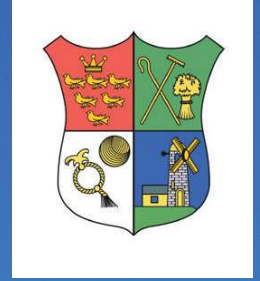


Mini-guide to the Hailsham Neighbourhood Plan



Hailsham Town Council
December 2020



This mini-guide introduces the Neighbourhood Plan, it's role in shaping planning applications and decisions, the policies and projects within it.

What is the Neighbourhood Plan?

The Hailsham Neighbourhood Plan establishes planning policies that proposals for new development in Hailsham should accord with. The Neighbourhood Plan, which covers the period to 2028, has been subject to independent examination and is used by planning officers at Wealden District Council when determining planning applications.

The Neighbourhood Plan covers the town of Hailsham and entire parish area. It was prepared by the Town Council with extensive input from the local community, reflecting local issues, concerns and aspirations.

Policies in the Neighbourhood Plan relate to land use and development matters. The purpose of these policies is to ensure that any development that does come forward is of a high quality and is right for Hailsham, improving quality of life for existing and new residents. It covers a range of issues, including housing, design, the town centre, business, transport and green space.

It is important that anyone either proposing development in Hailsham, or seeking to respond to a proposal, is familiar with the policies in the Neighbourhood Plan.

The Vision for Hailsham

The Neighbourhood Plan embodies the principles of sustainable development and seeks to enhance quality of life for all.

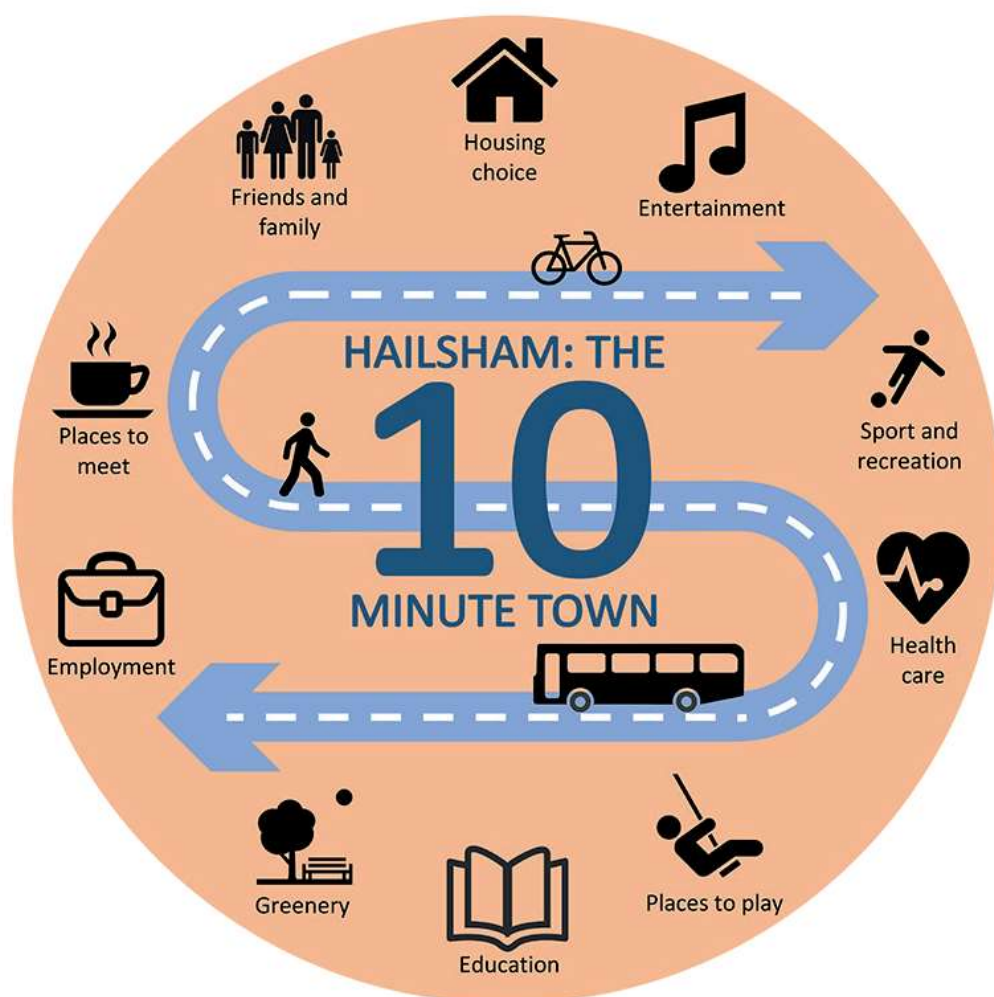
We aspire to Hailsham becoming a truly 'great place'. At the heart of every successful place is good accessibility for all, a thriving town centre, provision of a wide range of services, good proximity to these, and high quality, well-designed buildings and public spaces.

The vision for Hailsham is that it will become a 'ten-minute' town, where people of all ages and abilities can easily access the services and facilities they need for day-to-day life, including schools, healthcare, shops, leisure and cultural activities. We aspire to Hailsham becoming more socially inclusive and cohesive, with a range of housing choices and employment opportunities catering for all.

New development should be well-integrated with existing communities, provide supporting infrastructure, make walking and cycling a safe and attractive proposition, and protect important open spaces, habitats and areas of biodiversity.

Following from the vision the Neighbourhood Plan addresses a number of key themes, which, together, frame the policies. They are:

- Establishment of design criteria that promote the highest quality of development in and around Hailsham.
- Requirement for infrastructure, including community facilities, open space and transport, to be provided as part of new development.
- To make it easier, more attractive and convenient for all people of all areas to be able to move around.
- Enhancing the public realm in the town centre, supported by a wider mix of activities, including new shops, restaurants and community activities making for a lively and welcoming place.
- Enhancing and protecting the quality of public open space in Hailsham, and access to these, for the enjoyment of all.
- Setting priorities for spending any funds received from new development on local projects.



*The concept of the **ten-minute town** frames policies for good growth in Hailsham: a walking and cycle friendly town where all day-to-day service and facilities are in easy reach of home, for everyone, with attractive and inviting spaces to spend time in.*

Policy Framework

The Hailsham Neighbourhood Plan establishes policies that inform proposals for development and which are used to determine those proposals. The policies are specific to Hailsham.

Higher level, strategic policies, in respect of the scale and direction of future growth, including how many new homes and jobs should be provided in Hailsham, are established in the Wealden Local Plan (the 'Core Strategy'). The Core Strategy was adopted in 2013. The Local Plan also comprises policies saved from the earlier Wealden Local Plan adopted in 1998. However, beyond the strategic policies in the Core Strategy it is the Hailsham Neighbourhood Plan that provides locally specific planning policies.

The Neighbourhood Plan does not seek to provide a development and growth figure for Hailsham, nor does it seek to identify sites or allocate land for development. Rather, it is recognised that growth and development will take place in the future, but that it is important this is done in the right way to bring as many benefits to Hailsham as possible. The Neighbourhood Plan thus establishes place-based principles and policies to ensure that development comes forward in such a way to help create successful places, and thus meet the vision for Hailsham.

Local Plans and Neighbourhood Plans are prepared in accordance with the National Planning Policy Framework (NPPF). This emphasises the importance of delivering sustainable development, of planning for new homes, jobs and supporting infrastructure, and creating well designed places that stand the test of time.

Together, the NPPF, Local Plan and Neighbourhood Plan comprise the planning policy framework for Hailsham. As and when national and local policy is updated so the Neighbourhood Plan will be reviewed such that it remains up-to-date and relevant for Hailsham.

Key Planning Policy Documents:

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Wealden Local Plan documents:

<https://www.wealden.gov.uk/planning-and-building-control/planning-policy/adopted-local-plan-documents/>

Hailsham Neighbourhood Plan:

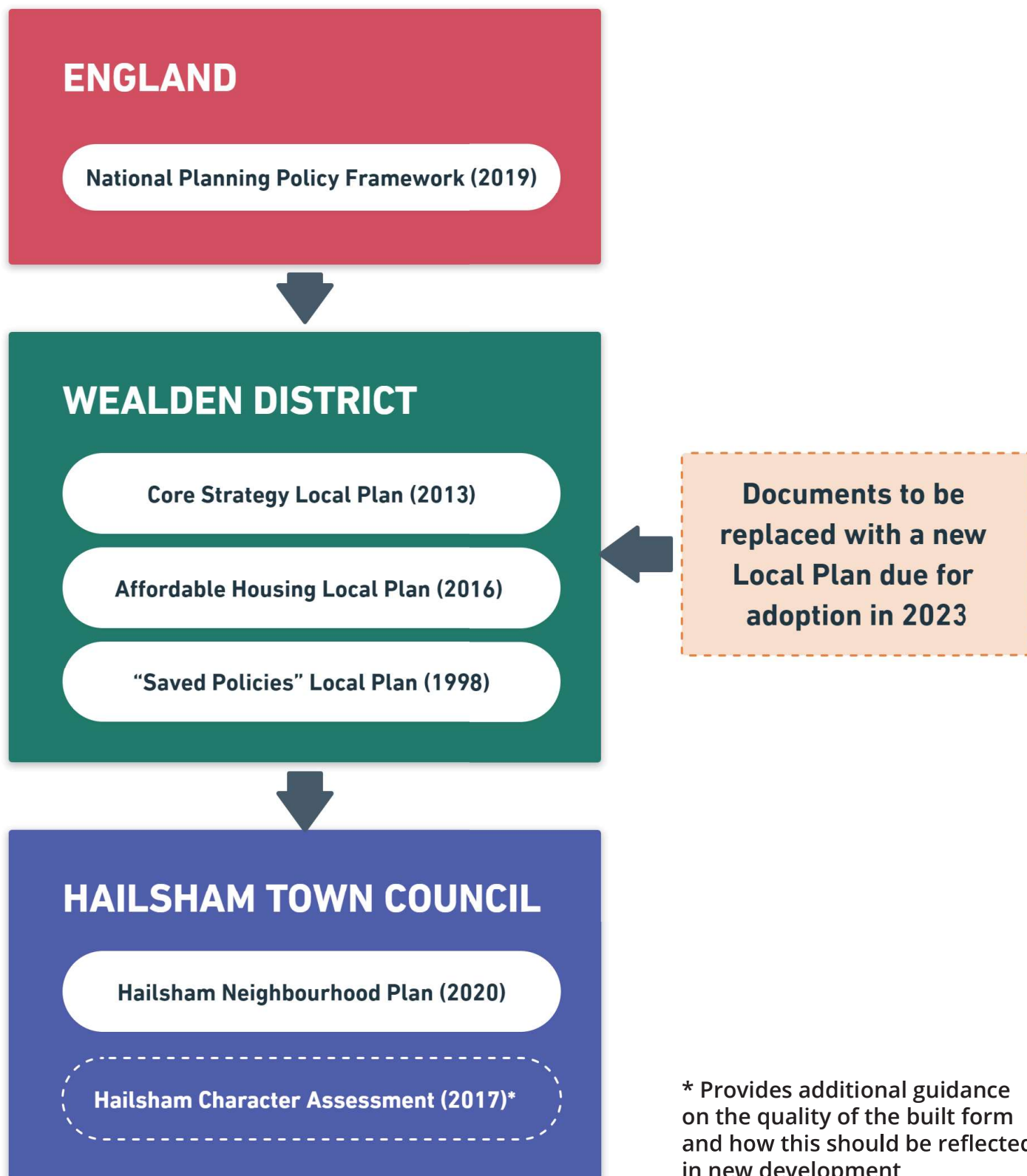
<https://www.wealden.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/neighbourhood-plans/hailsham-neighbourhood-plan/>

Hailsham Character Assessment:

<https://www.hailsham-tc.gov.uk/wp-content/uploads/2019/04/5.-2017-Hailsham-NDP-Background-Documents-Character-Assessment.pdf>

FLOW CHART:

Relationship between national, local and neighbourhood planning policy documents.



Policies and Projects

The Neighbourhood Plan policies are split into three main sections. They are:

Policy section A: Area-wide policies (Chapters 4 – 10)

Policies in this section apply across the entire area covered by Hailsham Town Council. They establish good quality design principles (Policies HAIL D1-D3), including support for self and custom build homes (D4) as well as promoting parking that is well integrated within the street environment (D5).

Opportunities to improve walking and cycling (AT1) and public transport provision (AT3) are set out, with improved links to and enhancements to the Cuckoo Trail also strongly supported (AT2).

This section includes policies that seek to protect open space, to improve the quality of existing open space, provide useable, accessible green space in new areas of development, and to ensure there are no detrimental impacts on the Pevensey Levels from new development (GS1-GS3).

A diversified employment offer is supported, including flexible space for smaller businesses (EMP1), as well as protection of and delivery of new community facilities, which should be provided in a timely fashion and be capable of accommodating a range of activities (CF1). Policies also addresses proposals in relation to the tourism industry (TOU1).

Furthermore, the Plan recognises environmental matters and establishes policies in respect of electric vehicle charging (AQ1), sustainable and energy efficient buildings (AQ2-AQ3), and proposals for renewable energy schemes (AQ4).

Policy section B: Policies for future growth (Chapter 11)

Policies in this section apply to applications for major development and growth on the edge of the existing built-up area, involving the expansion of the town. It establishes the requirement for applicants to prepare development frameworks that reflect a comprehensive approach to development, particularly where growth areas cross or adjoin different land ownership areas. The contents of the development framework are set out and include a requirement for community engagement as part of this (SD1).

Good design and placemaking principles are also established, such that new development integrates with the existing and respects the surrounding context (SD2). The production of Design Codes by applicants are also welcome (SD3).

Policy section C: Policies for the Town Centre (Chapter 12)

Policies in this section establish appropriate land uses for the town centre (TC1) and illustrate important principles for the design of new development proposals in the centre (TC2).

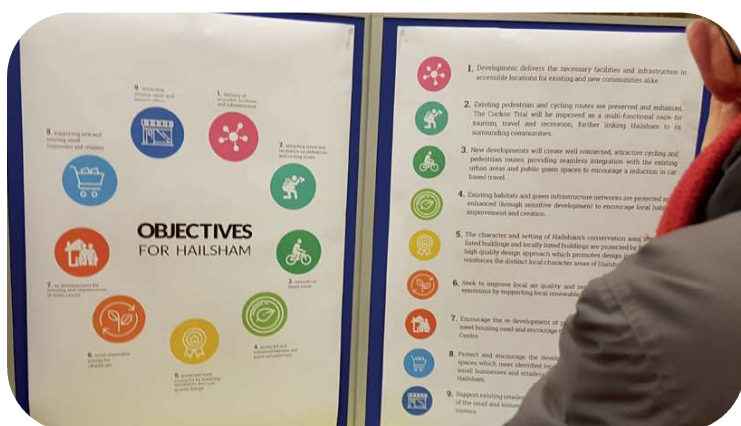
Matters of design extend to the quality and appearance of shopfronts (TC5) and improvements to the quality of public spaces, enhancing the vitality of the centre (TC6). The policy position in respect of car parking, the loss or rationalisation of this, is also set out (TC4).



Beyond planning policies the Plan also includes a set of projects that the Town Council is keen to see delivered. These are presented in the series of blue boxes in the Plan and will be kept under review.

Developers of schemes over a certain size in Hailsham are required to pay a Community Infrastructure Levy to Wealden. A proportion of this comes back to the Town Council. It is intended that this will be directed to a range of projects to be taken forward in partnership with other organisations.

These projects include, amongst others, improving safety at road junctions, improving the quality of public spaces for all to enjoy, providing new walking and cycling routes, making better use of underused green spaces, including a street-tree planting programme, and supporting town centre businesses through a place branding strategy.



Mini Guide to the Hailsham Neighbourhood Plan: December 2020

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