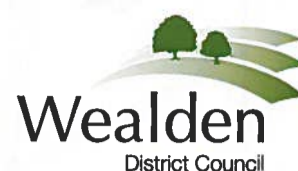


Wealden Local Plan – Issues, Options and Recommendations consultation

Hailsham town centre



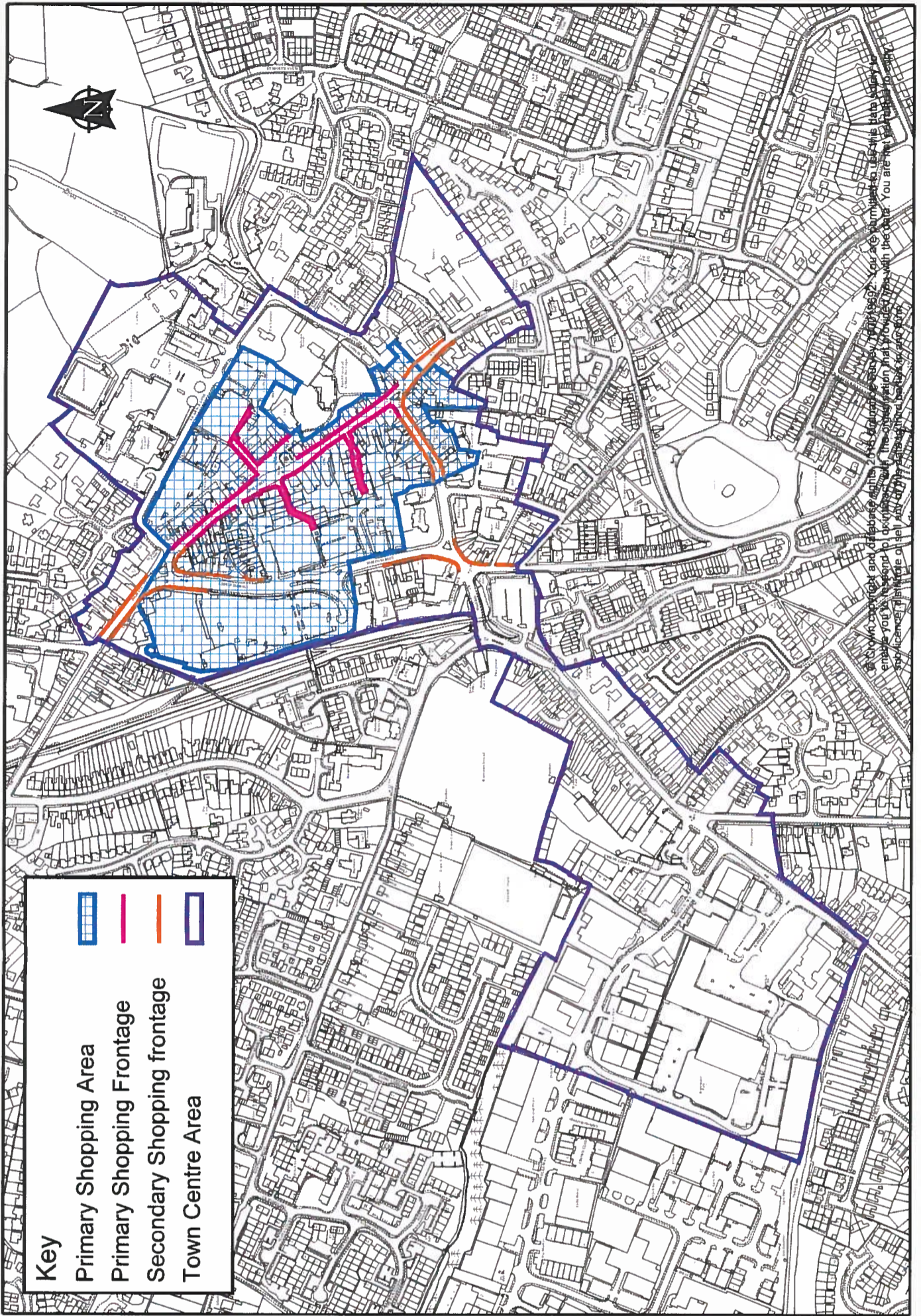
Preferred option for testing

- The Town Centre Boundary for Hailsham Town Centre extends from and includes all areas bounded by the The Cuckoo trail to the north-west of North Street, up to Eastwell Place and the London Road/Battle Road Junction, Vicarage Lane including the District Council Offices, Leisure Centre and associated car parking areas, Telephone Exchange and The Seaforth Doctors Surgery, Vicarage Road/Market street including the Market Yard and properties to the west of the Market Yard, properties to the western side of George Street, part of Station Road including Station Road car park and part of Victoria Road including the Police Station, Fire Station and car parking areas, South Road including the properties either side of the road, down to an including the Petrol station, the green triangle, Ropemakers Park and part of the eastern end of Diplocks Industrial estate.
- Primary Frontages have been defined along both sides of the High Street below the North Street/ High Street/Vicarage Lane junction and includes the heart of the town centre around the Quentins and Vicarage Field shopping areas as well as the mews development of St Mary's Walk.
- Secondary Frontages are shown along the northern section of the High Street north of the North Street/ High Street/Vicarage Lane junction, the northern part of North Street (including Tesco and Prezzo), the western side of the southern part of North Street, along Market Street and George Street and the George Street/Station Road corner.
- The Primary Shopping Area has been drawn to encompass the Primary Frontages and service/car parking areas behind the High Street, as well as the Secondary Frontages along the northern part of North Street and the eastern end of George Street/Market Street.

Advantages and disadvantages

Advantages	Disadvantages
<ul style="list-style-type: none"> ● Defines a boundary to the Town Centre, and identifies Primary and Secondary Frontages and the Primary Shopping area in accordance with the NPPF. ● Proposed town centre boundary includes opportunities to provide a range of additional retail units, increasing the choice and range of shopping facilities available and town centre uses adjacent to the main town centre area. ● Helps to guide new development and thus support the vitality of the town centre. ● Provides opportunities to consolidate the existing main town centre area through re-development and reconfiguration of existing surface car parking area. ● Provides opportunities to create speciality shopping in smaller units within the town centre and encourages a focus on leisure outlets and the night time economy, in line with local visions to create a focus for tourism. ● Primary Frontages still retained within the main High Street area. 	<ul style="list-style-type: none"> ● Further work may identify additional retail provision which may not be able to be accommodated within the main town centre area. Sequential tests may be required for proposals within the expanded town centre area. ● Expansion of the town centre down to Diplocks and Ropemakers Park, may not directly aid the revitalisation of the main town centre area. ● Expansion of the town centre down to Diplocks and Ropemakers Park, may need to exclude A1 large convenience superstores to encourage the range of comparison goods which are currently lacking in the town centre. ● A net loss of surface car parking within the town centre may be an issue. ● Additional pressure on infrastructure, particularly highways and transportation infrastructure would need to be fully addressed. ● With additional development within the town centre or expanded town centre as proposed, some secondary shopping areas may be adversely impacted.

Please see over for the town centre map



For further information:

please contact the Planning Policy Team on **01892 602008** or ldf@wealden.gov.uk