

Hailsham Town Council Neighbourhood Plan

Summary of representations submitted to the
Independent Examiner

Hailsham Town Council Neighbourhood Plan

Summary of representations made as part of the Regulation 16 consultation on the draft neighbourhood plan

1. Wealden District Council published the Hailsham Town Council Neighbourhood Plan for consultation between 7th May 2019 and 18th June 2019, in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). This document provides a summary of the representations received during this consultation and later representations submitted to the independent examiner during the examination process.
2. This document is produced in compliance with Regulation 4(3)(b)(iii) of the Neighbourhood Planning (Referendum) Regulations 2012 (as amended).
3. Paper copies of the representations can be viewed on request at Wealden District Council Offices, Vicarage Lane, Hailsham, BN27 2AX and Hailsham Town Council Offices Inglenook, Market Street, Hailsham, East Sussex, BN27 2AE. They are also available to view on the council's website at: <https://www.wealden.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/neighbourhood-plans/hailsham-neighbourhood-plan/>
4. Due to the Covid-19 pandemic, the Council offices and the Town Council offices are currently closed to the public. All documentation is available on our [website](#) at the Hailsham Neighbourhood Plan webpage. If you would like to view a paper copy of these representations or other Hailsham Neighbourhood Plan 'specified documents' then please make an appointment by calling 01892 602008 or by emailing planningpolicy@wealden.gov.uk and we will be able to provide hard copies for you to view.

Name/Organisation	Date Received	Summary of representations
Highways England	13 th May 2019 (by email)	We have reviewed this document and supporting evidence and have no comments
Woodland Trust	21 st May 2019 (by email)	<p>(representation in full)</p> <p><u>Vision and Objectives</u></p> <p>The Woodland Trust is pleased to see that your Neighbourhood Plan identifies the important role that trees play, and that opportunities should be taken to increase tree cover in appropriate locations in Hailsham.</p>

		<p>Trees are some of the most important features of the area for local people. Already, this is being acknowledged with the adopted Core Strategy for Wealden (2013), and Policy WCS12 which seeks to prevent the net loss of biodiversity in relation to internationally and nationally designated biodiversity and geodiversity sites and ancient woodlands, and Policy WCS13 which identifies the need to protect and improve green infrastructure. Therefore, this should also be taken into account with objective 4 for the Neighbourhood Plan for Hailsham, and include the following:</p> <p>Existing habitats and green infrastructure networks, such as existing street trees are protected and enhanced through sensitive development to encourage local habitat improvement and creation</p> <p><u>Enhancing green space and biodiversity value</u></p> <p>Whilst tree cover is being acknowledged with your Neighbourhood Plan as being within part of the landscape character of Hailsham, Policy GS1 should specifically acknowledge the vital contribution of trees as being part of the natural environment. Therefore, how your plan can assist with safeguarding trees from encroachment, whilst also seeking to protect and enhance should be included with your Neighbourhood Plan, and this should also recognise the fact that development should not lead to loss or degradation of trees in your parish. Increasing the amount of trees in Hailsham will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.</p> <p>Information can be found here: http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/</p> <p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Framework (NPPF). On 24th July 2018 the Ministry of Housing, Communities and Local Government published the revised NPPF which states:</p>
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		<p>development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists</p> <p>The Woodland Trust believe this must be given due weight in the plan making process, as it shows a clear direction of travel from central Government to strengthen the protection of irreplaceable ancient woodland and trees. Therefore, we would recommend that Policy GS1 acknowledges this and should include the following sentence:</p> <p><i>‘There should be no harm to or loss of irreplaceable habitats such as ancient and veteran trees’</i></p> <p>Also, the Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient tree protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017), identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing Advice from Natural England and the Forestry Commission has some useful information: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</p> <p>We would like to see the importance of trees recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Hailsham. In an era of ever increasing concern about the nation's physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them as well.</p> <p><u>Community Facilities</u></p>
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National Grid	3 rd June 2019 (by email)	<p>(representation in full)</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area</p> <p>The electricity distribution operator in Wealden Council is UK Power Networks. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk</p>
Southern Water	12 th June 2019 (by email)	I confirm we have reviewed the document and have no further comments to make on this occasion.

East Sussex County Council	18 th June 2019 (by email)	<p>We would like to highlight a number of our previous comments (from the Regulation 14 consultation) which don't appear to have been addressed in this version of the plan. Please see Appendix 1 below for an extract of the previous Drainage and Flood Risk comments (particularly the text highlighted in yellow).</p> <p>Policy HAIL SD1 (Development Frameworks) has not been amended in the way we requested. Consequently our comment regarding this draft policy still stands.</p> <p>One particularly important point is that reference should be made (within the Policy text of HAIL SD1) to the Pevensey and Cuckmere Water Level Management Board (PCWLMB), given its role in ensuring effective and sustainable drainage in the catchment is delivered. The reference should be made within the second to last paragraph of HAIL SD1 (as highlighted in the yellow text in Appendix 2).</p> <p>Historic Environment and Archaeology</p> <p>We would like to reiterate our Regulation 14 comments and advice on the Historic Environment and Archaeology (see extract in Appendix 3), as they do not appear to have been addressed in the Submission Version of the Neighbourhood Plan.</p> <p>Particularly important are our previous comments regarding the need for archaeological assessments at an early stage (paragraphs 5.3 and 5.5 as highlighted in yellow in Appendix 3 of this response), as part of the overall site appraisal for new development proposals. This is an important way of determining the level of risk in relation to (and by) archaeological remains and highlighting the potential costs involved with actions or mitigation that may be required.</p>
Hailsham Festival of Arts and Culture	18 th June 2019 (via email from Hailsham Town Council)	<p>(representation in full)</p> <p>We note that there are very few references to the arts and culture within the plan.</p>

		<p>The arts form a vibrant and enriching component of life in Hailsham – the visual arts, crafts, music (including rock, jazz and classical), drama, theatre, cinema, literature and dance are enthusiastically embraced by the community and there are high levels of participation across the town and surrounding villages. In 2018 over 2000 people visited the Festival. In 2019 over 100 artists will be exhibiting and there will be over 45 performance events, mainly involving local people. In 2020 plans are well developed to produce a newly commissioned community musical, <i>String</i>, which will involve up to 200 members of the community and be performed over 7 nights in late September.</p> <p>The arts and culture thrive in Hailsham.</p> <p>All the organisations that receive grants for their activities from the various local authorities are grateful for this support but at the Festival we feel that there is a case for a more embedded and strategic model of engagement for the arts and culture. All local organisations struggle to find suitable venues for exhibitions, events and rehearsals and we would urge the council to</p> <ul style="list-style-type: none"> • include purpose-built facilities for the arts and culture within any development plans • value culture in its own right rather than being merely an add-on to '<i>support the retail offer and visitor experience</i>' as described in Policy HAIL TC1, bullet 4. <p>We believe that Hailsham enjoys an exceptionally high level of high quality cultural activity and that any development plans should both acknowledge and value this at an institutional level.</p>
Labour Party (Hailsham and Hellingly Branch)	18 th June 2019 (via email from Hailsham Town Council)	<ol style="list-style-type: none"> 1. There is a need for significant improvement in toilet facilities within the town, particularly for people with disabilities. Improved provision in key, central locations is urgently required along with a commitment to the maintenance and oversight of these facilities. The lack of suitable provision negatively affects health as well as personal dignity and provides a significant disincentive to visit the town

		<ol style="list-style-type: none"> 2. We very much support proposals to enhance and improve facilities on the Cuckoo Trail. The trail represents a major asset for the town which will be used even more widely if it is improved by the means outlined in the plan 3. There is a clear need to provide and maintain more green open space, particularly in light of the loss of green space as a result of the expansion of housing development 4. There is an urgent need for enhanced provision of sports, cycling, leisure and cultural provision through purpose built facilities across the town
Bovis Homes	18 th June 2019 (via email from Hailsham Town Council)	<p>Our client has land interests in the Neighbourhood Plan area, in particular a significant proportion of the site identified in Policy SWGA 19, HE2B Hailsham East, of the Submission Wealden Local Plan 2013-2028 (January 2019). The whole of the site is proposed for the allocation of 258 dwellings.</p> <p>A resolution to grant outline permission for up to 300 dwellings, with all matters reserved apart from the access junction with Old Marshfoot Lane, was granted for that part of the allocation south of Old Marshfoot Lane at Planning South Committee on 6th December 2018. This resolution included a draft condition that stated no more than a total of 238 residential units shall be constructed on the application site. The related S106 legal agreement is currently being progressed and it is anticipated the formal decision notice will be issued in the near future. It is this part of the allocation that our clients have specific interest</p> <p>We note that the Neighbourhood Plan does not propose any site allocations and instead the Plan supports the sites allocated for development within the Local Plan, including Policy SWGA 19, HE2B Hailsham East. It is considered that this is an appropriate approach for the Neighbourhood Plan as it is consistent with the details and policies proposed in the Submission Local Plan.</p> <p>This approach is consistent with paragraph 13 and 29, and footnote 16, of the National Planning Policy Framework (NPPF), which confirms that that Neighbourhood Plans should support the delivery of strategic policies contained in local plans, and must be in general conformity with the strategic policies contained in any development plan that covers their area. More specifically, for this reason it is consistent with one of the basic conditions of soundness set out in paragraph 8(2)</p>

		<p>of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004</p> <p>In addition to the broad support for this approach in the Neighbourhood Plan, we make the following additional comments and observations on a number of emerging policies and objectives. Our comments are set out below and are in the order in which they appear in the Neighbourhood Plan.</p> <p>Site Allocation & Housing Need</p> <p>Section 1.5 of the Submission Neighbourhood Plan states that the Plan <i>‘does not allocate sites for new development. Rather, it is Wealden District Council as Local Planning Authority who identify locations for growth in and around Hailsham through their Local Plan.’</i> This section goes on to say that the <i>‘Neighbourhood Plan conforms with the Local Plan’</i></p> <p>The principle that the Local Plan is responsible for allocating strategic scale sites for development and that the Neighbourhood Plan aims to be consistent with these policies is supported. The sites around Hailsham have been identified following detailed assessment of a number of constraints and opportunities as part of background evidence in the preparation of the Local Plan. This conformity with the Local Plan is a key requirement of soundness within the NPPF, as outlined above.</p> <p>Section 2.2 of the Neighbourhood Plan states that it <i>‘does not seek to provide a development and growth figure for Hailsham, nor does it seek to identify sites and allocate land for development’</i>. Again, the Neighbourhood Plans ambition to correlate with the site allocations set in the Submission Local Plan is supported as consistent with national policy.</p> <p>Appendix A in the Neighbourhood Plan provides an extract from the Submission Local Plan Policies Map which identifies the allocation sites.</p> <p>Objective 7 in Section 3.2 of the Neighbourhood Plan is outlined below:</p>
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		<p><i>'7. Encourage the appropriate re-development of previously developed land to help meet housing need and encourage the regeneration of Hailsham Town Centre.'</i></p> <p>This objective acknowledges the need for re-development of previously developed land to help meet housing need, however it does not refer to the Local Plan allocations on greenfield sites nor is there any reference to meeting housing needs.</p> <p>In the absence of any other related objectives, it is considered there should be some recognition within the Neighbourhood Plan to meeting the housing needs of Hailsham and, acknowledging the sustainability attributes of the town and the related constraints and opportunities across the Local Plan area, meeting the identified needs of the wider District. Whilst the allocations for Hailsham are quite appropriately identified in the Local Plan, the delivery of housing to meet identified needs should remain a significant aspiration of the Neighbourhood Plan.</p> <p>As such, it is considered this should be referenced as a separate specific Objective in paragraph 3.2.</p> <p><i>"provision of housing to meet the needs of the town and consistent with the strategic policies contained within the Local Plan."</i></p> <p>Policy HAIL D1: High Quality Design The over-arching aspiration to secure high quality design and place making is supported. However, some of the related aspects of the built form referred to that are considered detract from the quality of place in Hailsham are very specific and detailed, and are not considered to be consistent with paragraph 126 of the NPPF, which advises that the level of detail and degree of prescription of design policies should be tailored to the circumstances in each place.</p> <p>Policy HAIL D3: Innovation and Variety The principle of providing layout and built forms that respond to the guidance set out in the Hailsham Character Area Assessment, as set out in the Policy, is acknowledged. This will provide an appropriate context for creating design quality and place making.</p>
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		<p>However, it is inevitable that with any larger scale residential development a commercial house builder will use a housing design palette. This will still allow opportunities for variety in materials and elevational treatment within specific marker and focal buildings across the development. Again, this approach would be more consistent with paragraph 126 of the NPPF as outlined above.</p> <p>Therefore, it is considered that the Policy be rephrased to refer to “<i>Larger scale residential proposals that aid legibility within development through identifying appropriate focal buildings for using different materials and elevational treatments will be encouraged</i>’.</p> <p>Policy HAIL D5: Residential Car Parking Design</p> <p>The Policy includes reference to not permitting rear or separate parking courts, unless alternative provision is impracticable.</p> <p>My client objects to this part of the policy and recommends it is deleted.</p> <p>Within any larger scale housing development it will be important to provide a mix of housing to meet a variety of needs and provide for mixed and balanced communities. This will include provision of some apartments, which are best served through provision of parking courtyards, and these are very often best provided to the rear of buildings to avoid extensive parking in the street scene. In some instances, smaller scale parking courts may also provide an appropriate design solution associated with terrace housing.</p> <p>There is no justification for seeking to reject parking courtyards as an appropriate design solution on this basis.</p> <p>Policy HAIL AQ1: Charging points for electric vehicles</p> <p>The Policy includes a requirement for new housing development to provide at least one charging point per dwelling for houses and for flats which have an allocated car parking space, and for flats which don’t have an allocated parking space, provision should be made for a shared communal charging point.</p>
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		<p>Whilst the principle of providing some electric charging points is welcomed, a requirement for one point per unit is considered excessive and not aligned to any policy requirement (Policy BED 2 of the Local Plan recommends a more general provision), and better determined by the needs of the market at a particular time. On this basis, it is considered that the wording is amended and the policy read “<i>new housing developments are encouraged to provide at least one electric charging points per dwelling, and one charging shared point for communal flats.</i>”</p> <p>Policy HAIL SD1: Development frameworks</p> <p>The aspiration of the policy to encourage provision of development frameworks in advance of applications is noted. Many of the elements listed would normally be provided a part of any pre-application consultation and or/discussion. This need not necessarily be in the specific form of a development framework, but might for example be included as part of any exhibition, protocol meeting, presentation/meeting with Town Council, or Design Panel presentation. This should be acknowledged and referenced, as all are equally valid in providing an appropriate context for site analysis, visioning and related consultation.</p> <p>In addition, it is also noted in the Policy that different landowners are encouraged to work together to prepare a joint development framework that demonstrates how comprehensive development across allocated sites will be delivered. In this instance, my clients’ land represents a significant proportion of the allocation, lies entirely to the south of Marshfoot Lane and is separated from the two smaller parcels by the Lane itself. Therefore, in this instance, the physical connectivity between the site and the remaining allocation is very limited.</p> <p>The related planning application has been considered and resolved to approve by the District Council on this basis.</p> <p>Neighbourhood Plan Appendix’s</p>
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Gladman Developments Limited	18 th June 2019 (by email)	<p>As currently proposed, Gladman believe that a number of the HNP's policies require further modification/amendment, before they would be considered consistent with the Neighbourhood Plan Basic Conditions.</p> <p><u>Policy HAIL HRA1: Habitat Regulations</u></p> <p>This policy appears to repeat policies AF1 Air Quality and Wealden Local Plan Growth and Policy AF2 Air Quality Mitigation. Gladman note the final paragraph of Page 12 of the HNP and the reasons for the inclusion of this policy however we would suggest it should be deleted and left as a matter for the Local Plan.</p> <p>Policies AF1 and AF2 are being examined in greater detail through the Local Plan examination with the policies subject to significant objections, with the necessity of the proposed mitigation measures currently disputed by Natural England. As the neighbourhood plan is not proposing any development proposals outside of the Local Plan development levels and allocations this would already be a development management consideration through the Local Plan policies as well as national policies contained in the Framework.</p> <p><u>Policy HAIL D1: High Quality Design</u></p>

		<p>The above policy sets out a range of design principles which development proposals should seek to meet. While the government has shown support for development to incorporate good design principles, Gladman would note that the Framework also states:</p> <p><i>‘To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified’.</i></p> <p>Whilst Gladman recognise the importance of high-quality design, in accordance with the requirements of the Framework above, design policies should not aim to be overly prescriptive and require some flexibility in order for schemes to respond to site specifics and the character of the local area. In essence. There will not be a ‘one size fits all’ solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.</p> <p>It is acknowledged that the policy seeks to encourage applications to be in accordance with Building for Life 12 and nationally described space standards. These elements are considered more of an aspiration of the policy and should there not be referred to in the policy wording itself and it would be more suitable if these principles were referred to in the supporting text.</p> <p>Lastly, it is noted that the policy states ‘planning permission will not be granted for development of a poor design that does not respond to the opportunities for improving local character and quality.’ Gladman remind the Qualifying Body that it is not in the remit of the neighbourhood plan to determine planning applications as this is the sole responsibility of the local planning authority and recommend that this element of the policy is deleted or amended to state that development of a poor design will not be supported.</p> <p><u>Policy HAIL D2: Small scale residential development and householder extensions</u></p>
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		<p>Gladman suggest that this policy requires redrafting to ensure clarity over its intentions and suggest that as drafted, the policy does not meet the basic conditions. In this regard, this policy needs to be considered in the context of both the adopted Core Strategy and the emerging Local Plan. When considered against:</p> <ul style="list-style-type: none"> • Adopted Core Strategy, the policy would not enable for provision of the 1,300 dwellings still be found around Hailsham. • Emerging Local Plan, the policy would conflict with development proposals that would be considered acceptable within the amended built-up area boundary. <p>Reference is made to both the adopted built-up area and the boundary as redrawn in the emerging plan. Gladman feel it is important for the policy to follow the amended boundary ahead of adoption of the Local Plan. This is because the adopted Core Strategy requires a further 1,300 dwellings to be found in Hailsham. The emerging Local Plan will supersede this requirement when adopted and include the amended boundary, but should the emerging Local Plan fail examination as outlined in Section 3.2, there would be a policy gap in Hailsham and an absence of the ability to deliver these further dwellings. The HNP would not enable provision for this level of development as currently the policy only states that small scale and infill development involving the reuse redevelopment of previously land within the built-up area of Hailsham would be welcomed. The forms of development considered acceptable should be opened up to include other proposals.</p> <p>Notwithstanding this, the current approach would conflict with the emerging Local Plan upon adoption as the Local Plan would allow for a wider range of development within the built-up area to meet the windfall allowance.</p> <p>Gladman therefore consider that it is important for the HNP to meet the basic conditions to safeguard against both of these possible outcomes and for the policy to incorporate the changes suggested, these changes are necessary for the HNP to meet the basic conditions.</p> <p><u>Policy HAIL GS3: Pevensey Levels</u></p>
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		<p>Gladman reiterate comments made in response to Policy HRA1, that this again appears to be repetition of emerging Local Plan Policy SWGA 7. This policy should be removed from the neighbourhood plan as it is a matter more appropriate to be dealt with in the Local Plan.</p> <p><u>Policy HAIL AQ2: Sustainable design and construction</u></p> <p>Gladman reiterate the comments made to Policy D1 above. Whilst it is noted that the applications for development are encouraged to demonstrate accordance with Building Regulations, BREEAM or LEED standards, development will be required to conform to Building Regulations regardless whether they are referred to in the HNP. With reference to Leadership in Environmental and Energy Design (LEED) this is a certification programme development by the US Green Building Council and therefore has no bearing in the English planning system. This reference should be deleted.</p> <p><u>Policy HAIL SD1: Development frameworks</u></p> <p>In principle, Gladman support the fact that the HNP encourages developers to prepare Development Frameworks for approval by the Council prior to the submission of a planning application. However, the criteria listed in this policy should be moved to the supporting text as the design of a development could change following discussions with the relevant bodies prior to the submission of a planning application.</p> <p><u>Policy HAIL SD2: Design and place-making principles</u></p> <p>Gladman reiterate comments already made in relation to the use of Building for Life 12 principles. It is further suggested that the design policies of the HNP are amalgamated in order to avoid undue repetition in accordance with Paragraph 16(d) of the NPPF (2019).</p>
Natural England	18 th June 2019 (by email)	<p>Natural England does not have any specific comments on this draft neighbourhood plan</p> <p>However, regarding the Habitats Regulations Assessment (HRA) we provide the following advice:</p>

		<p><i>“As the information and evidence used for the Hailsham Neighbourhood Plan is directly relevant to the Wealden Local Plan HRA, and taking into consideration the Local Plan’s overarching and strategic nature, we refer to Natural England’s comments provided at the Regulation 19 consultation stage for the Wealden Local Plan, which is currently at examination. Natural England’s comments on the Wealden Local Plan HRA apply equally to this Neighbourhood Plan, and are attached separately for ease of reference”</i></p>
NHS Property Services	18 th June 2019 (by email)	<p>Draft Policy HAIL CF1: Community Facilities</p> <p>Policies aimed at preventing the change of use of local community facilities, where healthcare is included within this definition, can have a harmful impact on the NHS’s ability to ensure the delivery of facilities and services for the community. Where such policies are overly restrictive, the disposal of unneeded and unsuitable healthcare facilities for best value can be prevented or delayed. This has a direct impact on the provision and quality of healthcare facilities and services, as it can prevent or delay the reinvestment of capital in modern and fit-for-purpose facilities and require ongoing revenue to be spent on maintaining inefficient parts of the estate.</p> <p>It is important to note that there are separate, rigorous testing and approval processes employed by NHS commissioners to identify unneeded and unsuitable healthcare facilities. These must be satisfied prior to any property being declared surplus and put up for disposal.</p> <p>An essential element of supporting the wider transformation of NHS services and the health estate is to ensure that surplus and vacant NHS sites are not strategically constrained by local planning policies, particularly for providing alternative uses (principally housing).</p> <p>Much surplus NHS property is outdated and no longer suitable for modern healthcare or other C2 or D1 uses without significant investment. Where NHS commissioners can demonstrate that healthcare facilities are no longer required for the provision of services, there should be a presumption that such sites are suitable for housing (or other appropriate uses), and should not be subject to restrictive policies.</p>

Barton Wilmore on behalf of Gleeson Strategic Land and Rydon Homes	18 th June 2019 (by email)	<p>In summary the modifications proposed are:</p> <ul style="list-style-type: none"> • Policy HRA1 – additional text acknowledging not all development will be subject to Habitat Regulations Assessment; • Policy HRA1 – deletion of text replicating waste water treatment infrastructure policies from Wealden Local Plan • Policy HRA1 – deletion of text replicating policies AF1 and AF2 of the Wealden Local Plan; • Policy D1 – deletion of requirement for compliance with nationally described space standards; • Policy D3 – deletion of text discouraging use of standard house types and encouragement of design completions; • Policy AQ1 – deletion of set levels of provision for electric vehicle charging points; • Policy SD1 – deletion of entirety of policy; and • Policy SD3 – deletion of entirety of policy. <p>Subject to the modifications, we support the NP which has successful regard to national policies and guidance, contributes to the achievement of sustainable development, is in general conformity with the Development Plan, is compatible with EU obligations and prescribed conditions are met</p>
Historic England	18 th June 2016 (by email)	<p>We have limited our comment on the plan to those areas that fall within our remit and silence on other matters should not be taken as agreement.</p> <p>Policy HAIL D1</p> <p>The policy's first two paragraphs use rather imprecise language that leaves a lot open to consideration and relatively guidance for decision makers. They might be more simply written as:</p> <p>"To ensure they achieve high quality design, proposals should be informed by a site appraisal that identifies the positive and negative features of the character of the site and surrounding</p>

		<p>areas that should either be protected or the represent opportunities for enhancement, respectively. This appraisal shod set design principles that will be realised through the proposal.</p> <p>“Proposals should be carefully designed to integrate with the surrounding area, contributing to the creation or maintenance of high quality places. Decisions will take into account the contribution of all elements of the development to the achievement of high quality and locally distinct places, including but not exclusively, buildings, private and communal spaces and the public realm.</p> <p>“Without preventing innovation, development proposals should include elements of design that help to protect the existing scale, grain, and rhythm of development in the surrounding area where these are positively valued, as well as the use of characteristic materials.”</p> <p>Use of ‘encouraged’ for the requirement to meet national space standards lacks commitment to the policy and would undermine its being enforced in decision-taking. If this is a sufficiently important objective to require policy in the plan, we feel it should be enforceable rather than an optional element of the policy</p> <p>We support the aspiration that new development should be adaptable to accommodate a range of uses and enable areas to develop over time. However, the requirement in the policy lacks clarity to guide decisions. What types of possible alternative use should buildings and places be able to accommodate and how should this influence their design. It might be appropriate to consider whether buildings could have alternate commercial, employment and public uses, potentially varying between use classes A – D either at ground floor level only or throughout. This might require higher ceiling heights at ground floor level, which can help to accommodate commercial uses and a construction that allows internal spaces to be flexibly adapted to suit a mixture of uses (affecting the placement of load-bearing elements) for instance. Some of these points are dealt with in Policies HAIL TC1 – TC3 and the subsequent design guidance diagrams and as such the policy seems to be unnecessarily repetitive.</p> <p>The requirement to merely provide reference to the Hailsham Character Area Assessment also lacks weight that would support the use of this resource in planning decisions and, we suspect, does not secure the consideration in planning decisions that the steering group intend to provide. We would recommend an alternative wording such as:</p>
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		<p>“proposals should demonstrate how the design has sustained or enhanced features of the area identified as part of its positive character or address issues negatively affecting its character in the Hailsham Character Area Assessment.”</p> <p>This comment also applies to the final sentence of Policy HAIL D2 and note that a more suitable wording is used with regard to the design of development in the town centre later in the plan. We support the intent of the final sentence of the policy, including the strength of intention to resist proposals that would fail to take opportunities to improve the character of the area, but would ask where these opportunities are identified or described? If it is in the Character Area Assessment then we feel this should be identified as a source of reference on the policy to provide clarity for decision makers. Alternatively opportunities might be identified through consultation with the LPA and communities, including the Town Council, but this will need to be through a recognised consultation and character assessment process and this should also be set out in the policy.</p> <p>Policy HAIL TC5: Many historic buildings that have been used for commercial premises have been adapted from other (often residential use) through addition of shopfronts, whilst their historic or architectural interest may be the result of an accretion of elements and as such we would recommend that in addition to the term ‘original’ the alternative ‘or historic’ is included in the policy element encouraging reinstatement of lost architectural elements.</p>
Mr Ray Beer		<p>(representation in full)</p> <ol style="list-style-type: none"> 1. The outline plan which includes the area at the end of Marshfoot lane should not be in the Hailsham town plan.' The Town council has unanimously voted against including it in the Wealden plan but our local views were completely overridden by the planning sub committee of Wealden council. This plan still has to be ratified by the government inspector 2. If the development at the end of Marshfoot lane were to go ahead it would disastrous for the town, as it is now, and in the future. The extra half million journeys down Marshfoot lane would ruin the road completely, a road which already has 200 potholes in a 400 m

		<p>stretch. That traffic will then descend into vicarage road and completely block the town centre. It will not matter how you develop the town, people will not come if they cannot move or find a parking space</p> <ol style="list-style-type: none"> 3. That extra traffic will ensure that Air Quality is very poor and will have a serious effect on school children who are based in academies in Marshfoot lane. Hailsham town has narrow roads and high buildings. Traffic congestion at traffic lights will cause an immediate problem for those who live and work in Hailsham town as the Air Quality will exceed the current acceptable standards. No amount of change or design will alter this fact. 4. The Wealden council idea of knocking down many shops and rebuilding council offices, multi storey car park is ill advised, far too expensive and will lead to the demise of many business as Hailsham becomes a total mess. Multi storey car parks are expensive structures that will inevitably charge for parking. This would be totally unacceptable. The one advantage that Hailsham, Heathfield and Uckfield have is free car parking which enable people to shop, and relax in cafes etc. Any move away from that principle will lead to a lack of customers in Hailsham as many will prefer to go to Heathfield or Uckfield or shop free in centres around Eastbourne. 5. Hailsham itself will not be an attractive place to shop unless there are major changes to the centre of the town. Places like Subway, Pound land etc are not conducive to raising the tone of any shopping centre and many of the large central businesses have large window areas completely blanked off, giving the impression of a ghost town. There should be changes in Business rates to encourage new business into town 6. The area around Waitrose to the high street should have a complete canopy so that people can move around without getting wet and Markets can operate in the dry. There should be more financial incentives for Markets to operate in Hailsham, including continental food fayres etc. to operate throughout the week 7. There should be more aesthetic structures around the town and more greenery to enhance the town and this is noted in the plan. None of that greenery will make up for the fields lost down to the Pevensey levels.
Friends of Park Wood Hellingly	18 th June 2019 (by email)	(representation in full)

		<p>Policy HAIL GS2: Open space within major development areas</p> <p><i>Make modifications, as recommended below</i></p> <p><u>Reasons:</u></p> <p>HNP Objective 4 states:</p> <p><i>Existing habitats and green infrastructure networks are protected and enhanced through sensitive development to encourage local habitat improvement and creation.</i></p> <p>Furthermore, Section 6.1: 'Natural and amenity green space' states, on page 39: <i>Hailsham benefits from green open spaces both within and around the existing built-up area. But access to green space is limited in parts of Hailsham: accessible greenspace is concentrated in the southern part of the urban area with more limited access to natural greenspace in the north.</i>³³ (The footnote is a reference to the Wealden Green Infrastructure Study, May 2017.) It goes on to state:</p> <p><i>Abbots Wood and the Pevensey Levels are the two highest quality and most important green spaces in the area. Abbots Wood is though difficult to access as cut off from Hailsham by the presence of the A22 which forms a barrier to movement, particularly for those who do not have access to a car. New or improved links to Abbots Wood are sought.</i></p> <p>There are two related policies, the second being most relevant here:</p> <p>Policy HAIL GS2: Open space within major development areas <i>Where appropriate, natural and amenity open space will be provided within all major development sites in Hailsham in line with guidance and standards contained in the Wealden District Council Open Space, Sports and Recreation Assessment 2016-2028, or any later and more up-to-date standards that might be adopted in the new Wealden Local Plan. All green space will be designed such that is easily accessible from the proposed</i></p>
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		<p><i>new development and well-integrated with new frontages overlooking the green space and providing a clear transition between the public and private realm.</i></p> <p>It is pointed out that the WDC Open Space, Sport and Recreation Study (OSSRS) referred to in the policy also highlights in its component Area Profile: Hellingly and Arlington Parish Councils and Hailsham Town Council (p7) that:</p> <p><i>There is good access against the 100ha/5km buffer ANGSt standard, although there are gaps in access against the 500ha/10km and 20ha/2km standards in the key populated area to the north of Hailsham (around Upper Horsebridge).</i></p> <p>The WDC Green Infrastructure Study, also referred to above, similarly states, at paragraph 4.5.17:</p> <p><i>'Accessible natural greenspace sites in and around Hailsham & Polegate are shown on Figure 4.5g. This shows that significant accessible natural greenspace sites are located to the west of Hailsham and Polegate. These include Open Access Land, such as Wilmington Woods at the south-eastern edge of Hailsham and north-west of Polegate. Accessible Natural Greenspace is limited in other directions around Hailsham and Polegate.'</i></p> <p>Figure 4.5h in the GI Study is a similar diagram to Figure 9 in the OSSRS, reproduced above, which also shows the lack of a larger (+20hA) natural green space accessible to the north and east of Hailsham. Furthermore, the GI Study's final recommendation (in paragraph 4.5.20) states:</p> <p><i>Where appropriate, seek opportunities to safeguard and enhance existing wildlife sites in and around Hailsham and Polegate and through sensitive management improve their overall condition.</i></p> <p>Addressing this identified shortfall is seen as fundamental to the sustainable growth of Hailsham (including in Hellingly Parish). Without well-managed large natural green spaces in line with a recognised standard of provision:</p> <ul style="list-style-type: none"> • the increased population will not be well served by 'green infrastructure'
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		<ul style="list-style-type: none"> • informal, quiet recreation opportunities will be limited • the health and well-being will not be adequately provided for <p>Like, Abbots Wood, Park Wood Hellingly is outside of Hailsham Parish (being in Hellingly Parish) but clearly serves the town. It meets the ANGSt criteria in terms of being over 20 hectares (c60ha), is designated 'Access Land', is Ancient Woodland and a Local Wildlife Site.</p> <p>Therefore, it is considered that Park Wood Hellingly should be identified in all relevant development plans as an area to be retained, sensitively managed for both nature conservation and quiet public enjoyment, in support of NDP Objective 4.</p> <p>Recommended modifications:</p> <p>Based on the above evidence, it is recommended that Policy HAIL GS2: 'Open space within major development areas' is amended to read:</p> <p><i>'Where appropriate, natural and amenity open space will be provided or enhanced within all major development sites in Hailsham and/or in the locality (notably to meet higher level ANGSt standards), in the in line with guidance and standards contained in the Wealden District Council Open Space, Sports and Recreation Assessment 2016-2028, or any later and more up-to-date standards that might be adopted in the new Wealden Local Plan. All green space will be designed such that is easily accessible from the proposed new development and well-integrated with new frontages overlooking the green space and providing a clear transition between the public and private realm.'</i></p> <p>Also, the supporting text should be amended to refer to Park Wood as well as Abbots Wood and the Pevensey Levels are the principal green spaces in the area, with an acknowledgement that Park Wood needs improved management to enhance its ecological and amenity value. These amendments are regarded as necessary to be compatible with the NPPF policies regarding enhancing biodiversity and to achieve sustainable development.</p>
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		<p>Projects HAIL GS1: ‘Natural and amenity green space’</p> <p>Recommend amendments</p> <p>The following modifications to the Projects policy are recommended:</p> <p><i>‘The Town Council will look to improve the quality of all existing amenity and natural green spaces <u>across serving</u> the Neighbourhood Plan area, including provision of well-equipped play space. The Town Council will work with the District and County Council to explore how underused green spaces and roadside verges might be better used to increase biodiversity value, provide new wildlife habitats and space for local food production. Use of such space for community gardens is encouraged. The delivery of safer access to Abbots Wood will be explored with the Highways Authority, <u>together with improved accessibility to Park Wood Hellingly.</u>’</i></p> <p>These amendments are regarded as necessary to assist the HNP meet the Town Council’s stated nature conservation Objective and to properly promote the requisite green infrastructure to balance the substantial population of the town - and thereby meet its ambition for sustainable growth.</p> <p>It is also regarded as appropriate to support NPPF policies regarding enhancing biodiversity and to achieve sustainable development.</p>
Mr Geoffrey Rowe	18 th June 2019 (by post)	<p>(representation in full)</p> <p>A simple question:</p> <p>What benefits are there for the present residents of Hailsham in the town centre regeneration? Age Concern caters for 55+ people and dementia sufferers. This is the only place that provides such a service.</p>

		<ol style="list-style-type: none"> 1. In the future it is predicted that in any urban population the % increase of over 55's will increase by 22% - what provision will be made? 2. The War Memorial needs a large area around it for Remembrance Day Services (approx.. 400-500 people attend). Age concern is behind the Charles Hunt Centre. We have had personal help from Kelvin Williams which is much appreciated.
Woodland Trust	18 th June 2019 (by email)	<p>(representation in full)</p> <p>Vision and Objectives</p> <p>The Woodland Trust is pleased to see that your Neighbourhood Plan identifies the important role that trees play, and that opportunities should be taken to increase tree cover in appropriate locations in Hailsham</p> <p>Trees are some of the most important features of the area for local people. Already, this is being acknowledged with the adopted Core Strategy for Wealden (2013), and Policy WCS12 which seeks to prevent the net loss of biodiversity in relation to internationally and nationally designated biodiversity and geodiversity sites and ancient woodlands, and Policy WCS13 which identifies the need to protect and improve green infrastructure.</p> <p>Therefore, this should also be taken into account with objective 4 for the Neighbourhood Plan for Hailsham, and include the following:</p> <p>Existing habitats and green infrastructure networks, such as existing street trees are protected and enhanced through sensitive development to encourage local habitat improvement and creation.</p> <p>Enhancing green space and biodiversity value</p> <p>Whilst tree cover is being acknowledged with your Neighbourhood Plan as being within part of the landscape character of Hailsham, Policy GS1 should specifically acknowledge the vital</p>

		<p>contribution of trees as being part of the natural environment. Therefore, how your plan can assist with safeguarding trees from encroachment, whilst also seeking to protect and enhance should be included with your Neighbourhood Plan, and this should also recognise the fact that development should not lead to loss or degradation of trees in your parish. Increasing the amount of trees in Hailsham will provide enhanced green infrastructure for your local communities, and also mitigate against the future loss of trees to disease (eg Ash dieback), with a new generation of trees both in woods and also outside woods in streets, hedgerows and amenity sites.</p> <p>Information can be found here: http://www.magic.gov.uk/MagicMap.asp and http://www.ancient-tree-hunt.org.uk/discoveries/interactivemap/</p> <p>Ancient woodland would benefit from strengthened protection building on the National Planning Policy Framework (NPPF). On 24th July 2018 the Ministry of Housing, Communities and Local Government published the revised NPPF which states:</p> <p>development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists</p> <p>The Woodland Trust believe this must be given due weight in the plan making process, as it shows a clear direction of travel from central Government to strengthen the protection of irreplaceable ancient woodland and trees. Therefore, we would recommend that Policy GS1 acknowledges this and should include the following sentence:</p> <p><i>‘There should be no harm to or loss of irreplaceable habitats such as ancient and veteran trees’</i></p> <p>Also, the Woodland Trust would suggest that your Neighbourhood Plan is more specific about ancient tree protection. For example, the introduction and background to the consultation on the Kimbolton Neighbourhood Development Plan (2017), identified the importance of ancient woodland, and how it should be protected and enhanced. Also, we would like to see buffering</p>
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		<p>distances set out. For example, for most types of development (i.e. residential), a planted buffer strip of 50m would be preferred to protect the core of the woodland. Standing</p> <p>Advice from Natural England and the Forestry Commission has some useful information: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</p> <p>We would like to see the importance of trees recognised for providing healthy living and recreation also being taken into account with your Neighbourhood Plan for Hailsham. In an era of ever increasing concern about the nation's physical and mental health, the Woodland Trust strongly believes that trees and woodland can play a key role in delivering improved health & wellbeing at a local level. Whilst, at the same time, the Health & Social Care Act 2012 has passed much of the responsibility for health & wellbeing to upper-tier and unitary local authorities, and this is reinforced by the Care Act 2014. Also, each new house being built in your parish should require a new street tree, and also car parks must have trees within them as well.</p> <p>Community Facilities</p> <p>Whilst your Draft Policy CF1 does identify the fact that any shortfalls in community provision is going to be acknowledged as something is taken forward, protecting natural features such as community space provision should also be taken into account. It should seek to retain and enhance recreational and local green spaces, resist the loss of open space, whilst also ensuring the provision of some more. Therefore, to what extent there is considered to be enough accessible space in your community also needs to be taken into account with new development proposals, such as housing. There are Natural England and Forestry Commission standards which can be used with developers on this:</p> <p>The Woodland Access Standard aspires:</p> <ul style="list-style-type: none"> • That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size. • That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round trip) of people's homes.
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		<p>The Woodland Trust also believes that trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events. This is important in the area covered by your Neighbourhood Plan because trees offer opportunities to make positive water use change, whilst also contributing to other objectives, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication <i>Stemming the flow</i> – the role of trees and woods in flood protection - https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/.</p> <p>Woodland Trust Publications</p> <p>We would like to take this opportunity to draw your attention to the Woodland Trust's neighbourhood planning microsite: https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/ which may give you further ideas for your plan.</p> <p>Also, the Woodland Trust have recently released a planners manual which is a multi-purpose document and is intended for policy planners, such as community groups preparing Neighbourhood Plans. Our guide can be found at: https://www.woodlandtrust.org.uk/mediafile/100820409/planning-for-ancient-woodland-planners-manual-for-ancient-woodland-and-veterandtrees.pdf?cb=8298cbf2eaa34c7da329eee3bd8d48ff</p> <p>In addition other Woodland Trust research which may assist with taking your Neighbourhood Plan forward is a policy and practice section on our website, which provides lots of more specific evidence on more specific issues such as air quality, pollution and tree disease: https://www.woodlandtrust.org.uk/publications/</p> <p>Our evidence base is always expanding through vigorous programme of PhDs and partnership working. So please do check back or get in touch if you have a specific query. You may also be interested in our free community tree packs, schools and community groups can claim up to 420</p>
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		free trees every planting season: http://www.woodlandtrust.org.uk/plant-trees/community-tree-pack/
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Summary of Representations submitted to the Examiner during the Examination		
Wealden District Council	19 September 2019	<p>Policy HAIL HRA1: Habitats Regulations (paras 4-5 of Examiner's paper)</p> <p>The Council published in May 2019 a Habitats Regulations Assessment (HRA) which formed part of the submission documents to the Neighbourhood Plan. The HRA was undertaken on the basis of the proposals and policies contained within the Hailsham Neighbourhood Development Plan (Regulation 16). The Hailsham NDP HRA has been considered alongside other relevant Plans and projects. The information and evidence used for the Wealden Local Plan HRA is directly relevant to the Hailsham NDP taking into consideration the Local Plans overarching and strategic nature. The emerging Wealden Local Plan HRA and the Hailsham NDP HRA has used the most up-to-date information, knowledge and evidence to inform its conclusions.</p> <p>The Conservation of Habitats and Species Regulations 2017 ('Habitats Regulations') relates to all development that have a likely significant effect on European/International Habitats sites. In considering the Hailsham Neighbourhood Development Plan the Council has identified certain pathways that are likely to have a significant effect alone and in combination. These pathways include:</p> <ul style="list-style-type: none"> • Water quality and hydrology in relation to foul water that results from built development which contain toilets/ sinks etc. that eventually discharge into Pevensey Levels SAC and Ramsar Site as treated effluent; • Water quality and hydrology in relation to surface water, as a result of any built development (i.e. the creation of impermeable surfaces) that is located within the Pevensey Levels SAC and Ramsar Site hydrological catchment; and

		<ul style="list-style-type: none"> • Atmospheric quality as a result of increased traffic on roads adjacent to Pevensey Levels SAC and Ramsar Site, Ashdown Forest SAC and Lewes Downs SAC. <p>In relation to the Hailsham NDP, Wealden District Council, as the competent authority under the Habitats Regulations, has concluded, following its Habitats Regulations Assessment that the Hailsham Neighbourhood Development Plan will not adversely affect the integrity of any European or International site subject to the inclusion of Policy HAIL HRA1. This conclusion has been reached without relying on the emerging Wealden Local Plan policies as relevant to Ashdown Forest and Pevensey Levels.</p> <p>Within the Wealden Local Plan HRA, thresholds and mitigation are identified for development identified within the Wealden Local Plan. This includes air quality, water quality and hydrology. This means that development identified in the local plan has been through the appropriate HRA procedures. Development not identified in the Local Plan must be subject to screening and if necessary an appropriate assessment. In the absence of the Wealden Local Plan HRA, which has had to be assumed for Hailsham NDP, then any development that relates to the pathways above will need to be subject to screening and if necessary an appropriate assessment.</p> <p>The Council has had to deal with a similar situation in relation to recreational pressure at the Ashdown Forest SPA, when part of the Core Strategy was quashed at the Court of Appeal¹. This did not affect Hailsham Parish, but an area of 15 km around Ashdown Forest. To deal with this situation the Council undertook a guidance note which provided information regarding screening, which if necessary can be undertaken for the District, depending on the circumstances with the emerging plan, in order to help inform decision makers and applicants.</p> <p>Information will be required for both screening and appropriate assessment, if the Council does not already hold the information. As identified above a HRA is required for water quality and hydrology issues as well as air quality. In this regard, the information required will be on a case-by-case basis. Owing to the People over Wind case² mitigation can only be considered at the appropriate assessment stage. The Council will do as much as it can to provide scenarios where</p>
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		<p>there may not be a likely significant effect, however each case needs to be considered on its own merits, and as such the outcome cannot be prejudged.</p> <p>Owing to the need to consider each development on its own merits, under a number of unique circumstances, then the Local Validation Checklist is not the appropriate vehicle to require information to accompany a planning application.</p> <p>WDC support the policy as a positive tool to guide development and support the delivery of self and custom build homes. WDC would be unable to refuse to validate an application if a site passport/ individual plot passport is not received as the requirement of the Council's Local Validation Checklist to produce one however officers can encourage applicants to submit them. It is something that the Council can look into including in the validation checklist when next updated. We agree with the Town Council's response that this policy should relate to schemes of 10 units or more and that they should be prepared by the applicant, submitted alongside their planning application and approved by WDC as part of the planning application process. The applicant would prepare the passport and they would then be approved by WDC.</p> <p>Policy HAIL AT1 Active Travel (para 7)</p> <p>WDC support the policy as it conforms with the spatial objectives and associated policies within the emerging Wealden Local Plan. This includes Spatial Objective 9, which encourages the use of sustainable transport solutions to reduce the dependence on the private motor vehicle, and Spatial Objective 12, which seeks to improve access to walking and cycling routes. We consider that the policy should only apply to all major development and not minor development. The provisions within the policy would not be proportionate as a requirement for minor development.</p> <p>Policy HAIL AT3 Public Transport (para 8)</p> <p>WDC support the policy as it conforms with the spatial objectives and policies within the emerging Wealden Local Plan including Spatial Objective 9, which recognise the importance of improving public transport provision across the District. Policy INF1 in the Wealden Local Plan sets out how WDC will work with key local stakeholders, strategic transport providers and</p>
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		<p>applicants to enable the funding and delivery of the strategic road and rail infrastructure at the earliest opportunity. With regard to the South Wealden Growth Area (SWGA) which Hailsham falls within, Policy SWGA3 sets out the strategic infrastructure requirements to support and deliver growth in the SWGA which includes provision for public transport which is supported by Policies SWGA10, SWGA 17, SWGA 21, SWGA 26 and SWGA 28 in relation to each development sector within Hailsham. SWGA3 includes reference to the introduction of an express bus service between Hailsham, Polegate and Eastbourne which is referenced in bullet point 3 of Policy HAIL AT3.</p> <p>Policy HAIL GS1 Natural and Amenity green space (para 9)</p> <p>WDC agree with the overall aim of the policy which supports proposals for new development which seeks to create, improve and enhance natural and amenity green space within the parish.</p> <p>Bullet point two of the policy sets out that proposals will be supported where opportunities are provided for gardening, wildlife and food production within new residential areas, including the utilisation of underused roadside verges for these purposes. The Council have liaised with East Sussex County Council (ESCC), as highways authority, who have confirmed that they would be unable to support or agree to food production or gardening on highway land, primarily due to highway safety concerns. ESCC are not aware of any examples where food production or gardening has taken place on highway land.</p> <p>In a general sense it would be for WDC as Local Planning Authority to advise whether or not specific proposals that include food production or gardening are suitable as part of any application. Should a proposal come forward in relation to this on highway land then the applicant would be required to serve notice on ESCC as landowner prior to the application being received and WDC would also consult ESCC in this regard as part of the standard consultation process.</p> <p>The use of such verges would be suitable to support wildlife as long as this posed no danger to users of the highway. The importance of country lands (with grass verges, hedgerows, trees and ditches) as wildlife corridors and the concept of ecological networks is well known and widely documented. In East Sussex we are aware of a policy in the Ditchling, Streat and Westmeston</p>
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		<p>Neighbourhood Plan – CONS 10 ‘Protect Local Green Spaces’ on page 62 which includes highway verges alongside a country land being listed as local green space: ‘Streat Lane and Green Corridor’.</p> <p>We have discussed this with the Town Council and suggest that the final part of the second bullet point of the policy is removed so the bullet point reads; ‘provide opportunities for gardening, wildlife and food production within existing and new residential areas’.</p> <p>Policy HAIL GS2 Open Space (para 10)</p> <p>The threshold the Council use is the definition set out in the Development Management Procedures Order for major housing (10 or over).</p> <p>Policy HAIL GS3 – Pevensey Levels (paras 11-12)</p> <p>It is a requirement that all applications outside those identified in the emerging WLP are screened for the need for the need for an Appropriate Assessment. This is in line with the WLP HRA.</p> <p>9.Policy SWGA7 in the emerging WLP sets out requirements for all development within the Pevensey Levels catchment area to ensure no adverse effect on the integrity of the Pevensey Levels Ramsar site and Special Area of Conservation (SAC) through sufficient capacity at the relevant Waste Water Treatment Works or an alternative foul water drainage solution. It is also stated that the creation of impermeable surfaces within the Pevensey Levels Catchment Area will require mitigation, preferably in the form of sustainable drainage systems, to control the quality and volume of surface water run-off to a level which would avoid an adverse effect on the integrity of the SAC and Ramsar Site. This policy has a wider application to Policy HAIL GS3 as it applies to any development coming forward within the catchment area which could include development which is not adjacent to the boundary of the Pevensey Levels.</p> <p>Policy HAIL EMP 1 Providing a Mix of Employment Opportunities (paras 13-15)</p>
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		<p>WDC use the principles set out in Chapter 12 of the NPPF and the Council's adopted Design Guide (November 2008) when determining planning applications. The aim of the Design Guide is to encourage a higher standard of design for development within the District taking into account local distinctiveness. These documents would be used to determine whether a design accords with best practice design principles as set out in Policy HAIL EMP1.</p> <p>The emerging WLP sets out policies which support development of B Class Uses (Policy WLP8 Employment Land, WLP9 Provision of Jobs, EC1 Existing employment land and EC2 New employment land) therefore Policy HAIL EMP1 is in general conformity with the Council's employment policies. The loss of B1/B2/B8 floorspace will be generally resisted in line with emerging Policy EC1 of the Local Plan to protect business use.</p> <p>The Local Validation Checklist sets out the types of applications where design, landscape and transport assessments are required. These assessments are required for all major applications and for all other applications it is determined on a case by case basis taking into account the constraints of the development and its location. With the exception of the requirement for major development there are no other thresholds or scale where these assessments are required.</p> <p>Policy HAIL TOU1 Tourism (para 16)</p> <p>WDC supports this policy which seeks to encourage development that improves the quality and diversity of existing tourist facilities, attractions, accommodation and infrastructure. This policy aligns with Spatial Planning Objective 6 – Tourism in the emerging WLP which seeks to promote high quality tourism and leisure and Policy RAS6 which seeks to support tourism development in the countryside. The policy refers to the loss of tourist facilities (rather than generally accommodation which is general practice) which includes both bed and breakfast accommodation and hotels as well as all other tourism related facilities. The policy seeks to control the loss of tourist accommodation through viability assessment and market appraisal which is generally expected and supported.</p> <p>Policy HAIL AQ2 Sustainable Design and Construction (paras 17 -19)</p>
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		<p>WDC supports this policy which seeks to encourage all new development takes into account sustainable design and construction. This is in line with paragraphs 124 and 125 of the NPPF (2019). Paragraph 131 of NPPF also states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability. The decision relating to whether sustainable design and construction techniques have been embedded from the outset would be made on a case by case basis based on the evidence submitted as part of the application. Some information may be included in the Design & Access statement but this will depend on the level of detail provided in the statement. Some are very minimal. We would also have regard to the adopted WDC Design Guide (November 2008).</p> <p>It would be impractical to ask developers to submit the level of detail to demonstrate compliance with the Building Regulations before the principle of the development has been established through the granting of planning permission. This is in excess of what is required to be produced and developers are unlikely to go to the expense of detailed work in this regard before an application is determined. These requirements are not set out in the Local Validation Checklist therefore WDC would not be able to refuse an application if the requirements of the proposed policy are not met. We would encourage applicants to provide further information where practicable. We may add conditions to the application to require additional level of detail at a full application stage.</p> <p>WDC consider that the policy goes further than the written statement of the Secretary of State therefore it is not compatible. We suggest that the first paragraph be amended to 'encourage' rather than 'require' to align with the rest of the policy which refers to 'encourage' which accords with the recommendations set out in the Town Council's response.</p> <p>Policy HAIL AQ4 Renewables (para 20)</p> <p>WDC support the principle of the policy which aligns with Policy NE7 Low Carbon and Renewable Energy in the emerging WLP which promotes community initiatives and proposals for low carbon and renewable energy schemes. WDC will consider each application on merit and where possible consider the impacts on existing renewable infrastructure.</p>
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		<p>Policy HAIL SD1 Development Frameworks (paras 21 – 23)</p> <p>WDC support the principle of development frameworks as set out in Policy HAIL SD1. The emerging WLP encourages developers to work together to promote comprehensive developments where there are multiple ownerships for strategic sites however we cannot force them to do this. WDC do not currently ask for development frameworks however we can encourage developers to submit such frameworks as it would help deliver high quality new development in line with the NPPF and NPPG.</p> <p>Much of the information provided in the policy is already requested as part of documents set out in the local validation list (where deemed appropriate):</p> <ul style="list-style-type: none"> o Vision and concept (Design and Access statement); o Land use plan (masterplan and Design and Access statement); o Framework plans (Design and Access Statement, plans for development); and o Movement plan – ESCC would request the information required. <p>Only the green infrastructure plan and phasing and delivery plan may not be identified in application documentation but we would encourage for them to be submitted as part of the application process where appropriate.</p> <p>WDC is the competent authority for the purposes of the Habitats Regulations in relation to the Pevensey Levels.</p> <p>WDC would consider the Development Framework as part of the planning application process and we suggest the developer would be responsible for community consultation on the Development Framework before an application is submitted to the Council.</p> <p>Policy HAIL TC1 Hailsham Town Centre (para 24)</p> <p>WDC support this policy which promotes proposals for new development in Hailsham Town Centre which meet the criteria set out in the policy. The emerging WLP sets out a Vision for Hailsham Town Centre which seeks to provide additional convenience and comparison floorspace in the town centre alongside additional entertainment space. This vision is supported</p>
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		<p>by Policies SWGA 32 Hailsham Retail and Town Centre Use Allocations and Policy SWGA 33 Hailsham Primary Shopping Area.</p> <p>Whether a development broadens the retail offer depends on nature of the application therefore it would be determined on a case by case basis. For example extension of floorspace may broaden the retail offer where conversion to non-retail would not. WDC supports the Town Council's proposal to amend policy to make this element clearer.</p> <p>Policy HAIL TC5 Shopfronts (para 25)</p> <p>Shop signs on the pavement are dealt with under highways licencing legislation.</p> <p>Policy HAIL TC6 Streets and Spaces in the Town Centre (para 26)</p> <p>The placing of seats and tables on the highway is dealt with under highways licencing legislation.</p>
Hailsham Town Council	19 August 2019 (response to examiner's questions)	<p>Policy HAIL HRA1: Habitats Regulations (paras 4-5 of Examiner's paper)</p> <p>The Town Council notes that this is primarily a question for Wealden District Council. The Town Council has worked diligently with the District through production of the Plan and has endeavoured to prepare a Plan that satisfies the Basic Conditions and helps deliver the ambitions expressed by the community. It is clear that Hailsham sits within a sensitive environmental context and that proposals for development need appropriately considering and assessing in that respect. The Town Council had anticipated that the requirement set out in this Policy would be addressed through the Local Plan, assessment and production of that, but given the timeframes and status of the respective Plans, and the sensitive environmental setting, the Town Council has been happy to be guided by the Local Authority as the competent authority for HRA purposes.</p> <p>Policy HAIL D4: Design for Self and Custom Build (para 6)</p>

		<p>The NPPF recognises self and custom build homes as a product that can help deliver a supply of homes. As of June 2019 there were 66 individuals enrolled on the Wealden self build and custom housebuilding register.</p> <p>The Town Council anticipates that masterplans and accompanying plot passports for self and custom build homes will be prepared as part of full or reserved matters applications. Production of the masterplan and plot passports would be approved by the District Council as part of the normal planning application process, and would be subject to consideration against the wider suite of policies established in the Local and Neighbourhood Plans, including, for example, compliance with design principles.</p> <p>The Town Council has suggested that this approach applies on sites with plots for ten or more self or custom build homes. This will allow for design consistency across the site, such as establishment of key building lines, whilst still allowing for individual flexibility within the design parameters set out in the plot passports. This threshold reflects advice published by the National Custom & Self Build Association (NaCSBA)</p> <p>The Petersfield Neighbourhood Plan was 'made' in January 2016 and subject to minor amendment in January 2018. Policy HP7 of the Petersfield Neighbourhood Plan is for Custom and self-build dwellings and allocates two sites for such homes (H2 and H11), with the potential to accommodate 112 units. This is supported by information in Annex C of the Plan as to how such homes might be delivered. The Town Council suggest that the delivery models outlined in this are applicable to Hailsham and include:</p> <ul style="list-style-type: none"> • Applications from developers who are either providing an element of self or custom build as part of a larger development site (in line with Policy HG7 in the emerging Wealden Local Plan), or who are proposing to layout and provide infrastructure for a self or custom build only scheme, with the intention of then selling off the individual plots. • Applications from Hailsham Community Land Trust, who may lay out the site and provide infrastructure as above, and then sell or lease individual plots.
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		<ul style="list-style-type: none"> • Applications from collectives through an approach to delivery of co-housing, who are able to raise the finance and coordinate installation of supporting infrastructure through establishment of a collective company. <p>Delivery of self and custom build homes through Neighbourhood Planning is supported by NaCSBA through its Right to Build Toolkit², which provides examples of other Neighbourhood Plans that include innovative approaches to housing delivery.</p> <p>Policy HAIL AT1: Active Travel (para 7)</p> <p>The intention is that this policy applies to new buildings irrespective of location.</p> <p>Policy HAIL AT3: Public Transport (para 8)</p> <p>The intention is that the four bullet points in this policy apply to all proposals, irrespective of location, including for example small infill sites in the town centre that are located in close proximity to existing bus provision, and which, through their design and layout, might enable improved connections to bus provision.</p> <p>Other improvements to public transport provision might be delivered through creation of new routes and spaces or, in respect of larger sites on the edge of Hailsham, incorporation of streets suitable for bus routing.</p> <p>Spatial Objective 9 of the emerging Local Plan recognises the importance of improving public transport provision and links across the District and Policy SWGA3 includes reference to public transport improvements between Hailsham, Polegate and Eastbourne.</p> <p>It is the Town Council's understanding that Section 106 agreements (and Section 278 agreements as appropriate) will be negotiated between the applicant and Local Planning Authority on a case-by-case basis in line with the District Council's guidance and as set out in Policy INF4 of the draft Local Plan. The Neighbourhood Plan includes a set of projects within the</p>
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		<p>Plan towards which funding through the Community Infrastructure Levy (and s106 where appropriate) might be directed.</p> <p>Policy HAIL GS1: Natural and Amenity Green Space (para 9)</p> <p>East Sussex County Council, as Highways Authority, responded in length to the Regulation 14 consultation version of the Neighbourhood Plan. The response noted that section 6 of the draft Neighbourhood Plan and associated policies GS1-3 were 'supported and welcomed'.</p> <p>It is anticipated that the details of any proposed scheme for use of land within the highway, the associated management and maintenance regimes, would need to be scoped out and agreed with the relevant authorities.</p> <p>One example of unused or poorly utilised highway land and public space being converted for gardening, wildlife and food production is 'The Edible Bus Station' in Crystal Palace, south east London³, where a new garden, predominantly planted with herbs and edible flowers, is situated at the far end of Crystal Palace's bus terminus on a formally nondescript piece of unused lawn. Others include 'The Kerb Garden' in Stockwell, south west London⁴, and 'The Hoopla Garden' in West Norwood, south East London⁵.</p> <p>Elsewhere, the Royal Borough of Kensington and Chelsea works in partnership with the public, private and voluntary sectors to improve the quality of environment and local neighbourhoods and has helped successfully deliver a range of projects including community kitchen gardens, open space enhancements and transformation of 'forgotten corners'.</p> <p>Further afield, the Sheffield Grey to Green⁷ project is an excellent example of where areas of carriageway have been transformed with the planting of wildflowers, trees and shrubs, public art and raingardens. This is an award winning scheme delivered in partnership by Sheffield City Council and Sheffield City Region.</p> <p>Policy GS2: Open Space (para 10)</p>
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		<p>Reference to major sites is taken to be those that are for ten or more units.</p> <p>Policy HAIL GS3: Pevensey Levels (paras 11-12)</p> <p>This Policy applies to those applications and proposals that abut the Pevensey Levels. It is intended to allow for creation of a buffer between development and the Pevensey Levels. The Town Council defers to the Local Authority in respect of screening for Appropriate Assessments. In respect of the second paragraph, this should apply to large scale residential schemes.</p> <p>Policy HAIL EMP1: Providing a Mix of Employment Opportunities (paras 13-15)</p> <p>The planning practice guidance associated with design establishes a set of good design objectives which proposals for development should respond to. Other good practice includes:</p> <ul style="list-style-type: none"> • The former Cabe guidance, By Design: Better Places to Work, remains a useful reference guide (though we acknowledge that this has been 'cancelled' as a companion guide). The document remains available on the national archives⁸ and interprets good urban design objectives for application within employment areas. • The Park Royal Intensification Study, published by the Mayor of London and Old Oak and Park Royal Development Corporation⁹, includes a series of case studies and demonstrates how, through application of good urban design principles, employment and industrial areas can be successfully transformed and diversified. In respect of diversification, the Neighbourhood Plan references the Wealden Economic Study and the South East LEP Creative Open Workspace Master Plan. These documents identify that there is a need for better quality and more affordable employment and office floorspace, including space for business start-ups. The policy means to allow diversification of existing employment areas to allow for these uses. We note that paragraph 15 is primarily a question for Wealden District Council. <p>In respect of diversification, the Neighbourhood Plan references the Wealden Economic Study and the South East LEP Creative Open Workspace Master Plan. These documents identify that there is a need for better quality and more affordable employment and office floorspace, including</p>
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		<p>space for business start-ups. The policy means to allow diversification of existing employment areas to allow for these uses.</p> <p>We note that paragraph 15 is primarily a question for Wealden District Council.</p> <p>Policy HAIL TOU1: Tourism (para 16)</p> <p>The second set of bullets included in the Policy as drafted were intended to refer primarily to tourist attractions as opposed to accommodation.</p> <p>Policy HAIL AQ2: Sustainable Design and Construction (paras 17-19)</p> <p>Although the Examiners comments make reference to Policy HAIL AQ1, we take, from the comments, that these are questions in relation to Policy HAIL AQ2.</p> <p>The intention of embedding sustainable design and construction from the outset is to facilitate environmentally friendly solutions and encourage applicants to incorporate this into their design thinking from day one. Reflecting on the Examiners comments, the Town Council acknowledges that this would be difficult for a decision maker to know, particularly where an outline application is submitted. However, on applications for major schemes, Wealden's list of validation requirements may, in some instances, request that such information is provided and incorporated through a combination of documents including, for example, an Air Quality Assessment, Biodiversity Survey and Environmental Impact Assessment etc.</p> <p>The remainder of the Policy is expressed in terms of 'encourage' rather than 'require'. The Town Council is happy for the Examiner to consider whether the first sentence should also be presented in these terms.</p> <p>Following from the above, and that the policy is to 'encourage' rather than 'require', the Town Council considers that this does comply with the Written Statement referred to as it does not establishment any additional standards or requirements to be met.</p>
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		<p>Policy AQ4: Renewables (para 20)</p> <p>It will be for the applicant to identify any impacts on adjoining land.</p> <p>Policy HAIL SD1: Development Frameworks (paras 21-23)</p> <p>It is expected that Development Frameworks would be approved by the District Council, and that they are also the 'competent authority' for the purposes of Habitats Regulations. It is anticipated that community consultation would be undertaken by the developer who is responsible for production of the framework. This should be undertaken as part of the process of preparing the development framework and thus before it is finally 'approved' by the District Council.</p> <p>As the Examiner notes, a planning application could be submitted in the absence of a development framework. However, the purpose of the development framework is to help deliver high quality new development in line with the NPPF and associated planning practice guidance (Design), within which briefs, masterplans and participation are identified as processes and tools to help achieve good design.</p> <p>The Neighbourhood Plan has been reviewed and commented upon by Wealden District Council, whom support inclusion of Policy HAIL SD1. The Town Council anticipates that the applicant and the District Council will enter into a Planning Performance Agreement and that this will establish a timeframe for production of the development framework and when consultation should take place. Such an approach is recommended in paragraph 46 of the NPPF, acknowledging that it can result in more effective outcomes, and that they are likely to be needed for large or complex applications, such as the potential for large-scale growth and expansion around Hailsham.</p> <p>Policy HAIL TC1: Hailsham Town Centre (para 24)</p> <p>The Town Council suggests that the Policy text might be rephrased along the lines of: 'Proposals for new development should wherever possible support a broadening of the retail offer...'</p> <p>Policy HAIL TC5: Shopfronts (para 25)</p>
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		<p>We note that this is primarily a question of clarification for Wealden District Council. The Town Council would though point to the example of the 'made' Knightsbridge Neighbourhood Plan (December 2018) which successfully includes a similar clause in Policy KBR2 (h) with regard to the placement of shop signs in the highway.</p> <p>Policy HAIL TC6: Streets and Spaces in the Town Centre (para 26)</p> <p>As above, we note that this is primarily a question of clarification for Wealden District Council. And, as above, the Town Council would like to draw attention to Policy KBR14 (B) of the 'made' Knightsbridge Neighbourhood Plan which includes similar clauses with regard to the placement of seats and tables in the highway.</p> <p>We hope that the Examiner feels that we have addressed the comments on the Hailsham Neighbourhood Plan satisfactorily. We are happy to answer any further questions and provide support to the Examiner as necessary.</p>
Hailsham Town Council	19 August 2019 (response to Regulation 16 representations)	<p>Residents:</p> <p>One resident (Beer) objects to development at Marshfoot Lane. The Neighbourhood Plan is not seeking to allocate land for development: that is a matter for the emerging Local Plan. Rather, the Neighbourhood Plan recognises that development will take place in the future and it is seeking to establish policies, and identify projects, that promotes good quality development and where the benefits of growth can be captured to enable wider improvements across the town as a whole. Concern is also expressed by the respondent in respect of air quality and the attractiveness of the town centre, including the need for new landscaping and greening in the centre. The Town Council agrees and identifies projects and principles for new development in the Neighbourhood Plan that are intended to help achieve this. Policies HAIL AQ1 – AQ4, combined with promotion of active and healthy lifestyles through the ten-minute town concept, plus the public realm projects outlined in Projects Hail TC2 all help move in this direction.</p>

		<p>Another resident (Rowe) has questioned what benefits there will be for residents through regeneration. The Neighbourhood Plan includes a number of policies and projects to help shape high quality development and provision of a mix of uses, including community facilities, that are accessible to all.</p> <p>Local organisations:</p> <p>The Friends of Park Wood, Hellingly, has suggested making minor modifications with regard to improved provision of and access to green space. The Town Council is happy for the Examiner to consider proposed modifications.</p> <p>Hailsham Active has made suggestions with regard to the provision of sports facilities and improved cycle facilities. The Town Council is happy to discuss further with Hailsham Active, and that provision of such facilities might be enabled through possible future growth in the area. Through the concept of the ten-minute town, projects and policies in the Plan, the need for infrastructure that promotes healthy and active lifestyles is recognised and strongly supported.</p> <p>The Hailsham Festival of Arts and Culture has requested that greater emphasis be given to arts and culture in the Neighbourhood Plan. The Town Council is happy for the Examiner to consider and recommend modifications.</p> <p>The Hailsham Labour Party requests that provision of public conveniences are made through the Neighbourhood Plan. As a community facility these are covered by Policy HAIL CF1: Community Facilities, though are not specifically mentioned in the policy. The Town Council is happy for the Examiner to consider whether reference to public conveniences needs making in this policy. The Town Council also notes that the Hailsham Labour Party expresses support for policies and projects in respect of the Cuckoo Trail. Furthermore, the Hailsham Labour Party notes the requirement for provision of more and improved green space provision in Hailsham, as well as sports, leisure and cycling facilities. This is recognised through the Neighbourhood Plan and the overarching concept of the ten-minute town, which policies and projects seek to encourage delivery of.</p>
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		<p>Stat consultees:</p> <p>East Sussex County Council has suggested some minor modifications in respect of drainage and the historic environment. The Town Council is content that these are already incorporated in the Neighbourhood Plan but is happy for the Examiner to consider and make any recommendations as appropriate.</p> <p>Natural England does not provide any specific comments in respect of the Neighbourhood Plan, though does append information and advice submitted in respect of the Local Plan and the SEA/HRA process undertaken for that. Given the current status of the emerging Local Plan the Town Council is happy for the Examiner to advise and make recommendations as to the relationship with the Local Plan and the HRA process (specifically Policy HAIL HRA1 : Habitat Regulations).</p> <p>NHS Property Services has suggested that Policy HAIL CF1: Community Facilities is overly restrictive as it would not allow for outdated NHS properties which are no longer needed to come forward for other uses (including housing), and that this would delay reinvestment in modern healthcare facilities. The Town Council points to the last sentence of the Policy which provides for this eventuality.</p> <p>The Woodland Trust has suggested some minor modifications to the Plan in respect of trees which the Town Council is happy for the Examiner to consider.</p> <p>Highways England, National Grid and Southern Water do not make any comments on the Neighbourhood Plan. We therefore infer support for Plan</p> <p>Landowners / Developers / Site Promoters:</p> <p>Three responses have been received on behalf of developers / site promoters (Bovis, Gladman, and Gleeson) and cover similar ground. The Town Council notes that all express support for the Neighbourhood Plan and the approach taken in this, particularly in respect of growth and site allocations. However, suggestions are made for the Examiner to consider. We summarise below:</p>
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		<p>i. Comments are made in respect of Policy HAIL HRA1: Habitat Regulations by Gladman and Gleeson. Hailsham is quite clearly located within a sensitive environment and the impact of any development needs to be carefully considered. As noted above, and in light of the status of the Local Plan and any advice from the Local Authority (as per paragraphs 3-5 of your initial comments), the Town Council is happy for the Examiner to consider and make recommendations as appropriate.</p> <p>ii. In respect of Policy HAIL D1: High Quality Design, it is suggested by all three respondents that it should be subject to modification or deletion. The Town Council does not agree. The Town Council is of the view that inclusion of the suite of design policies in the Neighbourhood Plan conforms with and is in the spirit of the NPPF and the purpose of Neighbourhood Planning (particularly, for example, paragraph 125 of the NPPF), providing scope for local communities to help shape and influence higher quality development. This was expressed as a key matter through consultation and thus why it is given emphasis in the Neighbourhood Plan. The quality of recent development in Hailsham has been a matter of concern expressed through consultation and it is important that policies are put in place that help deliver an improved quality of place and design. Reference to Building for Life 12 (which is also referred to in the NPPF at paragraph 129 and the 2019 Toolkit published by Locality addressing design in Neighbourhood Plans¹) is considered helpful to establish good design principles and is used in both Local Plans and Neighbourhood Plans elsewhere.</p> <p>iii. Gleeson suggest that minor modifications should be made to Policy HAIL D1 on the basis that it is inappropriate to require developments to meet the nationally described space standards. The wording of the Policy does not 'require' this but instead 'encourages' and as such the Town Council does not believe it should be changed. Similar comments are made in respect of Policy HAIL D3, suggesting deletion of text relating to bespoke design solutions and design competitions. Again, these are not a requirement, but rather an encouragement, and thus a means to help improve the quality of design across Hailsham. Paragraph 131 of the NPPF stresses that great weight should be given to outstanding and innovative design.</p>
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		<p>iv. Furthermore, Gladman suggest, in relation to Policy HAIL D1, that it is not the remit of the Neighbourhood Plan to determine planning applications, but rather that is the responsibility of the Local Planning Authority. The Town Council does not agree: if you are satisfied that the Neighbourhood Plan can proceed to referendum (with modifications or otherwise), and that it is successfully 'made' following this, then it becomes part of the suite of planning policies that the local authority will indeed use to help determine planning applications. It is worth noting that the Neighbourhood Plan has been subject to review and comment from the Local Authority and that the submission version reflects their advice and comment, including how it can be used effectively for development management purposes. We also point to paragraph 130 of the NPPF which states that permission should be refused for development of poor design.</p> <p>v. Suggestions are made by Gladman in respect of the way that the boundary of the built-up area is referred to in Policy HAIL D2 and that it is unclear how this should be interpreted given the status of the Local Plan. The Town Council does not agree and believes that reference to the boundary reflecting either that in the existing Core Strategy or the new Local Plan (as and when that is adopted) is clear. The Town Council is though happy for the Examiner to consider whether the wording used could be strengthened.</p> <p>vi. Bovis Homes suggest that Policy HAIL D5 is deleted on the basis that it restricts courtyard parking, particularly in respect of flatted development. The Town Council believes it is important to retain this Policy. It is important to note that the Policy does not preclude courtyard parking, but requires clear justification as to why that this is the most appropriate design solution having considered all other alternatives. This reflects Planning Practice Guidance which recognises that there are different approaches to parking provision and that they should be carefully considered to deliver the best outcome.</p> <p>vii. Gladman suggest that Policy HAIL G3 is a repeat of Policy HAIL HRA1 and emerging Local Plan Policy SWGA7. Given the sensitivity of the Pevensey Levels and the status of the Local Plan the Town Council emphasises the importance of policies that respond to the setting of and proximity to the Levels.</p> <p>viii. Bovis Homes and Gleeson both suggest modifications to Policy HAIL AQ1 and the requirements for new development to provide electric charging points. As noted in the</p>
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		<p>Neighbourhood Plan, the policy text has been commented on by East Sussex County Council, providing a consistency of approach across the County. Given the rapidly evolving climate change agenda, publication of the National Infrastructure Assessment and the Government's 'Road to Zero' Strategy, which involves the phasing out of petrol and diesel vehicle sales, and the rolling-out of the necessary infrastructure to support the e-vehicle revolution, it is important that policies are put in place that help to deliver a low carbon future.</p> <p>ix. Gladman suggest that reference to BREEAM and LEED is removed from Policy HAIL AQ2. The Neighbourhood Plan does not 'require' that applications meet these standards, but strongly 'encourages' that they do. The Town Council believes these reference should be retained and that they demonstrate a strong commitment to sustainability and delivery of national objectives, as well as those established by the United Nations through the Sustainable Development Goals, to which the UK Government is a signatory. The NPPF, at paragraph 148, makes it clear that the planning system should support the transition to a low carbon future. The 'AQ' policies in the Neighbourhood Plan are aligned with this. Furthermore, use of LEED is featured as a case study in the Urban Design Compendium (2013).</p> <p>x. All three respondents comment on inclusion of Policy HAIL SD1. Bovis comment in the context of the application for Marshfoot Lane, which is noted. Gladman express support for the requirement for production of development frameworks, but that the criteria should be moved out of the Policy and into the supporting text. Gleeson suggest the Policy is deleted in its entirety. Clearly there is a difference of opinion between respondents here. The Town Council reiterates the importance of a comprehensive approach to development and that production of a Development Framework is the means to deliver good quality development well-integrated with the existing built-form and wider development opportunities, and to enable the timely delivery of infrastructure. The use of masterplans and briefs is recognised in Planning Practice Guidance as a tool to help achieve good design.</p> <p>xi. In respect of the other 'SD' policies, Gladman suggest that Policy SD2: Design and Placemaking Principles could be amalgamated with Policy SD1. The Town Council is happy for the Examiner to consider this. Gleeson suggest that Policy HAIL SD3 is deleted. The wording in the Policy does not 'require' production of design codes, but 'welcomes' them. They are</p>
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		<p>considered important by the Town Council in the context of the potential scale of growth that might come forward in Hailsham: there are likely to be instances of large schemes to be delivered over several phases where production of a design code can help control the quality of development as it moves forward from an outline scheme to detailed applications for multiple phases. This reflects paragraph 130 of the NPPF and the requirement to ensure that the quality of approved development is not materially diminished between permission and completion as a result of changes. Equally, Planning Practice Guidance encourages the use of Design Codes, particularly in the instances outlined above.</p> <p>xii. Gleeson also suggest adding an additional policy that supports provision of a four-arm roundabout at Diplocks Way, involving de-registration of a Village Green. Subject to the sites that come forward through the emerging Local Plan it is for the applicants and site promoters to demonstrate the necessity and delivery of such infrastructure, and to make any application for de-registration as appropriate: the Neighbourhood Plan is not the right forum for this.</p> <p>As noted in the introduction to this section, the three responses from developers / site promoters express support for the Neighbourhood Plan. In particular, the response from Gleeson notes that the Plan has been positively prepared and successfully sets out a vision for the future of Hailsham. It goes on to state that it is a well written document and that it will ensure future development comes forward in line with the ambitions and priorities of the local area. The Plan, which has been reviewed and supported by the local authority, statutory consultees and community, provides the opportunity to 'plan for better' for Hailsham. Any diluting of the policies as suggested in this section would undermine the very ability of the Neighbourhood Plan to influence growth and development such that it meets the ambitions and priorities expressed by the community through work on the Plan.</p>
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