



HAILSHAM

Draft emerging Neighbourhood Plan

Troy Planning + Design

for Hailsham Town Council

April 2017

DRAFT GROWTH AREAS POLICY

Comprehensive development will required.

Landowners should work together to prepare development frameworks that demonstrate how separate applications deliver good planning through:

- Establishment of clear movement network
- Identification of locations for necessary supporting services including local centres, health and education
- Identifying a network of connected green infrastructure

Development frameworks should include masterplans informed by best practice principles as outlined in Building for life 12 (or other subsequent updates or guidance issued).

Applications for individual sites should demonstrate how they respond to best practice through submission of a building for life 12 assessment (or a later equivalent) – reflecting a mix of density and different character areas across the growth area.

Applications will be subject to design review. Early reviews are welcome and should take place through the pre-application process.

Applications for development should demonstrate how they have responded to and reflected the positive characteristics of Hailsham illustrated through the character area assessment.

Development frameworks should outline how infrastructure will be delivered across the growth area and the mechanisms by which Landowners will work together to deliver those infrastructure items required for the growth area as a whole.

Development frameworks should contain a movement framework that encourages sustainable modes of travel, prioritising, in order, walking, cycling, public transport and then private vehicles.

A central street spine should be provided through growth areas, connecting individual sites and forming the basis of a legible and permeable network of streets and spaces. (NB: to be expressed and broken down on an area by area basis)

The central street should be designed to optimise it's placemaking function, which has strong, active frontages, carries buses and has good walking and cycling provision (Insert an example street section).

Good and continuous cycle routes should be provided that integrate with the town-wide cycle network. Connections with the Cuckoo Trail, Town Centre, health and education facilities should be made.

Applications for development should also demonstrate how the layout of the scheme responds to the Pevensey Levels, including integration of green and blue infrastructure.

NOTE – have asked Wealden for copies of masterplans of site submission through SHLAA process – which will help inform key diagrams and what infrastructure where.

DRAFT TOWN CENTRE POLICY

Opportunities to rationalise town centre surface car parking are encouraged.

New multi storey car parks should be provided on a smaller area of land in locations that minimise unnecessary traffic movement in the town centre

Where multi storey car parks are provided they should be wrapped with active frontage and include Street level activity.

Proposals to redevelop surface car parks will be welcome and should include a mix of uses that are appropriate to (eg. NPPF ref to town centre uses) and contribute to the vitality of the town centre (eg residential, office, civic and community uses)

All proposed development should reflect best practice design principles. Active frontages and street level activity should be provided. Residential will be encouraged on upper floors. Floor to ceiling heights at ground floor should be generous (specify height) to allow for flexible change of use / activity / occupier over time.

Proposals that incorporate opportunities for commercial activities to allow for local businesses to start up and grow in the town centre are encouraged.

Opportunities for development should address exposed backs

All proposed developments should contribute to improved movement network and enhance quality of public realm (Ref. to projects list below).

Applications will need to demonstrate how they reflect local vernacular through the scale and design for buildings and use of materials.

PUBLIC REALM / STREET / PROJECTS INTERVENTIONS LIST:

- Street greening / tree planting – particularly along tesco / asda car park (north street) and waitrose / district council interface (vicarage lane)
- Enhance southern gateway to town centre by resolving pinch point at Western Road / Station Road / A295 – to rationalize street layout and enhance walking and cycling connections with the Cuckoo trail (including a hub for the trail – cycle parking / café / toilets etc with better links and wayfinding to the town - and recreation ground
- Integrate location for high quality public transport provision to Polegate with good quality waiting facilities
- Increase east west pedestrian permeability between high street and surrounding uses
- Strengthen and expand town square, with use of materials consistent with new materials used along high street public realm project, and multi-functional use as a place for markets and other activities, but with opportunities for sitting and incorporating new tree planting
- Shopfront design should be of high quality and consistent
- Town centre branding strategy to help diversify town centre offer, use and attractiveness of the town centre

DRAFT INFILL / DESIGN / CHARACTER AREA POLICY

Small-scale and infill development in Hailsham will be supported subject to the following criteria set out below.

The proposal:

- Demonstrates that it is in keeping with the character of the existing built form, expressed through density, scale, height, massing, materials, frontages.
- Demonstrates how it responds to local housing need
- Demonstrates how it meets local sustainable transport objectives.
- Encourages the re-use of redundant / under-utilised sites.
- Does not result in an adverse impact on residential amenity of the area.
- Does not result in the loss of local amenity green space.
- Is directly accessible from the adopted highway.

Development proposals must provide adequate parking located in line with best practice principles (add references here).

NOTE: This policy to be refined through on-going work on the Character Assessment

TOWN-WIDE POLICIES

Cuckoo trail / green infrastructure:

- Opportunities that enhance the quality of the Cuckoo trail will be supported, including potential for better links to this for pedestrians and cyclists, which tie in with wider town wide movement network, enabling ease of access for everyone.
- Development that helps security and safety will be encouraged and should have active fronts onto the Cuckoo trail or access points into this.
- A town wide wayfinding strategy is promoted, aiding connectivity with the Cuckoo Trail and along it.
- A Public Art project, incorporating unobtrusive lighting, is promoted.
- The potential for a 'hub' should be explored and provided, preferably in close proximity to the town centre and including a visitor centre, cycle facility, café and toilets.
- Long-term, opportunities that help reconnect 'missing parts' of the Cuckoo trail, through redevelopment, will be welcome
- The environmental quality of the habitat, biodiversity and trees along Cuckoo trail and in all open spaces in Hailsham should be improved.

Public transport:

- Proposals for development should help deliver improved public transport
- Should help deliver and facilitate an express public transport connection to polegate
- All growth are proposals should facilitate improved bus services (does this replicate growth areas policy above)

Community facilities:

- Applications to enhance and provide additional community facilities will be supported. Community facilities for the purposes of this policy include (Note: to be listed here)
- All facilities should be easily accessible to everyone, and provide for good walking and cycling connections, and where possible, be located close to public transport.
- Flexible multi-functional buildings will be supported, that allow for the widest possible use and activity.
- Design should accord with good practice principles (Note: add references here)

Employment:

- Opportunities that provide for local employment opportunities would be welcome, particularly where they reduce out-commuting.
- Applications that diversify the business offer in the main employment areas (for B1, B2 and B8) uses are encouraged.
- Applications for new business related development should improve the quality of the environment and should accord with best practice design principles.
- New employment proposals will be subject to design, landscape and traffic impact assessments.



TROY PLANNING + DESIGN

www.troyplanning.com

Office: 01730 380811

Address: Buckmore Studios, Beckham Lane,
Petersfield, Hampshire, GU32 3BU