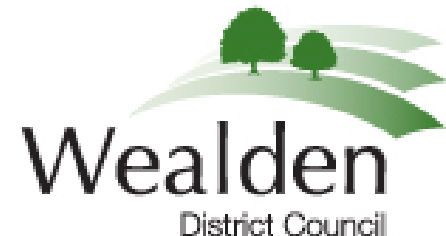


Hailsham Area Action Plan – Informal Briefing for the Steering Group

14th December 2015



Agenda

- Introductions
- Background
- Hailsham Area Action Plan
 - Approach
 - Role of the Steering Group
 - Terms of Reference
 - Outline Timetable
 - Communications and community involvement
- Next steps

Background

- Review required by Core Strategy (Policy WCS1)
- Wealden Local Plan (WLP) - Strategic and local policies covering all policy requirements, including site allocations
- Hailsham Area Action Plan (HAAP) – Detailed policies including allocations and town centre. Includes the Hailsham, Arlington and Polegate area
- When adopted supersedes Core Strategy and 1998 Local Plan
- Must meet legal requirements and ‘tests of soundness’

Background - Overall Growth

Starting point Objectively Assessed Housing Need
= 735 dwellings per annum

Proposal = 19,950 dwellings from 2013 to 2037
which is 832 dwellings per annum (including 7,200
approved and allocated under the current plan)

Results in some 12,750 dwellings in addition to what
is already expected. This equals to
580 dwellings per annum

On this basis we are accommodating
2,300 dwellings on behalf of our neighbours



Background - Vision and Strategy

- Significant housing and employment growth around the existing areas of south Wealden
- Growth within villages and towns, including settlements within the AONB
- Protection of Ashdown Forest and South Downs National Park
- Retail opportunities to significantly expand
- Road and rail improvements
- Growing hi-tech sector and encourage new businesses
- Increase workplace wages and improve skills
- Improvements to leisure facilities

Background - Delivery of Growth – Wider Hailsham Area

Preferred Options for Testing

- 4000 dwellings around North, South East and Southern sectors of Hailsham
- To include infill development and redevelopment of the existing urban area
- Prevent further development towards Pevensy Levels
- Provide for the remaining 5,380 as an urban extension on land at West Hailsham (in Arlington Parish) with re-routing of existing A22
- Second choice – South Hailsham in the Parish of Hailsham and Polegate
- Third Choice – West Polegate

Background - Infrastructure

- A27 improvements part of the strategy
- Delivery of other road and social infrastructure as well as improved waste water treatment
- Release of land conditional upon there being sufficient capacity in the existing local infrastructure to meet the requirements generated by proposed development
- Where development would create the need to provide additional infrastructure, a programme of delivery must be agreed with the relevant providers.
- Infrastructure background paper produced.

Background - Other Policies

- Town and Village Centres
- Gypsies and Travellers
- Design
- Natural Environment
- Landscape
- Development in the Countryside
- Affordable Housing
- Housing
- Historic Environment

Hailsham Area Action Plan – Proposed Approach

- Area Action Plans address the specific challenges of an area
- They specify the required land uses in particular locations
- They identify key strategic interventions
- Area Action Plans have a strong focus on delivery and implementation
- They form part of the statutory development plan and the local development scheme

Hailsham Area Action Plan – Proposed Approach

- Interdependency between the WLP and the HAAP
- Programme and project approach
- Steering Group / Sponsor Group
- Working Groups / Project Teams
 - Community including residents
 - Infrastructure
 - Business including retail
 - Environment
 - Developers
 - Communications and engagement
- Do these work / make sense?

Hailsham Area Action Plan – Role of the Steering Group

- Oversee the development of the HAAP
- Represent their organisations and provide two way communications
- Promote the work of the HAAP
- Remove obstacles
- Have the authority to take decisions
- Contribute constructively to the process
- Support the wider communication activities
- Support the Working Groups
- Deliver the outcomes

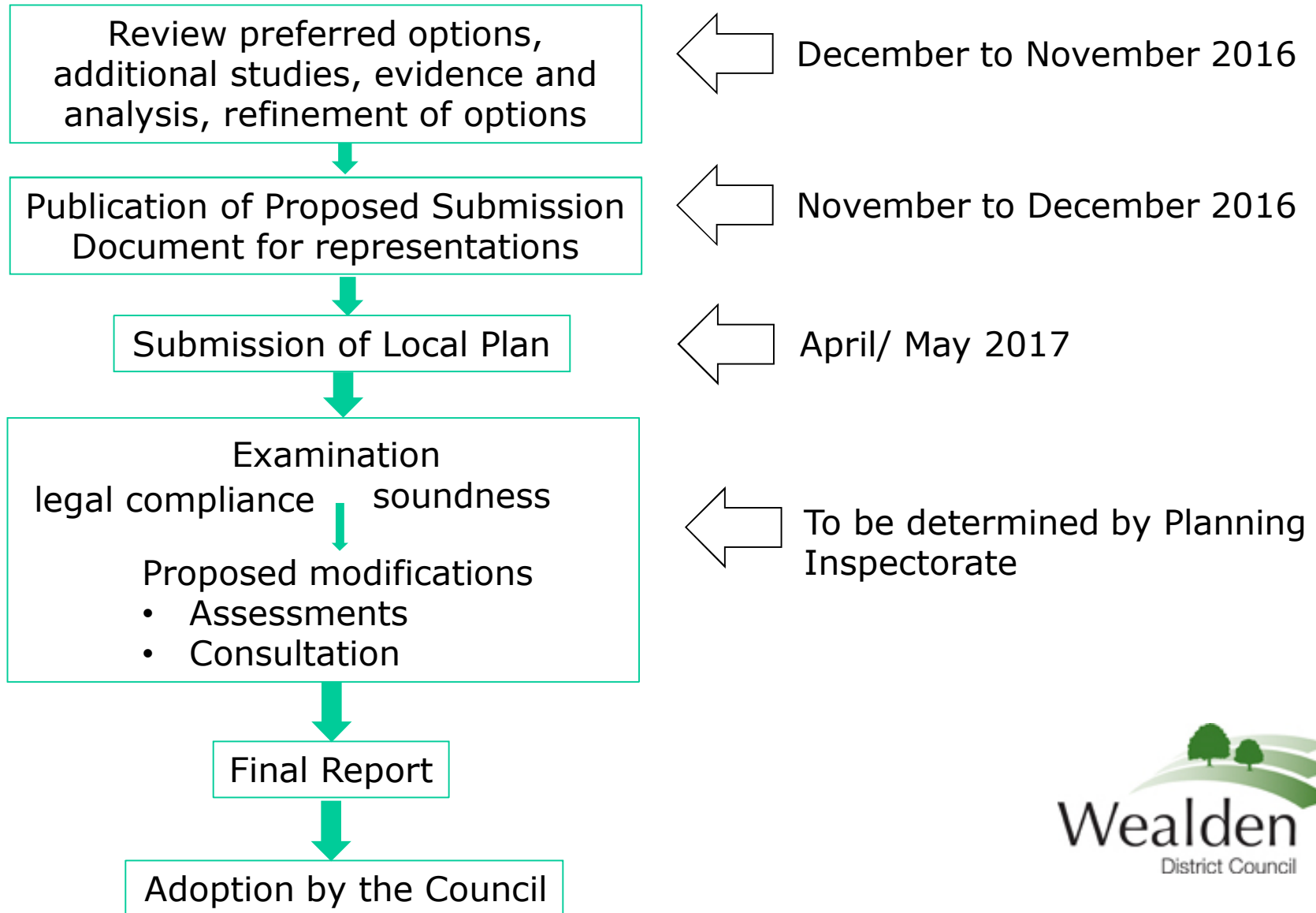
Hailsham Area Action Plan – Steering Group Terms of Reference

- To support the delivery of the HAAP recognising the need to produce a plan which will meet the legal requirements and tests of soundness
- To work constructively together to identify the best outcomes for Hailsham within the context of the Local Plan and national and local planning policies and requirements
- To respect the views of all whilst recognising it will not be possible to meet every aspiration
- To positively promote the work and activities of the HAAP

Hailsham Area Action Plan – What would good outcomes look like?

- For the community and residents
- For businesses including retail
- For the environment
- For developers
- For the councils

Hailsham Area Action Plan – Outline Timetable



Hailsham Area Action Plan – Communications and Community Involvement

- Responsibility of all
- Steering Group meetings open to public attendance
- Communications and engagement plan to be developed
 - Variety of channels
 - Variety of media
 - Regular updates
- Thoughts on an approach?

Next steps

- Finalise terms of reference
- Produce more detailed project plan / roadmap
- Develop communications and engagement plan
- Agree communication following this meeting
- Set dates of future meetings
- Initiate Working Groups

Issues, thoughts or
questions?