

WEALDEN DISTRICT COUNCIL CONSULTATION

Hailsham Neighbourhood Plan Review Regulation 16 Consultation

Consultation Response Form

Consultation Period

6th July 2026 – 31st August 2026



Introduction

Wealden District Council is publishing the Hailsham Neighbourhood Plan Review for consultation in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The purpose of this consultation response form is for you to make your comments on the draft Hailsham Neighbourhood Plan.

Under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended), we are required to undertake a minimum six-week consultation on the Neighbourhood Plan. This will be the last opportunity to comment on the plan before it is submitted for independent examination. The consultation on the Hailsham Neighbourhood Plan Review is open between **9am on Monday 6th July 2026 and 5pm on Monday 31st August 2026**.

The documents submitted by Hailsham Town Council include:

- Hailsham Neighbourhood Plan 2025-2042. Review of the made Neighbourhood Plan. Submission version (March 2026).
- Hailsham: Design Guidelines. Final Version (March 2026).
- Hailsham: Neighbourhood Plan 2025-2042. Executive Summary (March 2026).
- Hailsham Neighbourhood Plan Basic Conditions Statement (inc. Area Statement and Equalities Impact Assessment (March 2026).
- Hailsham Neighbourhood Plan Addendum to Basic Conditions Statement (May 2026).
- Neighbourhood Plan Review. Statement of significance of the modifications: As updated for the submission version of the Plan following the Regulation 14 consultation (June 2026).
- Appendix to Statement of Modifications- Health Check of Made Plan (draft) (April 2024).
- Housing Needs Assessment (February 2026).
- Housing Needs Survey. Final Report (February 2026).
- Housing Needs Survey and Assessment. Summary Combined Report (February 2026).
- Habitats Regulation Assessment (HRA) Screening Report. Hailsham Neighbourhood Plan Review. Pre-Regulation 14 Version. (November 2025).
- Strategic Environmental Assessment (SEA) Screening Opinion. Hailsham Neighbourhood Plan Review. Pre-Regulation 14 (November 2025).
- Hailsham Neighbourhood Plan Consultation Statement. Volume 1: Overview (March 2026).
- Hailsham Neighbourhood Plan Consultation Statement. Volume 2: Summary report of initial consultation (March 2026).
- Hailsham Neighbourhood Plan Consultation Statement. Volume 3: Meetings, presentations and drop-in events (March 2026).

- Hailsham Neighbourhood Plan Consultation Statement. Volume 4: Consultation 'focus' events (March 2026).
- Hailsham Neighbourhood Plan Consultation Statement. Volume 5: Regulation 14 Consultation (March 2026).
- Hailsham Neighbourhood Plan Consultation Statement. Volume 5: Regulation 14 Consultation (Annex) (March 2026).
- Supporting Document. Neighbourhood Plan: Ideas. Community Mobility Hubs (October 2024: Rev A)
- Supporting Document. Hailsham: Town Centre. Draft Concept Masterplan. (September 2025).
- Supporting Papers. Town Centre Analysis and Ideas.
- Supporting Papers. Town Wide Analysis and Ideas.
- The Made Hailsham Neighbourhood Plan. Final Version (July 2021).
- Hailsham Character Assessment (December 2017)
- Mini-Guide to the Hailsham Neighbourhood Plan (December 2020).
- Tracked Version Hailsham Neighbourhood Plan Design Guidelines (March 2026)
- Tracked Version Hailsham Neighbourhood Plan, 2025-2042. Review and Update of Made Plan (March 2026).
- Covering letter (June 2026)

Viewing the Neighbourhood Plan

The Neighbourhood Plan Review and the supporting documents are available to view on our website;

<https://www.wealden.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/hailsham-neighbourhood-plan-review/>

Printed copies of the Neighbourhood Plan and the majority of supporting documents can be viewed at the following locations:

- Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX. Open Monday, Tuesday, Thursday, Friday 8.30am-5pm, Wednesday 9am - 5pm.
- Hailsham Town Council Offices, Members Room (Mayors Parlor), Inglenook, Market Street, Hailsham, East Sussex, BN27 2AE Open Monday- Friday 10am- 2pm.
- James West Community Centre, Brunel Drive, Hailsham, BN27 3FX Open Tuesday- Friday 10am- 2pm.

- Hailsham Library, Western Rd, Hailsham BN27 3DN Open Monday 12-5pm, Tuesday 12-5pm, Thursday 10am-6pm, Friday 10am-5pm, and Saturday 10am-5pm.

How to Comment on the Neighbourhood Plan

- By post: print and complete this form and send it to Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX
- By email: complete this form and send it to Nplans@wealden.gov.uk

You can make comments on any of the information submitted for the consultation. Please make it clear which document you are commenting upon alongside the paragraph/page number. Your comments should address whether the Neighbourhood Plan meets the basic conditions. These are outlined in the Regulation 16 Guidance Notes.

Queries

If you have any queries relating to the consultation or submitting your comments, please contact the Planning Policy Team on (01892 602008) or email Nplans@wealden.gov.uk. If you or somebody you know, would like any information, documents or forms in large print, or in another language, please let us know.

1. Personal Details

For your comments to be considered, you must at least provide your name and address (this can be an email address). Representations cannot be treated in confidence and copies of all representations, along with your name or organisation, will be made publicly available on the Council's website (in due course) and sent to the Examiner. However, the Council will not publish your personal contact information such as telephone numbers, email or private addresses. By submitting your views on the Hailsham Neighbourhood Plan Review, you confirm your consent to the above and that you accept full responsibility for your comments.

Personal Details	Answer
Title	
First Name	
Last Name	
Job Title and Organisation (if relevant)	Strategic Planning Lead for Kent and East Sussex, Southern Water
Address	
Postcode	
Contact telephone number	
Email address	
Interest in the area (for example are you a resident, business owner or do you work in the proposed neighbourhood area)	Southern Water is the statutory wastewater undertaker for Hailsham

2. Comments on the Neighbourhood Plan

Please use the space below to tell us your comments on the Neighbourhood Plan and / or supporting documents. It would be helpful if you can provide reasons and evidence for your comments. Please use additional sheets if necessary.

Policy HaGI 5: Flood Risk and Sustainable drainage

For compliance with the basic conditions for neighbourhood plans, policies must have appropriate regard to national planning policies and guidance from the Secretary of State – this includes the National Standards for Sustainable Drainage issued by Defra in June 2025. There is currently no reference to these Standards within the Plan. Instead, paragraph 8.35 of the Plan (that informs policy HaGI 5) refers to a June 2015 East Sussex County Council standard.

We note that East Sussex County Council now refers to the National Standards as a material planning consideration here - National Standards for Sustainable Drainage | East Sussex County Council and goes on to suggest that 'all new applications have taken into consideration the National Standards for Sustainable Drainage. It is recommended that a summary page is included within any drainage strategy which outlines how each standard has been addressed within the development of the design.'

We therefore recommend that where possible, Neighbourhood Plan references (in paragraph 8.35 in particular) are updated to ensure links direct readers to the latest National Standards for SuDS.

Further explanation and evidence

Southern Water is an essential service provider across the south coast of England. We are proud to support sustainable growth across the communities we serve, but this growth must be delivered in a way that protects the environment and does not place unfair pressure on existing customers.

Southern Water considers that Sustainable Urban Drainage Solutions (SuDS) should be delivered in compliance with the National Standards for SuDS (Defra, June 2025) as appropriate to the nature and scale of each development. This should help manage surface water as close to source as possible, prevent surface water being discharged to foul sewers, and avoid discharges to combined sewers where this would increase storm overflow risk.

Southern Water is consulting with Local Planning Authorities and other stakeholders on a new Sustainable Development policy to help make new homes more water efficient and better for the environment. The policy sets out our proposed expectations for developers, including lower water use, rainwater harvesting and sustainable drainage, so that growth places less pressure on our water resources, wastewater networks and the environment. This is an environmental ambition; it is a strategic necessity. This is being driven by climate change, population growth, drought resilience requirements and the need for greater environmental protection. Rain and grey water harvesting for non-potable re-use will be key to conserving water resources and therefore an essential part of SuDS design across all development.

Following review of consultation feedback, Southern Water will publish a final policy supported by technical guidance where required.

The policy will update and refresh Southern Water's existing published policy statement on sustainable development. It will bring together our expectations on water efficiency, sustainable drainage, surface water management, nutrient neutrality and developer incentives for attaining various environmental criteria.

Policy HaGI 6: Paving of Front Gardens

For compliance with the basic conditions for neighbourhood plans, policies must have appropriate regard to national planning policies and guidance from the Secretary of State – this would include the National Standards for Sustainable Drainage issued by Defra in June 2025. There is currently no reference to these Standards within the Plan. The Standards make clear that no discharges of surface water can be directed to sewers originally designed to be foul only. This is important to note for the Hailsham wastewater network that is designed to accept foul flows only. The Standards also provide a hierarchy of drainage destinations that must be exhausted before run-off can be discharged to other types of sewer eg combined or surface water sewers.

Also, whilst Southern Water supports the intention of policy HaGI 6 and its requirement to introduce SuDS, Southern Water is the statutory wastewater undertaker responsible for the wastewater network in Hailsham. Southern Water's consent is therefore required for any new connection to the network. We therefore recommend that where possible, section c of the policy is updated to read as below:

c. Incorporate Sustainable Urban Drainage Systems in compliance with the National Standards for Sustainable Drainage (Defra, June 2025).

and where retained, section d is updated as follows:

d. Not direct any run-off to any public sewer without formal consent from the statutory undertaker responsible for that network (both to avoid adding to flood risk and to ensure pollutants do not enter the main river system). All such consent will be resisted by the statutory undertaker unless evidence demonstrates full adherence to the National Standards for SuDS.

Further explanation and evidence

Southern Water is an essential service provider across the south coast of England. We are proud to support sustainable development across the communities we serve, but development must be delivered in a way that protects the environment.

Southern Water considers that Sustainable Urban Drainage Solutions (SuDS) should be delivered in compliance with the National Standards for SuDS (Defra, June 2025) as appropriate to the nature and scale of each development. This should help manage surface water as close to source as possible, prevent surface water being discharged to foul sewers, and avoid discharges to combined sewers where this would increase storm overflow risk. Southern Water will resist all connections of surface water to sewer networks unless evidence demonstrates that the hierarchy of drainage destinations provided in the National Standards for SuDS has been fully exhausted.

We support the intention of this planning policy to help ensure that the measures necessary to sustainable development are delivered in response to the climate crisis. Measures should support the attenuation of flows of surface water run-off from rainfall, as well as surface water infiltration into the ground wherever possible in the local environment.

Southern Water is working across our region to remove surface water from our networks in key areas. Even as we deliver this work, development continues to increase surface water run-off. We must therefore plan to ensure that rainwater is separated from wastewater in the design and construction of our communities, to ensure community resilience to the evolving impacts of climate change. For more information on our work, and the root causes of releases from storm overflows, please see –

<https://www.southernwater.co.uk/our-region/clean-rivers-and-seas-task-force/pathfinders/>
<https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force>

3. Examination Participation (please tick if appropriate)

☐

I would like to attend the examination in public, should it be deemed necessary by the appointed examiner.

4. Notification of Adoption (please tick if appropriate)

☒ Yes

I would like to be notified of the local planning authority's decision on the adoption of the Hailsham Neighbourhood Plan Review (under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012(as amended)).

Data Protection Statement

We are required to collect and hold your personal information as part of the consultation process in formulating the Neighbourhood Plan. Please note that all comments will be publicly available and identifiable by your name and, where applicable, organisation.

Wealden District Council is committed to protecting personal data. We will collect, use, share, store and otherwise process your personal data when it is necessary to:

- Carry out tasks in the public interest or in the exercise of our official authority;
- Meet our legal or statutory obligations; or
- Deliver the services you have requested.

In limited circumstances, we may also process personal data when it is necessary for the purposes of a legitimate interest (including those of our partners or third parties), necessary to protect an individual's vital interests, or where you have given your consent. We may share your personal data with other Council departments, service providers, other public bodies, and trusted partners in the circumstances listed above. We will only share the minimum information required.

For further information about how we collect, use, share and safeguard your personal data, and your legal rights, please see our Privacy Policy at:

<https://www.wealden.gov.uk/transparency-spending-and-performance/data-protection/privacy-policy/> and our planning policy privacy notice at <https://www.wealden.gov.uk/transparency-spending-and-performance/data-protection/privacy-policy/privacy-notice-for-planning-policy/>

Signature		05.08.2026 Date
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Please print name if submitting electronically