

# CONCESSION SITE

## FIXED CONCESSION SITE, CUCKOO TRAIL, HORAM.

### CLOSING DATE FOR EXPRESSIONS OF INTEREST: Friday 18<sup>th</sup> July 2025

#### Introduction

The Cuckoo Trail is picturesque, mainly off-road route running for eleven miles from Heathfield to Polegate. There is a three-mile extension from Polegate to Shinewater Park, Eastbourne. The Trail follows the route of a disused railway track and is now well known nationally and forms part of the National Cycle Network (route 21) and Avenue Verte (London to Paris cycle route). Running through the heart of Wealden, it supports active travel and sustainable options, supports communities, and provides an opportunity to encourage biodiversity.

#### Cuckoo Trail Masterplan

A Cuckoo Trail Masterplan was created to set out an approach to identify and deliver several projects, that could be delivered using UKSPF funding, along the eleven miles stretch of the Trail between Polegate and Heathfield.

The Masterplan is closely aligned to the Cuckoo Trail strategy - adopted by Wealden District Council in July 2022 and uses evidence gathered in 2020/21 including an online survey (over 1,500 respondents), face-to-face feedback from pop-up stalls along the Trail and an infrastructure audit

By providing better facilities along the Trail, we hope to improve accessibility, encourage more and improve the experience of current users. This will allow them to benefit from the many health, physical and mental wellbeing benefits of being active outdoors.

#### The Horam Hub

Horam is an ideal location along the Cuckoo Trail to have a 'hub' or meeting place. It is a large piece of land that offers the opportunity to meet friends and family, take a break after a long walk or cycle, and stroll around the remnants of the old Horam train station. The site can be accessed from the Cuckoo Trail or the High Street.

We will be constructing a new kiosk building that will be located by the old station platform. The proposed design, materials and general character provide a nod to the railway heritage of the site, we are planning to have all works completed by the end of September 2025.



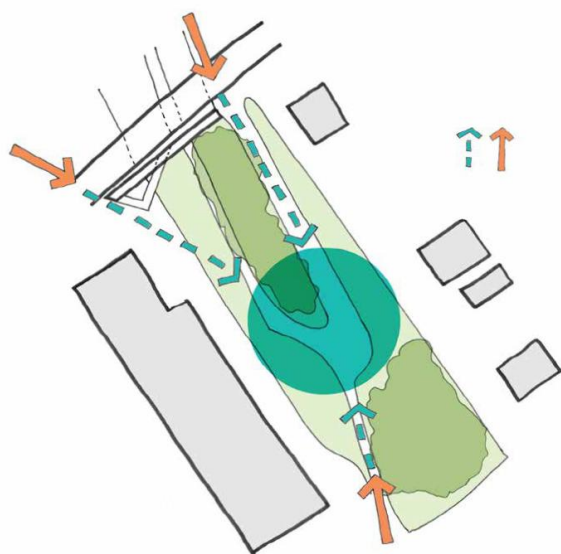


Above are concept drawings of what the Horam Hub area will look like once completed



## Access to the Site

There are numerous access points onto the trail at Horam:



The footbridge. This access route provides good views over the site. This would be mainly used by residents of Horam or an alternative access from the car park.

The ramp. The ramp is shielded from view of the platform area by a steep bank and dense trees and shrubbery. This access would be used from residents of Horam or disabled people.

Lower level. This route is likely to be used by those already on the trail or those who have parked in the free car park.

Trail users. Those already on the path will come from the lower entry point or via the path leading under the bridge.

The works to the Horam Hub area will improve all the access route and the new kiosk building will become the focal point of the hub as shown below.

### PROPOSALS OVERVIEW



## Tail Usage

The users of the trail at Horam consist of pedestrians, cyclist and horse riders. We currently have counters along the Cuckoo Trail and one specifically at the old Horam Station site that count the number of cyclists and pedestrians that use the trail

The average daily numbers we have using the trail at the Horam site in 2024/25 are:

Period	Cycles	Pedestrians
April to September	83	240
October to March	53	224

## Expression of Interest

Wealden District Council are seeking Expressions of Interest to operate a concession from the new kiosk building at the Horam Hub.

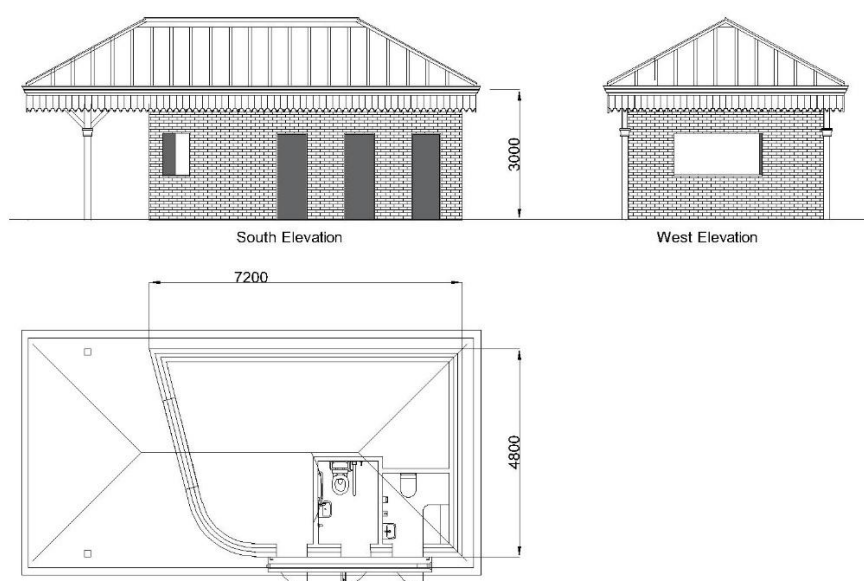
## Site

The available site is shown edged red on the plan below and measures approximately 30m<sup>2</sup>.



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(not to scale)



Above is the design drawing for the proposed kiosk

## **Facilities and Services**

There will be a 100amp 3phase electrical supply to the building also a 15mm water supply and foul drainage connection will be available. There will not be a mains gas supply the kiosk building will also house two public toilets. Separate metering will provide a split between the public toilets and kiosk for billing purposes.

There is no parking available on site but is a free public car park is just along Hillside Drive with a short walk through to the kiosk.

Deliveries can be made directly to the kiosk via the short drive down from the High Street, this will be accessed through the padlocked gate, keys will be provided.

## **Planning**

The site has full planning permission for a kiosk, including two public toilets (one of which is for disabled users) and a small space which could be let to an operator to sell refreshments (Use Class E(b)).

The Kiosk can be available for use seven days a week throughout the year. As part of the planning permission granted the kiosk will not be permitted to be open for customers outside of daylight hours.

Other uses may be considered but the proposed operator would be required to obtain any necessary consents, including planning if required.

## **Waste Arrangements**

Waste can be stored within the dedicated area during operation, but refuse would be required to be removed from the unit upon closing and suitably disposed of. Bins should not be stored anywhere else on the site. Adequate provision will need to be made to litter pick the surrounding area.

## **Toilet facilities**

The two public toilets that form part of the building, these are not within the serving section of the kiosk and are access separately via their own doors. The toilets will be operated cleaned and maintained by WDC.

The operator of the Kiosk will be able to use these public toilets. No separate toilet facilities will be provided within the kiosk for the operator.

## **Legal Agreement**

The Council will grant an agreement to use the unit on suitable terms to be agreed.

## **Expressions of Interest submission**

These are to be made in writing on the attached proforma and submitted to the Corporate Assets Department either by email to: [corporate.assets@wealden.gov.uk](mailto:corporate.assets@wealden.gov.uk) or by post to: Assets & FM, Wealden District Council, Council Office, Vicarage Lane, Hailsham, East Sussex. BN27 2AX by 5pm on the closing date of Friday 18<sup>th</sup> July 2025

## **Important Information**

The new building will have no internal facilities; these will be completed once the use is known and in conjunction with the chosen proposal. All fit out works will be funded by Wealden District Council.

Any proposal will need to agree working arrangements with the Wealden District Council. The successful organisation will be required to pay all utilities for required to facilitate their operation from the site.

Wealden District Council are not obliged to proceed with any expression of interest received.

The successful operator may need to be registered as a food business:

<https://www.wealden.gov.uk/environment-and-pollution/food-health-and-safety-for-businesses/running-a-food-business/food-hygiene-rating-scheme-food-businesses/> and have been inspected so as to comply with food safety law and hold a current FHRs rating.

## **IMPORTANT NOTICE**

Wealden District Council gives notice to anyone who may read these particulars as follows:

1. These particulars are a general outline only, for the guidance of prospective tenants/purchasers. They are intended to give a fair overall description of the property but are not intended to constitute the whole or any part of an offer or contract.
2. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective tenants should satisfy themselves as to the fitness of such items for their requirements.
4. Any photographs show only certain parts and aspects of the property at the time when any photographs were taken. Certain aspects may have changed since any photographs were taken and it should not be assumed that the property remains precisely as displayed in any photographs. Furthermore no assumptions should be made in respect of parts of the property not shown in photographs.
5. Wealden District Council cannot guarantee the accuracy of any areas, measurements or distances referred to herein and these are approximate only.