

Our Ref: NJ/B0014/26

28th August 2026

Planning Policy
Wealden District Council
Vicarage Lane
Hailsham
BN27 2AX

via email (Nplans@wealden.gov.uk)

Dear Sir / Madam,

Regulation 16 Consultation: Hailsham Neighbourhood Plan

I am writing on behalf of my client, Harvey and Son (Lewes) Ltd, in response to the above Hailsham Neighbourhood Plan (HNP) Regulation 16 Consultation, which includes a submission version of the HNP and a number of supporting documents including a Design Guidelines document and Housing Needs Assessment. It is noted that this document follows the 'made' HNP in 2021.

My client made representations earlier in the year (February) to the Regulation 14 consultation and these should also be noted as well as this response.

My client controls land within the HNP plan area, specifically within Magham Down, which is suitable and available now to deliver much needed new homes, including affordable homes. This would be proportionate growth to Magham Down and the wider Hailsham area.

The statement of significance of the modifications sets out that the modifications to the Plan would represent material modifications but do not change the nature of the Plan. Whereas the Modification Statement earlier in the year concluded the changes weren't significant enough to comprise material modifications. An examination will be required, and the Examiner will determine if a referendum is required.

The plan period is updated to reflect the timeframe of the emerging Wealden Local Plan, 2042.



It remains that the new HNP will need to be consistent with the strategic planning policies of the Development Plan for Wealden District. The emerging Wealden Local Plan is anticipated to be subject to examination in 2027.

Whilst my client's interest is in Magham Down, Hailsham offers the site with a range of services and facilities. The draft HNP recognises that Hailsham is a 'Type 1 settlement'. The draft HNP has been updated to refer to updated figures for new homes in Hailsham of 2,640 in the plan period, this includes 696 homes on allocated sites and 291 windfall sites. It should be clarified whether these figures take account of the change in Wealden's Local Housing Need.

There continues to be a need for the HNP to provide clear guidance and policies in relation to where and how development should be provided within the NP area, including being more prescriptive in the type and scale of development that the NP would like to see come forward and where it should be directed within the plan area. Given the constraints within the District, there should be the identification of broad locations where housing could be provided, this should include some housing outside of, and very well related to Hailsham, in locations such as Magham Down which lies outside of the National Landscape. The new HNP provides an opportunity to guide housing development in the entire NP plan area.

Housing on my client's land would be consistent with proposed policies:

- HaHD1: Housing design and character
- HaHD2: Well-integrated residential development
- HaHD3: Sustainable Design and Construction
- HaHD4: Housing mix, size and type
- HaHD5: Self and custom build homes
- HaHD6: Street, types, design and hierarchy
- HaHD7: Parking in new residential development

The overarching principles of the HNP includes an encouragement of a 20-minute neighbourhood. My clients land benefits from the public footpath that links Magham Down and Hailsham.

The draft HNP included a new policy on housing mix and types and expanded policies on parking street design and a Design Guide and Code. These remain in the submission version and now includes reference to Building for a Healthy Life.

My client continues to support the HNP as a document which is a vehicle to "*shape 'good growth' and development*", acknowledging that to meet the increased housing figures in the Local Plan there will need to be windfall sites which provide housing.



The submission version of the HNP has expanded the information on the recommended mix to be delivered in new residential development broken down by bedroom size and tenure.

The submission version of the HNP is more prescriptive on the recommended mix of housing to be delivered in new residential development broken down by bedroom size and tenure, with an emphasis on 2–3-bedroom properties and a focus on socially rented properties. This includes an update to Policy HaHD 4: Housing mix, size and type including reference to the Housing Needs Assessment and Housing Needs Survey.

The submission version of the HNP includes new policies from the adopted version. The submission HNP is accompanied by a Design Guide and continues to not allocate sites for development, and the vision remains as per the draft version. The document continues to focus on Hailsham town centre and as per previous representations should include specific references to the wider area. Please refer to earlier comments.

The submission version of the HNP includes a section on wastewater, it is encouraging that there is acknowledgment from Southern Water that there are no capacity constraints to development and that the HNP will work alongside the Local Plan policies on infrastructure.

The submission version of the HNP is also updated to include a highways and reference to improvements along the A22, it should be clarified whether there has been consideration of improvements to other parts of the road network.

The submission version of the HNP introduces three new projects: Bus Service Improvements, Interpretation Boards and Place Branding Strategy, there is no in principle objection to their inclusion.

Hailsham Neighbourhood Plan: Design Guidelines

The Guidelines would not cover Magham Down.

We look forward to discussing this opportunity with you further in due course.

Yours faithfully

[Redacted Signature]

[Redacted Name]
Principal Consultant
[Redacted Address]

