

# **North Barnes Farm**

## An introduction

November 22



# Our vision for a small market town with food and farming

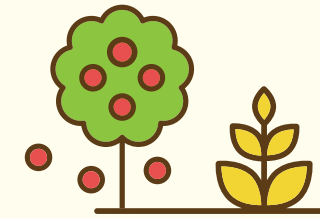
North Barnes Farm is a plan for a brand-new community, delivering homes and jobs alongside nature, leisure and food growing. We have a plan to create thriving, walkable neighbourhoods, where local people's everyday needs, including shops, schools, workplaces and parks, are met within walking and cycling distance to their homes.

North Barnes Farm will become a place where people truly want to live; a community with better homes, local jobs, and greener spaces.

To be truly sustainable, a small new market town needs more than just homes. That's why we're committed to creating:



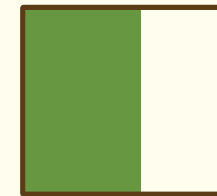
Around 3,000 new jobs, making sure people can work within walking and cycling distance of home.



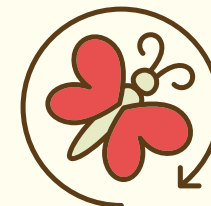
Local food and farming, with over a third of the community's fruit and veg needs met by on-site growing.



40% affordable housing, helping local people find a quality place to call home.



60% of the site dedicated to green spaces.



30% Biodiversity Net Gain, significantly above local and national targets.



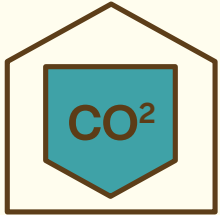
Renewable energy and carbon reduction, supporting sustainable living.

# The best way to deliver housing, jobs, and green spaces

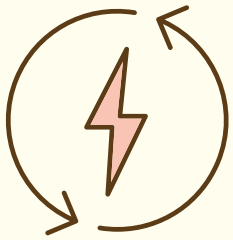
North Barnes Farm is located to the east of Plumpton Green. It's a plan for a new small market town with food and farming that helps tackle problems in housing, climate, energy, transport and food.



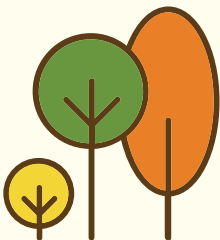
Walkable neighbourhoods where the car is secondary to the human.



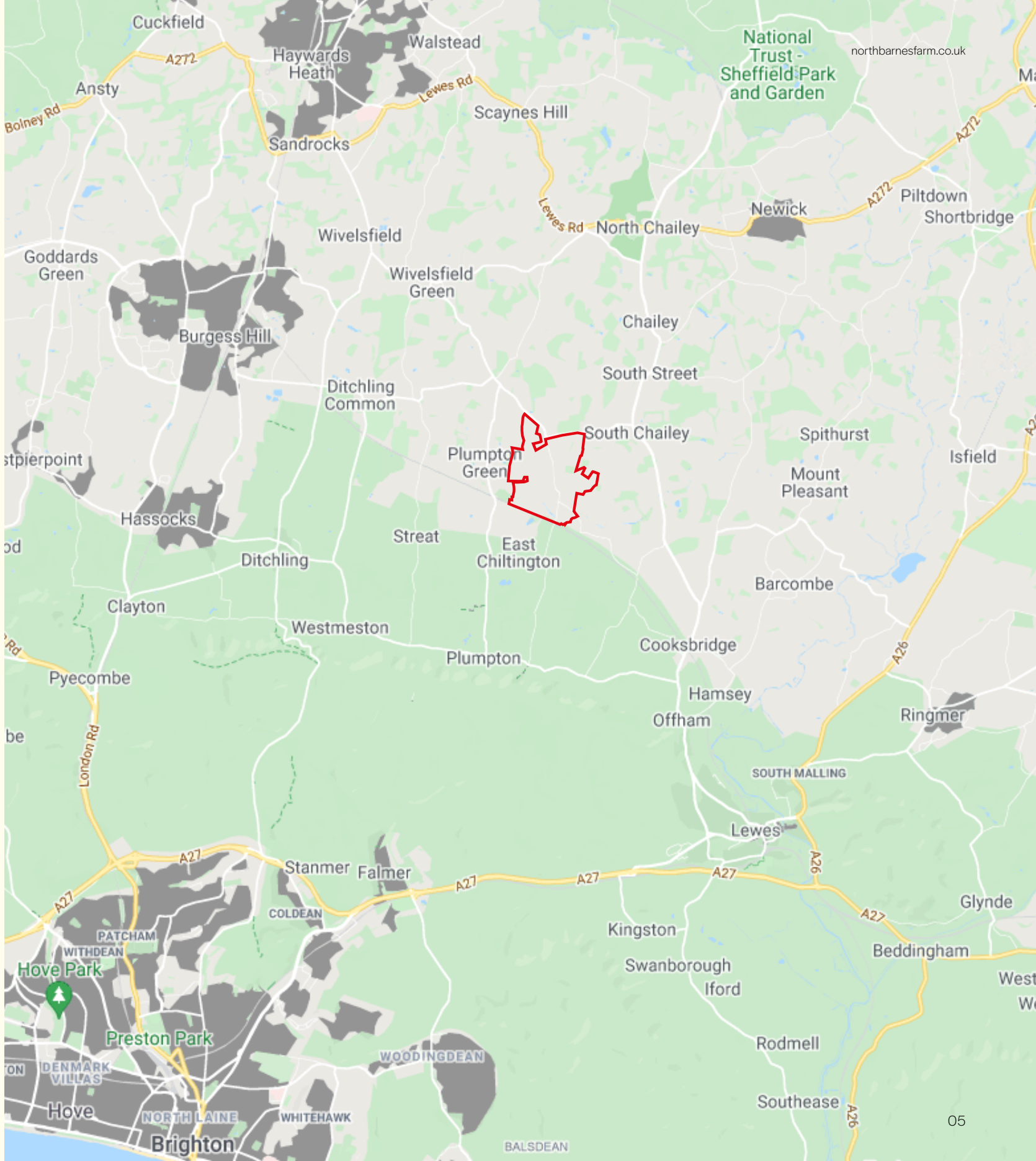
Homes designed for low-carbon living and built to last.



Localised and on-site energy generation.



Significant natural planting and landscaping whilst also retaining and enhancing existing hedgerows and woodlands.



## **Creating walkable neighbourhoods**

In keeping with East Sussex's character, buildings will be designed around walkable neighbourhoods that provide a mix of everyday amenities complemented by a larger town square and centre. By prioritising pedestrians, cyclists and public transport, we'll make it easy not to take the car for everyday errands.

## **A thriving high street**

The independent shops on the high-street and in the neighbourhood centres, supported and championed by our Partnership, will be filled with food grown, produced and packaged at North Barnes Farm. Our neighbourhoods will be places where local people want to shop, work, and relax.

## **Green spaces and local food**

We will lead the way in sustainable place creation by putting food, farming, nature and wellbeing at the heart of our plans. Our plan ensures that only 40% of the site will be developed, leaving 60% for green leisure spaces, growing and wildlife. We will ensure that the built form is visually integrated with its surroundings.

## **Long term stewardship**

We are lucky to have a legacy landowner, Eton College, who is committed to the ongoing stewardship of North Barnes Farm. This will underpin the delivery and management of North Barnes Farm, ensuring the success of independent businesses across the community and maintaining community facilities for the enjoyment of all.

## Creating a landscape led masterplan

**60%**  
**green**  
**space**

**40%**  
**built**  
**space**

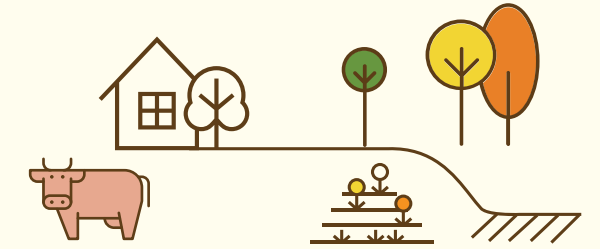
# Land use

Our landscape-led masterplan ensures that only 40% of the site will be developed, leaving ample space for growing, wildlife and leisure. 60% of our site is dedicated to green space giving us an opportunity to re-energise and re-generate this farmland while making North Barnes Farm a place where people truly want to live.



**3** hectares of public allotments.

The equivalent of almost **4** football pitches.



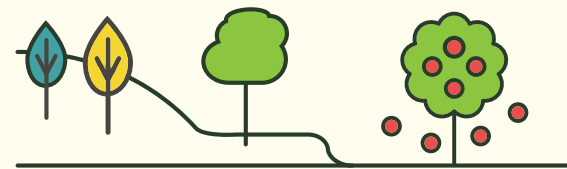
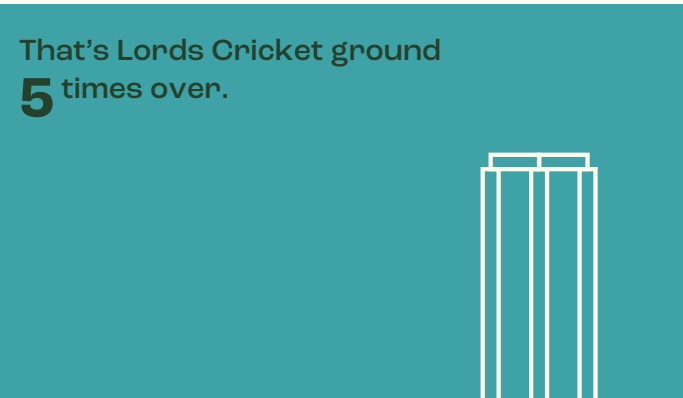
**12** hectares of agricultural small holdings.

The equivalent of **12** international rugby pitches.



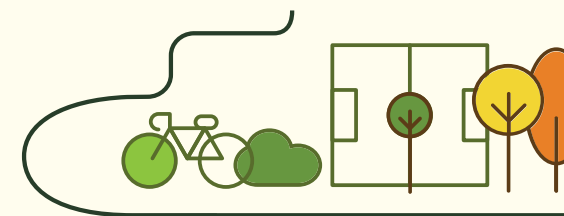
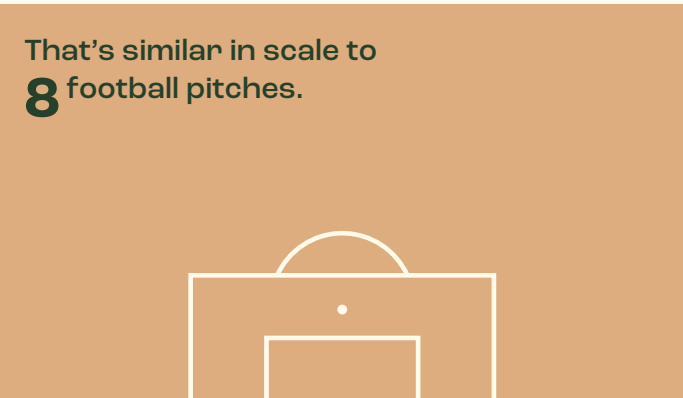
Over **7** hectares of land for a dedicated nature reserve.

That's Lords Cricket ground **5** times over.



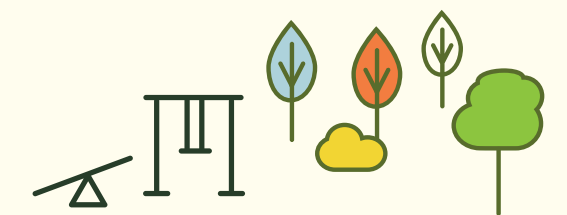
Almost **6** hectares of orchard planting.

That's similar in scale to **8** football pitches.



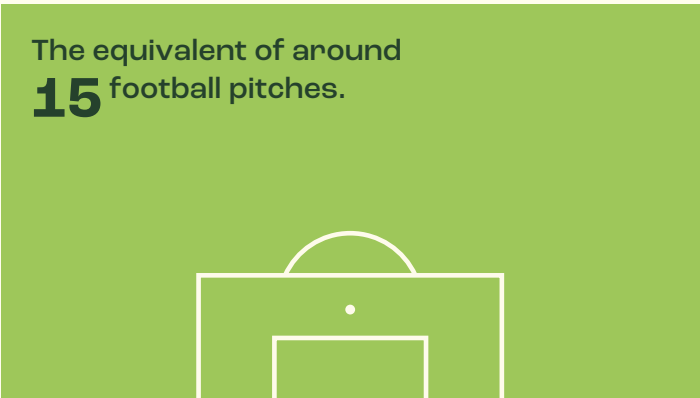
Almost **13** hectares of land for education, sport and recreation.

The equivalent of around **18** football pitches.



**11** hectares of parkland and play areas.

The equivalent of around **15** football pitches.





## Our partnership approach

Our partnership is a team, combining the vision and social values to create a successful community with the skills and experience needed to make it happen.

As the North Barnes Farm Partnership, we believe that development and housebuilding shouldn't just be about extracting value. It must be about creating a legacy and social value for the widest group of people, whilst protecting and enhancing the environment for generations to come.

## Our growing team includes:

- Welbeck Land, experienced property professionals who have a passion for doing the right thing alongside the ability to deliver a major project
- A landowner, Eton College, with a strong sense of social responsibility, committed to long-term community stewardship
- Professionals who have a passion for doing the right thing alongside the ability to deliver a major project
- The Plunkett Foundation, a charity that supports, champions and manages community-owned businesses in rural areas
- People and businesses with vision and conscience
- Local people who believe that there is a better way to solve our current problems.

## Our local commitment

We're fully committed to working with local people, representatives and community organisations as our plans progress. By having early and meaningful conversations, we are confident that the new small market town will best reflect local needs and aspirations.

We believe that the decisions about the location of homes, jobs and services are a matter for everyone in Lewes District. We will seek to involve the whole area in conversations about the plans, going above and beyond to reach those who wouldn't normally participate in planning consultations.

## Future consultation

As the planning process continues, we will need local input into the proposals, making sure that our new small market town with food and farming provides as many benefits as possible for the community. Local people will have a genuine voice in the process as the proposals develop.



## Let's meet

We're happy to talk through our plans with any local representatives or other organisations across Lewes District and East Sussex who want to find out more.

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