

Why brownfield first isn't the answer.

**THERE ARE
12,040 HOMES
INSIDE
THIS BOOKLET.**

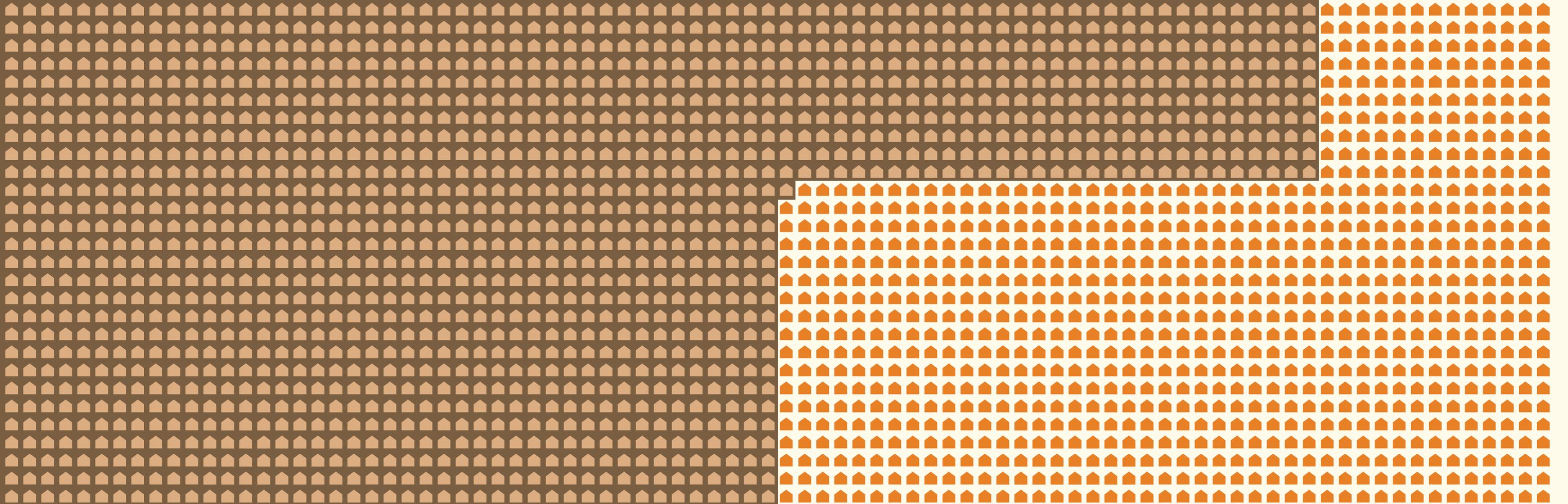
That's the number required to meet local housing needs in Lewes district by 2040.

Some of these can, and should, be built on brownfield sites. Most cannot.

We have a plan to help.

AUGUST 2023





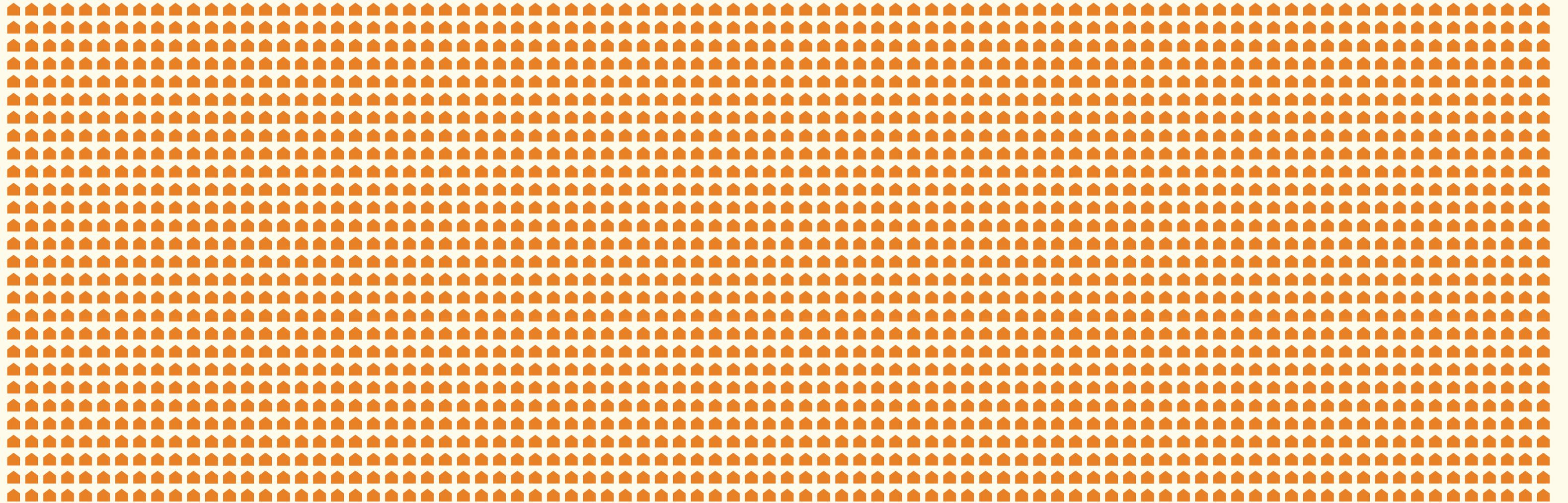
Lewes District Council has identified that at best **1,535 of the badly needed 12,040 homes** in the district can be delivered on brownfield sites.

Despite local and national desires to prioritise previously developed land, **that's only 12.7% of the housing need up until 2040.**

The remaining **10,050** of the needed homes **can't be met on brownfield land.**

“Scarce brownfield sites can play a part in tackling the housing crisis, but can't meet needs alone.”

Damon Turner, Partner, Welbeck Land

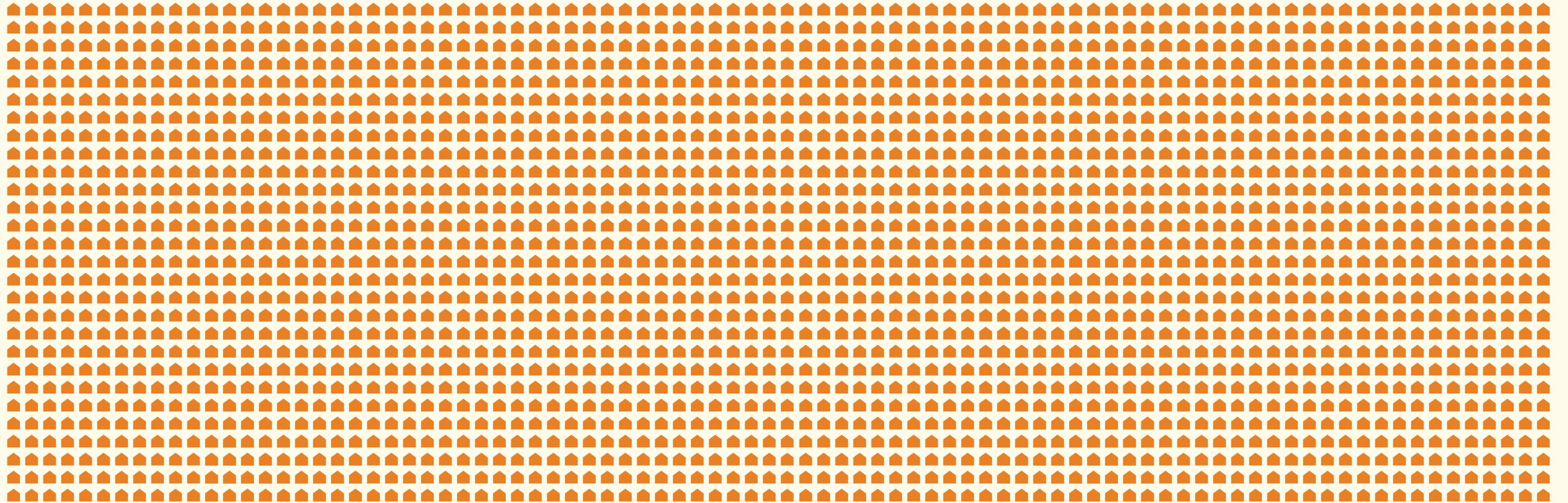


It's not just Lewes that faces a shortage of brownfield sites. **Of 891,000 needed homes in the South East of England only 194,000 could instead be built on previously developed land.** Although there's more brownfield land in other regions of the country, there are fewer available sites where the affordability crisis is at its worst.

In short, there isn't enough previously developed land to fix the housing crisis; only 12% of the UK is developed. Nationally, brownfield can only meet 15% of needs over the next 15 years.

31% of brownfield capacity as a proportion of housing need over next 15 years. South East regional stats = 194k capacity against 891k need.

There's less brownfield land where need is greatest.

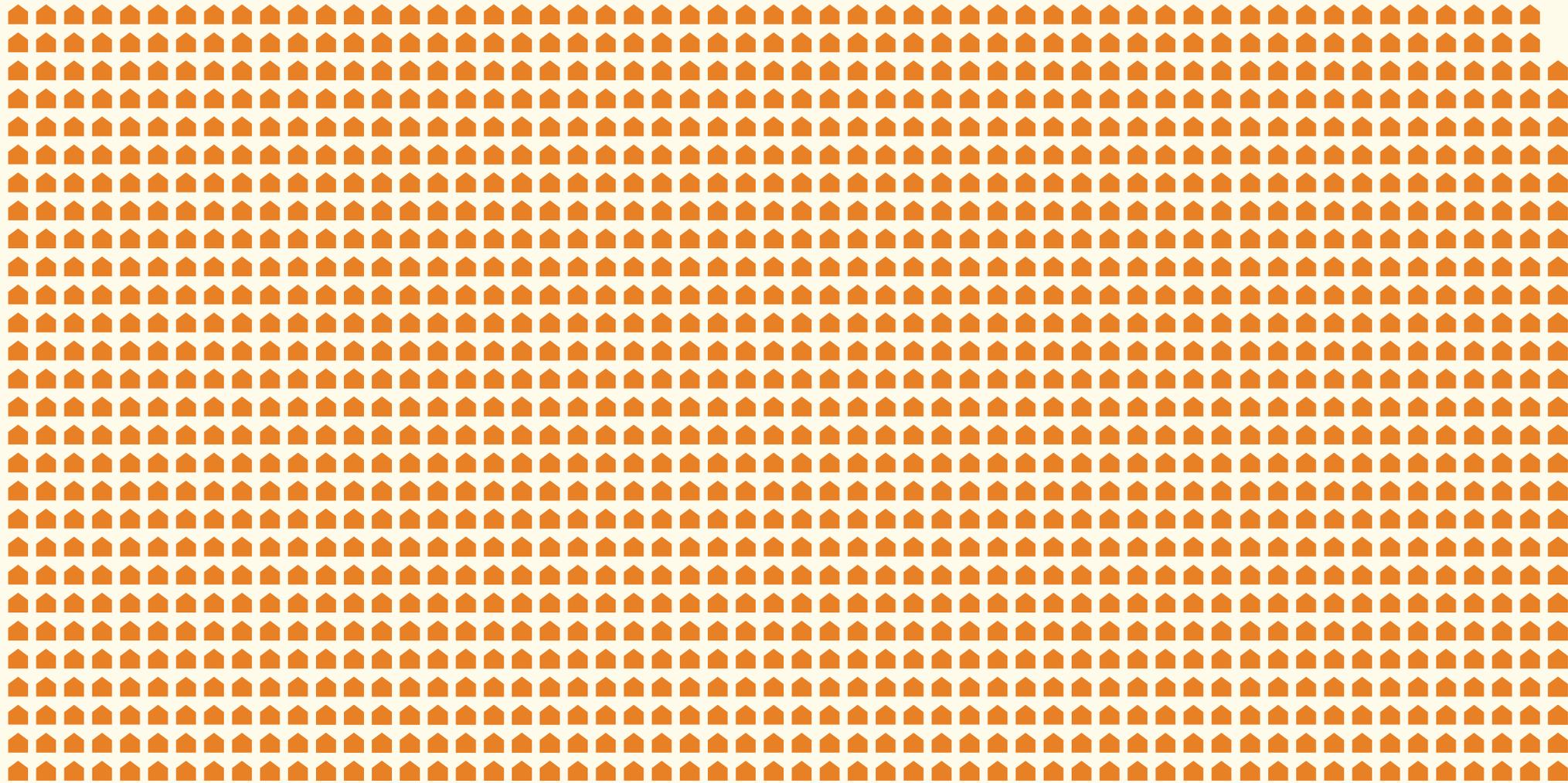


But capacity isn't the only problem. **Because of the location of brownfield sites, they are more likely to be developed as apartments,** with fewer houses, making it harder to deliver a genuine mix of homes. So, where do all the families live?

Sites that have been previously used, particularly for industry, often require expensive and time-consuming remediation. **This makes it harder to build the homes at the speed necessary to help tackle the housing crisis now** and expensive remediation leads to a reduction in affordable housing provision.

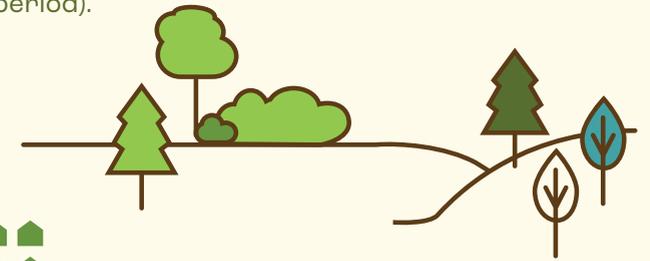
Brownfield sites are more likely to be apartments. It's harder to deliver a genuine mix of homes on brownfield.

Viability Challenges of Brownfield.



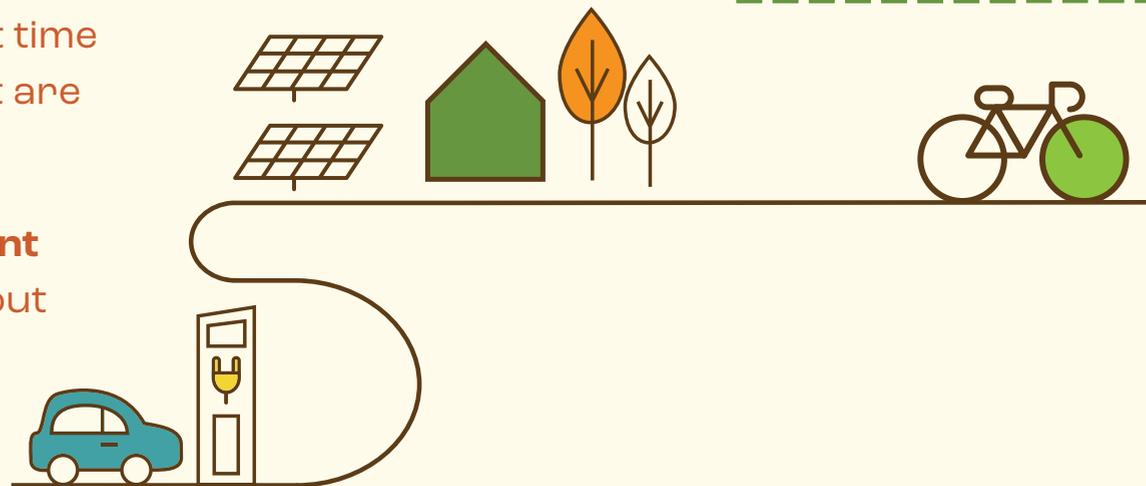
North Barnes Farm can deliver 3,250 homes of a range of types and sizes.

(A significant proportion of the 3,250 can be delivered within the plan period).



By creating a new small market town at North Barnes Farm, **we can meet a large portion of Lewes' housing need, addressing the shortfall of homes.** We will create a real mix of homes, creating spaces for first time buyers, families, and older people, alongside affordable homes that are within reach of local people.

40% of homes at North Barnes Farm will be affordable, with different types and tenures. Our plan will help local people find a home without having to move away from family, friends, and work.



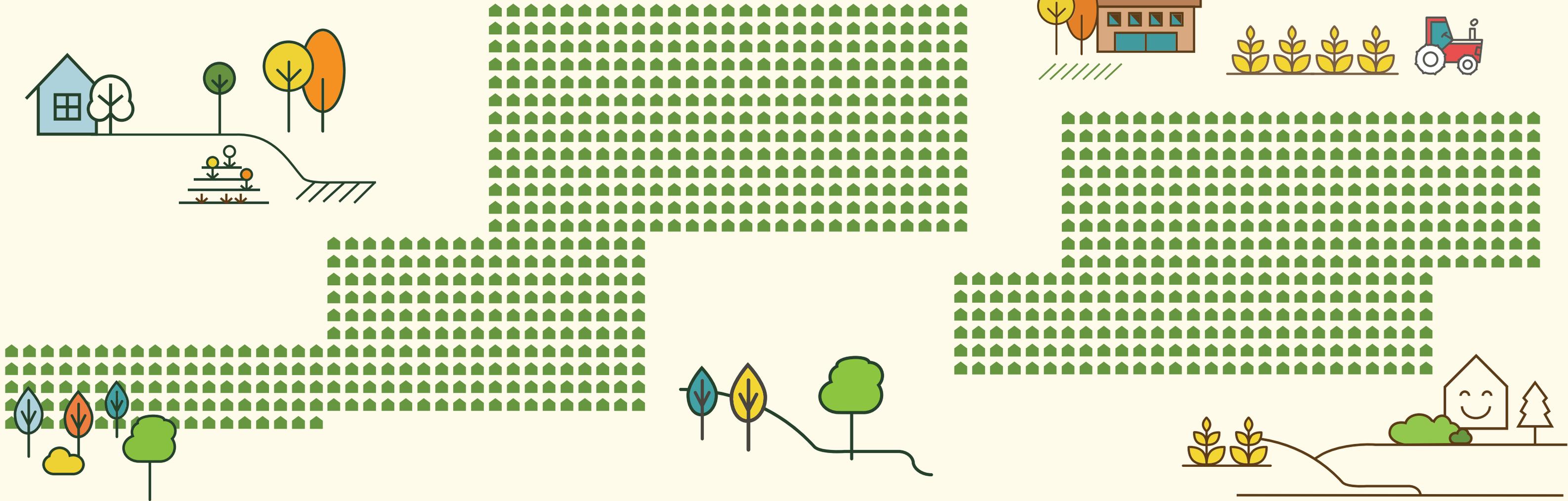


Even if Lewes District Council decided to deliver fewer than the 12,040 homes required, **North Barnes Farm is still the best option for delivering badly needed new homes in a sustainable way.** (A significant proportion of the 3,250 can be delivered within the plan period).

We can deliver more infrastructure than other greenfield alternatives, helping tackle the **crises in ecology, climate and food alongside housing.**



North Barnes Farm helps meet the shortfall in homes, delivering a significant portion of the housing need. By creating a small new market town, we can deliver infrastructure and walkable communities where people really want to live.



Through building at scale, without major viability or deliverability challenges, **we can deliver infrastructure and walkable communities where people really want to live.**

And we'll put nature and green space alongside the new homes and jobs. **60% of North Barnes Farm will remain undeveloped**, and through regenerative farming and community growing **we can meet 37% of the community's fruit and vegetable needs through on-site growing.**

North Barnes Farm
has none of the viability or remediation challenges often associated with brownfield.

Let's talk.

We want to speak to as many people as possible about our plans, getting feedback and ideas from local people to make North Barnes Farm the best possible place.

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