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[REDACTED]
Planning Officer (Policy)
Planning Policy
Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex, BN27 2AX

By email to [REDACTED]

08 June 2026
Our ref.: THP860

Dear [REDACTED]

Hailsham Neighbourhood Plan (First Review)
Response to WDC Letter in respect of Regulation 15 Submission

Thank you very much for your letter dated 26 May 2026 which I have been asked to respond to on behalf of the Hailsham Neighbourhood Plan Steering Group.

Consultation Statement

A spreadsheet is included with this response. This provides a breakdown of the organisations and other people contacted at the Reg 14 stage, ordered by:

- Statutory consultees
- Local groups and organisations
- Councillors
- Other Town and Parish Councils

All were contacted by email.

In addition, the spreadsheet also contains:

- Email addresses for those people who responded to the Regulation 14 consultation and indicated that they would be happy with their contact details being shared with the District Council for the Examination stage.
- Other groups and organisations who responded to the Reg 14 stage.

It is to be noted that, at the Regulation 14 stage, a series of emails were also sent

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to those residents who had responded to earlier consultation events and indicated that they would like to be kept notified of progress on the Neighbourhood Plan. For GDPR purposes the Town Council cannot provide you with these contact details.

Basic Conditions

Thank you for clarifying the changes made by the Levelling Up and Regeneration Act (LURA) to the Basic Conditions contained in Schedule 4B of the Town and Country Planning Act (TCPA) 1990.

The LURA also changes the wording of the Basic Conditions contained in Section 38C(5) of the Planning and Compulsory Purchase Act (PCPA) 2024 and Paragraph 11(2) of Schedule A2 of the same Act.

It is Schedule A2 of PCPA 2004 that is to be read in conjunction with the modification of a made Neighbourhood Plan. It is the form of wording introduced through the LURA to that Schedule which is referred to at Paragraphs 1.5 and 4.9 of the Basic Conditions Statement prepared for the review of the Hailsham Neighbourhood Plan.

In any event, the commentary set out in Paragraphs 4.10 to 4.13 of the Basic Conditions Statement apply equally irrespective of which version of the Basic Conditions amended by the LURA are referred to.

In respect of the additional Basic Conditions introduced by the LURA it is not possible for this to be satisfied at this time as it refers to compliance with the Environmental Outcomes Report (EOR). The implementation framework and guidance for production of the EOR has not yet been introduced and until such time as it is this Basic Condition cannot be formally examined.

No changes are therefore required to the Basic Conditions Statement nor the addendum to this.

Statement of Modifications

Thank you for your comments on the Statements of Modification. This has been amended and is attached as a separate file to this letter. The conclusions do not change from that previously submitted, i.e.: it is the view of the Steering Group that an Examination of the Plan is needed and that a Referendum will be required. Ultimately it will be for the Examiner to determine whether a Referendum is required.

Readability and Accessibility

Thank you for checking the submitted reports for accessibility purposes and for confirming that the main Neighbourhood Plan itself satisfies the accessibility standards. All other submitted reports (with the exception of the Made Plan) have now been reviewed and updated. Updated reports are appended to this letter.

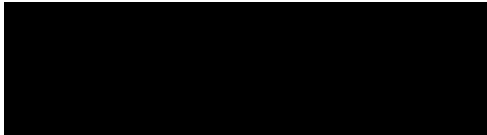
Deposit Points

Thank you for asking the Steering Group to consider the number and location of deposit points for consultation at the Regulation 16 stage. In addition to those locations you

have suggested, the Town Council recommends depositing the Plan at the James West Community Centre and the Western Road Library.

We trust this letter is helpful and look forward to the Examination process. The Town Council is happy for you to include this response in the set of Examination documents for the Neighbourhood Plan but that requests that any email addresses provided are redacted.

Yours sincerely,
for Troy Planning + Design



Jon Herbert

Director

cc: [Redacted] Corporate Services Manager
Hailsham Town Council

