

Advice for developers

For South Wealden and Eastbourne

Summary There is a need for a healthier, community based vision for the area around Hailsham and Eastbourne. In the light of 13,000 new houses, councils need to give developers clearer advice, before they start designing, about the type and nature of housing estates that are required.

Most developers believe that residents prefer housing estates that are self contained with meandering roads but these have little permeability or access to community resources using traffic-free routes. A dependence on cars and main roads simply adds to congestion. Each new estate should provide, where possible, part of a traffic-free route through the larger conurbation. To support this a number of important publications have drawn attention to the potential for local government to use their powers in a variety of ways to develop communities, encourage exercise, combat the increase in ill-health and obesity. The planning system is one area in which local government can act, through giving guidance to developers, as to what is required.

Design Council officers should discourage housing schemes that have (see image right), dispersed, car dependent, obesegenic designs that do not support "active travel". Narrow roads create access issues for larger vehicles and encourage pavement parking. Instead modern guidance should be followed. [Building the foundations:Tackling obesity through planning and development](#)



[Manual for Streets](#) makes it clear that developers should use agreed priorities – At the top is pedestrians then cyclists, public transport users, service vehicles and finally other motor traffic. This should include providing for the disabled via dropped kerbs and safer crossings. In contrast most local schemes revolve around car use.

Councils also need to consider, more seriously, the consequences of climate change, pollution and building on low lying land.

Traffic Estates must support a mix of different forms of transport. Most estates are designed around cars, which are the least efficient use of space, whether been driven or parked. They also, where it is congested, tend to squeeze out pedestrians and cycles. Predictions from the ESCC "Hailsham to Eastbourne corridor" show that without more sustainable solutions journey times, at peak times, will be 70% longer. This will also affect bus times, unless they are given priority.



Traffic free routes

The DfT's "[Setting the First Walking and Cycling Investment Strategy](#)" proposes a doubling of cycling numbers and more walking within 10 years. Traditional streets and roads will not deliver this. There is a need for safer traffic-free routes for the disabled, elderly and young. Expecting cyclists to use the roads will not reverse the on-going [decline in cycling and walking numbers in the area](#)



Estates should provide traffic-free routes to connect to a wider network, mainly around the Cuckoo Trail, including a direct route to Eastbourne town centre.

Schools

Each new primary school should become the 'green' and 'social' hub for the community.

1. Primary schools can serve both purposes of safeguarding children, and at the same time, part of the school being shared with the community
1. The primary school should be next to the green space, that is allocated with new houses, as a recreation ground/sports field/ community space and playing field for children
2. Ideally any Health Centre grounds could also be for community use.



Access via 20mph zones and pedestrian/cycle links, within local housing, enables access to green/communal area with all the health benefits this brings.

Health

People need to be provided with spaces that encourage community and exercise. [Exercise is the cure](#) and can reduce the risk of ever getting dementia by 30% and diabetes by 40% if people do 150 minutes of physical activity per week. The built environment needs to provide people, with the opportunity to take responsibility, for their own health.



Support

The following organizations and people support the broad aims of this document

Afoot
Bespoke
Friends of the Earth -Eastbourne
Hailsham Active
Scarlett McNally -author "Exercise the miracle cure"
Stephen Lloyd (Ex MP Eastbourne & Willingdon)
Vine brothers - developers of Hindsland .
Will Callaghan - Eastbourne Chamber Commerce
Maria Caulfield - MP Lewes and Polegate
Caroline Ansell - MP Eastbourne and Willingdon

Lead author - Paul Humphreys

<https://healthyhousingwealdeneastbourne.wordpress.com/>