HAILSHAM TOWN COUNCIL

Hailsham Neighbourhood Plan

Town wide analysis

May 2017

Note: This is a background document to the Neighbourhood Plan. It presents a summary of the analysis undertaken to understand the structure of the town as a whole. It has been used to help develop ideas and opportunities for Hailsham.
The emerging Local Plan calls for a ‘comprehensive approach to development’ to the strategic growth areas.

But the growth areas are broken down into different parcels and land ownerships, promoted separately through the Local Plan.

A risk that separate parcels come forward in isolation and do not generate the benefits of growth.
Latest version of Local Plan (March 2017) 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
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 local plan growth areas
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)
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

Gypsy & Traveller pitch provision:
- 18 pitches
- Part of south east growth area
• Plan shows
  • average number of daytime bus services per hour
  • 400m / 5 min catchment around highest frequency routes (3+ per hour)
• Gaps in the network – particularly to the south east and growth areas
• The growth areas and other modes (walking and cycling) should help fill the gaps

Bus Routes:
Service frequency

- 1 or fewer per hour
- 2 per hour
- 3-4 per hour
- 5+ per hour

To Eastbourne
To Heathfield
To Roebuck Park
To Hastings
To Berwick / Uckfield / Lewes
• Most of town within a comfortable cycle distance of key services and facilities
• But routes limited and 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

5 mins approx. 1300m

**Cycle Network:**

Catchments

- 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

NB: Info based on WDC PPG17 study
Green space: summary issues

- There is an overall shortfall of multifunctional 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.
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.
A refocus on active travel and provision of the full range of uses and services can help create a healthier, more accessible and socially cohesive community.