HAILSHAM TOWN COUNCIL

Hailsham Neighbourhood Plan

Town centre analysis

May 2017

Building footprint

- Fine grain, historic high street
- Large scale retail and civic uses (eg.: Leisure centre) contrast with historic structure
- Town centre surrounded by a ‘shatter zone’ where the streets and frontages along these are fragmented, before moving into traditional residential development
- Few green spaces in the town centre – they are on the edge

Car Parking & frontages

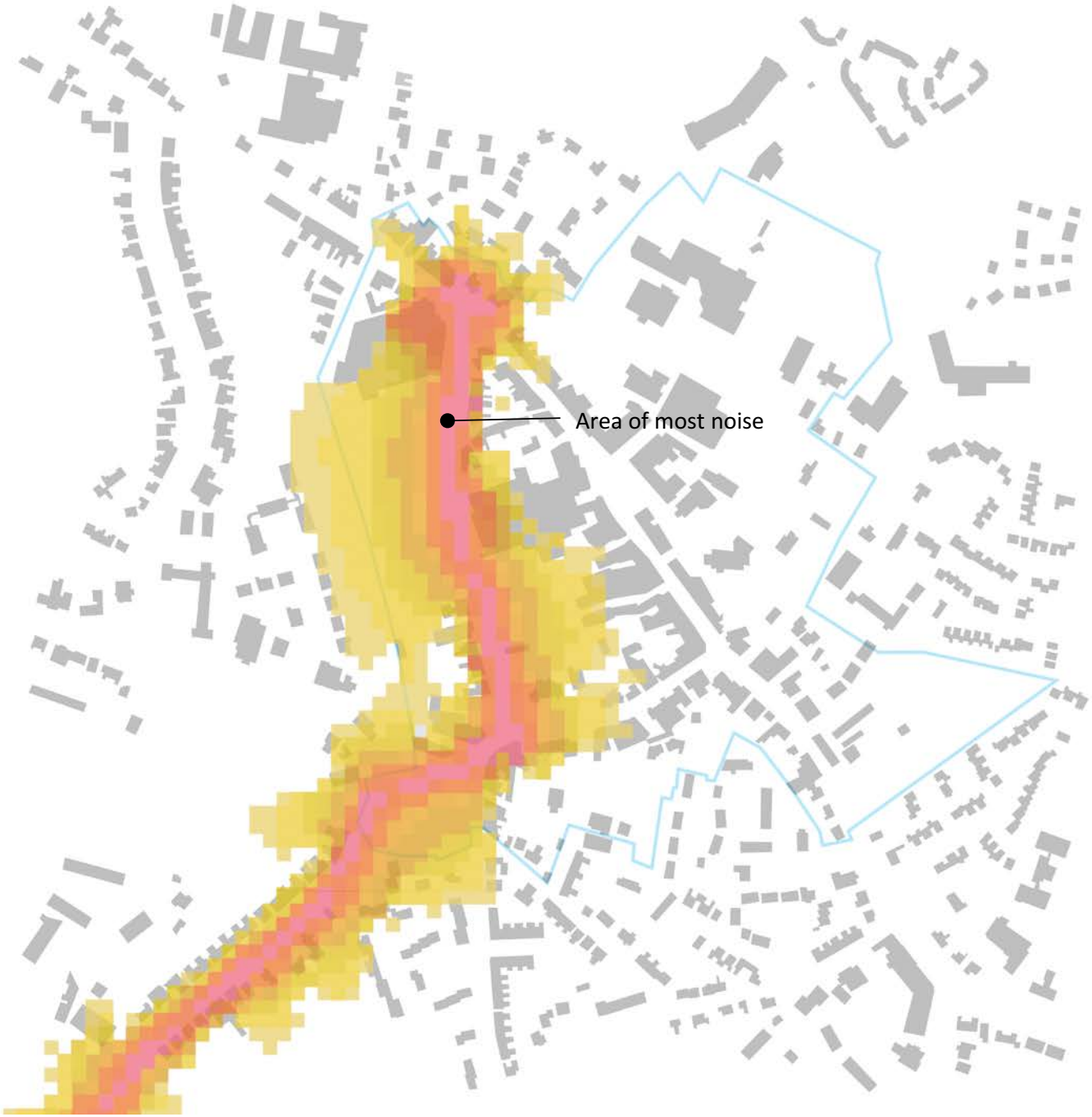
- Surface car parking and servicing has fractured the town
- Traditional street structure has strong and active frontages, but there are exposed 'backs' which are unwelcoming and unattractive spaces
- 'Town square' an important central space at the 'heart' of the town

Conservation area

- Town Centre benefits from a historic core designated as a conservation area
- High Street retains strong and active frontages well related to the street
- Fractured environment and poor frontages impact upon quality and setting of the conservation area

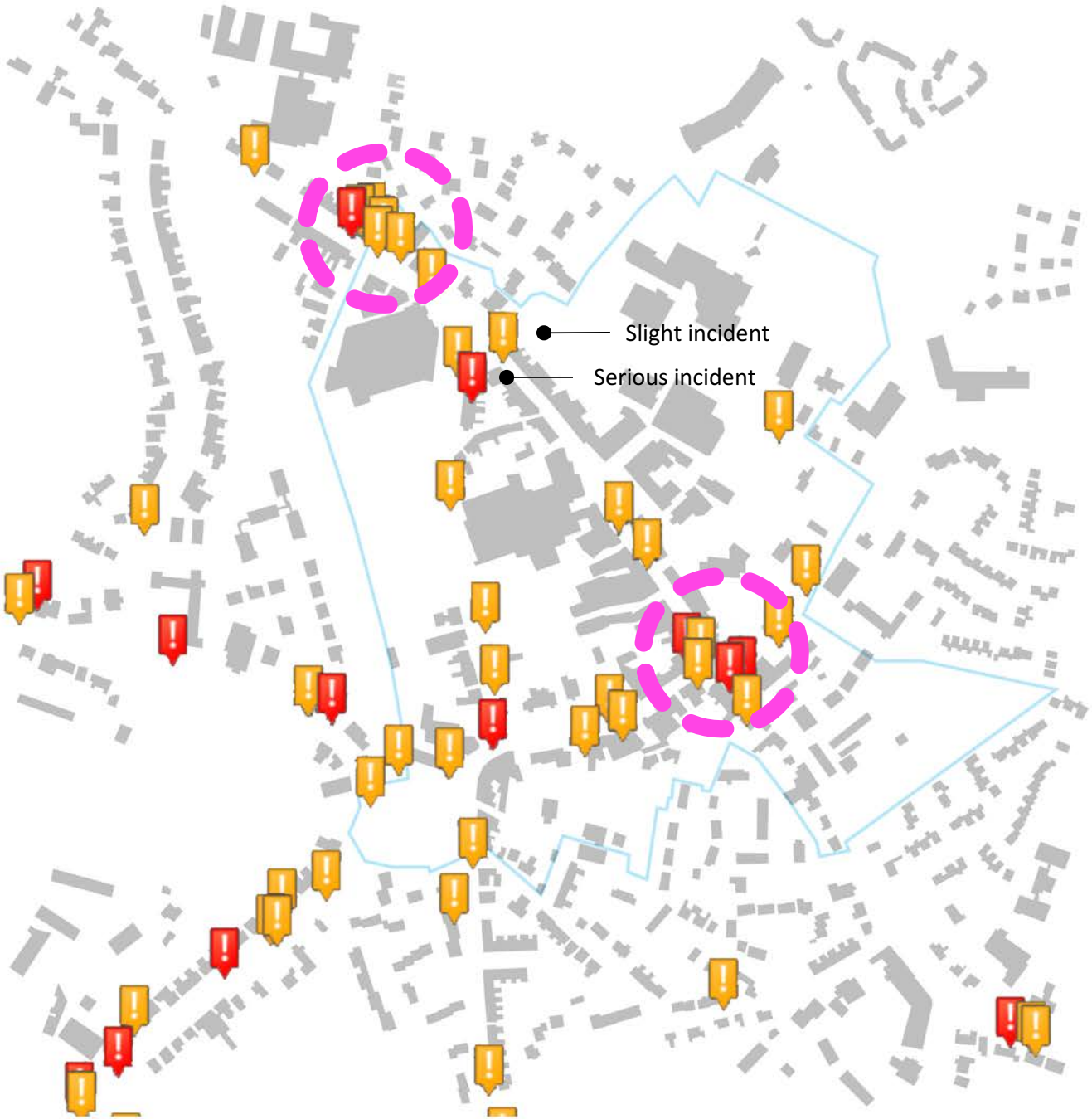
Movement & access

- Movement network impacts upon Town Centre
- Congestion along North Street
- Network of ‘incomplete’ pedestrian routes
- Nodal points show areas of pedestrian and vehicular conflict



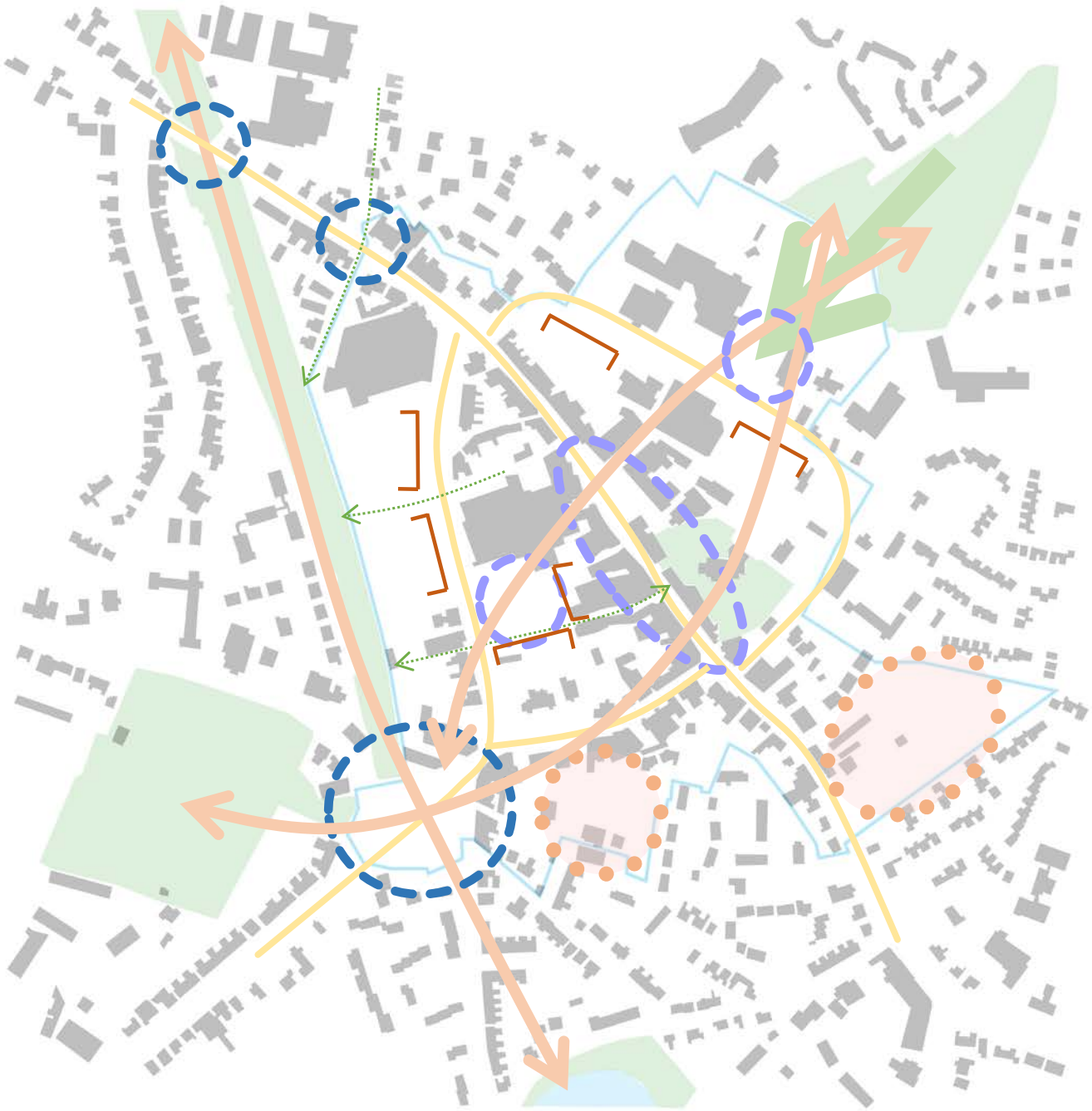
Traffic noise

- Noise Mapping (Defra: Beta version) is limited but shows impact of traffic along North Street upon quality of the environment



Road safety / collisions

- Traffic accident data for past five years shows safety concerns at:
  - Junction of High Street and George Street
  - Junction of High Street and Battle Road
  - Pedestrian crossing points on main routes into and around the town centre



Concept plan

- Strengthen east west connections
- Better integration with green space and Cuckoo Trail
- Public Realm improvements / network of enhanced public space
- Repair streets / rationalise car parking and create new street fronts
- Rationalise major junctions
- Enhance quality of town square
- Optimise use of land (Car Parks / Cattle Market / Police Station)