

A Vision for North West Hailsham

November 2024



Why here?

There are significant challenges to achieving required growth in Wealden District. The site at North West Hailsham can help.

Housing Need

We must plan for future housing need - more sustainable sites need to be released to achieve this.

Constraint Free

Much of the District is constrained. Whilst its National Landscapes* are a huge asset, they represent a significant challenge to the Council in being able to meet their housing needs. The site is not constrained by the National Landscape*, Pevensey Levels or other landscape designations, and is free from technical constraints. There is opportunity to restore the flood plain along the Cuckmere through the creation of a wetland park, preserving and improving the ecology of the river and supporting its natural flood patterns.

A Sustainable Location

This is the right location for growth. The site is contiguous with the established sustainable settlement of Hailsham, with the opportunity to create a 20 minute neighbourhood alongside strategic employment and sports provision at Knights Farm.

Scale

The site is of sufficient scale to not only provide a significant number of market and affordable homes but also to viably provide the necessary supporting infrastructure required i.e. schools, healthcare, community hubs, and play areas.

Site Control

The site is in single control and available. Development would be achievable and deliverable.



*Previously Areas of Outstanding Natural Beauty

The Opportunity

Delivering up to 2,500 new homes, including affordable tenures and a mix of housing types



Supporting a mix of uses, including education and community uses



Delivering sports, recreation and play facilities



Providing community gardens, allotments and orchards

Encouraging active travel and providing improvements to walking, cycling and public transport connections



Supporting employment opportunities at Knights Farm and responding to demands for home working, shared office space and outdoor working



Facilitating production and use of renewable energies



Creation of a new wetland park and delivery of biodiversity net gain



- 1. Mobility Hub
- 2. Wetland Park
- 3. Primary School

- 4. Community Hub
- 5. Parks and Play Areas

- 6. Community Garden, Orchard and Allotments

- 7. Sports Pitch

Greener Places

A New Riverside Park for the Weald

Improving the Water Environment

The floodplain area will provide a positive and place-defining parkland landscape for the development, enhancing and celebrating its riparian character.

Protecting Ecology & Enhancing Biodiversity

The proposals will enhance the site's ecological value, protecting elements of intrinsic value and introducing new habitats and species.

A destination for new & existing residents

A network of new routes including a series of sensitively designed bridges over the Cuckmere River will give people opportunities to connect with nature through boardwalks, decked platforms and seating areas set within the landscape.

Protect the Wealdway and existing woodland

Establish new habitats to achieve a net biodiversity gain

Easily accessible from Hailsham creating an asset for the local area

Manage flood issues through careful and sustainable urban drainage measures

Residential clusters to be set within the landscape

Shelter views from the park and surrounding countryside



Neighbourhood Heart

A place to live for everyone...

Who will live here?

The housing offer is key to creating a diverse and truly inclusive community. The proposal will help to meet identified housing needs including:

- Homes for first time buyers
- Affordable housing
- Provision of First Homes
- A range of housing sizes
- Older persons and wheelchair housing
- Custom-self build
- Build to rent



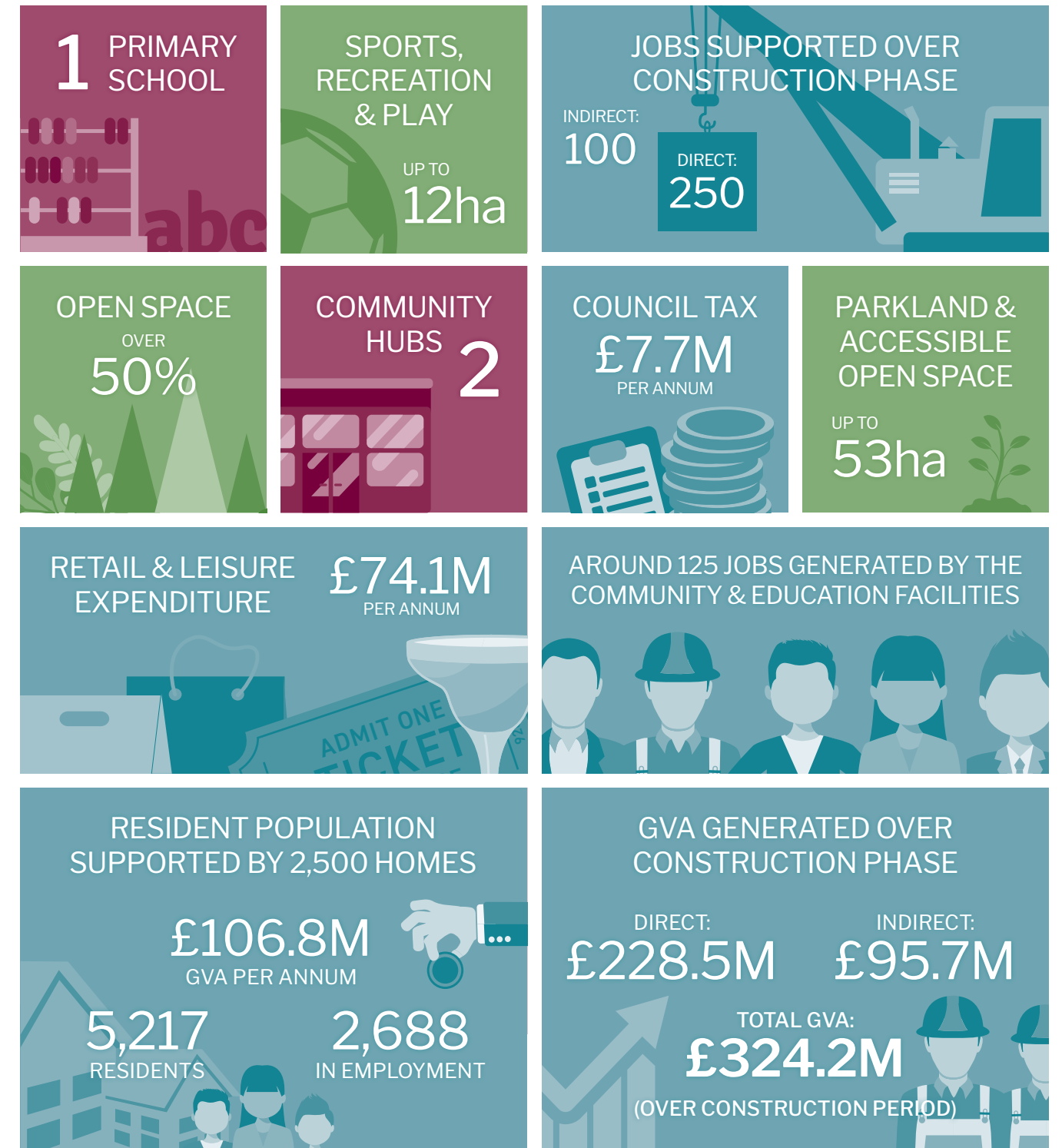
Connected and Prosperous Places

20 Minute Neighbourhood

The design of the new neighbourhood will embed all the qualities of a 20 Minute Neighbourhood, which are walkable, compact neighbourhoods where people are able to access services and facilities needed for daily life within a 10 minute round trip from home.



Economic and Social Benefits



Next Steps

Continued promotion through the new local plan



Engagement with community and local stakeholders

Engagement with Wealden District Council



Local Plan Timeline

