

# North Barnes Farm

Our vision for a small  
market town with  
food and farming

March 23



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## Our vision

North Barnes Farm will be a brand-new community, delivering sustainable homes for all ages, alongside local jobs and plentiful green spaces.

Small-scale farming and food production will be at the heart of our plans, using on-site smallholdings and community growing to produce fruit and vegetables for local people.

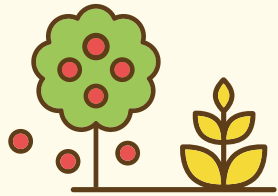
Residents of the small market town will live within 10–15 minute neighbourhoods, able to meet most of their everyday needs within walking and cycling distance from their front door, with shops, schools, workplaces, parks and community facilities all reachable without needing to get in the car.

Our vision is to create a place, delivered gradually over time, of which people across Lewes District can be proud, addressing local problems and supporting the aspirations of current and future generations.

Our plan will deliver the homes needed to help deal with the housing crisis, while boosting biodiversity, tackling climate change and addressing food security issues.

## At a glance

This document sets out our vision for life at North Barnes Farm, creating a place where people of all ages and backgrounds will live, work and thrive.



37% of fruit & veg grown on-site by supporting local food and farming initiatives.



Up to 3,250 jobs created across a number of industries, meaning people can live close to where they work.



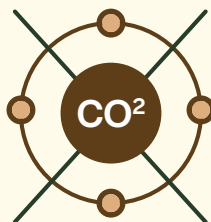
40% affordable housing, helping local people find a quality place to call home.



60% green space – only 40% of the site will be developed.



30% Biodiversity Net Gain, significantly above local and national targets. We will boost nature early on in the development, which will support wildlife for decades to come.



Operationally net zero carbon by 2050 by championing renewable energy and supporting sustainability.

## The best place for Lewes District

Lewes District faces an acute housing crisis that is restricting opportunity, prosperity and ambition for local people. The shortage of housing damages whole generations, preventing young people from finding a home in the area they grew up in, making housing for families unaffordable and restricting the number of properties suitable for older people. North Barnes Farm will help address these challenges, providing the homes we need in a community where people will genuinely want to live.

No matter the amount of growth planned for through the emerging Local Plan, the best place to locate new jobs, homes and services is at North Barnes Farm.

### A whole new community, or more housing estates on the edge of existing towns and villages.

Adding ever more homes to the fringes of existing communities is rarely the solution to meeting housing need in a sustainable way and isn't the right answer in a constrained district such as Lewes. It would put more pressure on existing infrastructure, while failing to deliver the breadth or scale of benefits that can be achieved through a new settlement.

Our plan will deliver much-needed new homes alongside the jobs, services and social infrastructure that makes a thriving community and boosts the local economy.

Read more on the reasons for building a new settlement at [northbarnesfarm.co.uk/faqs](http://northbarnesfarm.co.uk/faqs)

or

Scan here



## The right location for Lewes district

Lewes' emerging Local Plan identifies a housing requirement for over 12,000 new homes in the district by 2040 outside of the National Park. The Council has developed a Climate Change Strategy which was published in 2021 and seeks to ensure that development helps reduce carbon emissions as we transition to net zero.

The locations where new homes can be built are greatly constrained. Sites are hard to find, with a lack of brownfield land, flood risk, ecologically sensitive areas and coastal erosion all limiting space for growth.

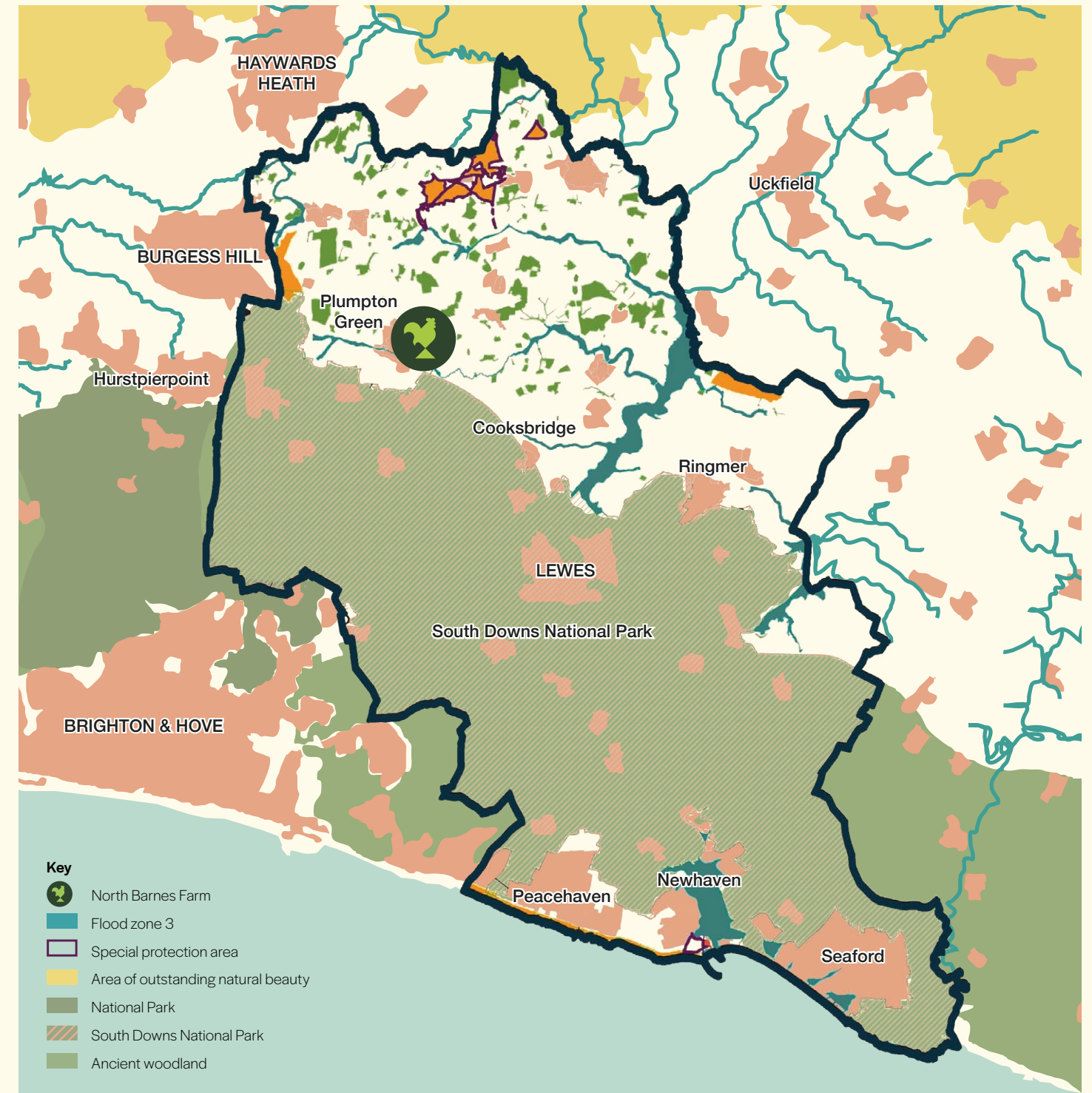
North Barnes Farm is the only credible and sustainable plan for a genuine new settlement of sufficient size, that can be delivered with all the infrastructure needed for a new community and its locality to thrive. The alternative to achieving similar levels of growth is ever-greater pressure on the edges of existing communities across the district or smaller settlements that don't have the scale to support essential social infrastructure.

The delivery of North Barnes Farm will ease pressure on villages and towns in the Low Weald, helping preserve their rural character and preventing further pressure on their roads and infrastructure.

### Our site is:

- ✓ Within easy access of rail links from Plumpton Station
- ✓ Outside the South Downs National Park and free from other significant planning constraints
- ✓ Large enough to deliver the infrastructure needed to avoid putting strain on existing services while retaining valuable habitats.

## Where we are





## The masterplan

Our masterplan is a vision with community at its heart, that looks like it belongs in East Sussex. In keeping with local vernacular and built to a strict design code, North Barnes Farm will be designed around walkable neighbourhoods that provide a mix of everyday amenities as well as a larger town centre.

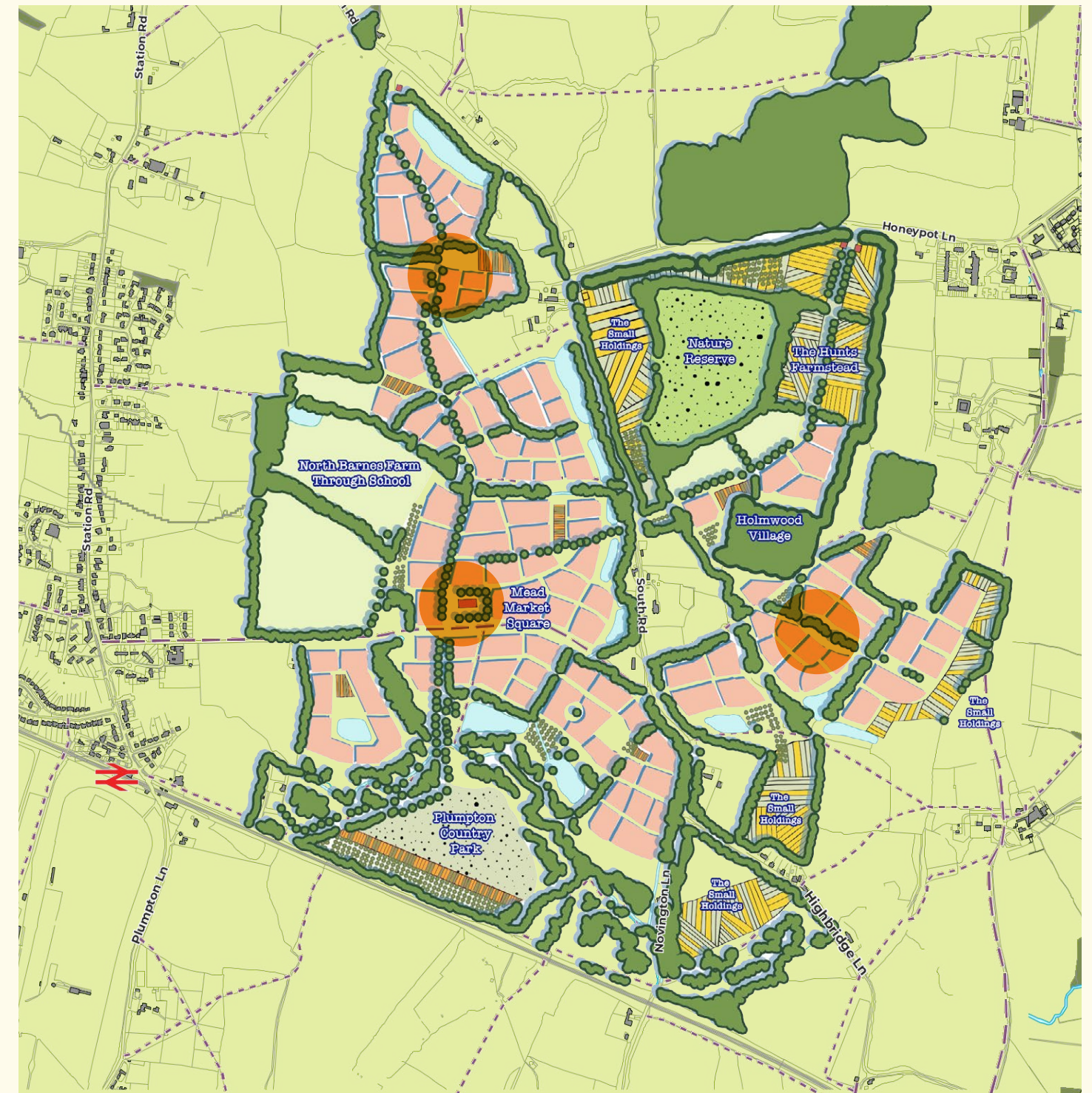
By putting pedestrians, cyclists and public transport first, we'll make it easy not to take the car for everyday errands.

The independent shops on the high-street and in the town centres, supported and championed by our Partnership, will be filled with food grown, produced and packaged at North Barnes Farm.

Our masterplan includes:

- ✓ Up to 3,250 homes
- ✓ Land for a through school
- ✓ Land for a primary school
- ✓ A town centre and three neighbourhood centres
- ✓ Employment space
- ✓ Public open space
- ✓ Nature Reserve
- ✓ Smallholdings.

## Concept Masterplan, February 23





## A whole community

North Barnes Farm is a holistic plan, to be delivered gradually over time, with schools, shops, services and neighbourhood facilities built alongside the growing community. Each phase will deliver amenities and services that allow residents to thrive.

It will support a daily lifestyle where residents can take children to school, go to work, do everyday shopping and relax, all without getting in a car or leaving the community.

North Barnes Farm's sustainability is enhanced by being within easy reach of Plumpton Station.

Our plan includes an extensive education strategy, ensuring that children can study and play at early years, primary and secondary facilities. Nurseries and schools will be reachable by walking and cycling, and support employment within North Barnes Farm.

The walkable, sustainable community will be underpinned by a mix of land uses, including a thriving high street, where independent shops are located alongside workplaces, delivering a range of jobs on-site and creating a pleasant place where residents want to spend time. The heart of the community will include a market square, bringing together shops, community facilities, public services, space for a healthcare facility and a mobility hub to support sustainable travel.

North Barnes Farm will also deliver extensive green spaces, ensuring biodiversity is enhanced by our plans, and that local people will be able to enjoy parkland, sport and nature. We'll support local food provision, through on-site regenerative farming, orchards, allotments and a local food hub.





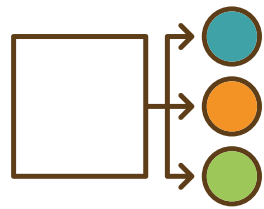
## Jobs near homes

By delivering jobs alongside homes, we'll support the long-term sustainability of the shops and services, while taking pressure off surrounding roads.

The provision of jobs as an integral part of the new community will help ensure that North Barnes Farm is a sustainable and prosperous place for generations to come, able to support the local economy, ease infrastructure pressure and generate lasting business rates revenue for Lewes District Council.

The scale and variety of jobs created cannot be achieved by more dispersed development around existing towns and villages or less sustainable large schemes, which would not have sufficient critical mass of infrastructure or viability to deliver comparable benefits.

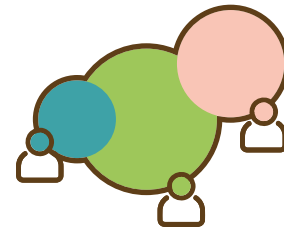
### Our plan includes:



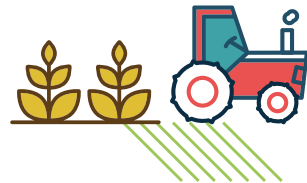
Between 2,750 and 3,500 on-site jobs.



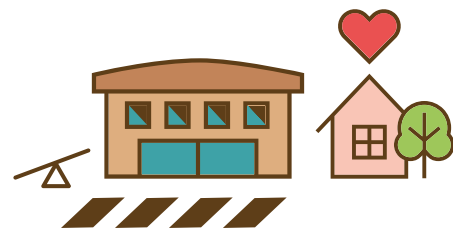
A genuine mix of employment space, supporting start-ups and SMEs.



Co-working space to support flexible and freelance work.



Jobs in food and farming, growing local fruit and veg, production and distribution.



Jobs in local services, including schools, healthcare and shops.

## Case Study

### Poundbury's sustainable economy

North Barnes Farm will seek to learn from the most successful examples of sustainable development elsewhere. By putting jobs alongside homes we can create significant Gross Value Added (GVA) for Lewes.

The new community at Poundbury in Dorset, which delivers jobs and workplaces alongside new homes, has permanently increased local GVA by £98 million per year, with an additional construction GVA of £236 million.



Poundbury High Street



Homes at Poundbury

## For food and farming

Growing food is at the heart of our plans. It's a unique offer that no other proposal for Lewes can create.

We'll enable small scale regenerative farming of fruit and vegetables, designed to be kind to the environment. We'll also create community food growing, through allotments and orchards, for leisure and wellbeing.

Overall, we estimate that 37% of all of North Barnes Farm's fruit and vegetables needs will be met on-site, cutting down on food miles and giving residents a local option when getting groceries.

Our plan will bring people closer to the source of their food and generate opportunities to reconnect people of all ages with gardening and nature. It will bring multiple mental and physical health benefits, creating a local food supply chain which supports local businesses, increases food security and creates a circular economy.

### Our proposal includes:

- ✓ Smallholdings delivered in phases, to grow food and create jobs
- ✓ Community orchards
- ✓ Allotments for local residents
- ✓ A thriving food hub to distribute produce locally
- ✓ Opportunities for vertical farming.

## Spotlight – Food Hub

The North Barnes Farm Food Hub will become a valued community facility and allow residents to benefit from local produce. It will be a place for food distribution, cooking, education and employment, with a range of services for local people:

- A processing and distribution plant for preserves, juices and herbs
- A community kitchen facility for cooking locally produced meals
- Composting or anaerobic digestion of local food waste
- Education for younger children, those with special needs and opportunities for older people to socialise
- Employment opportunities across a range of industries
- Development of specialist skills and knowledge.





## Walkable neighbourhoods

We'll make North Barnes Farm a walkable place by putting services for everyday needs within walking and cycling distance. We want to ensure that residents don't need to leave the new market town or get in the car to meet day-to-day needs. This will support a bustling local economy, help achieve low carbon living and prioritise quality of life for all.

Crucially, we'll make sure that there is a diverse range of services and facilities, no matter your age or ability, within a short distance of homes. At North Barnes Farm, it will be possible to take children to school, go to work, get groceries and access leisure and nature within minutes of your front door by foot.

## Accessible local services

The illustration on the right is an example of accessible services in a walkable neighbourhood at North Barnes Farm.

All of the services in this sample location would be accessible within a 15 minute walk. Each neighbourhood will have its own distinct character, with facilities differing depending on its location within the community. But most importantly, we will make sure that everyone has access to what they need to enjoy life, reachable either on foot, bike or public transport.

The mix of services and facilities within easy reach of residents will make for a truly sustainable community, delivering a scale and breadth of benefits unable to be achieved by more piecemeal development.



## Getting around

Our plan will help everyone get around while minimising the need to use the private car. By delivering services within the community and supporting public transport, we'll reduce the number of trips needed to be made outside the community on local roads.

North Barnes Farm benefits from a location close to Plumpton station, providing good rail access for commuting and other trips to local locations and London. We'll seek to increase the number of train services that stop at Plumpton, providing better access to London Victoria, Lewes and Gatwick.

We will take advantage of opportunities to increase bus provision, providing reliable and sustainable access to the station, Lewes, Haywards Heath and Burgess Hill. Buses will be available from the start of the development and will stop throughout the site, making it easy to use public transport no matter your age or level of mobility, from any location within North Barnes Farm.

We'll also support the transition to electric vehicles, with each home being provided with a dedicated charging point. Bikes and cycle storage will also be provided for residents to support sustainable trips.

### Mobility hubs will support:

- ✓ Public transport and shuttle services
- ✓ Car club and rental
- ✓ Electric vehicle charging
- ✓ Bike sharing and rental
- ✓ Cycle repair hubs
- ✓ Parcel delivery areas
- ✓ E-scooter docking points.

## Mobility hub example



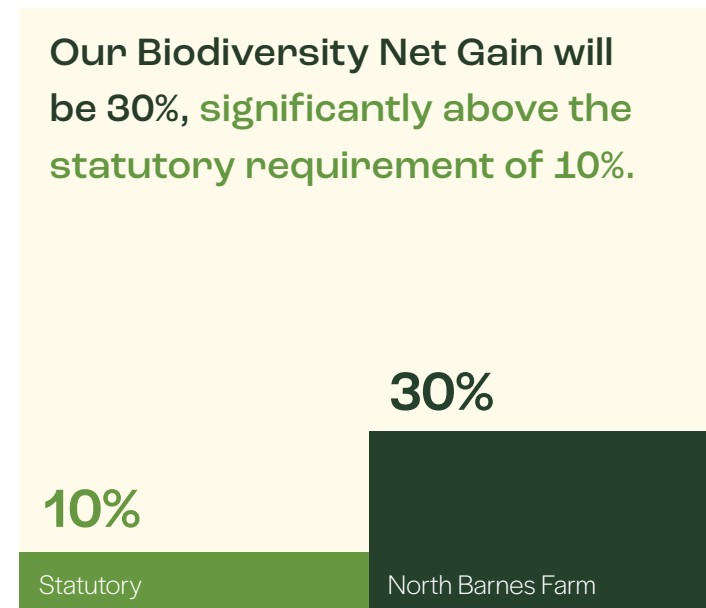


## Green spaces for wildlife

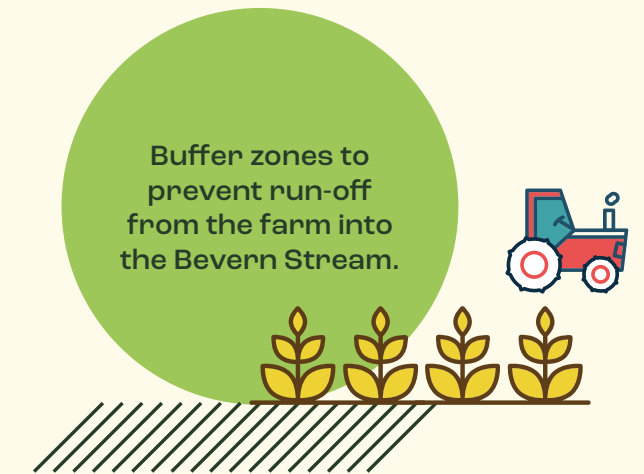
We have a unique opportunity to restore biodiversity to the site lost due to pesticide use and intensive farming which are symptomatic of modern methods.

We are bringing forward a plan that works with the existing ecology and green infrastructure. Which means we'll retain 60% of the land, without even including residential gardens, as green space and achieve a 30% Biodiversity Net Gain, far above Lewes District and National Government targets.

We'll work with our landowner and other local partners to deliver early ecological initiatives that improve the waterways and existing habitats. We've already begun discussions with the Ouse and Adur Rivers Trust on plans to manage and improve water quality and biodiversity in the Bevern Stream that runs through the site. Delivering North Barnes Farm will allow us to finish the job, protecting the environment and enhancing biodiversity in perpetuity.



## Early ecological initiatives



## Green spaces for people

Our small market town will be a positive addition to the landscape, with a strong sense of place and attractive design that works with the local character by taking cues from the past and protecting much loved viewpoints.

We'll plant trees and other greenery early in the development of the new settlement, and ensure that our settlement is visually integrated within the surrounding landscape.

Crucially, we'll create extensive green spaces for people, including sports facilities, parkland, allotments and community orchards. Open space will be accessible through a series of walking and cycling routes, allowing everyone to enjoy the natural environment.

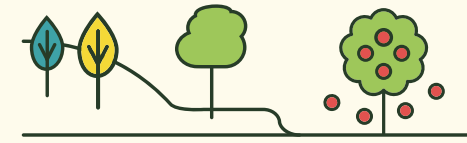
Within the site, a network of 'greenways' will link neighbourhoods, facilities and workplaces, allowing for attractive and sustainable travel around the new settlement.

## Our open space plans



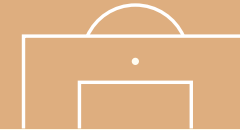
Over **7** hectares of land for a dedicated nature reserve.

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



Almost **6** hectares of orchard planting.

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



**3** hectares of public allotments.

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



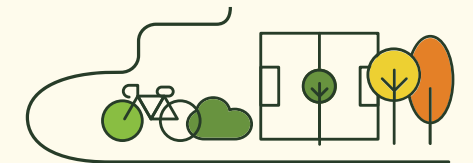
**12** hectares of agricultural small holdings.

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



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

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



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

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





## Tackling climate change

North Barnes Farm will be an operationally net zero carbon community by 2050. As a low carbon community, we'll support the environment through new technology, exemplar design and sustainable transport. Over time, the settlement will aim to generate up to 100% of its energy needs on site and have its own electricity micro-grid. There will be no gas within the settlement from day one.

## Our climate strategy

### Sustainable transport

By removing the need for car travel for everyday trips and supporting electric vehicles, we'll reduce the carbon cost of daily life at North Barnes Farm.

### RENEWABLES

We'll generate clean energy on-site for the benefit of North Barnes Farm residents.

### COMMUNITY ENERGY COMPANY

We'll seek to create an Energy Supply Company, maximising the benefits of local renewable energy.

### Leading design

Through the use of the latest technologies and modern methods of construction, including good insulation, heat pumps and solar energy, we'll go above and beyond building regulations and ensure that powering North Barnes Farm's homes doesn't cost the earth.

## Lasting stewardship

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.

We are lucky to have a legacy landowner, Eton College, who is committed to the ongoing custodianship of North Barnes Farm. This will underpin the delivery and management of North Barnes Farm, ensuring the success of independent businesses across the small market town and maintaining infrastructure, community facilities and North Barnes Farm's social fabric for the enjoyment of all.

The commitments of the North Barnes Farm Partnership include:

- ✓ Creating a design code to set out the detailed quality standards for development
- ✓ Establishing a long-term stewardship vehicle to manage community assets for local benefit in perpetuity
- ✓ Maintaining a stake in North Barnes Farm for the long-term, incentivising lasting social and financial value not short-term profits.

## Our Landowner's stewardship and custodianship pledge

Eton College, as a responsible long term landholding institution, sees its role as a custodian within the North Barnes Farm Partnership. It will ensure the following commitments are adhered to at North Barnes Farm, in both the short and long term.

Eton will be closely consulted on the plans for on-site education provision, using their expertise to help influence its educational strategy.

1. 60% of the site to be and remain green in perpetuity.
2. To achieve greater than 30% Biodiversity Net Gain.
3. To deliver 40% affordable housing of mixed tenure, in line with Lewes District Council's policy, including the government's new category of first homes to help first time buyers onto the property ladder.
4. To create a design code for the new settlement influenced by the local vernacular and the 'building beautiful and building better agenda' together with a masterplan based around the principles of walkable neighbourhoods.
5. To ensure a long-term stewardship vehicle is set up and ultimately made up of but not limited to representatives from local community stakeholders, residents, councils, the developer and the landowner to:
  - a) Preserve the vision to deliver a small market town with food and farming and to ensure that the place retains its sense of identity.
  - b) Own and manage in perpetuity all community facilities, open space, small holdings, allotments, orchards and all other areas not included within the demise of a private dwelling.
  - c) Oversee and maintain the new settlement's community infrastructure, such as Sustainable Urban Drainage Systems (SUDs), woodlands, play areas, nature reserves, car parks, community buildings etc.
  - d) Provide a single cohesive management regime.
  - e) That all development will be brought forward in accordance with the design code.



## Let's talk

**We're so proud of this vision – we're confident it's the best overall opportunity for Lewes District to grow and thrive for future generations, no matter the number of homes that Lewes District Council decide to deliver through its emerging Local Plan.**

Lewes District Council faces a choice. It can make North Barnes Farm a core part of its strategy for economic growth, with food and farming at its heart. Or it can deliver housing mainly through increasing bolt-on development to existing towns and villages, putting further pressure on infrastructure.

Our belief is that North Barnes Farm is the outstanding option for tackling the housing crisis in Lewes and meeting the needs of current and future generations.

But we also need the feedback and ideas of local people to help shape our emerging plans. Let's have a conversation about your thoughts and aspirations:

[info@northbarnesfarm.co.uk](mailto:info@northbarnesfarm.co.uk)

[www.northbarnesfarm.co.uk](http://www.northbarnesfarm.co.uk)

