Hailsham
TOWN COUNCIL

Hailsham Neighbourhood Plan

Supporting Papers
Town Wide Analysis and Ideas

Troy Planning + Design

Hailsham Neighbourhood Plan
Supporting Papers: Town Wide Analysis and ideas

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Contents of this Supporting Paper

This document comprises copies of material and presentations prepared throughout the course of reviewing and updating the Neighbourhood Plan and which have helped inform ideas for inclusion within it and the separate Design Guidelines document. It has a focus on the Town Wide scale. The material includes:

- Analysis of the form and structure of the town as a whole, and the scale and direction of future growth, and how this translates into policy ideas and wider project opportunities for Hailsham.
- A selection of ideas for place-specific interventions across Hailsham.
- The implications of the windfall housing allowance in the emerging Wealden Local Plan and how such development might be influenced.

Town-wide form and structure

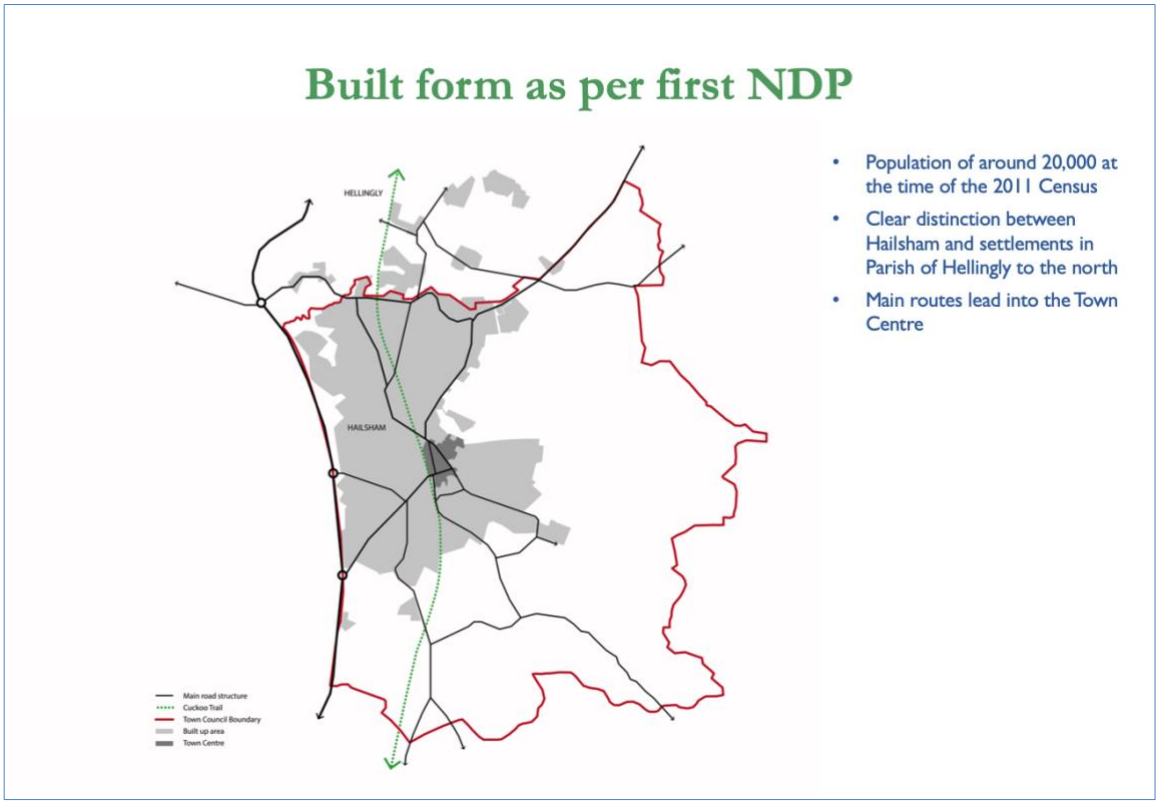

Figure 1: Built form of Hailsham when the first Neighbourhood Plan was made

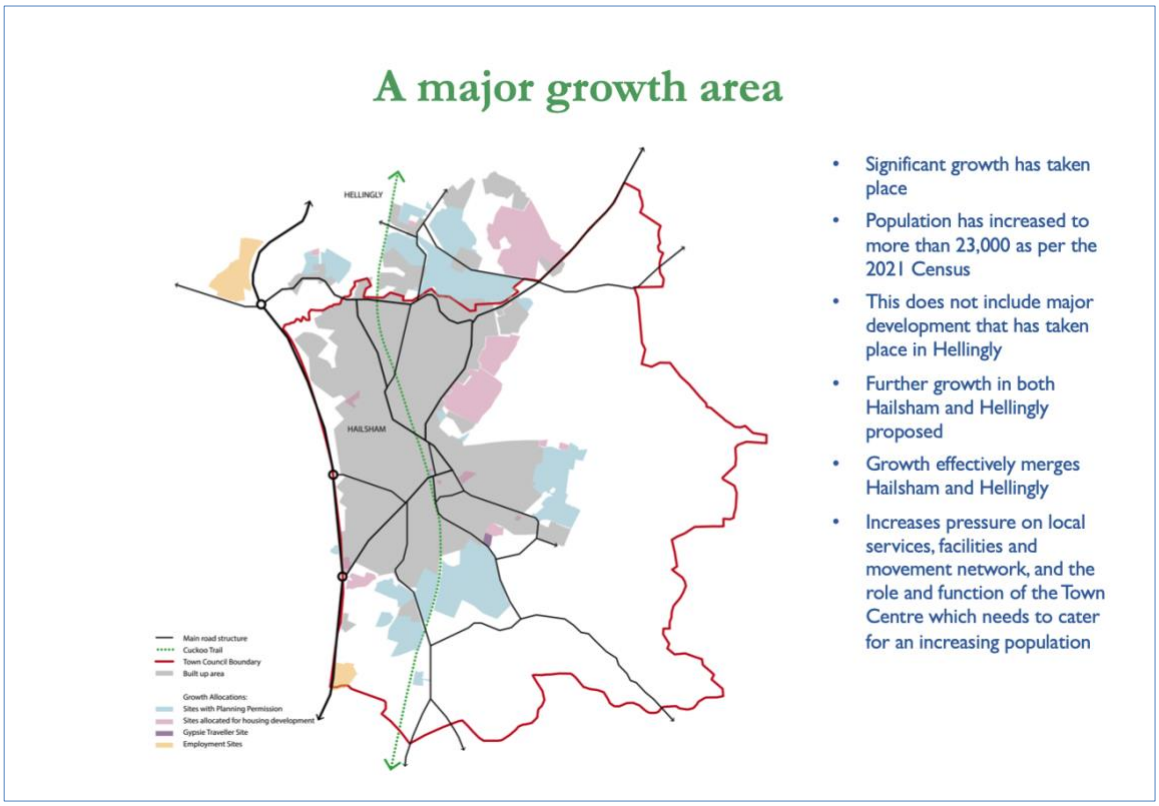

Figure 2: Growth areas around Hailsham in the emerging Wealden local Plan

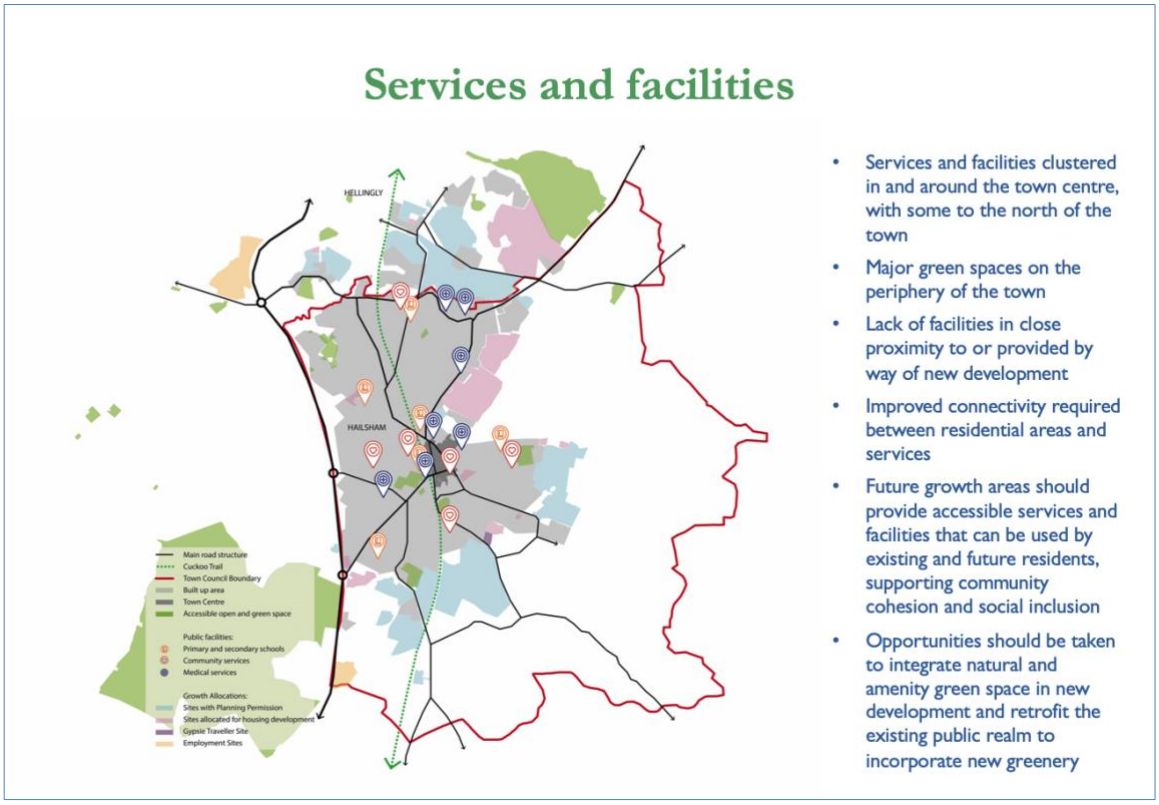

Figure 3: Location of services and facilities in Hailsham

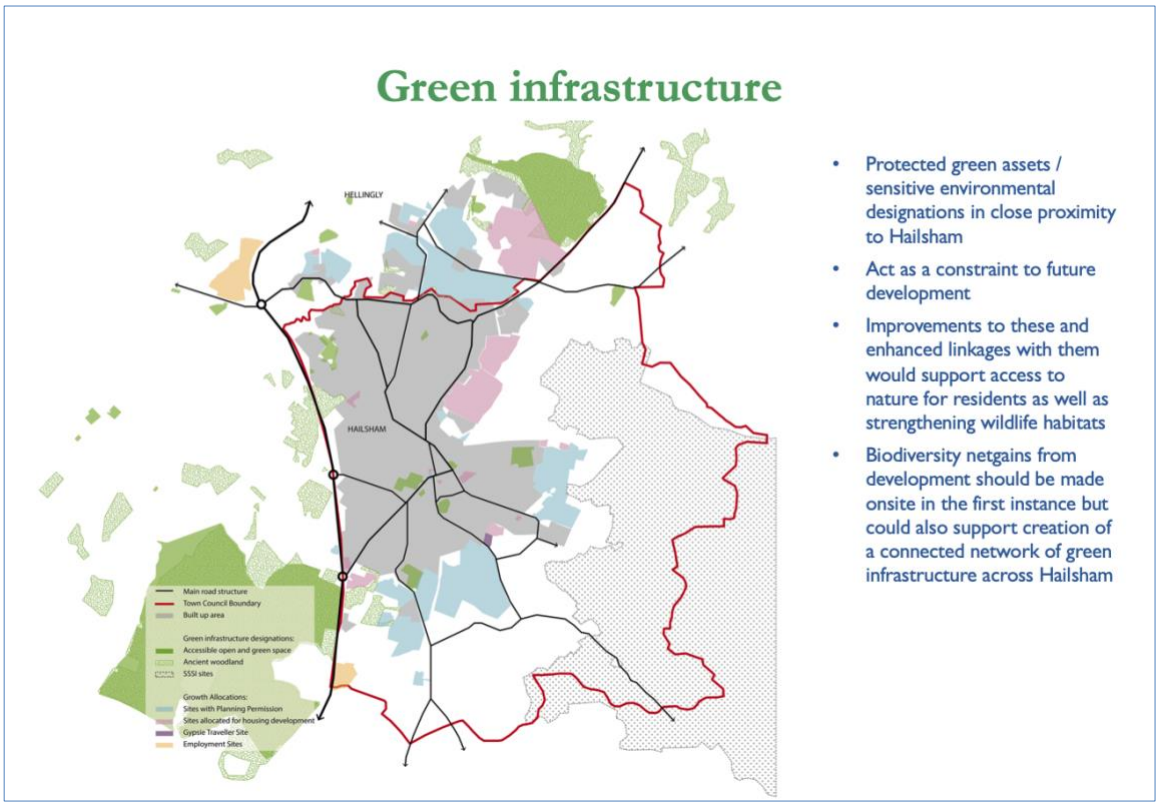

Figure 4: Green infrastructure provision around Hailsham

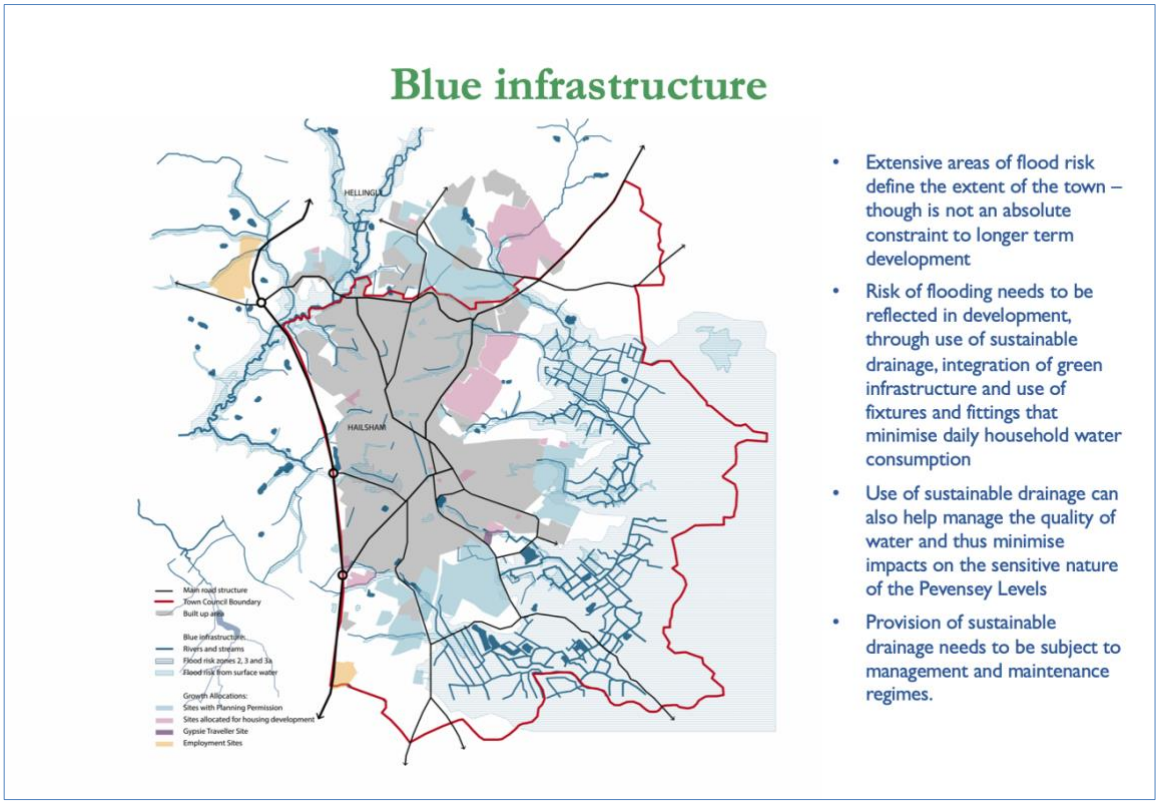

Figure 5: Blue infrastructure network around Hailsham

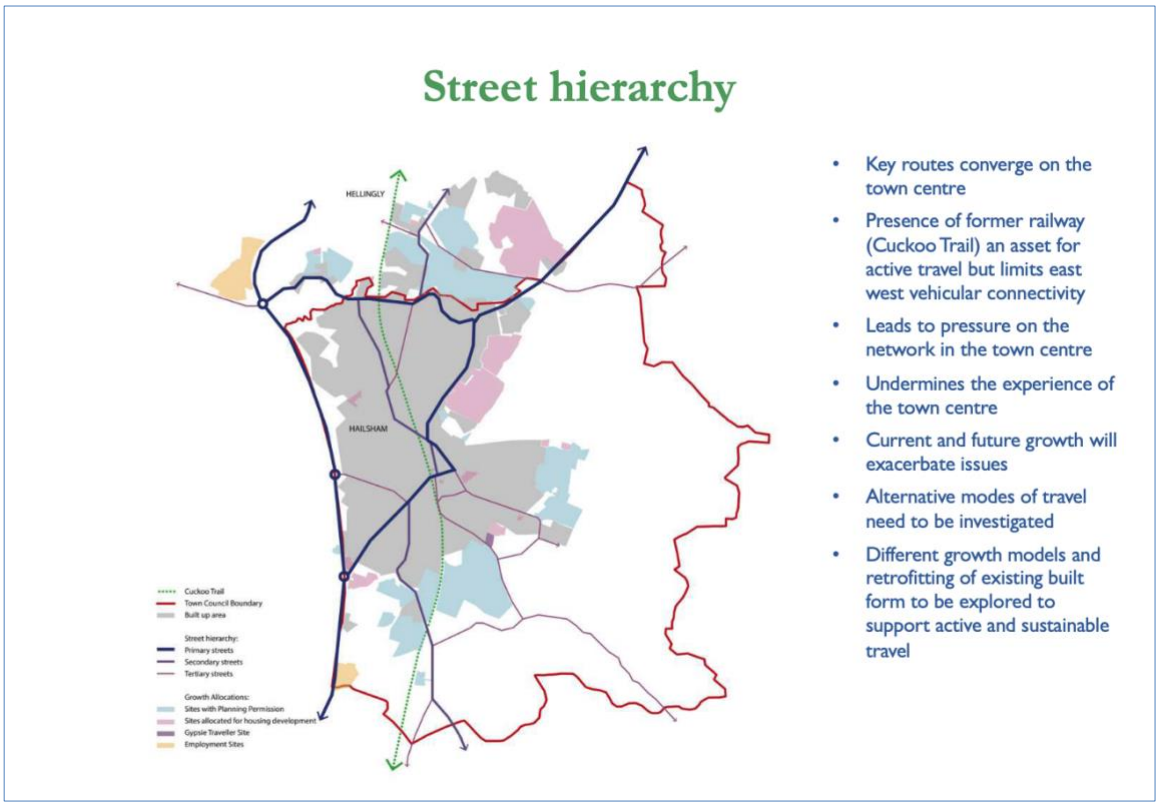

Figure 6: Street network and hierarchy around Hailsham

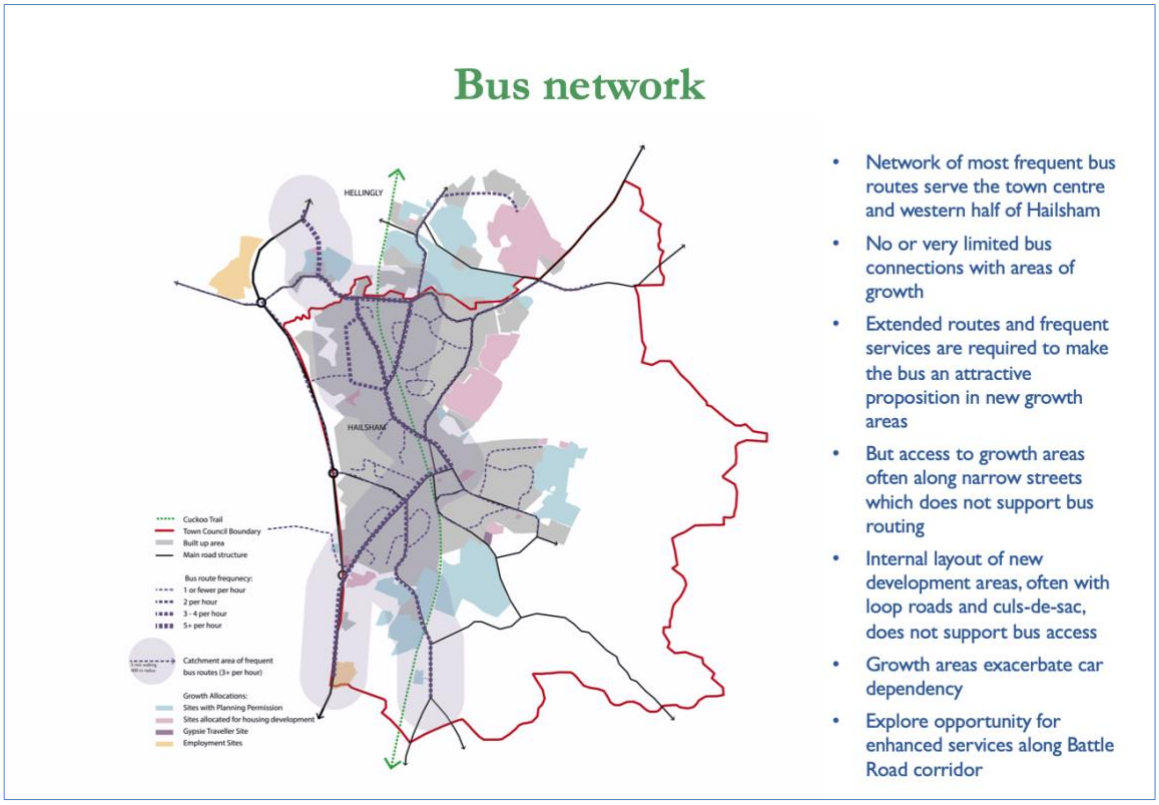

Figure 7: Bus services around Hailsham

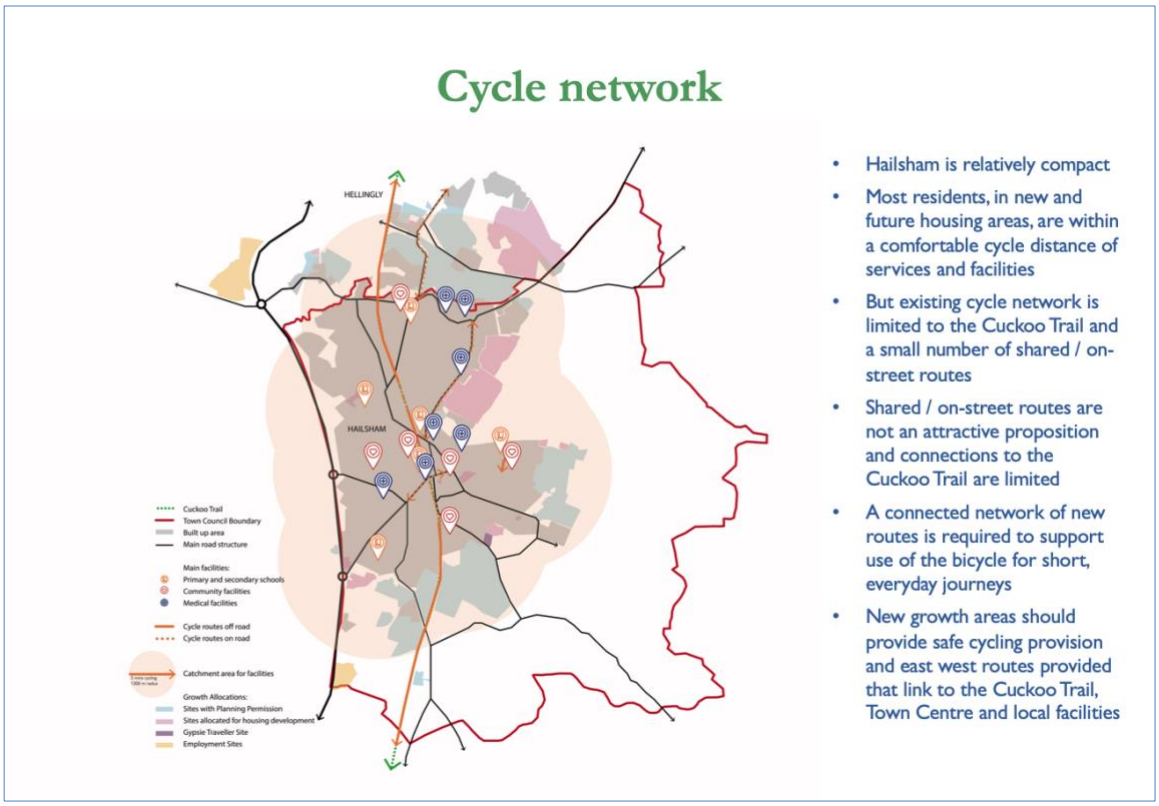

Figure 8: Cycle catchments and infrastructure in Hailsham

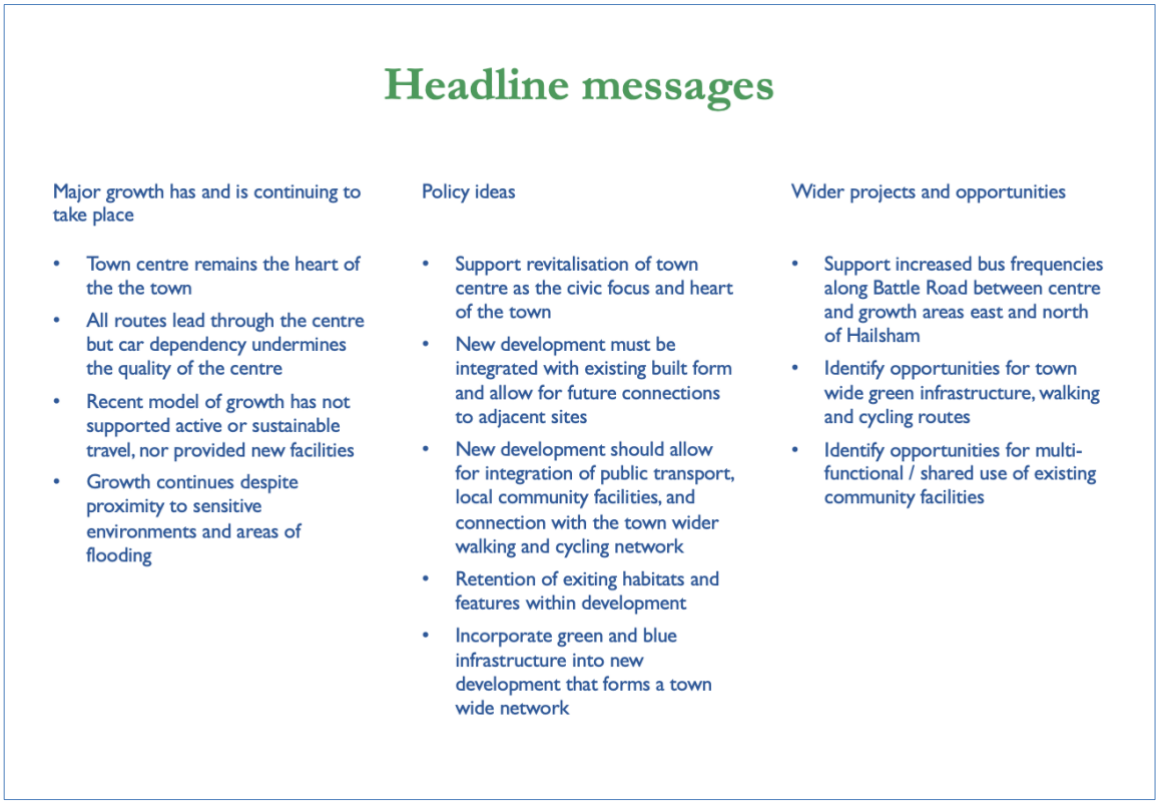

Figure 9: Headline messages from structure of the town for Neighbourhood Plan policies

Projects and ideas

New walking and cycling routes

A 'second' Cuckoo Trail
What other connections, and where?

Figure 10: Cover slide of presentation introducing ideas for new active travel routes

A second Cuckoo Trail
The 'Hailsham Country Line'

Connecting 'town' with 'country'

Breaking the barrier created by the A22

Supporting safe access, by foot and by bike, to attractions, facilities, leisure and recreation

Improving access to green infrastructure in a town with limited provision

Making use of public sector owned land

Connecting with, improving or reusing existing routes and rights of way

'Diplocks' roundabout becomes a key gateway into the town – strengthening the case for a combined mobility hub connecting with the town centre

Links with a connected town-wide grid of safe routes

1. WDC outdoor sports hub (and future employment area)
2. James West Centre
3. Michelham Priory
4. Knockhatch Adventure Park
5. Bushy Wood Activity Centre
6. Hailsham Country Park
7. Diplocks 'gateway' : a new mobility hub
8. Arlington Stadium
9. Abbot's Wood
10. Link to Cuckoo Trail in Town Centre
11. Link to Cuckoo Trail via existing rights of way

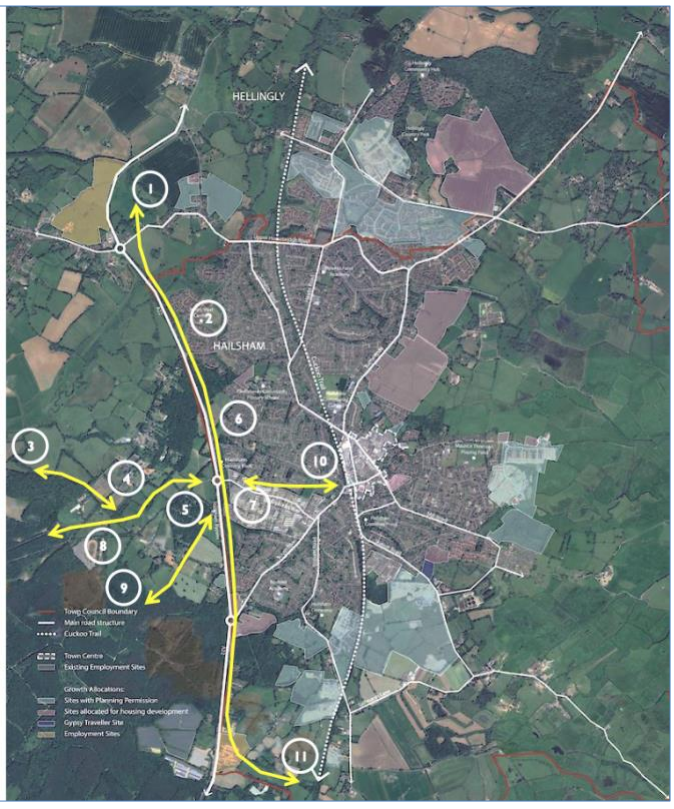

Figure 11: Map of possible new walking and cycling route alongside the route of the A22

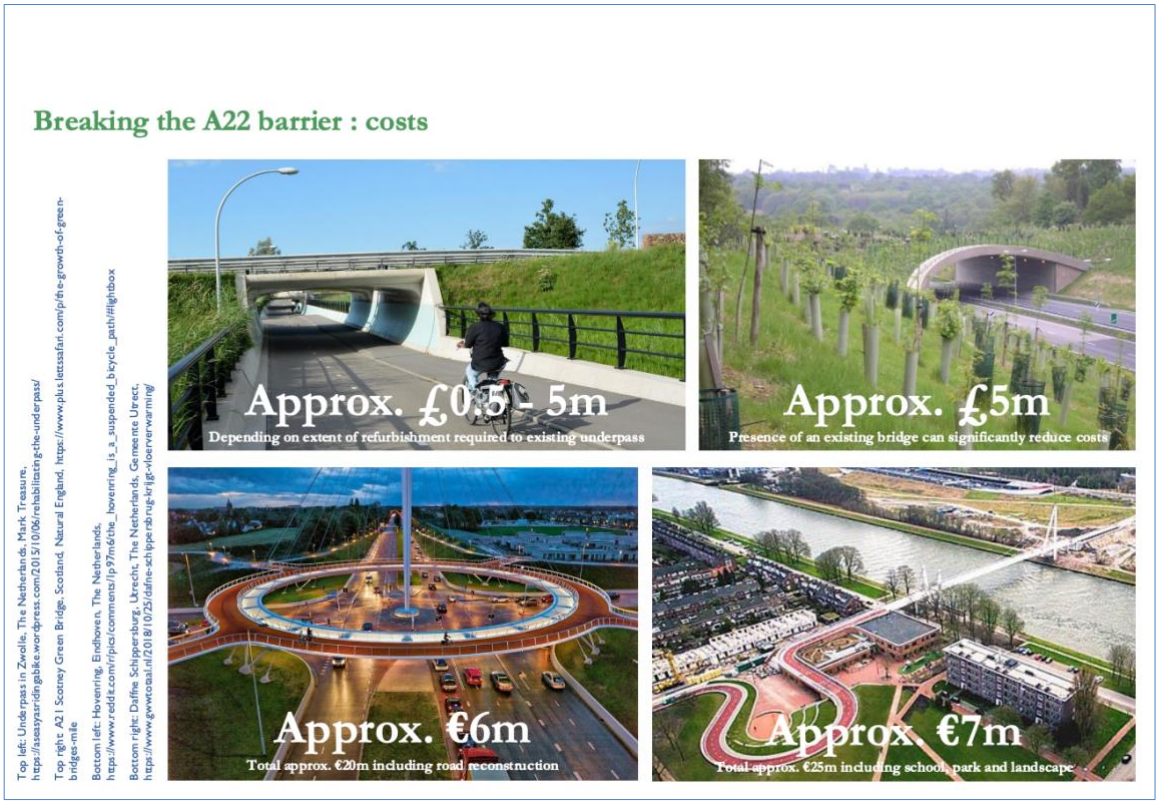

Figure 12: Example images of crossings over main roads

Figure 13: Cover slide of presentation presenting discussion points for new facilities in Hailsham

Social inclusion
Improving community facilities

Maximise existing assets

Support multi-functional use of buildings

Introduce other services and facilities – and combine with mobility hub concept

What specific improvements are required to existing facilities? How and where might CIL and other funding be directed?

1. James West Centre
2. Hailsham Resource Centre
3. Diplocks Community Trust
4. Southview Community Rooms
5. Summerheath Hall
6. Hailsham Youth Service
7. Vicarage Field Surgery
8. Charles Hunt Centre
9. Hailsham East Community Centre
10. Union Corner Hall

Others?

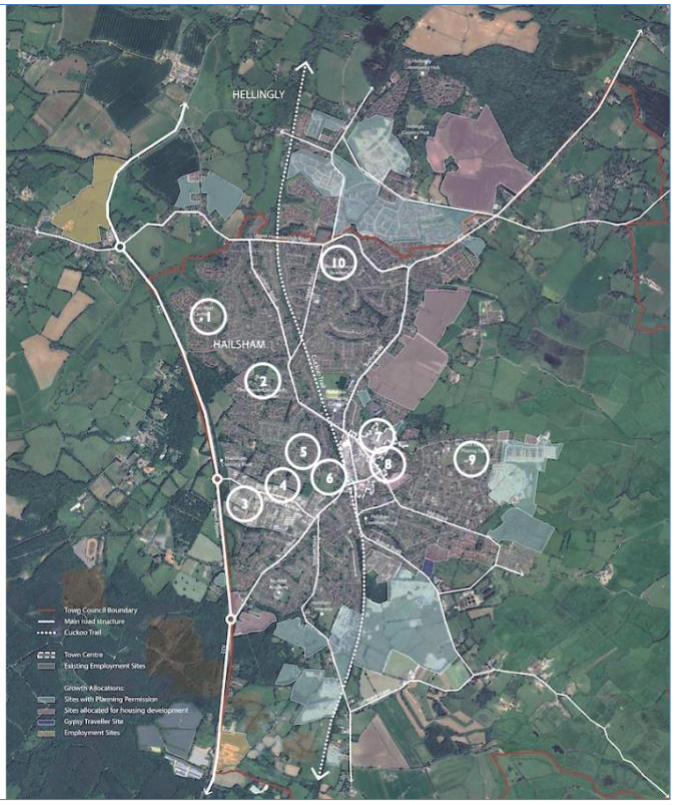

Figure 14: Location of existing services and facilities in Hailsham

Town Greening

Diversify existing green space?
Retrofit existing streets and spaces to introduce new greenery?
What specific locations could be targeted?
What are the opportunities for making connected green corridors?

Figure 15: Cover slide of presentation leading to discussion of need for new green infrastructure and strategies for delivering this

Greenery
Targeted interventions

Town Farm Estate

Increasing access to 'door-step' green space by diversifying and improving the quality and mix of green infrastructure

Moving from 'mown grass' to greater community ownership of space

Integrating equipped and natural play space, tree planting, allotments and community gardens, sustainable drainage, wildflowers and raingardens

Introducing biodiversity into the area

Enhancing walking and wheeling routes through the area and connections with surrounding spaces

Support small scale infill of underutilised and redundant parking / garages and hardstanding, where this helps contribute to improvements to quality of public space, helps define public and private space, and security and safety of that space

Figure 16: Plan showing potential for diversification of green infrastructure in Town Farm Estate

Greenery
Targeted interventions

Left: Existing situation at 2024, image sources Google Streetview Image Capture © 2025

Above: sketch example of potential for diversified green infrastructure provision

Figure 17: Example image showing how green space might be diversified

Greenery
Targeted interventions

Town Farm Estate

Support small scale infill of underutilised and redundant parking / garages and hardstanding, where this helps contribute to improvements to quality of public space, helps define public and private space, and security and safety of that space

Opportunities previously explored by Peter Barber Architects on behalf of Warden Housing Association, to create courtyard townhouses along tree-lined streets

Above: Sketch proposals for infill housing development and creation of tree lined streets in Town Farm Estate, source Peter Barber Architects http://www.peterbarberarchitects.com/halisham

Right: Existing situation at 2024, image sources Google Streetview Image Capture © 2025

Figure 18: Plans showing ideas for intensifying under0used space and improving green space at the same time

Greenery
Targeted interventions

Increasing provision of and access to door-step green space for all

Opportunities to remodel and green the residential street – for residents to determine where this might be appropriate. Could be tested through temporary street closures.

Opportunities for 'bee lines', introducing wildflowers, raingardens and street trees to create a connected network of green space, enhancing biodiversity and the range of pollinators.

Are there specific existing streets where opportunities might exist to introduce or diversify green space – perhaps by transforming existing verges, remodelling junctions or street width?

Example illustration showing how existing residential streets could be transformed into a 'garden street', introducing door-steep areas of greenery and play

Sheffield Grey to Green project, before (2016) and after (2023). Image source: Google Streetview Image Capture © 2025

Figure 19: Examples of how green infrastructure might be integrated into streets

Figure 20: Ideas for a connected green network through the centre of town

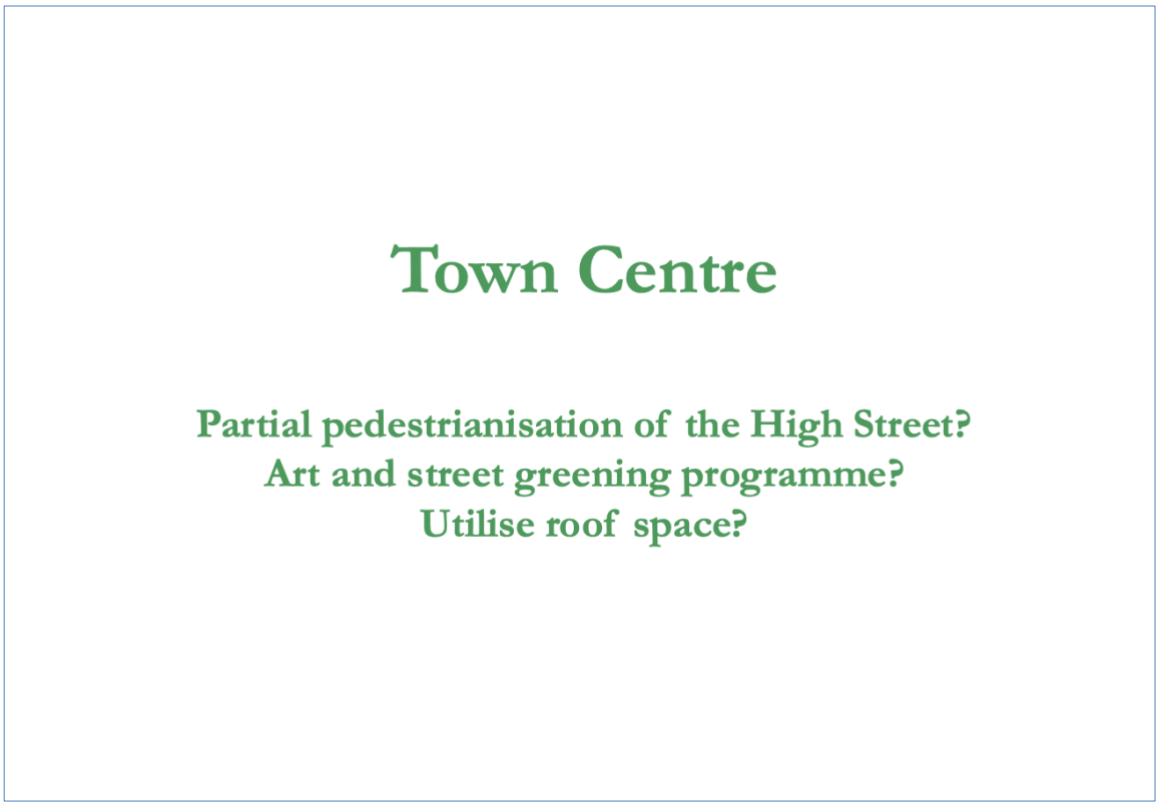

Figure 21: Cover slide of presentation introducing ideas in respect of change in the town centre

High Street
Creating a 'sticky street'

Part pedestrianisation in opening hours

Public realm treatment to include street tree planting and other forms of greenery along the High Street.

Planting creates multi-functional spaces that can be used differently throughout the day, including for outdoor dining, market stalls, parking and servicing

Co-ordinated use of materials, street furniture and shop front design creates a cohesive whole : a place that encourages people to spend time (and money) in

The car becomes a guest in the street and driver behaviour should adapt accordingly

Traffic encouraged to use North Street during hours of part pedestrianisation. Parking and access only via Vicarage Lane during this time.

East Street, Shoreham, before (2009) and after (2018). Image source: Google Streetview Image Capture © 2025

Figure 22: Opportunities for and examples of part pedestrianisation schemes

High Street
Creating a 'sticky street'

Part pedestrianisation in opening hours

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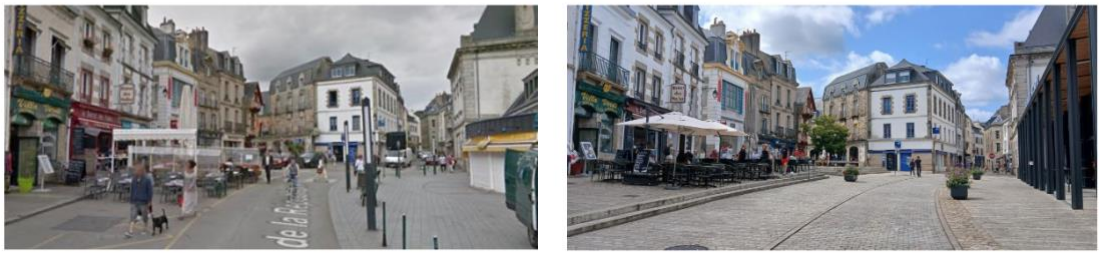
Traffic encouraged to use North Street during hours of part pedestrianisation. Parking and access only via Vicarage Lane during this time.

East Street, Bromley, before (2009) and after (2019). Image source: Google Streetview Image Capture © 2025

Figure 23: Opportunities for and examples of part pedestrianisation schemes

High Street
Creating a 'sticky street'



Auray, Brittany, France, before (2016) and after (2024). Before image source: Google Streetview Image Capture © 2025

Figure 24: Examples of [part pedestrianisation scheme

Town Centre
Public art programme

Enliven public spaces and blank walls

Support wayfinding, strengthen local identity and quality of place

Combined with improvements to the Cuckoo Trail to help create visual and physical links between this and the High Street

Engage local artists to reinterpret and reimagine local identity

Utilise this as part of a 'place branding' strategy to help raise the profile of the town

A year-round gallery supporting arts and culture in Hailsham

All example images from Cheltenham Paint Festival: an annual street art festival featuring large scale artworks, bringing colour to the street

Are there specific locations for artwork?

Image sources:
https://www.cheltenhampaintfestival.co.uk/previous-festival-artwork

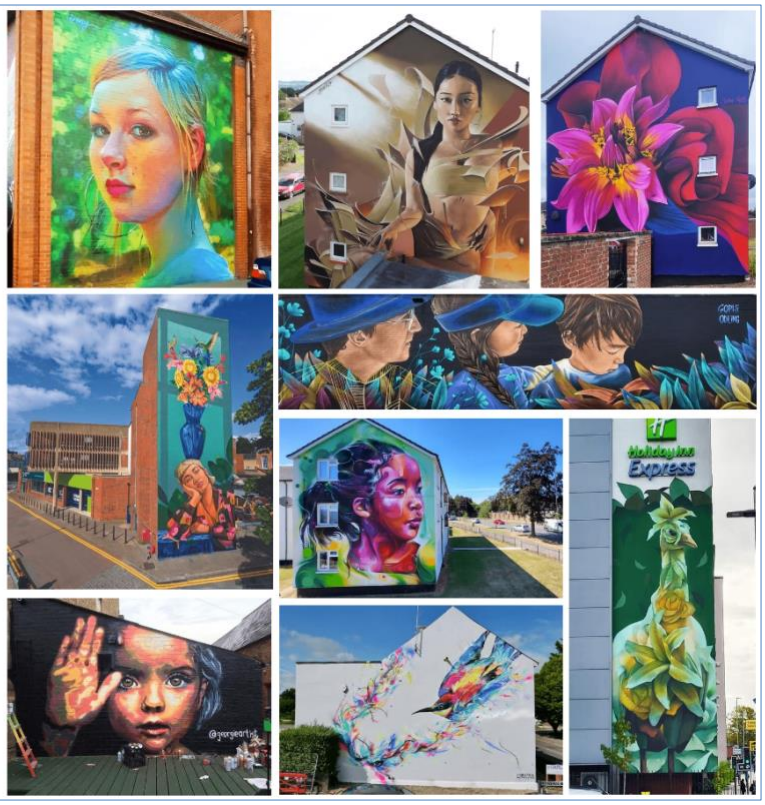


Figure 25: Opportunities for introducing art work into Hailsham town centre

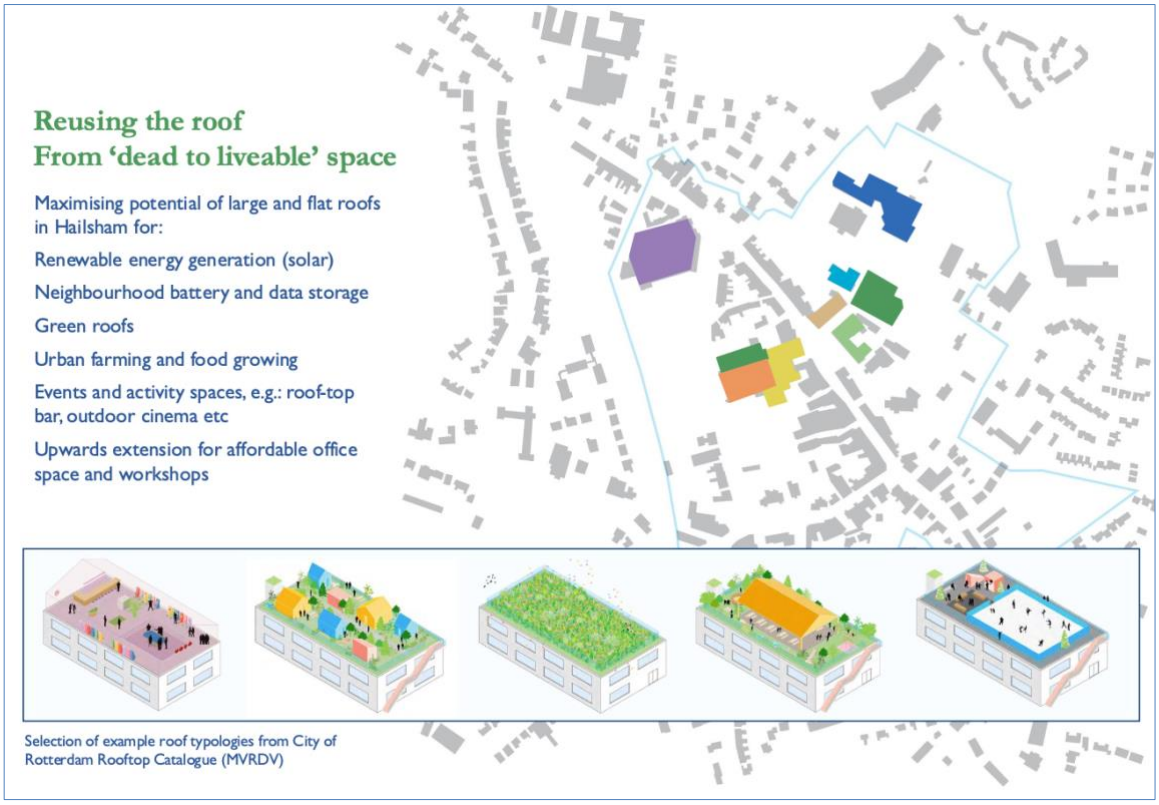


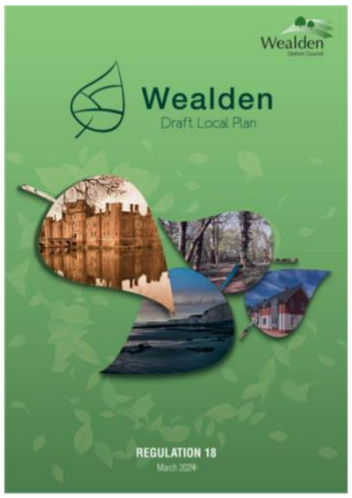
Figure 26: Ideas for making more efficient use of under used roof space in the town centre

Figure 27: Examples of how roof spaces have been used elsewhere

Windfall development

Policy framework

Emerging Wealden Local Plan



Policy SS2 / Table 5

- Establishes housing requirements on a Parish basis.
- A total of 2,959 homes are to be delivered in Hailsham.
- This includes committed sites (those under construction / with planning applications), allocated sites, and an allowance for windfall.
- Windfall is effectively unallocated and smaller sites.
- Almost 300 homes are expected to come forward as 'windfall development' in Hailsham.

Policy SS1

- States that (other than where comprising an allocation) new development should be located within existing development boundaries.
- It is expected that development will make best use of previously developed land and be of an appropriate density to the location.
- This is aligned with national policy established in the NPPF.

Figure 28: Policy context and need for windfall development on sustainable sites

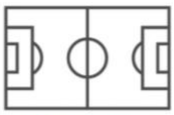
Land required

for approx. 300 homes

Detached homes

At a density of 25 homes per hectare

- Approx. 12 hectares of land for homes
- Plus allowance for other incidental space etc (around 25% of total land area)
- Approx. 16 hectares total



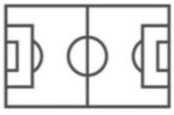
x22 football pitches

16ha

Terraced homes

At a density of 50 homes per hectare

- Approx. 6 hectares of land for homes
- Plus allowance for other incidental space etc
- Approx. 8 hectares total



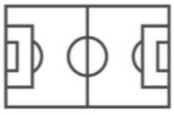
x11 football pitches

8ha

Flats and maisonettes

At a density of 75 homes per hectare

- Approx. 4 hectares of land for homes
- Plus allowance for other incidental space etc
- Approx. 5.3 hectares total



x7 football pitches

5.3ha

Figure 29: Land take required for windfall development at different densities

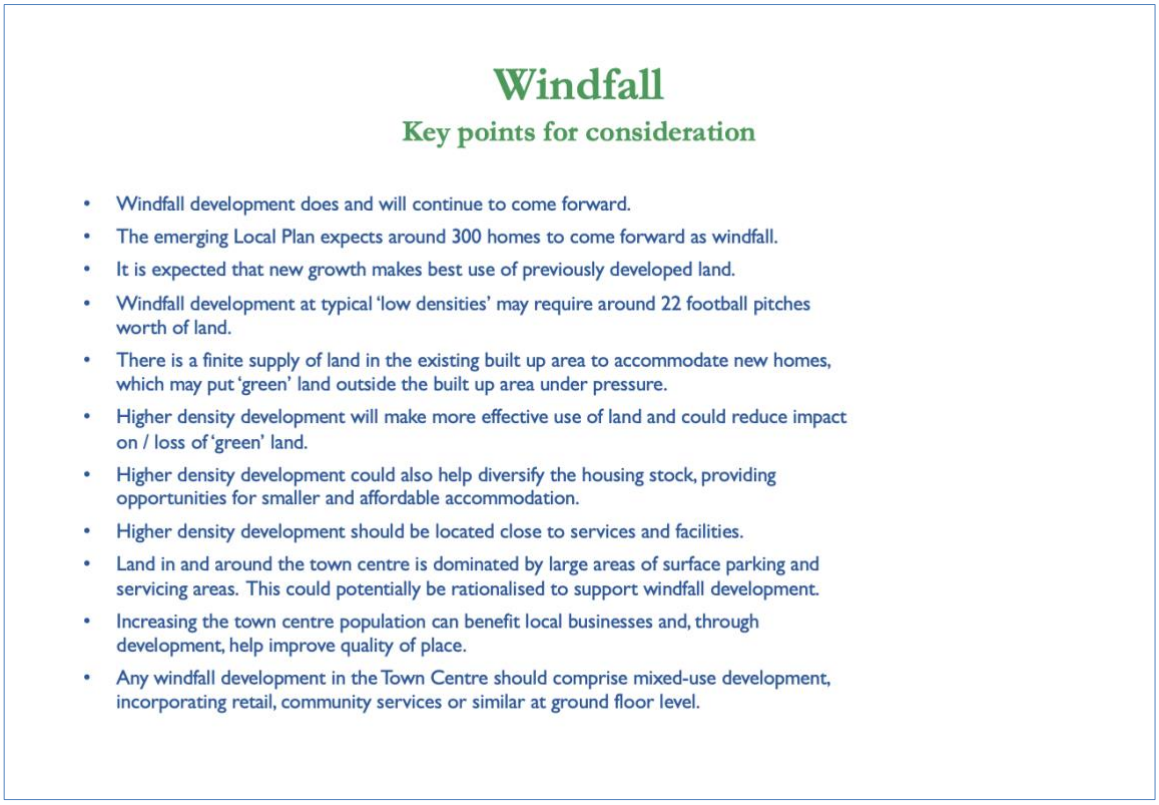


Figure 30: Key principles for windfall development for policy in the Neighbourhood Plan

Hailsham Neighbourhood Plan, 2025 - 2042

Supporting topic paper: Town centre analysis

Collected presentations

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