



Hailsham Neighbourhood Plan

**Basic Conditions Statement
(inc. Area Statement and Equalities Impact
Assessment)**

**Troy Planning + Design
March 2026**



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1. Introduction

This document

- 1.1 This Basic Conditions Statement has been produced to accompany the Hailsham Neighbourhood Plan. It sets out how the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 are considered to have been met. The Basic Conditions are:
- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
 - The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
 - Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The prescribed condition is that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or an offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats Regulations 2007) (either alone or in combination with other plans or projects).
- 1.2 There are two further Basic Conditions but these only apply to the making of a Neighbourhood Development Order and are thus not considered relevant for this document.
- 1.3 The Levelling Up and Regeneration Act (LURA) was granted Royal Assent on 26 October 2023. This includes an amendment to the Basic Conditions in respect of general conformity with the strategic policies of the development plan. This comes into effect on 25 March 2026. This Neighbourhood Plan was prepared between 2024 and 2025, with formal consultation and associated amendments to the Plan following this made in early 2026. The Basic Conditions Statement was drafted in line with the Basic Conditions set out in paragraph 1.1 above, prior to changes set out in the LURA coming into effect. However, and for consistency with the

amendments set out in the LURA, consideration has also been given to the wording changes. For clarity:

- 1.4 The provisions of the LURA replace the following Basic Condition:

“the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)”

- 1.5 With:

“the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made”

- 1.6 In December 2025 a new version of the National Planning Policy Framework (NPPF) was published for consultation purposes. This states that, upon publication, Neighbourhood Plans submitted for examination will be tested against the new NPPF, unless they have already been submitted prior to the new NPPF being published. That is the case with the Hailsham Neighbourhood Plan: it was prepared in 2024 and 2025, and subject to formal consultation at the start of 2026. It is being submitted for consultation before the new NPPF is published and is thus tested against the December 2024 version of the NPPF.

Key statements, including Area Statement

Qualifying body

- 1.7 The Hailsham Neighbourhood Plan has been prepared and submitted to Wealden District Council by Hailsham Town Council. The Town Council is the qualifying body and is entitled to submit a Neighbourhood Plan for the Plan area.

Plan area

- 1.8 The Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1.
- 1.9 The Neighbourhood Area was designated by Wealden District Council in February 2013 (see Appendix A).
- 1.10 The boundary of the Neighbourhood Plan area (Figure 1) is the same as the Town Council boundary.
- 1.11 The Neighbourhood Plan does not relate to more than one neighbourhood area. This Neighbourhood Plan comprises a review and update of the made Hailsham Neighbourhood Plan (2021). There are no other adopted Neighbourhood Development Plans which cover the neighbourhood area.

Plan period

- 1.12 The Neighbourhood Plan covers the period 2025 to 2042, in line with the (emerging) Wealden District Local Plan. Notwithstanding this, the Neighbourhood Plan includes a commitment to monitoring and review, and which may trigger changes to the policies and Plan period as appropriate.

Land use

- 1.13 The Neighbourhood Plan does not contain any policies which relate to excluded development as defined by section 61k of the Town & Country Planning Act 1990.

Human rights

- 1.14 The Neighbourhood Plan is compatible with and does not breach any rights as set out in the European Convention on Human Rights.



Figure 1: Designated Hailsham Neighbourhood Plan area

Vision and objectives

- 1.15 The Basic Conditions Statement refers, where appropriate, to the vision and objectives stated in the Neighbourhood Plan. These are reproduced below.

Vision

- 1.16 The vision for the Neighbourhood Plan area is:

In 2042, Hailsham is a vibrant, attractive and sustainable town that harmoniously blends its rich heritage with modern amenities. Our community thrives on strong local connections, supported by robust infrastructure that ensures seamless mobility and access to essential services.

Hailsham is renowned for its green spaces and commitment to sustainability, with high quality parks, community food growing opportunities and eco-friendly initiatives that enhance our environment and quality of life. Our town centre is a bustling hub of independent shops, cafes, and cultural venues, offering a diverse and engaging experience for residents and visitors alike.

We prioritise the well-being of our community by providing comprehensive healthcare facilities, excellent educational institutions, and a variety of recreational opportunities. Our transport systems are efficient and well-maintained, ensuring easy access to all parts of the town, for all of our residents and visitors. A range of housing choice and opportunity has been provided, meeting the diverse needs of the population.

Hailsham is a place where people of all ages feel safe, supported, and connected. We celebrate our unique character and work together to create a future that is inclusive, prosperous, and resilient.

Objectives

- 1.17 The vision for Hailsham has been developed into a set of objectives which are intended to help inform preferred directions of future growth and other interventions. They are:

Objective 1: Community

- 1.18 To promote delivery of a range of community facilities and services that cater for all, including new healthcare, meeting the needs of residents and supporting community cohesion and social inclusion.

Objective 2: Town centre

- 1.19 To enhance the quality, attractiveness and overall experience of the town centre, making this a pedestrian friendly environment that offers a range of services and activities throughout the day.

Objective 3: Housing and Design

- 1.20 To promote well-designed new homes that provide a mix of housing types and tenures to meet local needs, which are well-integrated within the fabric of the town, and deliver high standards of sustainability and energy efficiency.

Objective 4: Movement

- 1.21 To enhance access for all, making it safer and easier for people of all ages to get around Hailsham, supporting sustainable, active and healthy travel choices.

Objective 5: Green infrastructure

- 1.22 To strengthen the quality of the green infrastructure network across Hailsham, enhancing wildlife and biodiversity, and providing accessible areas of natural and amenity green space close to home.

Neighbourhood Plan policies

1.23 The policies within the submission version Neighbourhood Plan are:

Reference	Policy Name
HaCF 1	Healthcare
HaCF 2	Education and Early Years
HaCF 3	Community halls, centres and hubs
HaCF 4	Allotments and food growing
HaCF 5	Sports facilities and playing pitches
HaCF 6	Burial space
HaCF 7	Community infrastructure delivery
HaTC 1	Town centre uses
HaTC 2	Town centre design principles
HaTC 3	Safety by design
HaTC 4	Shopfront design and signage
HaTC 5	Public realm, gateways and wayfinding
HaTC 6	Public art
HaTC 7	Roofscape
HaTC 8	Town centre parking
HaHD 1	Housing design and character
HaHD 2	Well-integrated residential development
HaHD 3	Sustainable design and construction
HaHD 4	Housing mix
HaHD 5	Self and custom build homes
HaHD 6	Street types, design and hierarchy
HaHD 7	Parking in new residential development

Reference	Policy Name
HaM 1	Active and healthy travel
HaM 2	The Cuckoo Trail
HaM 3	Public Transport
HaM 4	Community mobility hubs
HaM 5	Electric vehicle charging points
HaGI 1	Biodiversity
HaGI 2	Access to green and blue infrastructure
HaGI 3	Diversifying and improving existing amenity green space
HaGI 4	The Pevensey Levels
HaGI 5	Flood risk and sustainable drainage
HaGI 6	Paving of front gardens

Neighbourhood Plan projects

- 1.24 In addition to the policies listed above the Neighbourhood Plan also includes a set of wider projects and community aspirations. These do not comprise land use and development policies and are not subject to the same tests of the Basic Conditions, but are listed below for comprehensiveness and referred to as appropriate in the Basic Conditions Statement.

Reference	Project Name
PAS-01	Transforming existing residential streets into green streets
TCM-01	Town centre concept masterplan:
TCM-02	Place-branding strategy
SHS-01	Shop front improvements:
PRG-01	Town centre public realm improvements:
DC-01	Architectural variety and innovation:

Reference	Project Name
DR-01	Design Review
MHT-01	Crossing the A22
MHT-02	The 'Hailsham Country Line'
PT-01	Bus service improvements
SGI-01	Street greening
PL-01	Interpretation boards
FG-01	Reinstating front gardens

2. National Planning Policy

Introduction

- 2.1 The Neighbourhood Plan must show that it has regard to national policies contained in guidance issued by the Secretary of State. This is principally provided by the National Planning Policy Framework (NPPF, 2024) and associated Planning Practice Guidance (PPG) published by the Ministry of Housing, Communities and Local Government (MHCLG).
- 2.2 As explained in the introduction to this document, this Basic Conditions Statement considers the Neighbourhood Plan against the December 2024 version of the NPPF. The NPPF states at para 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies (in the Development Plan) provide a clear starting point for non-strategic policies and that strategic policies *'should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies'*.
- 2.3 The power of a neighbourhood plan is clearly set out in paragraph 31 of the NPPF, which states that *'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area'*.
- 2.4 This section demonstrates that the Hailsham Neighbourhood Plan has regard to relevant goals within the NPPF in relation to:
- Delivering a sufficient supply of homes.
 - Building a strong, competitive economy.
 - Ensuring the vitality of town centres.
 - Promoting healthy and safe communities.
 - Promoting sustainable transport.
 - Supporting high quality communications.
 - Making effective use of land.
 - Achieving well-designed places.
 - Protecting Green Belt land.
 - Meeting the challenge of climate change, flooding and coastal change.
 - Conserving and enhancing the natural environment.
 - Conserving and enhancing the historic environment.
 - Facilitating the sustainable use of minerals.
- 2.5 The Neighbourhood Plan has five primary objectives. They are summarised in the table below, identifying which NPPF goals each objective addresses. The sections following this provide a summary of how policies in the Neighbourhood Plan conform to the NPPF goals.

Neighbourhood Plan Objective	Relevant NPPF Policy goals
<p>Objective 1: To promote delivery of a range of community facilities and services that cater for all, including new healthcare, meeting the needs of residents and supporting community cohesion and social inclusion.</p>	<p>Promoting healthy and safe communities.</p>
<p>Objective 2: To enhance the quality, attractiveness and overall experience of the town centre, making this a pedestrian friendly environment that offers a range of services and activities throughout the day.</p>	<p>Building a strong, competitive economy. Ensuring the vitality of town centres. Promoting healthy and safe communities. Promoting sustainable transport. Making effective use of land. Achieving well-designed places. Conserving and enhancing the historic environment.</p>
<p>Objective 3: To promote well-designed new homes that provide a mix of housing types and tenures to meet local needs, which are well-integrated within the fabric of the town, and deliver high standards of sustainability and energy efficiency.</p>	<p>Delivering a sufficient supply of homes. Making effective use of land. Achieving well-designed places.</p>
<p>Objective 4: To enhance access for all, making it safer and easier for people of all ages to get around Hailsham, supporting sustainable, active and healthy travel choices.</p>	<p>Promoting healthy and safe communities. Promoting sustainable transport.</p>
<p>Objective 5: To strengthen the quality of the green infrastructure network across Hailsham, enhancing wildlife and biodiversity, and providing accessible areas of natural and amenity green space close to home.</p>	<p>Achieving well-designed places. Meeting the challenge of climate change, flooding and coastal change. Conserving and enhancing the natural environment.</p>

Delivering a sufficient supply of homes

NPPF Section 5, paras 61 – 84

- 2.6 The Neighbourhood Plan does not allocate land for development. The Neighbourhood Plan does though recognise that proposals for development will come forward over the Plan period. It establishes principles to ensure that new homes contribute positively to the character and functionality of Hailsham. Policies **HaHD1 (Housing Design and Character)**, **HaHD2 (Well Integrated Residential Development)** and **HaHD3 (Sustainable Design and Construction)** ensure new housing is high quality, energy efficient and integrated with the existing settlement pattern, supporting NPPF objectives for sustainable development. Policy **HaHD4 (Housing Mix)** requires an appropriate range of home types and sizes, helping align future development with demographic and tenure needs consistent with NPPF paragraphs relating to mixed and balanced communities.
- 2.7 The Plan further supports opportunities for specialist and alternative housing tenures, including **HaHD5 (self and custom build housing)**, consistent with NPPF encouragement for diversified supply. Policies promoting well-connected neighbourhoods (including walkable access to services and community facilities) align closely with NPPF expectations for sustainable locations for housing growth.

Building a strong, competitive economy

NPPF Section 6, paras 85 – 89

- 2.8 Policies **HaTC1 (Town Centre Uses)** and **HaTC2 (Town Centre Design Principles)** help ensure that Hailsham's town centre can adapt to changing retail and commercial trends by supporting a mix of uses, attractive public realm, and active frontages. This supports the NPPF objective of creating conditions in which businesses can invest, diversify and thrive. The Plan also promotes improvements to the public realm (**HaTC5**), shopfront design (**HaTC4**), public art (**HaTC6**) and high-quality signage and wayfinding, recognising that a vibrant, well-designed environment is essential for economic vitality.
- 2.9 Although economic development is not the primary focus, the HNP includes policies promoting accessible and well-used community facilities (Policies **HaCF1–8**) that help underpin a resilient local economy: supporting working families, attracting footfall, and improving the attractiveness of the town for business investment. These are consistent with the NPPF's emphasis on supporting sustainable economic growth, local services, and employment opportunities.

Ensuring the vitality of town centres

NPPF Section 7, paras 90 – 95

- 2.10 The Neighbourhood Plan places strong emphasis on sustaining and enhancing Hailsham Town Centre, aligning directly with the NPPF's "town centre first" approach. Policy **HaTC1** directs appropriate town centre uses to the core area, enabling diversification while supporting the town's role as a civic, cultural and commercial hub. Design-led policies (**HaTC2–HaTC7**) establish principles for high-quality shopfronts, active frontages, improvements to the public realm, increased safety by design, better roofscape integration, and enhanced legibility: supporting a pleasant, walkable, and economically resilient town centre environment.
- 2.11 The Plan also acknowledges the role of residential development in supporting vitality, consistent with the NPPF, through policies that promote well-designed homes close to facilities and sustainable transport. Improvements to access, parking and movement (**HaTC8**) further help the centre adapt to modern retail and service patterns, support a family friendly evening economy, and ensure its long-term viability in line with national policy.

Promoting healthy and safe communities

NPPF Section 8, paras 96 – 108

- 2.12 The NPPF states that planning policies should aim to achieve healthy, inclusive and safe places. Policies **HaCF1–8** of the Neighbourhood Plan support the delivery of new healthcare facilities, Early Years provision, community halls, burial space, sports facilities, play areas and allotments, ensuring communities have the infrastructure needed to support health, wellbeing and cohesion. This aligns directly with NPPF priorities for accessible community services, safeguarding existing facilities, and enhancing the social infrastructure of growing communities.
- 2.13 Safety and wellbeing are further strengthened through **HaTC3 (Safety by Design)** and **HaHD1–2**, which support natural surveillance, legible movement networks, public realm improvements and inclusive design. Policies for active travel (**HaM1**) and enhanced walking and cycling routes, particularly via the Cuckoo Trail (**HaM2**), directly support healthier lifestyles, reduced car dependency, and safe mobility choices consistent with NPPF paragraphs on health, inclusivity and active design.

Promoting sustainable transport

NPPF Section 9, paras 109 – 118

- 2.14 The Neighbourhood Plan is fully aligned with the NPPF's aim to prioritise walking, cycling and public transport. Policies **HaM1 (Active and Healthy Travel)**, **HaM2 (The Cuckoo Trail)**, **HaM3 (Public Transport)**, and **HaM4 (Community Mobility Hubs)** promote a coherent, safe and attractive movement network, ensuring new development integrates with walking, wheeling, cycling and bus routes. These policies encourage modal shift, reduce congestion, and enhance accessibility, mirroring national expectations for sustainable travel.
- 2.15 Policy **HaM5 (EV Charging Points)** supports a transition to low-carbon mobility in line with NPPF guidance on ultra-low emission vehicle infrastructure. In combination with design policies ensuring well-connected street networks (**HaHD6; HaHD7**), the Plan provides a transport framework fully aligned with NPPF principles of sustainable growth, reduced vehicular trips, and safe, inclusive movement.

Supporting high quality communications

NPPF Section 10, paras 119 – 123

- 2.16 The Neighbourhood Plan does not specifically refer to provision of new communication infrastructure in the Plan and thus defers to the policies established in the Core Strategy and emerging Local Plan.

Making effective use of land

NPPF Section 11, paras 124 – 130

- 2.17 The NPPF states that planning policies and decisions should promote effective use of land. The Neighbourhood Plan seeks to optimise land use within the existing settlement boundary and improve the quality and integration of new development. Policies **HaHD1–2** encourage the efficient use of land through high-quality, context-responsive density, while ensuring development respects character and provides sufficient green space and amenity. Policy **HaTC1** supports the repurposing and intensification of town centre sites (particularly in respect of windfall development), consistent with NPPF priorities to use land more effectively and revitalise underused urban spaces.
- 2.18 Policies for diversifying and improving existing open areas (**HaGI3**), encouraging upward extensions where appropriate (through design guidelines), and supporting multifunctional spaces contribute to making the best use of land without compromising design quality or green infrastructure. The Plan therefore supports

development that is compact, connected and sustainable, aligning with national land-use efficiency principles.

Achieving well-designed places

NPPF Section 12, paras 131 – 141

- 2.19 This section of the NPPF stresses the importance of high-quality design in buildings and places.
- 2.20 Design quality is a central focus of the Neighbourhood Plan, directly aligning with the NPPF's emphasis on creating beautiful, enduring and functional places, and it draws upon the supporting Hailsham Design Guidelines which identifies qualities that should be reflected in new development.
- 2.21 Policies **HaHD1 (Housing Design)**, **HaHD2 (Integration of Development)** and **HaHD6 (Street Types and Hierarchy)** establish a comprehensive design framework grounded in local character, placemaking principles and the ten-minute town concept. The accompanying Design Guidelines provide an area-wide design code consistent with NPPF expectations for local design guides.
- 2.22 Town centre design policies (**HaTC2–HaTC7**) complement these principles by ensuring coherent streetscapes, attractive shopfronts, meaningful public realm improvements and well-considered building form. Policies supporting safety by design (**HaTC3**), green and blue infrastructure integration (**HaGI1–6**) and sustainable construction (**HaHD3**) further advance the NPPF requirement that plans secure high standards of design, amenity and environmental quality.

Protecting Green Belt land

NPPF Section 13, paras 142 -160

- 2.23 The Plan area is not within the Green Belt. This section of the NPPF is thus not relevant to the Neighbourhood Plan.

Meeting the challenge of climate change, flooding and coastal change

NPPF Section 14, paras 161 – 186

- 2.24 This section of the NPPF supports the transition to a low carbon future. The Neighbourhood Plan strongly reflects the NPPF climate and flood-risk principles. Policies **HaHD3 (Sustainable Design and Construction)** promote energy-efficient buildings, use of low-carbon materials, incorporation of climate resilient layouts and use of sustainable drainage. Policies **HaGI5 (Flood Risk and Sustainable**

Drainage) and **HaGI6 (Paving of Front Gardens)** further support the use of SuDS, water management and avoidance of surface water run-off, consistent with national policy for flood resilience and climate adaptation.

- 2.25 The Plan promotes active travel, EV infrastructure, green infrastructure networks and biodiversity enhancements, all of which reduce emissions and strengthen climate resilience. While Hailsham is inland, the Plan also acknowledges the sensitivity of the Pevensey Levels Special Area of Conservation through **HaGI4**, aligning with NPPF principles for managing environmental risk.

Conserving and enhancing the natural environment

NPPF Section 15, paras 187 – 201

- 2.26 This chapter of the NPPF promotes the positive impact that planning policies and decisions can have on natural environment, specifically through protection and enhancement of landscapes, biodiversity, character and soil quality.
- 2.27 Policies **HaGI1 (Biodiversity)**, **HaGI2 (Access to Green and Blue Infrastructure)** and **HaGI3 (Diversifying Existing Amenity Green Space)** directly support NPPF requirements for nature recovery, ecological networks, net gains for biodiversity and landscape protection. The Plan recognises the ecological importance of the Pevensey Levels (**HaGI4**), ensuring development proposals avoid harm and protect designated habitats in line with national policy and statutory obligations.
- 2.28 Policies protecting green spaces, managing flood risk, enhancing street trees and providing new multifunctional open space also reflect the NPPF's natural environment objectives. By promoting walkable access to nature and enhancing the network of green and blue corridors, the Plan improves environmental quality and contributes to health and wellbeing consistent with national expectations.

Conserving and enhancing the historic environment

NPPF Section 16, paras 202 – 221

- 2.29 This section of the NPPF promotes the conservation and enhancement of heritage assets to ensure their enjoyment into the future. The Plan recognises the historic character of Seaview Conservation Area and other heritage assets, requiring development to respond sensitively to context (**NSCD 1**) and protect important vistas (**NSSI 4**). By embedding design principles that respect local distinctiveness, the Plan ensures that growth does not compromise the Parish's historic environment, in line with NPPF guidance.

- 2.30 Although the Plan does not include a standalone heritage policy (as it does not duplicate the NPPF, Wealden Core Strategy nor emerging Local Plan), design policies across Sections 5–8 encourage development to respond sensitively to Hailsham’s historic character, traditional street patterns and landscape setting. **HaHD1, HaHD2, HaTC2, and the Design Guidelines** seek to ensure that proposals preserve and enhance locally important features and the town centre’s historic qualities, consistent with NPPF heritage principles.
- 2.31 Policy support for high-quality public realm, shopfronts, roofscape design and place-specific materials further reinforces alignment with NPPF heritage considerations.

Facilitating the sustainable use of minerals

NPPF Section 17, paras 222 – 230

- 2.32 The Neighbourhood Plan does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the Joint East Sussex, South Downs and Brighton and Hove [Waste and Minerals Plan](#) (2013), the [Waste and Minerals Sites Plan](#) (2017) and the Waste and Minerals Local Plan Review, Revised Policies (October 2024).

3. Sustainable development

Achieving sustainable development

- 3.1 The NPPF, at paragraph 7, states that the *'purpose of the planning system is to contribute to the achievement of sustainable development'*. It goes on to define sustainable development as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs'*.
- 3.2 The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:
- *Economic*: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
 - *Social*: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
 - *Environmental*: to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 3.3 The following sections summarise how the objectives and policies in the Neighbourhood Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

Economic objectives

NPPF definition:

- 3.4 *'Building a strong, responsive and competitive economy'*

Commentary on how the Neighbourhood Plan meets the NPPF Economic objectives:

- 3.5 The Hailsham Neighbourhood Plan supports the economic objectives set out in paragraph 8(a) of the NPPF by creating the conditions for a strong, productive and competitive local economy. Through its focus on improving the quality, attractiveness and accessibility of the town centre, the Plan strengthens Hailsham's role as a key commercial hub within the district. Policies promoting high-quality design, enhanced public realm, diversified uses and safer, more welcoming environments seek to increase visitor numbers, support local businesses and enable the town centre to adapt to changing economic conditions. The Plan's emphasis on the "ten-minute town" concept also ensures that homes, community facilities, shops and services are well connected, improving footfall, increasing local spending, and reducing barriers to economic participation.
- 3.6 In addition, the Neighbourhood Plan recognises that community infrastructure is essential to economic prosperity. By supporting new healthcare provision, education and Early Years facilities, community hubs, sports and play facilities, and through improved mobility, the Plan seeks to ensure that Hailsham remains an attractive place for businesses, employees and families. Policies that encourage sustainable movement (including active travel networks, public transport improvements and community mobility hubs) seek to improve access to employment and services while reducing congestion, supporting a more efficient labour market. Collectively, these policies are aimed at helping Hailsham to respond flexibly to future economic opportunities, supporting sustainable growth and long-term productivity in line with the NPPF.

Social objectives

NPPF definition:

- 3.7 *'Support strong, vibrant and healthy communities'*

Commentary on how the Neighbourhood Plan meets the NPPF Social objectives:

- 3.8 The Hailsham Neighbourhood Plan strongly supports the NPPF's social objective by ensuring that the town continues to develop as a healthy, inclusive and well-supported community. The Plan prioritises the provision of essential community services (healthcare, education, Early Years facilities, community halls, sports and play spaces) ensuring that residents of all ages have access to the facilities needed for day-to-day life (as envisaged through the ten-minute town concept). Policies encouraging the co-location of services, improvements to existing facilities and delivery of new social infrastructure seek to ensure that growth is accompanied by the amenities required to support wellbeing, reduce health inequalities and foster social connections. This directly advances the NPPF aim of creating "strong, vibrant and healthy communities" through accessible services and social and cultural infrastructure.
- 3.9 The Plan also promotes the creation of well-designed, safe and connected neighbourhoods that support social interaction and a strong sense of place. Policies for high-quality housing design, integrated street networks, active travel infrastructure, public realm improvements, and play and green spaces will help create attractive and inclusive environments where people can meet, walk, play and feel part of the community. Improvements to the town centre (through public realm enhancement, safety-by-design, better wayfinding and a more welcoming environment) also support social vitality and community life. Together, these measures help deliver the NPPF's social objective by ensuring that new development contributes positively to Hailsham's identity, liveability and long-term social wellbeing.

Environmental objectives

NPPF definition:

- 3.10 *'Protect and enhance our natural, built and historic environment'*

Commentary on how the Neighbourhood Plan meets the NPPF Environmental objectives:

- 3.11 The Hailsham Neighbourhood Plan strongly advances the NPPF's environmental objective by protecting and enhancing the town's natural, built and historic environment. The Plan places the green and blue infrastructure network at the heart of shaping future development, ensuring that biodiversity, landscape character and ecological connectivity are safeguarded and improved. Policies for biodiversity enhancement, improved access to nature, diversification of existing green spaces and the protection of the Pevensey Levels Special Area of Conservation all contribute to a coherent ecological network that is more resilient to future pressures. Measures to integrate nature into neighbourhoods (such as tree planting, multifunctional green space and improved habitat quality) support the prudent use of natural resources and help secure long-term environmental gains for the community.
- 3.12 The Plan also promotes climate-responsive and sustainable development, supporting the NPPF objective of minimising waste and pollution while mitigating and adapting to climate change. Policies on sustainable design and construction, flood risk management, SuDS and restrictions on excessive hard surfacing will help minimise carbon emissions, reduce surface water run-off and strengthen resilience to increased rainfall and overheating. Active travel policies aim to reduce reliance on private vehicles, contributing to improved air quality and reduced emissions. Collectively, the Neighbourhood Plan ensures that growth is delivered in a way that improves environmental quality, responds to climate challenges, and protects the natural assets that underpin Hailsham's identity.

4. The Development Plan

Introduction

- 4.1 For Neighbourhood Plans to meet the Basic Conditions set out in the Neighbourhood Planning regulations they need to demonstrate general conformity with the strategic policies of the development plan.
- 4.2 The NPPF establishes what should be covered by a strategic policy in a Local Plan. It states that such policies should provide a clear starting point for any non-strategic policies that are needed and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. It states, at para 20, that such policies should help to deliver:
- Homes (including affordable housing), employment, retail, leisure, and other commercial development;
 - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.
- 4.3 The development plan for Hailsham is the Wealden Core Strategy. This was adopted in February 2013.
- 4.4 In parallel with review and update of the Neighbourhood Plan Wealden District Council has undertaken a review of the Core Strategy. At the time of writing a second round of consultation at the Regulation 18 stage (this a focussed consultation on a small number of policies) has been undertaken. The District Council hopes to be in a position to submit the Local Plan for examination by the end of 2026, followed by adoption in summer 2027.
- 4.5 The Neighbourhood Plan has been drafted such that it is in conformity with the existing Core Strategy but that it is also forward looking and reflects the direction of travel and draft policies presented in the emerging Local Plan. It aims to build upon the policies in the adopted and emerging Local Plans by providing neighbourhood level planning policy where it has been found appropriate.

Adopted Core Strategy

- 4.6 The table below shows how policies in the Neighbourhood Plan are in conformity with strategic policies in the Core Strategy.

Core Strategy Policy	Neighbourhood Plan response
WCS1 Provision of Homes and Jobs 2006 - 2027	<p>The Core Strategy identifies Hailsham and Hellingly as one of the main locations for significant housing and employment growth, responding to local needs and capacity limitations, including wastewater and transport infrastructure constraints.</p> <p>The Neighbourhood Plan aligns with this by providing design, placemaking, movement and community infrastructure policies that shape how this growth should come forward, ensuring high quality, sustainable development.</p> <p>Policies on housing design (HaHD1-3), community facilities (HaCF1-8) and the town centre (HaTC1-8) help guide the delivery of new homes and jobs in a way that complements the strategic scale of growth anticipated for Hailsham.</p>
WCS2 Distribution of Housing Growth 2006 - 2027	<p>Policy WCS2 identifies Hailsham and Hellingly as the single largest focus for planned housing growth in the district (1,300 dwellings as new allocations within the plan period), reflecting its role as a district centre with capacity for expansion.</p> <p>The Neighbourhood Plan does not allocate housing sites, but does provide a policy framework which seeks to ensure that development is well-integrated, walkable, sustainably connected and respectful of local character.</p> <p>Policies HaHD1-7 and the “ten-minute town” principles ensure new housing supports sustainable neighbourhoods and aligns with the strategic distribution set out in WCS2.</p>
WCS 3 Distribution of Employment and Retail	Hailsham is identified for new employment land (8,650 sqm) and new retail floorspace (6,230 sqm) in the Core

Core Strategy Policy	Neighbourhood Plan response
	<p>Strategy, supporting its function as a key centre for south Wealden.</p> <p>The Neighbourhood Plan supports this through policies to enhance the town centre's appeal, improve public realm, support independent retailers and commercial uses, and create a more vibrant and accessible environment (HaTC1-8).</p> <p>Movement and mobility hub policies (HaM1-5) further support the strategic objective of improving access to employment.</p>
WCS4 Strategic Development Areas (SDAs)	<p>Two SDAs directly affect Hailsham: SD2 (East Hailsham) and SD3 (North Hailsham), collectively delivering around 1,300 new homes, employment floorspace, retail floorspace and education provision.</p> <p>The Neighbourhood Plan includes policies in respect of the quality of new development, connectivity, green infrastructure and community infrastructure that will help ensure such large-scale growth is assimilated appropriately.</p> <p>Policies HaHD1-3, HaGI1-6 and HaM1-4 guide how SD2 and SD3 should relate to the wider town and deliver integrated, sustainable neighbourhoods.</p>
WCS5 Managing the release of Housing Land	<p>WCS5 requires development in Hailsham to be phased alongside necessary infrastructure such as wastewater capacity, highways improvements and community provision.</p> <p>The Neighbourhood Plan reinforces this principle by requiring high-quality connectivity, green infrastructure, and community facilities in tandem with development (HaCF1-8, HaGI1-6, HaM1-5).</p> <p>The design and placemaking policies in the Neighbourhood Plan assist in ensuring that infrastructure delivery and development quality are coordinated and mutually supportive.</p>

Core Strategy Policy	Neighbourhood Plan response
WCS6 Rural Areas Strategy	This policy is not applicable to the Hailsham Neighbourhood Plan area.
WCS7 Effective Provision of Infrastructure	<p>Strategic infrastructure delivery (especially wastewater treatment, transport capacity and community facilities) are central to the management of growth in Hailsham.</p> <p>The Neighbourhood Plan directly supports this policy by identifying priorities for healthcare, education, community hubs, public realm, mobility hubs, flood mitigation and green-infrastructure improvements.</p> <p>Policies HaCF1-8, HaM1-5 and HaGI5 ensure that development contributes to necessary infrastructure in a timely and coordinated manner.</p>
WCS8 Affordable Housing	<p>WCS8 requires developments to deliver affordable housing to meet significant local needs, which are particularly acute in the Hailsham area.</p> <p>Although the Neighbourhood Plan does not set affordable-housing percentages, it reinforces the Core Strategy policy by requiring diverse housing types and sizes to meet local needs (HaHD4), and by supporting well-integrated, tenure-blind design (HaHD1-2).</p>
WCS9 Rural Exception Affordable Housing	This policy is not applicable to the Hailsham Neighbourhood Plan area.
WCS10 The Travelling Community – Provision for Gypsies and Travellers	The Neighbourhood Plan does not contain a section in respect of Gypsy and Travelling Showpeople and thus defers to the Core Strategy.
WCS11 The Travelling Community – Provision for Gypsies Travellers and Travelling Showpeople: Site Criteria	The Neighbourhood Plan does not contain a section in respect of Gypsy and Travelling Showpeople and thus defers to the Core Strategy.
WCS12 Biodiversity	WCS12 places strong emphasis on the protection of internationally designated sites, including the

Core Strategy Policy	Neighbourhood Plan response
	<p>Pevensey Levels, and on achieving biodiversity net gain.</p> <p>The Neighbourhood Plan directly aligns with this through Policies HaGI1 (Biodiversity), HaGI4 (Pevensey Levels) and HaGI5 (Flood Risk and SuDS), which seek to ensure that development avoids harm, enhances ecological networks, and integrates natural solutions to water management. The support for green corridors and habitat improvement in the Neighbourhood Plan aligns with districtwide biodiversity objectives.</p>
WCS13 Green Infrastructure	<p>This policy seeks a districtwide multifunctional green-infrastructure network, with particular emphasis on towns such as Hailsham where deficiencies exist.</p> <p>The Neighbourhood Plan significantly strengthens this policy through HaGI1–6, which seek to enhance access to green space, diversify existing open spaces, incorporate SuDS, promote street trees, and improve connectivity to the Cuckoo Trail and wider network.</p> <p>Together, these measures deliver a resilient, accessible and multifunctional green-infrastructure framework within Hailsham.</p>
WCS14 Presumption in Favour of Sustainable Development	<p>The Core Strategy embeds the national presumption in favour of sustainable development, requiring development to deliver economic, social and environmental benefits.</p> <p>The Neighbourhood Plan fully aligns with this, as its policies on active travel, community infrastructure, green infrastructure and high-quality design all promote sustainable, well-connected neighbourhoods. The emphasis on integrated development, health, biodiversity and sustainable transport modes seek to ensure that growth in Hailsham is fully in line with the sustainability expectations established in Policy WCS14.</p>

Emerging Local Plan

- 4.7 The emerging Local Plan is currently (at the time of writing) at the Regulation 18 stage. Wealden anticipate that the new Local Plan will be submitted for examination towards the end of 2026 and adopted in 2027. The Local Plan proposes that additional growth take place in Hailsham. The most recent draft of the Local Plan also introduced the concept of additional option sites for development, although it is unclear which of these will come forward and what the implications are for Hailsham. The Neighbourhood Plan has though carefully considered the emerging Local Plan and seeks to conform with this, so that it remains relevant as and when the new Local Plan is adopted. The NPPF requires strategic policies to be clearly listed in Local Plans. There are 27 policies of a strategic nature in the emerging Local Plan. It is not necessary for the Neighbourhood Plan to demonstrate conformity with an emerging Plan, but it is good practice to consider the direction of travel. In terms of how the Neighbourhood Plan conforms to the emerging Local Plan, and insofar as policies are relevant:
- The Local Plan identifies Hailsham as a main town (Type 1 settlement) and one of the primary locations for accommodating sustainable growth, including new homes, employment and facilities. The Neighbourhood Plan is fully aligned with this approach: its movement, design, green infrastructure and town-centre policies are all aimed at strengthening Hailsham as a 'complete, compact and connected neighbourhood', fully consistent with SS1's emphasis on sustainable settlement patterns and 20 minute neighbourhood principles (which is the same as the ten-minute town concept established in the Neighbourhood Plan).
 - Based on the 2024 draft of the Regulation 18 Local Plan, Hailsham is expected to deliver 2,959 homes (committed, allocated and windfall) under the draft Local Plan's housing distribution. Although the Neighbourhood Plan does not allocate housing, its policies on housing design, connected neighbourhoods and active travel (HaHD1–7, HaM1–5) provide a robust framework for shaping the quality and sustainability of the new homes envisaged by SS2. The housing figures for Hailsham have been changed in the more recent (2026) focussed consultation of the Local Plan (still at Regulation stage), increasing to a requirement for 2,640 new homes. The focussed consultation also introduces several additional option sites around Hailsham (including a potential 2,000 home site immediately adjacent to the A22 but outside of the Neighbourhood Plan area) and acknowledges ongoing transport capacity concerns on the A22 affecting the town. The changes do not impact on the conformity of the Neighbourhood Plan with this.

- The Local Plan identifies a need for new retail floorspace and directs this towards defined centres, including Hailsham's District Centre. The Neighbourhood Plan strongly aligns with SS4 through its town centre policies (HaTC1–8), which support diversification of uses, improved public realm, shopfront design, wayfinding and enhanced vitality, directly helping to sustain and strengthen Hailsham's role in the retail hierarchy.
- The Local Plan requires comprehensive, well-coordinated development, masterplans and design codes for larger sites. The Neighbourhood Plan is consistent with this, establishing place-shaping policies, integrated design, active travel and green infrastructure principles that would guide major growth areas around Hailsham in line with SS7's expectations.
- Policy SS8 of the Local Plan requires development to reduce emissions, improve energy performance, support active travel, incorporate green infrastructure and adapt to climate change. The Neighbourhood Plan aligns strongly with this: its movement policies promote sustainable travel, high design and sustainable standards are supported, and green/blue infrastructure policies (HaGI1–6) support biodiversity, urban cooling and climate resilience.
- This policy prioritises healthy, inclusive, safe places and requires active travel networks, community cohesion and green spaces. The Neighbourhood Plan directly supports SS9 through the 'ten-minute town' concept, extensive active-travel commitments, community facility policies (HaCF1–8), and enhanced public realm in the town centre.
- The Local Plan requires protection, enhancement and creation of a multifunctional green-infrastructure network. The Neighbourhood Plan's green infrastructure policies (HaGI1–6) support this strategic aim by promoting habitat connectivity, diversifying open spaces, improving access to nature and integrating SuDS and green corridors into neighbourhood design.
- Policy CC7 of the Local Plan requires a sequential approach to be taken to development, use of resilience measures and SuDS, including specific requirements for the Pevensey Levels catchment (relevant to Hailsham). Policies in the Neighbourhood Plan (especially HaGI5 and requirements for climate-responsive design) align closely with CC7's flood-risk principles.
- Policy NE6 of the Local Plan requires development to conserve and enhance local landscape features and respond to settlement context. The Neighbourhood Plan's design and character policies (HaHD1–3) ensure new development in Hailsham respects topography, settlement form and local distinctiveness in line with NE6.
- Policy HE1 of the Local Plan requires conservation of heritage assets and their settings. The Neighbourhood Plan supports this through character-led design,

sensitive town centre enhancements, and heritage-responsive public realm improvements.

- Policy HO1 of the Local Plan specifies housing mix requirements across the district. The Neighbourhood Plan refines this by establishing a preferred mix of homes that responds to local needs as evidenced by a Housing Needs Assessment and Survey, providing a more granular assessment of local needs than established through district-wide data. This seeks to ensure delivery of a diverse range of homes that meets local needs in line with HO1's objectives.
- Policy HO3 of the Local Plan encourages efficient use of land within development boundaries. The Neighbourhood Plan supports this through principles for compact, walkable development and the reuse / intensification of sites in the town centre and accessible locations.
- Policy HO8 of the Local Plan sets a districtwide 35% affordable housing requirement. While the Neighbourhood Plan does not duplicate this, it complements the policy by promoting mixed, inclusive neighbourhoods supporting a delivery of tenures, with a focus on social and affordable rent, as well as other products such as self and custom-built homes that provide an alternative route to ownership.
- Policy INF1 of the Local Plan requires development to be infrastructure-led and to secure timely delivery of facilities, utilities, transport improvements and green infrastructure. The Neighbourhood Plan is aligned with this through its community facility policies, mobility hub proposals, active-travel enhancements and emphasis on coordinated place-making across the town.
- Policy INF2 of the Local Plan prioritises walking, cycling, public transport and reduced car dependency. The Neighbourhood Plan is strong in this area: the 'ten-minute town' strategy, enhancements to the Cuckoo Trail, network of mobility hubs and town-wide support for active travel infrastructure directly support INF2.
- Policy INF7 of the Local Plan seeks to protect existing facilities and supports new ones where accessible and locally needed. The suite of community policies in the Neighbourhood Plan (HaCF1–8) which cover healthcare, education, community hubs, sport and leisure are directly aligned with and reinforce INF7.
- Policy DE1 of the Local Plan sets expectations for sustainable, high-quality, locally distinctive design. The Neighbourhood Plan expands upon this, drawing upon the associated Hailsham Design Guidelines document to embed detailed design and character policies into the Plan (HaHD1–3) as well as principles in respect of the public realm, housing quality and street-based, walkable layouts.

- Hailsham is identified as a District Centre in the Local Plan and a key focus for town centre first development. The suite of town centre policies in the Neighbourhood Plan are well aligned with this, including those in respect of the quality of the public realm, active travel, signage, shopfront design and mixed-use support, which directly promote the aims of TC1 and strengthen Hailsham's role in the retail hierarchy.

Changes to the Basic Conditions made by the LURA

- 4.8 The provisions of the LURA coming into force on 25 March 2026 replace the following Basic Condition:

"the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)"

- 4.9 With:

"the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made"

- 4.10 The Hailsham Neighbourhood Plan complies fully with the new Basic Condition. The Neighbourhood Plan does not allocate land for housing, nor does it introduce policies that restrict or reduce the scale of development proposed in the adopted Core Strategy nor the emerging Wealden Local Plan. Instead, the Neighbourhood Plan explicitly recognises that housing numbers, the distribution of growth and site allocations are matters for the Local Plan, and confirms that development will continue to occur in line with the strategic housing requirement set for Hailsham. This aligns with Wealden's emerging spatial strategy, which identifies Hailsham as a Type 1 settlement and a primary focus for growth.
- 4.11 In reviewing the strategic context, the Neighbourhood Plan supports but does not duplicate or frustrate the Local Plan's proposed site allocations. The emerging Local Plan identifies several major growth areas in and around Hailsham (including the committed sites to the east and north, the 2024 Regulation 18 allocations, and the additional 2026 option sites totalling up to 463 dwellings within Hailsham, plus 2,000 dwellings immediately west of the A22 but outside the Neighbourhood Plan area). Nothing in the Neighbourhood Plan prevents these allocations from being brought forward; nor does any policy impose constraints that would reduce site capacity, viability or the principle of development on allocated land. Instead, the Neighbourhood Plan establishes a design and placemaking focused framework to ensure that planned growth is of a high-quality, well integrated and connected with

the existing built form, and is sustainable, aligning with the ambitions established in the emerging Local Plan.

- 4.12 Furthermore, the Neighbourhood Plan explicitly acknowledges that significant growth has already occurred and is continuing to come forward through Local Plan allocations and planning permissions. The Neighbourhood Plan takes a pragmatic approach that seeks to shape, rather than resist, new development (be seeking to influence good design, sustainable movement, access to community facilities and environmental quality) without altering the quantum of homes proposed in the Local Plan. Policies on housing mix, design, green infrastructure and movement are consistent with strategic policies and do not impose any cap, moratorium or restrictive spatial strategy that would reduce the district's housing supply. The Neighbourhood Plan thus complements Wealden's strategic housing requirement and enhances delivery by encouraging better integration, healthier neighbourhoods and improved connectivity within and around growth areas.
- 4.13 In summary, the Neighbourhood Plan does not allocate fewer sites nor seek to constrain capacity on sites identified in the adopted Core Strategy nor emerging Local Plan, and by supporting the infrastructure, design and placemaking principles required to accommodate growth, the Neighbourhood Plan clearly meets the new Basic Condition. The Local Plan's proposed housing numbers for Hailsham would therefore be unchanged with or without the Neighbourhood Plan, confirming full compliance with the Levelling Up and Regeneration Act requirement.

5. SEA / HRA

- 5.1 The draft Hailsham Neighbourhood Plan (Regulation 14 version) was screened for the purposes of Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) by Wealden District Council in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

- 5.2 The SEA regulations require the competent authority (i.e.: Wealden District Council) to determine whether or not a plan is likely to have a significant environmental effect and therefore whether SEA is needed. The Screening concludes:

'It is considered by Wealden District Council that an SEA will not be required for the pre-regulation 14 Hailsham Neighbourhood Plan Review (including the Hailsham Design Guide and Code document).

This report was sent to the three statutory consultees (Historic England, Natural England and the Environment Agency) for comment in line with the SEA regulations. Historic England and the Environment Agency concur with the Council that the Hailsham NDP is unlikely to cause significant environmental effects and the preparation of an SEA is not required. Natural England did not have any specific comments on the draft neighbourhood plan and made reference to their standing advice.'

- 5.3 At the same time as the SEA screening a HRA screening was prepared for the Neighbourhood Plan, the purpose of which was to determine whether significant effects on a Natura 2000 site could be ruled out on the basis of objective information and best scientific knowledge.

- 5.4 The screening concluded that:

'We can conclude that the Pre-Regulation 14 draft Hailsham NDP Review will in itself, not result in a 'likely significant effect' on a European site, in particular the Ashdown Forest SAC or Pevensy Levels SAC and Ramsar site... An 'appropriate assessment' of the Pre-Regulation 14 Hailsham Neighbourhood Plan Review is not required.

Wealden District Council consulted Natural England on this report and its conclusion. Natural England did not have any specific comments on the draft neighbourhood plan and made reference to their standing advice.'

- 5.5 The final Screening reports were issued in November 2025. For comprehensiveness, a copy of the SEA and HRA Screening Report is included in Appendix B to the Basic Conditions Statement (this is a free-standing appendix).

6. Sustainability Appraisal

‘Light touch’ appraisal

- 6.1 Even though the SEA Screening determined that SEA is not required, a ‘light touch’ Sustainability Appraisal (SA), proportionate with the Neighbourhood Plan, has been prepared. This reflects best practice.
- 6.2 This section of the Basic Conditions Statement, and the objectives contained within it, are based on the Sustainability Appraisal Scoping Report (Update) published in January 2024 by Wealden District Council as part of the emerging Local Plan.
- 6.3 The objectives are listed in the table below, alongside which commentary is provided indicating how the Hailsham Neighbourhood Plan responds to these and will thus help contribute to the delivery of sustainable development in the Plan area through its blend of policies that will deliver social, economic and environmental benefits.

SA Objective	Neighbourhood Plan response
<p>SO1: Climate change mitigation</p> <p>To become a net-zero carbon district by 20250 or sooner tackling the climate emergency through restrictions in greenhouse gas emissions and reducing energy and fuel consumption</p>	<p>Policies on sustainable design (HaHD3), active travel (HaM1), EV charging (HaM5), and green infrastructure (HaGI1–6) help reduce emissions by supporting low-carbon mobility and energy-efficient development.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i></p>
<p>SO2: Climate change adaptation</p> <p>To reduce vulnerability to the adverse effects of climate change through adaptation and adjustment</p>	<p>Green and blue infrastructure policies (HaGI1–6), along with layout and design requirements in HaHD1–3, ensure new development is resilient to heat, extreme weather and future climate conditions.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i></p>
SO3: Flood risk	<p>Policies HaGI5 (Flood Risk and SuDS) and HaGI6 (Paving of Front Gardens) require sustainable</p>

SA Objective	Neighbourhood Plan response
<p>To manage and reduce our vulnerability to flood risk taking into account climate change</p>	<p>drainage, surface-water management and flood-resilient design, reducing vulnerability to flooding.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i></p>
<p>SO4: Water resources & quality</p> <p>Protect our water resources and reduce water demand and consumption</p>	<p>Policy HaGI5 supports water-sensitive design, SuDS and measures that reduce pollution entering the Pevensey Levels catchment, while HaHD3 encourages sustainable water practices in buildings.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a minor positive effect on this objective.</i></p>
<p>SO5: Soil, land & minerals</p> <p>Use land efficiently and maintain, conserve and enhance soil quality and mineral resources</p>	<p>The Plan avoids new land allocations and instead focuses on efficient use of existing developed land, with HaHD2 promoting well-integrated development and HaGI policies protecting natural soils.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a minor positive effect on this objective.</i></p>
<p>SO6: Waste</p> <p>Reduce and minimise waste and promote resource efficiency through re-use and recycling (circular economy)</p>	<p>Sustainable construction policy HaHD3 promotes long-life, low-carbon building materials and supports design that enables efficient waste storage and recycling.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a minor positive effect on this objective.</i></p>
<p>SO7: Pollution</p> <p>To reduce air, noise and light pollution</p>	<p>Active travel policies (HaM1–2) reduce car dependency and air pollution, while HaTC3 (Safety by Design) and HaHD1 include design measures that minimise noise and light disturbance.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a minor positive effect on this objective.</i></p>

SA Objective	Neighbourhood Plan response
<p>SO8: Green & blue infrastructure</p> <p>To improve the quality and connectivity between functional habitats and greenspaces to provide for people and nature recovery</p>	<p>Policies HaGI1–4 enhance habitat connectivity, improve access to nature and integrate green space within neighbourhoods, delivering multifunctional GI across the town.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i></p>
<p>SO9: Biodiversity</p> <p>To protect and enhance biodiversity and geodiversity</p>	<p>HaGI1 requires biodiversity enhancement, HaGI4 protects the Pevensey Levels, and policies on SuDS and green space (HaGI3, HaGI5) collectively support nature recovery.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i></p>
<p>SO10: Landscape & townscape</p> <p>To protect and enhance the district's urban and rural landscape and townscape</p>	<p>Design policies HaHD1–3 and town centre design principles (HaTC2, HaTC5, HaTC7) promote high-quality place-making and ensure development responds sensitively to Hailsham's landscape and character.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i></p>
<p>SO11: Historic & cultural heritage</p> <p>To improve and enhance the district's historic environment and cultural heritage assets</p>	<p>Policies such as HaTC2 (Town Centre Design) and HaHD1 (Design and Character) support design that respects heritage assets and reinforces local identity.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a minor positive effect on this objective.</i></p>
<p>SO12: Digital infrastructure</p> <p>To improve digital infrastructure and connectivity to ensure it</p>	<p>While not addressed directly, development supported under HaHD1–3 and HaCF8 provides opportunities to incorporate modern digital connectivity infrastructure.</p>

SA Objective	Neighbourhood Plan response
meets the needs of all our communities	<i>The policies in the Neighbourhood Plan are considered to result in a neutral effect on this objective.</i>
SO13: Transport & accessibility To promote sustainable and active travel, ensuring access to key local services and facilities	Movement and mobility policies (HaM1–5) prioritise walking, wheeling, cycling, public transport and local accessibility, reducing transport inequalities and improving access to key services. <i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i>
SO14: Housing To provide housing that meets local needs	Policies HaHD1–7 support high-quality, sustainable, well-integrated housing with a suitable mix (HaHD4) and inclusive design to meet local needs. <i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i>
SO15: Health & wellbeing TO protect and improve the health and well-being of the district's population and reduce health inequalities	Community facility policies (HaCF1–8), green space improvements (HaGI2–3), and active travel policies (HaM1–2) promote healthier lifestyles and improved wellbeing. <i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i>
SO16: Quality of life & place To create safe and attractive places, which contribute towards quality of life and community cohesion	Design, movement and public realm policies (HaHD1–3, HaTC5, HaM1–4) create safer, more attractive neighbourhoods that support social interaction and a strong sense of place. <i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i>
SO17: Social inclusion To tackle social deprivation by improving access to essential	Policies HaCF1–8 ensure access to healthcare, community hubs, education and recreation, while mobility policies improve accessibility for all users, including those with limited mobility.

SA Objective	Neighbourhood Plan response
services and facilities, supporting diversity and equality for all	<i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i>
<p>SO18: Economy & employment</p> <p>To maintain high levels of employment and encourage sustainable economic growth across the district, including higher value jobs</p>	<p>Town centre policies (HaTC1–8) and movement enhancements support local businesses, improve footfall, and help sustain Hailsham’s economic role.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a minor positive effect on this objective.</i></p>
<p>SO19: Town & village centres</p> <p>Protect and enhance the viability and vitality of town or village centres</p>	<p>The suite of town centre policies (HaTC1-8) seek to strengthen the vitality of Hailsham town centre by supporting mixed uses, improved public realm and better access, consistent with strengthening local centres.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a positive effect on this objective.</i></p>
<p>SO20: Education & skills</p> <p>To improve the level of skills, education and training of the district’s population</p>	<p>HaCF2 supports expanded Early-Years and school provision, while improved mobility (HaM1–3) enhances access to educational facilities across the town.</p> <p><i>The policies in the Neighbourhood Plan are considered to result in a minor positive effect on this objective.</i></p>

7. Equalities

Introduction

- 7.1 This part of the Basic Conditions Statement presents the Equalities Impact Assessment (EqIA) that has been prepared to accompany the submission version of the Hailsham Neighbourhood Plan.
- 7.2 The Equalities Act places a duty on public authorities, in the exercise of their functions, to have regard to the need to eliminate discrimination, to advance equality of opportunity and to foster good relations between persons who have a 'protected characteristic' and those who do not. 'Protected characteristics' are age, disability, gender reassignment, marriage & civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 7.3 This report assesses the submission version of the Hailsham Neighbourhood Plan to ensure that Hailsham Town Council (as the qualifying body responsible for preparing the Hailsham Neighbourhood Plan) is satisfying its statutory duties in this regard.
- 7.4 EqIA is a systematic analysis of a policy or policies, in order to explore the potential for an adverse impact on a particular group or community. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups. If a policy results in unfairness or discrimination, then changes to eliminate or lessen the impact should be considered.
- 7.5 The purpose of the analysis is to increase participation and inclusion, to change the culture of public decision-making and to place a more proactive approach to the promotion of equality and fairness at the heart of public policy. The processes involved in conducting the analysis should not be looked on as an end in themselves. Instead, it should be borne in mind that the aim is the promotion of fairness and equality of opportunity and thus it is the outcomes that are of primary concern. In undertaking the EqIA, it is important to keep in mind why the Hailsham Neighbourhood Plan is needed, what the intended outcomes are, and how it will be ensured that the policies will work as intended.
- 7.6 For this purposes of this EqIA an assessment has been made as to whether the Hailsham Neighbourhood Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available).

Baseline data

- 7.7 Data for the Hailsham Plan area is available from the 2021 Census for the following protected characteristics: age, sex, disability, race, and religious belief. These are summarised in the box below and Illustrated overleaf (Figure 2).
- 7.8 No data is available for the following protected characteristics: gender reassignment, pregnancy and maternity and sexual orientation.

Hailsham Neighbourhood Area – Population Characteristics

Total Population: 23,768

Age: 18.3% of the population are children aged under 16, 57.2% are in the working age groups (ages 18-64), with 24.5% in the older age groups (over 64).

Sex: 11,314 (47.6%) males; 12,454 (52.4%) females.

Country of Birth: 94.4% of residents were born in the UK; 5.6% were born in other countries.

Ethnic group: 96.6% of residents are White; 1.4% are Asian / Asian British or Welsh; 0.4% are Black / Black British or Welsh / Caribbean or African; 1.3% of residents are Mixed / multiple ethnic groups; and 0.3% are of another ethnic group.

Religion: 44.1% of residents are Christian; 47.6% of residents do not have a religion; 6.4% of residents chose to not answer the question; 1.8% of residents are of other religious affiliations.

Source: ONS, 2021 Census

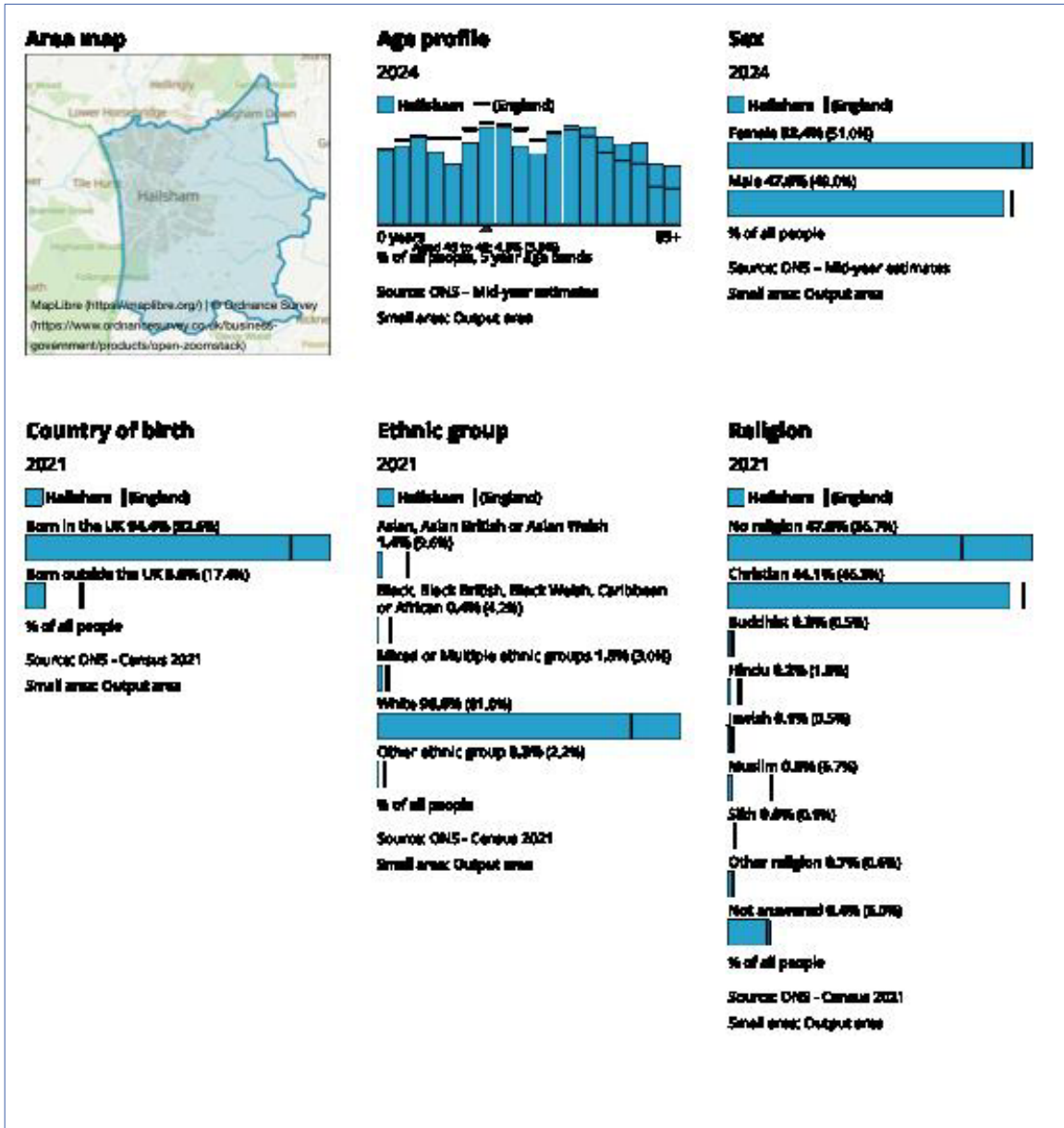


Figure 2: Hailsham Neighbourhood Area – Population Characteristics (source, ONS 2021 Census)

Process of community consultation

- 7.9 All written communications were in English. It was not considered necessary to translate them into any other language.
- 7.10 Throughout the Plan preparation process the Neighbourhood Plan Steering Group has sought to ensure that local residents, their representatives, local businesses, interest groups and wider interested parties, including statutory and regulatory bodies, have been actively consulted and their views sought.
- 7.11 Agendas, key reports and updates have been regularly provided online on the Hailsham Town Council website.
- 7.12 The overarching principles of the stakeholder engagement process has been to engage in a manner that is extensive, effective, inclusive, fair, transparent and proportionate.
- 7.13 Various communication channels have been used to keep residents informed, invite participation and share views. These include:
- Regular updates on the Town Council website and separate Neighbourhood Plan website.
 - Updates included in the Hailsham Town Council newsletter ('Our Hailsham') as well as in 'Hailsham News' distributed to all addresses in Hailsham.
 - Public meetings of the Steering Group and updates at Annual Town Council Meetings.
 - Use of social media (Facebook) to provide updates on the Plan and consultation stages.
 - Production of posters and flyers distributed in advance of consultation activities and events.
- 7.14 Widespread consultation was carried out during the preparation of the Neighbourhood Plan and the Steering Group made every effort, using a variety of methods, to reach all of the local community. This included the following:
- An initial survey to launch work on the review of the Neighbourhood Plan and seek inputs on priorities to be addressed in this, alongside which a 'lego-building' workshop was held with young children to draw out their ideas.
 - A workshop with GCSE students at Hailsham College
 - Exhibitions, drop-ins and surveys seeking views on policy ideas and project, including presentations to various groups and organisations.
 - Ongoing liaison with Wealden District Council to seek input and advice on the emerging Plan.

- The Regulation 14 consultation including drop-in events, online material, presentations and surveys.

- 7.15 More on the above can be found in the Consultation Statement prepared and submitted alongside the Neighbourhood Plan. Information is also available online via the Hailsham Town Council website
- 7.16 Consideration has been given to all comments and responses made in the preparation of the Neighbourhood Plan. In particular, the responses to events and surveys in the early stages of the plan-making process were used to shape the vision and objectives for the Neighbourhood Plan.

Likely impact on groups with protected characteristics

- 7.17 The vision of the Hailsham Neighbourhood Plan is expected to have a positive likely impact on groups with protected characteristics. It recognises and supports the need for improved provision of community facilities, a stronger heart to the town with improved access to the centre for all, a wide range of housing choice and opportunity that meets the needs of the community.
- 7.18 The Hailsham Neighbourhood Plan contains a series of objectives that set out how the Town Council proposes to deliver its vision for Hailsham up to 2042. Delivery of the objectives will be through a combination of planning policies, projects and community action. Each objective is reviewed (in the table that follows) to assess whether it is likely to have an impact on groups within the Plan area with protected characteristics.

Objective	Likely Impact	Commentary
Objective 1: To promote delivery of a range of community facilities and services that cater for all, including new healthcare, meeting the needs of residents and supporting community cohesion and social inclusion.	Positive	Improving and expanding community facilities, including healthcare, meeting spaces and support services, reduces barriers to participation for older people, children and young people, disabled people, pregnant women, ethnic minority groups, and those of different religions or beliefs by increasing local access to essential services and safe,

Objective	Likely Impact	Commentary
		inclusive spaces. It also supports social cohesion, helping to foster good relations between people of different backgrounds, including LGBTQ+ residents and those who may otherwise experience social isolation.
<p>Objective 2:</p> <p>To enhance the quality, attractiveness and overall experience of the town centre, making this a pedestrian friendly environment that offers a range of services and activities throughout the day.</p>	Positive	Provision of an improved public realm, safer streets, and better access to shops and services can benefit older adults, children and people with disabilities by reducing mobility barriers and creating more inclusive spaces. A strengthened town centre, as envisaged in the Neighbourhood Plan, would also support groups vulnerable to isolation (such as older residents, ethnic minorities, and LGBTQ+ individuals) by providing safe, sociable, and welcoming environments.
<p>Objective 3:</p> <p>To promote well-designed new homes that provide a mix of housing types and tenures to meet local needs, which are well-integrated within the fabric of the town, and deliver high standards of sustainability and energy efficiency.</p>	Positive	New housing, especially affordable and adaptable homes, can improve access for younger people, older people, people with disabilities and single parent households by widening choice and supporting independent living. Ensuring homes are genuinely affordable is essential to avoid disadvantaging groups already

Objective	Likely Impact	Commentary
		<p>facing inequality; without this, high prices may continue to negatively affect young adults, lower-income groups, and some ethnic minorities. The Housing mix policies in the Neighbourhood Plan, informed by the Hailsham specific Housing Needs Assessment and Survey, seek to address this.</p> <p>Designing homes and neighbourhoods to be safe, accessible and inclusive benefits disabled residents, older people, women, LGBTQ+ people, young parents and those from minority ethnic or religious backgrounds who may be more vulnerable to harassment. Failure to incorporate inclusive design, lighting, or overlooked spaces could inadvertently disadvantage groups experiencing safety concerns, particularly women and some minority groups. The Neighbourhood Plan thus embeds principles in respect of safer by design.</p>
<p>Objective 4:</p> <p>To enhance access for all, making it safer and easier for people of all ages to get around Hailsham, supporting</p>	Positive	<p>Better transport options reduce barriers for non-drivers, including young people, older people, people with disabilities and lower-income groups. However, poorly designed walking/cycling routes that</p>

Objective	Likely Impact	Commentary
sustainable, active and healthy travel choices.		don't consider mobility impairments could inadvertently disadvantage disabled people. The Plan thus supports a network of connected active and sustainable travel infrastructure which follows good practice guidance, providing safe and attractive alternatives to car travel.
Objective 5: To strengthen the quality of the green infrastructure network across Hailsham, enhancing wildlife and biodiversity, and providing accessible areas of natural and amenity green space close to home.	Positive	High quality and accessible green spaces strongly benefit children, older residents, people with disabilities and people with long-term health conditions by providing safe, inclusive places for activity and wellbeing. Spaces that are not designed inclusively (for example lacking inclusive spaces) may limit their use. The Neighbourhood Plan thus establishes good design principles for well-integrated and accessible spaces for all ages and genders.

- 7.19 The objectives are considered to have a positive likely impact on those with protected characteristics. There are no individual objectives that are considered likely to have a negative or neutral impact.

Conclusion

- 7.20 The Hailsham Neighbourhood Plan provides a suite of objectives and policies to respond to the vision for the benefit of the local community as a whole including those with protected characteristics.

- 7.21 In preparing the Neighbourhood Plan, Hailsham Town Council and the Neighbourhood Plan Steering Group have sought to engage widely with all of the local community. They have gone beyond minimum consultation requirements to gather the views of the community.
- 7.22 In conclusion, the assessment finds the Hailsham Neighbourhood Plan to be appropriate and that the duty of care prescribed by the Equalities Act (2010) is met.

8. Conclusion

- 8.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Hailsham Neighbourhood Plan and all the policies therein.
- 8.2 It is therefore respectfully suggested to the Examiner that the Neighbourhood Plan complies with the Basic Conditions, and, subject to any modifications recommended by the Examiner, should proceed to referendum.

Appendix A: Neighbourhood Plan Designation

The Neighbourhood Plan Area was designated by Wealden District Council in February 2013. Copies of the designation are included in this Appendix.

For: Individual Portfolio Holder Decision

Hailsham Town Council: Application for designation as a Neighbourhood Area

Summary

Hailsham Town Council has submitted an application to Wealden District Council to become a designated Neighbourhood Area as its first step in preparing a Neighbourhood Development Plan. This report details the consultation process undertaken by the District Council in liaison with the Town Council and considers the responses received to the process. The report recommends the designation of Hailsham Parish as the appropriate designated area for the purpose of preparing a neighbourhood development plan.

Portfolio Holder: Cllr Ann Newton, Planning and Development Decision

The Portfolio Holder has decided

- A. To approve the application submitted by Hailsham Town Council and designate the Parish of Hailsham as a Neighbourhood Area.

Reason

Hailsham Town Council, as a relevant body for the purposes of designation, has applied for designation of the whole parish as a Neighbourhood Area under Section 61G of the Town and Country Planning Act 1990 (as amended). Appropriate advertisement and consultation arrangements for this application have been carried out in close liaison with the Town Council. The consultation closed at 5pm on 7th June 2016. It has been concluded appropriate to approve the application to designate the extent of Hailsham Parish as a Neighbourhood Area.

Introduction

1. Following provisions introduced through the Localism Act 2011 in respect of neighbourhood planning matters, Hailsham Town Council contacted and subsequently met with Officers to discuss the implications of producing a Neighbourhood Development Plan.
2. Subsequently the Town Council passed a resolution at a Town Council meeting on 30th March 2016 to progress a Neighbourhood Development Plan. As part of this process the parish of Hailsham was submitted as the designated Neighbourhood Area for the purpose of producing a Neighbourhood Development Plan.
3. By way of a letter, the Town Council wrote to advise the District Council of this resolution and as a public body constituted by Law and thus a relevant body for the purposes of the Act, submitted its application to Wealden District Council under Part 2, section 5 of the 2012 Regulations. The application consisted of a letter dated 31st March 2016 and a copy minutes of a relevant Planning Committee meeting (attached at Appendix A to this

For: Individual Portfolio Holder Decision

report). For the purposes of the consultation Hailsham Town Council also submitted a Statement for the purposes of consultation (attached at Appendix B to this report).

Analysis

4. Hailsham Town Council considers that the creation of a neighbourhood development plan is appropriate because working inside the Wealden Local Plan which includes the Hailsham Area Action Plan (HAAP). It is stated that Hailsham's Neighbourhood Plan can help focus on where new homes, shops and offices are to be built, what new buildings will look like and what infrastructure should be provided. The emerging Wealden Local Plan cites "the delivery of 9380 dwellings within and around Hailsham and surrounding towns and parishes, including 418 dwellings outstanding from the core strategy". It is the intention of the Town Council to use the legal power and standing of a Neighbourhood Plan to shape Hailsham for a strong and prosperous future.
5. Legislatively there is a requirement upon Wealden District Council as the Local Planning Authority to advertise appropriately any such application "as soon as is practicable" and to bring such an application to the attention of those who may be affected. In liaison with Hailsham Town Council an advertisement for its application was placed upon Wealden's website, together with accompanying documentation. The Town Council also provided a consultation statement setting out the reasons for the application and the consultation process that it was intending to initiate with the support of the District Council. Officers of the District Council produced a comments form on which people could submit their views. Copies of the Consultation Statement and Consultation Form are attached as Appendix C.
6. All relevant information was made available on both Wealden's and also Hailsham Town Council's website. Hard copies of the information and consultation forms were also available on request. The consultation period ran for a period of six weeks from 26th April to 7th June 2016.

Consideration of Responses

7. The consultation received 3 completed questionnaire responses (the redacted versions are attached at Appendix D). Two responses disagreed with the proposed area and one response did not provide a response in this regard. In terms of the Neighbourhood Area one response stated that the area should not include the Pevensey Levels and the other response said the area should be smaller although the area proposed and the reason why was not provided.
8. In terms of further responses comments were made with regard to the level of growth contained within the Wealden Local Plan – Issues, Options and Recommendations Consultation and subsequent issues. In addition comments were received regarding a specific site.
9. Although the designated area is associated with the Wealden Local Plan, the issues raised in this consultation in regards to the level of growth contained within the Wealden Local Plan – Issues, Options and Recommendations Consultation Document are not relevant to the

For: Individual Portfolio Holder Decision

designation of this Neighbourhood Area. The site-specific matters raised also do not affect the designation.

10. It is understood that the comments seeking the removal of the Pevensey Levels from the neighbourhood area are endeavouring to enable environmental protection of this designated site, including flood risk. The Pevensey Levels are subject to a number of levels of protection in law and the Neighbourhood Development Plan must have regard to this. It is not necessarily the case that inclusion of areas in the plan means that inappropriate development will take place; however it does allow opportunities to enhance the quality of the area which would not be considered if the area was removed. On this basis it is concluded that it is appropriate to designate the parish of Hailsham as a Neighbourhood Area for the preparation of a Neighbourhood Development Plan.

Conclusion

11. Hailsham Town Council is a relevant body for the purposes of the Act and wish to proceed with the Neighbourhood Development Plan and considers that the Parish boundary is a sensible and supportable geographic Neighbourhood Area. It is recommended that the application to designate the whole of the parish as a Neighbourhood Area be approved as proposed.

Corporate Management Team Advice

12. That the Portfolio Holder agrees to approve the application submitted by Hailsham Town Council and designate the Parish of Hailsham as a Neighbourhood Area.

Implications

Financial Implications

The Local Planning Authority (LPA) has a duty to provide advice and support to the neighbourhood planning. Planning Policy Officers have met with representatives of the Town Council to discuss its ideas at the preliminary stages. Further support will be required particularly to ensure that the basic conditions are met.

Legal Implications

Under relevant legislation the Town Council has a right to submit an application to designate the Parish as a Neighbourhood Area for the purposes of preparing a Neighbourhood Development Plan. The content of the Plan will be subject to further consideration by the Council at the relevant stages.

Human Resources Implications

The guidance notes and consultation information on the Neighbourhood Area has already been produced from existing officer resources within the Planning Policy team. Some limited Officer support can be afforded to the Neighbourhood Development Plan. However this will be dependent upon other competing priorities for the Council. It should be noted that an increasing number of

For: Individual Portfolio Holder Decision

Parishes and Town Councils are now wishing to progress or are progressing neighbourhood plans.

Other Implications

The designation of a Neighbourhood Area and the preparation of the Neighbourhood Development Plan is subject to consultation as well as consideration as to whether a Strategic Environmental Assessment and an Appropriate Assessment under the Habitat Regulations is required.

Other Implications	Applies?	Other Implications	Applies?
Human Rights	No	Equalities and Diversity	Yes
Crime and Disorder	No	Consultation	Yes
Environmental	Yes	Access to Information	Yes
Sustainability	Yes	Exempt from Publication	No
Risk Management	No		

Director:	
Proper Officer:	
Report Contact Officer:	
Telephone Number:	
e-mail address:	
Appendices:	Appendix A: Letter dated 31 st March 2016 and copy of Planning Committee Minutes Appendix B: Hailsham Town Council Statement Appendix C: Consultation Statement, Consultation Form Appendix D: Consultation responses
Background Papers:	None

Appendix B: SEA / HRA

The Strategic Environmental Assessment (SEA) & Habitats Regulation Assessment (HRA) Screening Report is presented as a free-standing appendix to the Basic Conditions Statement.

Hailsham Town Council

Hailsham Neighbourhood Plan

Basic Conditions Statement
(inc. Area Statement and Equalities Impact Assessment)

March 2026



**Prepared by
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