us to shape change for the better and make Hailsham a really great place.

Please complete a questionnaire and let us know what you think!



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