



HAILSHAM NEIGHBOURHOOD PLAN
SUBMISSION VERSION: BASIC CONDITIONS STATEMENT
APRIL 2018 (UPDATED MARCH 2019)

HAILSHAM TOWN COUNCIL



The Hailsham Neighbourhood Plan was shortlisted in the Neighbourhood Planning category at the 2018 Planning Awards

Hailsham Neighbourhood Plan: Submission Version
Basic Conditions Statement: April 2018 (Updated March 2019)

Hailsham Town Council
Inglenook
Market Street
Hailsham
East Sussex, BN27 2AE

Tel: 01323 841702
Email: enquiries@hailsham-tc.gov.uk
Web: www.hailsham-tc.gov.uk

The Hailsham Town Crest includes a ball of twine and rope 'dolly', representing the rope making industry in the town. This neighbourhood plan includes a series of entwined rope images, reflecting this period in the town's history.

Note: This document has been formatted for double-sided printing. This explains any blank pages between chapters

Contents



1.	Introduction	5
2.	National Planning Policy	9
3.	Sustainable development	19
4.	The development plan	23
5.	SEA / HRA Screening	39
6.	Sustainability Appraisal	43
7.	Conclusion	53
	Appendix A: SEA / HRA Screening (February 2018)	55

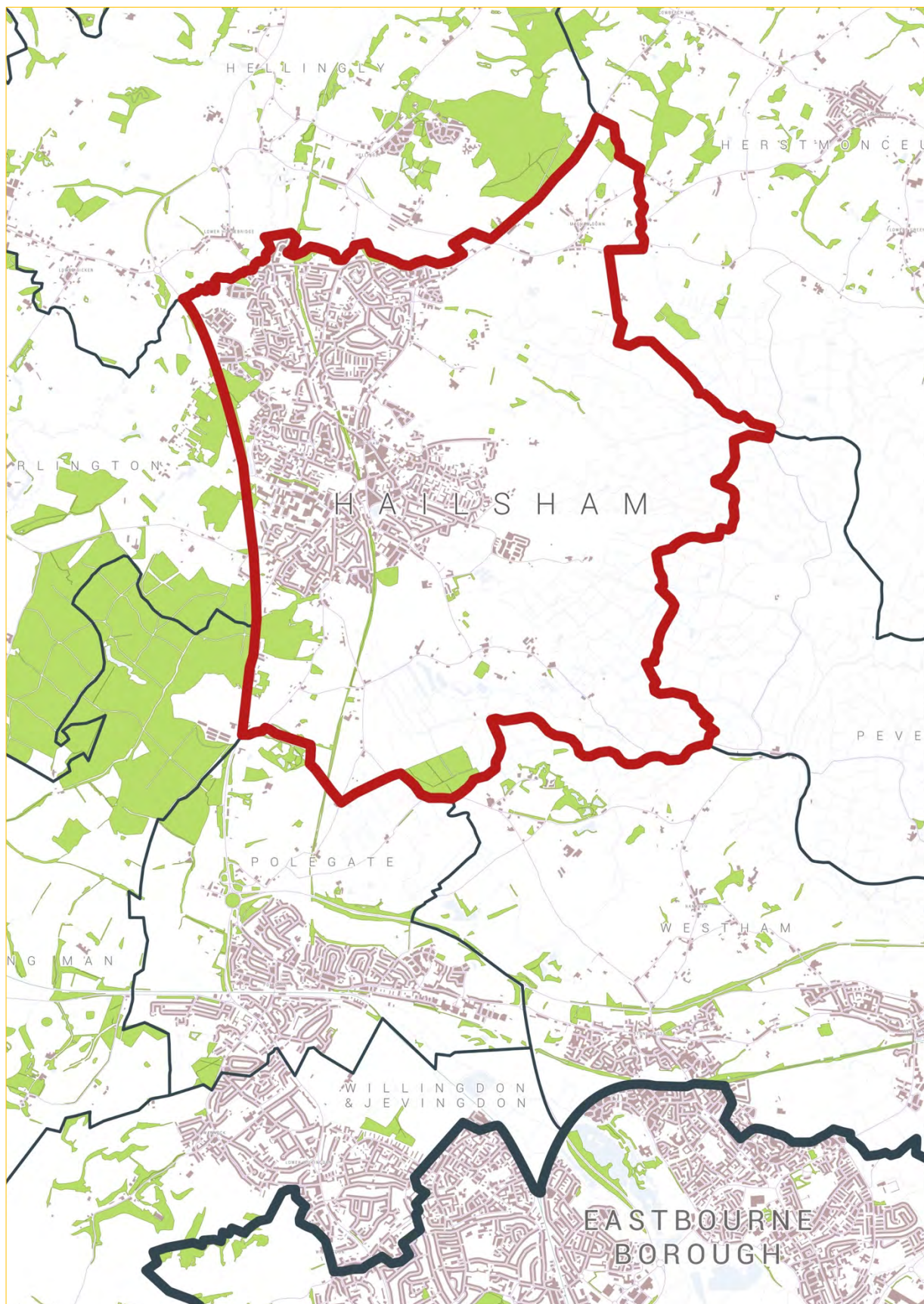


Figure 1: The Hailsham Neighbourhood Plan area, which follows the Town Council boundary

1. Introduction



1.1: This document

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).

Since originally submitted the Neighbourhood Plan to Wealden District Council in April 2018 the Basic Conditions have been slightly amended as a result of an EU Court Judgement (see section 1.4 below). The amendments relate to habitats assessments and are covered in 'The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018, which came into force on 28 December 2018. These amendments are clarified in a letter from the Chief Planning Officer to Local Planning Authorities dated 15 January 2019¹, stating:

"The regulations allow neighbourhood plans and development orders in areas where there could be likely significant effects on a European protected site to be subject to an 'Appropriate Assessment' to demonstrate how impacts will be mitigated, in the same way as would happen for a draft local Plan or planning application".

This is reflected in paragraph 177 of the 2018 NPPF (revised 2019). This is significant for the Hailsham Neighbourhood Plan, given proximity to the Ashdown Forest, Pevensey Levels and Lewes Downs.

¹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/771308/Chief_Planner_Letter_People_Over_Wind.pdf

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.

1.2: Other supporting documents

The Hailsham Neighbourhood Plan is supported by a Consultation Statement, Area Statement and this Basic Conditions Statement. A Character Area Assessment has also been prepared. Analysis of town centre and town-wide issues have been prepared and submitted in support of the Neighbourhood Plan.

Furthermore, and as a result of the EU Court Judgement (see Section 1.4 below), the following documents have been prepared and sit alongside the Neighbourhood Plan and this Basic Conditions Statement:

- Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening.
- Appropriate Assessment.
- Scoping Report for Sustainability Appraisal (incorporating Strategic Environmental Assessment).
- Sustainability Appraisal Report (incorporating Strategic Environmental Assessment)
- Non-Technical Summary for Sustainability Appraisal (incorporating Strategic Environmental Assessment)

The Neighbourhood Plan also makes use of much evidence prepared by and on behalf of Wealden District Council as part of the Local Plan process. These and other documents are referenced as appropriate in the Neighbourhood Plan.

1.3: Key statements

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 Hailsham parish area.

The Hailsham Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1. The Neighbourhood Area was designated in August 2016. The boundary of the Neighbourhood Plan area is the same as the parish boundary.

The Neighbourhood Plan does not relate to more than one neighbourhood area. There are no other adopted Neighbourhood Development Plans which cover the neighbourhood area.

The Neighbourhood Plan covers the period 2018 to 2028. This is in line with the emerging Wealden Local Plan, which has the same time horizon.

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.

1.4: A note on the Neighbourhood Plan Submission

The Hailsham Neighbourhood Plan was originally submitted to Wealden District Council in April 2018. The Basic Conditions Statement (as well as other supporting documents) was originally prepared and submitted alongside the Neighbourhood Plan in April 2018 and reflected comments received from the District Council prior to submission.

However, before Wealden District Council commenced formal consultation on the Neighbourhood Plan and supporting documents an EU Court Judgement was issued in regard to the approach to HRA/SEA (People Over Wind & Sweetman v Coillte Teoranta²), as a result of which it was advised that the Neighbourhood Plan 'examination' process should be suspended until the necessary assessments could be undertaken in order to comply with the Judgement. Those assessments have now been undertaken and are reported in this Basic Conditions Statement where appropriate.

In addition, since the Neighbourhood Plan was first submitted in April 2018 the NPPF has been updated (new version published July 2018 and subsequently revised in February 2019), and work on the new Wealden Local Plan has also progressed. That was submitted in January 2019. References to these have been updated where appropriate in the Basic Conditions Statement.

² <http://curia.europa.eu/juris/document/document.jsf?docid=200970&doclang=EN>

2. National Planning Policy



2.1: National Planning Policy Framework

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)³ and the Planning Practice Guidance (PPG).

The 2012 version of the NPPF, at paragraphs 183-185, refers to Neighbourhood Development Plans and states that those plans should have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. This phrasing is explained more clearly by the Localism Act (2011)⁴ which refers to the 'adopted Development Plan'. This is retained in the revised 2019 NPPF, as referenced at footnote 16 in that document.

The revised 2019 NPPF states at paragraph 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies 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*'. The power of a neighbourhood plan is clearly set out in paragraph 30 of the 2019 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*'.

This section demonstrates that the Hailsham Neighbourhood Plan has regard to relevant goals within the 2019 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.
- Making effective use of land.
- Achieving well-designed places.
- Meeting the challenge of climate change, flooding and coastal change.
- Conserving and enhancing the natural environment.
- Conserving and enhancing the historic environment.

The Hailsham Neighbourhood Plan has nine objectives. We summarise them in Table 1 below and identify which NPPF goals each objective addresses.

We then provide a summary of how policies in the Hailsham Neighbourhood Plan conform to the 2019 NPPF goals in relation to the order and content of the above chapter titles.

³ <https://www.gov.uk/guidance/national-planning-policy-framework>

⁴ <http://www.legislation.gov.uk/ukpga/2011/20/notes/contents>

Table 1: Assessment of Hailsham Neighbourhood Plan objectives against NPPF goals

Hailsham Neighbourhood Plan Objective	Relevant National Planning Policy Framework (2019) goal(s)
OBJECTIVE 1: Development delivers the necessary facilities and infrastructure in accessible locations for existing and new communities alike.	Delivering a sufficient supply of homes Promoting healthy and safe communities Promoting sustainable transport Making effective use of land
OBJECTIVE 2: Existing pedestrian and cycling routes are preserved and enhanced. The Cuckoo Trail will be improved as a multi-functional route for tourism, travel and recreation, further linking Hailsham to its surrounding communities.	Building a strong, competitive economy Ensuring the vitality of town centres Promoting healthy and safe communities Promoting sustainable transport
OBJECTIVE 3: New developments will create well connected, attractive cycling and pedestrian routes, providing seamless integration with the existing urban areas and public green spaces to encourage a reduction in car-based travel.	Promoting healthy and safe communities Promoting sustainable transport Making effective use of land
OBJECTIVE 4: Existing habitats and green infrastructure networks are protected and enhanced through sensitive development to encourage local habitat improvement and creation.	Conserving and enhancing the natural environment
OBJECTIVE 5: The character and setting of Hailsham's conservation area, statutory listed buildings and locally listed buildings are protected by fostering a high-quality design approach which promotes design innovation and reinforces the distinct local character areas of Hailsham.	Achieving well-designed places Conserving and enhancing the historic environment
OBJECTIVE 6: Improve local air quality and provide reductions in carbon emissions by supporting local renewable energy generation.	Meeting the challenge of climate change, flooding and coastal change
OBJECTIVE 7: Encourage the appropriate re-development of previously developed land to help meet housing need and encourage the regeneration of Hailsham Town Centre.	Delivering a sufficient supply of homes Building a strong, competitive economy Ensuring the vitality of town centres Making effective use of land
OBJECTIVE 8: Protect and encourage the development of retail and commercial spaces which meet identified local need, to support new and existing small businesses and local retailers whilst also attracting inward investment into Hailsham.	Building a strong, competitive economy Ensuring the vitality of town centres
OBJECTIVE 9: Support existing retailers in Hailsham and encourage a diversification of the retail and leisure offers in the town to attract new shoppers and visitors.	Building a strong, competitive economy Ensuring the vitality of town centres Promoting healthy and safe communities

2.1: Delivering a sufficient supply of homes

The Hailsham Neighbourhood Plan sets out the following policies that aim to deliver a sufficient supply of homes:

Policy HAIL D4: Self and custom build homes	2019 NPPF ref. (para)- 59-79 [2012 NPPF ref. (para)- 47-55]
Policy HAIL TC1: Hailsham town centre	

Although the Hailsham Neighbourhood Plan does not identify sites for development it recognises that, through the existing and emerging Local Plan, growth and development will take place. The Plan takes the pragmatic view that if this is to happen, then it should be in a way that responds to and improves quality of life for everyone in Hailsham.

Policy HAIL D4 encourages the deliverability of self-build homes in development through the system of Plot Passports which aim to make clear what house-builders can build on a particular site. This meets the NPPF aim in para. 61: that the size, type and tenure of housing should be reflected in planning policy.

Policy HAIL TC1 encourages residential development to occur in existing buildings in the town centre, to increase the vitality of the town and its residents. This is in conformity with para. 62 (b) of the NPPF which seeks to create mixed and balanced communities.

Design policies in the plan also seek delivery of high quality homes through the layout and appearance of new development and establishment of good placemaking principles.

2.2: Building a strong, competitive economy

The Hailsham Neighbourhood Plan sets out the following policies that aim to build a strong, competitive economy:

Policy HAIL EMP1: Providing for a mix of employment opportunities	2019 NPPF ref. (para)- 80-82 [2012 NPPF ref. (para)- 18-22]
Policy HAIL TOU1: Tourism	
Policy HAIL TC1: Hailsham Town Centre	

Policy EMP1 supports the NPPF's aim of sustainable economic growth through encouraging the provision of an improved range of local employment and business opportunities within the built-up area. This policy supports para. 81 of the NPPF through encouraging the provision of flexible employment spaces that facilitate small and medium sized businesses in the town centre and in existing employment sites.

Policy HAIL TOU1 meets the NPPF's aims (para 82) by recognising the 'specific locational requirements' of supporting the existing tourism sector within the Hailsham Neighbourhood Area and by seeking to diversify the existing facilities. This policy also attempts to promote sustainable economic growth (para. 81) by encouraging sustainable travel to sites and environmental stewardship of sites.

Policy HAIL TC1 meets the NPPF's aims by supporting and encouraging the diversification of the retail offer within the town centre to promote its vitality and viability as a shopping destination. The policy also recognises that other town centre uses can strengthen the retail offer and visitor experience and improve the range and quality of office and business accommodation.

2.3: Ensuring the vitality of town centres

The Hailsham Neighbourhood Plan sets out the following policies that aim to ensure the vitality of key retail areas:

Policy HAIL TC1: Hailsham town centre	2019 NPPF ref. (para)- 85-90 [2012 NPPF ref. (para)- 23-27]
Policy HAIL TC6: Streets and spaces in the town centre	

Policy HAIL TC1 meets the NPPF's aim in para. 85 (a) by supporting and encouraging the diversification of the retail offer within the town centre to promote its vitality and viability as a shopping destination. The policy also recognises that other town centre uses, such as leisure, entertainment, office development and arts, culture and tourism, can strengthen the retail offer and visitor experience and improve the range and quality of office and business accommodation. This policy also meets the NPPF's aim in para. 85 (f) by recognising that residential development can play an important role in the vitality of town centres, through encouraging mixed-use schemes of residential and retail uses on appropriate sites.

Policy HAIL TC6 meets the NPPF's aims by encouraging well-designed and social civic spaces that support the cultural and economic life of the town.

2.4: Promoting healthy and safe communities

The Hailsham Neighbourhood Plan sets out the following policies that aim to promote healthy and safe communities:

Policy HAIL AT1: Active travel	2019 NPPF ref. (para)- 91-101 [2012 NPPF ref. (para)- 69-78]
Policy HAIL AT2: The Cuckoo Trail	
Policy HAIL GS1: Natural and amenity green space	
Policy HAIL GS2: Open space within major development areas	
Policy HAIL CF1: Community facilities	
Policy HAIL SD1: Development frameworks	
Policy HAIL SD2: Design principles	
Policy HAIL TC1: Hailsham Town Centre	
Policy HAIL TC2: Town centre design principles	
Policy HAIL TC6: Streets and spaces in the town centre	

A number of policies in the Hailsham Neighbourhood Plan promote healthy communities through the provision of good walking and cycling routes: Policy HAIL AT1 ensures that new developments have clear and legible walking and cycling routes that are safe and convenient to use. This policy also plans positively for commercial, leisure and community uses that support such routes. Policy HAIL AT2 promotes safe communities through the creation of new active fronts within development along the Cuckoo Trail to encourage pedestrian activity here and enhance the safety and security of the route. Policy HAIL SD1 encourages healthy communities through ensuring that new major development schemes demonstrate where supporting services will be located, how the scheme will integrate well-connected pedestrian routes and how the scheme promotes a network of green spaces. The above policies are in accordance with paras. 91, 96 and 98 of the NPPF which seek to improve the quality of open spaces and access networks to promote the health and safety of communities.

Policies in the Hailsham Neighbourhood Plan also promote healthy communities through the provision of public space and community facilities in new and existing developments. Policy HAIL GS1 promotes proposals which provide good quality outdoor space and

opportunities for gardening, wildlife and food production within existing and new residential areas; this is in conformity with para. 91 point c of the NPPF. Policy HAIL GS2 promotes the provision of open space within all major development sites, that are easily accessible from and well-integrated with the proposed new development.

Policy HAIL CF1 supports the NPPF's aims in paras. 91 and 92. by supporting proposals to provide additional community facilities, including education, healthcare, childcare and community halls. This policy specifies that such facilities should be easily accessible for everyone and provide good walking, cycling and public transport connections. This policy also safeguards against the loss of community facilities.

Policy HAIL SD2 promotes healthy communities through a design-led approach, which promotes integration between new and existing communities and legible pedestrian routes throughout development that connect well to community facilities. This supports point a of para. 91 which seeks to promote social interaction and point b which seeks to ensure connections are safe and accessible.

A number of policies in the Plan promote healthy and safe communities specifically in the Town Centre: Policy HAIL TC1 supports the NPPF's aim through encouraging proposals which broaden the retail offer and enhance the visitor experience. This policy also promotes the evening and night-time economy to increase the Town Centres vitality for all users. This policy also recognises the community benefits of an integrated approach to the location of housing and economic use, through the encouragement of mixed-use residential and retail use of buildings. Policy HAIL TC2 promotes active frontages and street level activity, and the flexibility of ground floor space for changing use over time. Policy HAIL TC6 promotes enhanced movement networks by all modes in the Town Centre. This policy also supports the cultural and economic life of the town through encouraging the provision of well-designed social and civic spaces.

Additionally, at the heart of the overarching 'ten-minute town' concept is the promotion of healthy communities, promoting walking and cycling and cohesive communities with strong social networks through mixing of uses and provision of a wide range of supporting facilities.

2.5: Promoting sustainable transport

The Hailsham Neighbourhood Plan sets out the following policies that aim to promote sustainable transport:

Policy HAIL AT1: Active travel	2019 NPPF ref. (para)- 102-111 [2012 NPPF ref. (para)- 29-41]
Policy HAIL AT2: The Cuckoo Trail	
Policy HAIL AT3: Public transport	
Policy HAIL TOU1: Tourism	
Policy HAIL AQ1: Charging points for electric vehicles	
Policy HAIL SD1: Development frameworks	
Policy HAIL TC4: Town centre car parking	
Policy HAIL TC6: Streets and spaces in the town centre	

The NPPF, at para. 102, states that the transport issues should be considered in early stages of plan making so that '*opportunities to promote walking, cycling and public transport use are identified and pursued*'. A number of policies in the Hailsham Neighbourhood Plan meet this aim. Firstly, policy HAIL AT1 encourages development applications to demonstrate how they support active travel through the delivery of walking and cycling routes, and how new the development links to the existing footpath and cycle network. Policy HAIL TOU1 requires new tourism facilities to demonstrate measures to encourage sustainable travel. Policy HAIL TC6 requires applications to contribute to an enhanced movement network in the town centre by providing a safe environment for cyclists and pedestrians and access to public transport. Policy SD1 requires any major development on the edge of Hailsham to

show how it establishes sustainable transport measures that prioritise walking, cycling and public transport. Policy HAIL AT3 also encourages sustainable transport through supporting proposals that deliver improved public transport services through new or extended and more frequent routes, such as an express public transport connection to Polegate railway station.

Policy HAIL AR2 supports the NPPF's aim in paragraph 104 (d), which seeks to ensure planning policies provide for high quality walking and cycle network, through encouraging the enhancement of the quality of the Cuckoo Trail, an important sustainable transport route that integrates a walking and cycling network across Hailsham.

NPPF para. 105 (e) notes that development plans should encourage proposals to incorporate facilities for charging plug-in and other ultra-low emission vehicles; Policy HAIL AQ1 meets this aim through encouraging proposals to equip charging stations for immediate use by electric cars and vans.

Policy HAIL TC4 meet the NPPFs aim in para. 106 to improve the quality of parking, by seeking to improve parking in the town centre through safeguarding against the loss of public parking and encouraging the rationalisation of town centre surface parking for the more efficient use of land.

These policies are encapsulated in the overarching vision for Hailsham as the 'ten-minute town', where all uses and facilities are within walking or cycle distance, supported by a good public transport network, and where development is provided such that walking and cycling become attractive propositions and thus the everyday mode of travel.

2.6: Making effective use of land

The Hailsham Neighbourhood Plan sets out the following policies that aim to make effective use of land:

Policy HAIL HD1: High Quality Design	2019 NPPF ref. (para)- 117-123 [2012 NPPF ref. (para)- 17 & 111]
Policy HAIL HD2: Small scale residential development and householder extensions	
Policy HAIL EMP1: Providing for a mix of employment opportunities	
Policy HAIL TC1: Hailsham Town Centre	
Policy HAIL TC2: Town centre design principles	
Policy HAIL TC4: Town centre car parking	

The NPPF, at para. 117, states that 'planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses'. It encourages the use of brownfield land and the development of under-utilised land and buildings which could be used more effectively, including, for example, at para 118 (d), car parks. This is reflected in the Neighbourhood Plan.

Policy HAIL HD2 welcomes applications for development involving the reuse of previously developed land. Equally, Policy HAIL EMP1 welcomes applications for new employment space within the town-centre and existing built-up area, making best use of land and contributing to reduced levels of out-commuting.

Policies in the Hailsham Neighbourhood Plan welcome new development within the town centre that helps contribute to the vitality and viability of the centre, including new retail, residential and other commercial space. Policy HAIL TC1 also encourage reuse of empty and vacant space, including that on upper storeys above retail units. Policy HAIL TC2 establishes principles for the built form, including appropriate building heights. Policy HAIL TC4

encourages opportunities to rationalise the supply of surface car parking to make more efficient use of the land.

The NPPF also recognises that supporting the efficient use of land also means responding to the prevailing character and setting of an area (para 122 (d)) and of securing well-design, attractive and healthy places (para 122 (e)). Para 123 then goes on to state that development should ‘make optimal use of the potential of each site’.

This is reflected through the design principles contained within the Neighbourhood Plan, particularly those in Policy HAIL HD1 which requires proposals for development to optimise the capacity of the site, responding appropriately to the landscape, scale and character of the existing built form.

Furthermore, the overarching concept for Hailsham as the ‘ten-minute town’ also responds to the NPPF in that it promotes the creation of compact and walkable mixed-use places and, by extension, more effective use of land to help deliver more sustainable patterns of development.

2.7: Achieving well-designed places

The Hailsham Neighbourhood Plan sets out the following policies that aim to achieve well designed places in the Hailsham neighbourhood plan area:

Policy HAIL D1: High Quality Design	NPPF re. (para)- 124-132 [2012 NPPF ref. (para)- 56-68]
Policy HAIL D2: Small scale residential development and householder extensions	
Policy HAIL D3: Innovation and variety	
Policy HAIL D4: Design for self and custom build homes	
Policy HAIL D5: Residential Car Parking Design	
Policy HAIL GS1: Natural and amenity green space	
Policy HAIL GS2: Open space within major development areas	
Policy HAIL GS3: Pevensey Levels	
Policy HAIL TOU1: Tourism	
Policy HAIL SD1: Development frameworks	
Policy HAIL SD2: Design principles	
Policy HAIL SD3: Design codes and quality	
Policy HAIL TC2: Town centre design principles	
Policy HAIL TC3: Town centre heritage assets	
Policy HAIL TC5: Shopfronts	
Policy HAIL TC6: Streets and spaces in the town centre	

This section of the NPPF stresses the importance of high quality design in buildings and places. A number of the policies in the Hailsham Neighbourhood Plan attempt to encourage high quality design: Policy HAIL D1 requires that all new development in Hailsham contributes to the creation of high quality places, by integrating well with existing neighbourhoods, contributing to the public realm and creating safe and accessible places. This policy seeks to ensure that the design of new buildings includes flexibility and adaptability to ensure that they can respond to changing needs. Policy HAIL SD2 establishes design principles by which major development proposals should follow in order to achieve places of character and interest that respond to Hailsham’s built form.

In accordance with para 125 the following policies identify the special qualities of Hailsham and specify how this should be reflected in development: Policy HAIL SD3 and supporting text encourage the production of design codes for any major development, which should cover building heights, depths and widths, street typologies, and landscape and façade treatment. Policy HAIL D3 meets the NPPF’s aims by ensuring that proposals are bespoke and respond to local design cues to create a sense of place. Policy HAIL GS3 requires that

development responds to the local landscape context, by ensuring that development adjacent to the Pevensey Levels demonstrates that there will be no detrimental impacts to the SSSI. Policy HAIL TC3 also ensures that the local historical context is responded to in development by ensuring the preservation and enhancement of heritage assets in the Town Centre. Policy HAIL TOU1 required that applications for new tourism development demonstrate that they respond to the local area and are in keeping with the local style to reinforce local distinctiveness.

A number of policies in the Neighbourhood Plan refer to the need for high quality design of residential buildings supporting the NPPF's overall aim to achieve the creation of high quality buildings and places: Policy HAIL D2 supports applications for small scale and infill development on PDL as long as development is in keeping with the character of the existing built form and does not unduly impact upon neighbouring amenity. This policy also required extensions to existing buildings to be responsive to local context and be of high-quality design. Policy HAIL D4 and supporting text encourages the high-quality design self and custom build housing as parts of major developments or on smaller-scale sites, through Plot Passports which summarise the design parameters for given plots to inform housebuilders what they are allowed to build on the plot.

A number of policies in the Hailsham Local Plan also require a high-quality design response in the public realm to establish or maintain a strong sense of place as required by para. 127 of the NPPF. Firstly, policy HAIL SD1 requires that major development sites demonstrate good placemaking in development frameworks. Policies HAIL TC2 and TC6 respond to the NPPF's aims by enhancing the quality of the public realm in the Town Centre ensuring that proposals reflect the local vernacular to contribute positively to the quality and character of the Town Centre and through establishing a network of well-designed social and civic spaces. Policy HAIL D5 encourages high quality design in the public realm through the design of residential parking, encouraging the provision of overlooked, on-street parking that has its impact reduced by street trees, which helps to create an uncluttered street and a safer public realm. Finally, Policies HAIL GS1 and GS2 consider the creation of natural and amenity green space and open space; these policies support proposals that enhance the quality of public spaces within the built-up area and ensure that green space is accessible from development, integrated into the development and overlooked by the new frontages.

A Character Area Assessment has also been undertaken to better understand local characteristics and positive features within the area that should be responded to and reflected within new proposals. The Character Area Assessment sits behind the Neighbourhood Plan and should be considered by applicants and decision-takers.

2.8: Meeting the challenge of climate change, flooding and coastal change

The Hailsham Neighbourhood Plan sets out the following policies that aim to meet the challenge of climate change and flooding:

Policy HAIL AT1: Active travel	2019 NPPF ref. (para)- 148-169 [2012 NPPF ref. (para)- 93-108]
Policy HAIL AT2: The Cuckoo Trail	
Policy HAIL AT3: Public transport	
Policy HAIL GS1: Natural and amenity green space	
Policy HAIL GS3: Pevensey Levels	
Policy HAIL AQ1: Charging points for electric vehicles	
Policy HAIL AQ2: Sustainable design and construction	
Policy HAIL AQ3: High energy efficient buildings	
Policy HAIL AQ4: Renewables	
Policy HAIL TC6: Streets and spaces in the town centre	

There are a number of policies in the Plan which seek to address climate change through the planning of development and movement throughout the town in a way that promotes active travel as an alternative to use of the car: HAIL AT1, HAIL AT2, HAIL AT3, and HAIL TC6. Policy HAIL AQ1 attempts to tackle climate change through facilitating the use of electric cars in new developments, by providing electric parking points which are available immediately.

Policy HAIL AQ3 attempts to meet the NPPF's aims in para. 151 which states that plans should encourage the use and supply of renewable and low carbon energy and heat: Policy Hail AQ3 promotes renewable energy sources in house building, encouraging developments with buildings that have a net emission rate of zero or below, or are proposed to be certified Passivhaus. Policy HAIL AQ4 encourages the use of renewable and low carbon energy through encouraging community initiatives to deliver these in appropriate locations.

Policy HAIL GS1 meets the NPPF's aim to challenge flooding by encouraging the introduction of tree planting, landscaping and sustainable urban drainage within built up areas. HAIL GS3 also meets this aim by encouraging SUDs and natural drainage features in developments adjacent to the Pevensey Levels.

Additionally, the design principles established within the Plan reflect good practice in placemaking and have been informed by consideration of sustainability advice established within LEED. LEED, standing for Leadership in Environmental and Energy Design, is a certification programme developed by the US Green Building Council (USGBC). LEED is recognised globally as the standard to adhere to when seeking to demonstrate resource efficient development and creation of sustainable places. The Neighborhood Development rating system forming part of LEED was developed in conjunction with The Congress for New Urbanism and the US Natural Resources Defense Council.

2.9: Conserving and enhancing the natural environment

The Hailsham Neighbourhood Plan sets out the following policies that aim to conserve and enhance the natural environment:

Policy HAIL HRA1: Habitat Regulation	2019 NPPF ref. (para)- 170-183 [2012 NPPF ref. (para)- 109-125]
Policy HAIL D2: Small scale residential development and householder extensions	
Policy HAIL AT2: The Cuckoo Trail	
Policy HAIL GS1: Natural and amenity green space	
Policy HAIL GS3: Pevensey Levels	

Policy HAIL HRA1 helps to protect and enhance valued landscapes as required in para. 170 of the NPPF through requiring that development demonstrates that there will be no harmful impacts on the Pevensey Levels SSSI, Ramsar Site and SAC, and the Lewes Downs Special Area of Conservation and Ashdown Forest Special Area of Conservation. The policy requires that development that does cause harm is mitigated against. The policy reflects advice within the emerging Wealden Local Plan and has been inserted specifically upon the advice of the District Council, who has provided appropriate wording for inclusion in the Plan such that the policy accords with the regulations and the emerging Local Plan.

Policy HAIL GS3 also protects and enhances a valued landscape, through requiring that development adjacent to the Pevensey Levels will need to demonstrate that there are no detrimental impacts to the setting and quality of the Pevensey Levels, and applications will be required to provide green space along the non-built-up edge of the growth area, creating an area of natural green space to be protected for biodiversity and ecological purposes.

Policies in the Hailsham Neighbourhood Plan meet the NPPF's aim in para 174 to promote the conservation, restoration and enhancement of priority habitats: Policy HAIL AT2 meets the NPPF's aims by supporting the enhancement of the environmental quality of the habitat, biodiversity and tress along the Cuckoo Trail. Policy HAIL GS1 meets the NPPF's supports proposals that connect, enhance and retain existing wildlife habitats.

Policy HAIL D2 meets the NPPF's aim to enhance the natural and local environment (para. 170) by encouraging the reuse and redevelopment of previously developed land within Hailsham's built up area.

2.10: Conserving and enhancing the historic environment

The Hailsham Neighbourhood Plan sets out the following policies that aim to conserve and enhance the historic environment:

Policy HAIL D1: High Quality Design	2019 NPPF ref. (para)- 184-202 [2012 NPPF ref. (para)- 126-141]
Policy HAIL D2: Small scale residential development and householder extensions	
Policy HAIL AQ4: Renewables	
Policy HAIL TC3: Town centre heritage assets	
Policy HAIL TC5: Shopfronts	

Policy HAIL D1, HAIL D2, HAIL AQ4 and HAIL TC3 meet the NPPF's aims in paras. 184 and 185, which seek the conservation and enhancement of heritage assets to ensure their enjoyment. Policy HAIL TC5 ensures that historic environments are conserved by ensuring that shopfronts and commercial properties are well proportioned and enhance the character of the building and the Conservation Area as a whole. The accompanying Character Area Assessment also identifies local features and materials which applicants should seek to reflect and respond to.

3. Sustainable development



3.1: Achieving sustainable development

The 2012 NPPF states in paragraph 14 that the presumption in favour of sustainable development is at the heart of the NPPF and *'should be seen as a golden thread running through both plan-making and decision-taking'*.

The 2018 NPPF (updated 2019) also promotes sustainable development, stating that the *'purpose of the planning system is to contribute to the achievement of sustainable development'*. Sustainable development is defined as *'meeting the needs of the present without compromising the ability of future generations to meet their own needs'*.

Similarly to the 2012 NPPF the 2019 version continues to view 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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- *Environmental*: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following tables (Tables 2 – 4) 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.

Table 2: How the Neighbourhood Plan contributes to economic sustainability

Economic	
NPPF definition: 'Building a strong, responsive and competitive economy'	
Neighbourhood Plan Objectives	<ul style="list-style-type: none"> Existing pedestrian and cycling routes are preserved and enhanced. The Cuckoo Trail will be improved as a multi-functional route for tourism, travel and recreation, further linking Hailsham to its surrounding communities. Protect and encourage the development of retail and commercial spaces which meet identified local need, to support new and existing small businesses and local retailers whilst also attracting inward investment into Hailsham. Support existing retailers in Hailsham and encourage a diversification of the retail and leisure offers in the town to attract new shoppers and visitors.
Neighbourhood Plan Policies	<p>Policy HAIL AT2: The Cuckoo Trail</p> <p>Policy HAIL EMP1: Providing for a mix of employment opportunities.</p> <p>Policy HAIL TOU1: Tourism</p> <p>Policy HAIL TC1: Hailsham town centre</p>
Commentary	<p>The Hailsham Neighbourhood Plan notes that the area benefits from proximity to a number of natural landscape environments that are visited by day-trippers, however the town itself does not capture the benefit of this high visitor footfall to the surrounding areas. The Plan therefore aims to integrate the area more successfully with enhanced walking and cycling routes to encourage day-trippers to also visit Hailsham town centre.</p> <p>The plan also encourages economic development in the town centre in order to broaden the retail offer and enhance the town centre as a location for shopping and to contribute to the evening and night-time economy in the town centre. The plan encourages the development of quality office and business accommodation to increase economic activity in the town centre. Finally, the plan supports the diversification of the business offer in the main employment areas, and opportunities to provide flexible employment space that supports small and medium size businesses in employment areas.</p>

Table 3: How the Neighbourhood Plan contributes to social sustainability

Social	
NPPF definition: 'Support strong, vibrant and healthy communities'	
Neighbourhood Plan Objectives	<ul style="list-style-type: none"> • Development delivers the necessary facilities and infrastructure in accessible locations for existing and new communities alike. • Encourage the appropriate re-development of previously developed land to help meet housing need and encourage the regeneration of Hailsham Town Centre.
Neighbourhood Plan Policies	<p>Policy HAIL D1: High Quality Design</p> <p>Policy HAIL AT1: Active travel</p> <p>Policy HAIL AT3: Public transport</p> <p>Policy HAIL GS1: Natural and amenity green space</p> <p>Policy HAIL GS2: Open space within major development areas</p> <p>Policy HAIL CF1: Community facilities</p> <p>Policy HAIL SD1: Development frameworks</p> <p>Policy HAIL SD2: Design principles</p> <p>Policy HAIL TC1: Hailsham town centre</p> <p>Policy HAIL TC6: Streets and spaces in the town centre</p>
Commentary	<p>The plan encourages the provision of community facilities, such as education, healthcare, childcare facilities and community halls in new and existing developments and in the town centre. Green space is encouraged in new developments to provide opportunities for community uses, such as gardening and food production. The Plan acknowledges that such facilities and active travel routes can contribute towards good placemaking in new developments. The Plan supports the seamless integration of new and existing communities to ensure that communities are cohesive.</p> <p>The Plan also encourages the community facilities to be provided within walking and cycling distance from homes. Walking and cycling facilities should be safe and convenient to use and should provide connections between residential, retail, leisure and community uses. Public transport proposals should provide express connections to Polegate railway station.</p> <p>Throughout the Plan, policies encourage the improvement of the quality of the public realm to facilitate civic spaces and create safe communities. Particular attention is given to improving the public realm in the town centre for people to relax and interact with each other.</p>

Table 4: How the Neighbourhood Plan contributes to environmental sustainability

Environmental	
NPPF definition: 'Contribute to protecting and enhancing our natural, built and historic environment'	
Neighbourhood Plan Objectives	<ul style="list-style-type: none"> • New developments will create well connected, attractive cycling and pedestrian routes, providing seamless integration with the existing urban areas and public green spaces to encourage a reduction in car-based travel. • Existing habitats and green infrastructure networks are protected and enhanced through sensitive development to encourage local habitat improvement and creation. • The character and setting of Hailsham's conservation area, statutory listed buildings and locally listed buildings are protected by fostering a high-quality design approach which promotes design innovation and reinforces the distinct local character areas of Hailsham. • Improve local air quality and provide reductions in carbon emissions by supporting local renewable energy generation.
Neighbourhood Plan Policies	<p>Policy HAIL HRA1: Habitat Regulations</p> <p>Policy HAIL D2: Small Scale residential development and householder extensions</p> <p>Policy HAIL AT1: Active travel</p> <p>Policy HAIL AT2: The Cuckoo Trail</p> <p>Policy HAIL AT3: Public transport</p> <p>Policy HAIL GS1: Natural and amenity green space</p> <p>Policy HAIL GS3: Pevensey Levels</p> <p>Policy HAIL AQ1: Charging points for electric vehicles</p> <p>Policy HAIL AQ2: Sustainable design and construction</p> <p>Policy HAIL AQ3: High energy efficient buildings</p> <p>Policy HAIL AQ4: Renewables</p> <p>Policy HAIL TC3: Town centre heritage assets</p> <p>Policy HAIL TC5: Shopfronts</p> <p>Policy HAIL P1: Community infrastructure levy</p>
Commentary	<p>Throughout the Plan, consideration is given to the protection of and mitigation of impact to local sites, such as the Pevensey Levels SSSI, Ramsar Site and SAC, the Lewes Downs SAC and the Ashdown Forest SAC. The Plan encourages the provision of green and natural space that facilitates wildlife and biodiversity in major developments.</p> <p>Active travel is encouraged throughout the plan through connected walking and cycling routes in an attempt to decrease car usage and thus mitigate climate change. Environmental sustainability is also encouraged in the design and construction of developments, and community initiatives that deliver renewable and low carbon energy schemes are encouraged.</p> <p>Consideration is given throughout the plan to preserving and enhancing heritage assets and the ancient market town character of Hailsham.</p> <p>Finally, the Plan seeks to channel CIL payments to projects aligned with providing and enhancing natural space, active travel routes and improving the character of the appearance of the town centre.</p>

4. The development plan



4.1: Overview of development plan status

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.

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 that such policies should help to deliver⁵:

- Housing (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 adaptation.

For Wealden, these are set out in the Core Strategy. The Core Strategy was approved by Full Council in November 2012 and formally adopted in February 2013. It covers the period 2013 to 2027.

The Inspector who examined the Core Strategy recommended that it be adopted subject to making a number of modifications, including the introduction of a clear commitment to commencing an early review of the Core Strategy. That review is now being undertaken and the new Local Plan is being prepared by Wealden Council at the same time as this Neighbourhood Plan (and was submitted in January 2019). Additionally, work by Wealden Council on the Strategic Sites identified in the Core Strategy was submitted for examination in 2014 but eventually withdrawn in 2015, with the District Council instead deciding to progress with work on the new Local Plan. Therefore, until the new Local Plan is adopted, the Core Strategy, plus those policies ‘saved’ from the previous Wealden Local Plan adopted in 1998 are used for determining planning applications. A non-statutory Local Plan was prepared by Wealden District Council in 2005 but this carries little weight. The 1998 saved policies are considered in this section of the Basic Conditions Statement where appropriate, though are dated, and the main strategic policies for consideration are contained in the Core Strategy. The Affordable Housing Delivery Local Plan, 2016, also comprises part of the development plan.

However, it is also important that the Neighbourhood Plan looks forward and responds to the direction of travel established in the emerging Local Plan for Wealden. This Basic Conditions Statement thus also shows how the Neighbourhood Plan aligns with the

⁵ See para 20, NPPF, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf, accessed Feb 2019

emerging Local Plan. Indeed, it has also made use of the evidence base underpinning the emerging Local Plan, representing the most recent and up-to-date position across a wide range of issues.

This section of the Basic Conditions Statement demonstrates that the Neighbourhood Plan is in conformity with the strategic policies of the development plan.

4.2: Adopted Wealden Core Strategy (2013)

Strategic policies in the Core Strategy⁶ of relevance to the Neighbourhood Plan are outlined below, with a response to these provided demonstrating general conformity.

WCS1 Provision of Homes and Jobs 2006-2027

The Core Strategy establishes the housing and employment growth targets for the district as a whole. The Neighbourhood Plan does not seek to allocate sites for development and so doesn't challenge or amend these figures. Rather, the Neighbourhood Plan accepts that growth and development will come forward in the future and sets our policies and principles that seek to ensure this comes forward in the best way possible, responding to best practice and facilitating improvements to the quality of the town centre and town-wide infrastructure. The Neighbourhood Plan is encouraging of new homes and employment opportunities, particularly within the built-up area.

Policy WCS1 notes that a review of the Core Strategy should commence in 2015. That is now underway. Through production of the Neighbourhood Plan, the evidence informing this review has been considered.

WCS2 Distribution of Housing Growth 2006-2027

The Core Strategy notes that over the period 2006-27, land will be allocated for 2,945 new homes, of which 1,300 comprise new allocations. The Neighbourhood Plan recognises that growth will take place, and that locations will be determined through the Core Strategy (and emerging Local Plan). The Neighbourhood Plan works with the Core Strategy and puts in place policies that provide more information on the design quality of new development and how it should integrate with existing neighbourhoods.

WCS3: Distribution of Employment (B Class) and Retail (Convenience and comparison)

The Core Strategy says that land will be allocated for 8,650 sqm of employment floorspace and 6,230sqm retail floorspace in Hailsham and Hellingly. The Neighbourhood Plan does not allocate land, nor establish a figure of growth for new uses. However, it does support growth and diversification of employment opportunities (See Policy HAIL EMP1) and town centre retail (Policy HAIL TC1).

WCS4: Strategic Development Areas

The Core Strategy identifies two main growth areas at Hailsham: SD2, land to the east of Hailsham, for 600 dwellings; and SD3, land to the north of Hailsham, for 700 dwellings, employment and retail floorspace. Much of allocation SD3 falls outside the Neighbourhood Plan area (in Hellingly). As noted above, the Neighbourhood Plan does not establish growth figures for Hailsham, nor allocate sites. However, it accepts that growth will take place and establishes principles that seek to deliver good quality new development.

⁶ See: http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy, accessed March 2018

WCS5: Managing the release of Housing Land

The Core Strategy notes that the release of land for development will be dependent on the timely delivery of infrastructure, and that the adequacy of the housing land supply will be regularly monitored and updated. The Neighbourhood Plan emphasises the importance of infrastructure delivery (see section entitled 'Complete neighbourhoods') and in Policy HAIL SD1 requires delivery of appropriate infrastructure items. Policy HAIL CF1 also supports provision of new social and community infrastructure to support housing growth. Where possible, the Neighbourhood Plan says that this infrastructure should be provided during early phases of development to help build a sense of community and integrate with existing communities.

WCS6: Rural areas strategy

This Core Strategy policy covers rural areas and is not relevant to the Hailsham Neighbourhood Plan.

WCS7: Effective provision of infrastructure

This Core Strategy policy states that the release of land for development is conditional upon there being sufficient infrastructure capacity for the new development, including provision of new infrastructure where required. This is echoed in the Neighbourhood Plan through Policies HAIL SD1, CF1, GS1 and GS2, requiring delivery of new social and community infrastructure, physical infrastructure, and green infrastructure. Flexible multi-functional community buildings are encouraged within the Neighbourhood Plan, allowing for the widest possible use and activity. The importance of waste water capacity is noted in the Neighbourhood Plan, particularly with regard to the Pevensey Levels, with Policy SD1 noting that waste water and drainage strategies need agreeing with the relevant organisations. Policy SD1 also requires applicants for major growth areas to demonstrate, through production of development frameworks, how and when infrastructure will be delivered, and the mechanisms for doing so where any growth areas involves multiple land ownerships.

WCS8: Affordable Housing

This Core Strategy policy establishes the thresholds for delivery of affordable housing. It also notes that such housing should be designed such that it is indistinguishable from market housing. The Neighbourhood Plan does not specify targets for provision of affordable housing, and thus defers to existing policy on this. However, it does say that a mix of housing types should be provided (Policy HAIL SD2) and establishes good design principles (Policy HAIL D1 – D3) that are appropriate to all tenure types. Encouragement is also given to self and custom-build homes (Policy HAIL D4), which can contribute a different housing product and level of affordability.

WCS9: Rural exception affordable housing

Rural exception sites are not addressed in the Neighbourhood Plan. Existing policies are thus deferred to in this instance.

WCS10 and 11: The Travelling Community

The Neighbourhood Plan does not include site allocations or development figures. Existing policy in the Core Strategy is instead deferred to in relation to matters associated with sites and requirements for the Travelling Community.

WCS12: Biodiversity

The Core Strategy notes that the District Council will seek to prevent loss of habitats and instead seek to maximise opportunities to achieve a net gain in biodiversity, to improve and enhance existing provision. This policy also acknowledges the sensitive nature of the Ashdown Forest Special Area of Conservation and need to mitigate development impacts on this.

The Neighbourhood Plan, at Policy HAIL HRA1, requires any proposals for development to be accompanied by a full Habitats Regulation Assessment of the potential impacts of development. This policy has been inserted upon advice from Wealden District Council and follows wording provided by the District Council. Policy HAIL D2 notes that development should not result in the loss of amenity green space, nor adversely impact on biodiversity. Policy HAIL AT2 supports proposals that will enhance the environmental quality of the habitat, biodiversity and trees along the Cuckoo Trail. Policy HAIL GS1 supports proposals that provide new wildlife habitats, as well as those which better connect, enhance and retain existing wildlife habitats. Opportunities to improve the quality of the multi-functional landscape are also supported. Policy HAIL GS3 requires development close to the Pevensey levels to incorporate green areas for the protection of biodiversity and ecology. Policy HAIL SD1 requires applicants for major growth areas to prepare green infrastructure plans setting out the network and typology of green spaces, links and areas of ecological importance within the development area.

WCS13: Green infrastructure

The Core Strategy seeks to protect and enhance green infrastructure. Development proposals will not be permitted that result in a loss of open space, and all new residential development should provide appropriate levels of open space provision.

The Neighbourhood Plan, at Policy HAIL GS1, supports proposals that create new areas of green space. Policy HAIL GS2 requires new development to provide a mix of open space in line with existing policy standards. This policy also says that such spaces should be well designed, accessible and overlooked, such that they are safe and useable by all.

WCS14: Presumption in favour of Sustainable Development

The Core Strategy notes that the Council takes a positive approach to development as reflected in the NPPF. As noted in Sections 2 and 3 of this Basic Conditions Statement, the Hailsham Neighbourhood Plan has been prepared in response to the NPPF and facilitates sustainable development. It promotes high quality new development, access for all, a strengthened town centre, green space provision and delivery of high sustainability credentials through the design and construction of new development.

4.3: Saved policies from the Wealden Local Plan (1998)

As of 27 September 2007 a number of policies in the Wealden Local Plan⁷ were saved by approval of the Secretary of State under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004. The policies in the 1998 Local Plan are set in the context of Regional Planning Guidance for the South East, published in 1994 and East Sussex County Structure Plan, adopted 1991, and the Deposit Draft Replacement version of this, published 1996.

⁷ See:

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Former_Local_Plan/Planning_Adopted_Wealden_Local_Plan_1998.aspx, accessed March 2018

The Strategic Policies within this have been replaced by a combination of the adopted Core Strategy and the NPPF. Previous sections of this Basic Conditions demonstrate conformity with those documents and the achievement of sustainable development.

For comprehensiveness, key policies of relevance to the Neighbourhood Plan area, and conformity with these, are outlined in Table 5.

Table 5: Summary of conformity of Neighbourhood Plan to 1998 saved Local Plan policies

1998 Saved Local Plan Policies	Hailsham Neighbourhood Plan response
EN1: Sustainable development	Although the Neighbourhood Plan does not propose to allocate sites, the Plan does promote and encourage sustainable development in regard to location, layout, energy and waste management, in accordance with EN1. This is promoted in Policy HAIL D2 for example, which encourages the reuse and redevelopment of previously developed land within the built-up area of Hailsham to ensure that development occurs in sustainable locations in close proximity to facilities and services. A number of policies in the Plan (HAIL D1, HAIL AT1, HAIL GS1, HAIL GS2, HAIL GS3, HAIL CF1) encourage the layout of development such that it promotes active travel, locates community facilities and green space in close proximity to residents, and has regard to sites of importance, such as the Pevensy Levels. Other policies promote sustainability in developments in regard to energy usage in terms of promoting sustainable design and construction (HAIL AQ2), energy efficient buildings (HAIL AQ3) and renewable energy schemes (HAIL AQ4).
EN2: Development pattern	Policy HAIL D2 conforms with this policy, as it encourages development to mimic the existing settlement pattern through the use of previously developed land within the existing built up area. Policy HAIL AT3 conforms with this policy by supporting development proposals that are located in close proximity to public transport services.
EN7: Ashdown Forest	Policy HAIL HRA1 is in conformity with this policy as it requires policies located in proximity to the Ashdown Forest SAC to be accompanied by a full HRA assessment of the potential impacts of the development. It then requires any impact to be mitigated with suitable compensatory measures.
EN15: Designated conservation sites	Policy HAIL HRA1 is in conformity with this policy as it requires policy located in proximity to the Ashdown Forest SAC, the Pevensy Levels and Lewes Downs to undergo a HRA to assess its impact and mitigate any impacts that it development would have on these sites.
EN19: Development within conservation areas	Policy HAIL TC2 conforms with EN19 as it requires applications in the conservation area to reflect the local vernacular through the scale and design for buildings and use of materials. This policy requires proposals in the town centre to contribute positively to the quality and character of the area.
EN27: Layout and design of development	Policy HAIL D1 conforms with this policy as it requires development to respond to the amenity of an area, considering matters such as overlooking, natural light and amenity space, as required by EN27. This policy also requires proposals to respond appropriately to the scale, character, materials, grain and architectural rhythm of the existing built form, as expressed by EN27. HAIL D1 also requires places to be well designed to create safe places.
EN28: Design of development for people with disabilities	Policy HAIL D1 accords with this as it requires development to be designed in a way that is accessible for all.

HG6: Crime prevention in new housing developments	Policy HAIL D1 is in conformity with this policy as it requires development to be well designed to create safe places. Policy HAIL AT1 requires that active travel routes in new developments must be laid out in such a way to allow for the natural surveillance of routes.
HG7: Energy consideration in new housing developments	Policy HAIL AT1 is in conformity with this policy as it requires developments to be designed and connected in a way that promotes active travel over the use of the car. Policies HAIL AQ2 and HAIL AQ3 requires developments to embed sustainable design and construction techniques.
HG10: Extensions to dwellings in development boundaries	Policy HAIL D2 conforms with this policy as it supports extensions to dwellings so long as the development is in keeping with the character of the existing built form, expressed through density, scale, height, massing, materials and frontages. It also requires that there should be no adverse impact on residential amenity of the area, in accordance with HG10.
BS4: Business development within towns	Policies HAIL EMP1 and HAIL TC1 conform with this policy as they welcome the provision of flexible employment space and small and medium sized businesses in the town centre.
SH2: Main Shopping Areas	Policy HAIL TC1 is in conformity with this policy as it encourages the broadening of the retail offer in the town centre to establish the centre as a main shopping area.
SH3: Service uses within main shopping areas and SH5: Business uses within the main shopping areas	Policy HAIL TC1 conforms with this policy as it encourages proposals that contribute to an improved range of quality of office and business accommodation in the town centre.
SH6: Residential uses within main shopping areas	Policy HAIL TC1 conforms with this policy as it encourages residential development above ground floor level.
TR13: Footpaths and bridleways	Policies HAIL D1 and HAIL AT1 conform with this policy as they encourage developments to provide safe and convenient pedestrian routes which link to the existing network.
TM1: Tourist attractions and facilities	Policy HAIL TOU 1 is in conformity with this policy, as it supports applications for new tourism development so long as development accords with the local area.
LR8: Community Halls	Policy HAIL CF1 conforms with this policy as it supports applications to enhance and provide community facilities, such as community halls.

4.4: Affordable Housing Delivery Local Plan (2016)

Policy AFH1 of this document⁸ establishes development thresholds triggering the delivery of affordable housing and, where triggered, the mix of affordable housing types to be provided. This supersedes the adopted Core Strategy Policy WCS8.

As noted in the previous section, the Hailsham Neighbourhood Plan does not specify targets for provision of affordable housing, and thus defers to existing policy on this. However, it does say that a mix of housing types should be provided (Policy HAIL SD2) and establishes good design principles (Policy HAIL D1 – D3) that are appropriate to all tenure types. Encouragement is also given to self and custom-build homes (Policy HAIL D4), which can contribute a different housing product and level of affordability.

⁸ See:

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Affordable_Housing_Delivery_Local_Plan/Affordable_Housing_Delivery_Local_Plan.aspx, accessed March 2018

4.5: Emerging Wealden Local Plan (2017)

At the time of preparing the original version of the Basic Conditions Statement in April 2018 the most recent version of the emerging Wealden Local Plan was that discussed at Full Council on 22 March 2017⁹. The March 2017 version of the draft Local Plan represented the direction of travel at the time, establishing the scale and distribution of growth to be accommodated across the District over the period to 2028. The evidence prepared to support this represented the most up-to-date picture with regard to matters such as housing need, employment and green infrastructure. The evidence was used to help inform the production of the Neighbourhood Plan. Although the main test for conformity in the Basic Conditions is with the adopted development plan (i.e.: the Wealden Core Strategy), Planning Practice Guidance states:

*‘Although a draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a Neighbourhood Plan is tested’.*¹⁰

Ongoing liaison between Wealden District Council and Hailsham Town Council during production of the Neighbourhood Plan, as well as use of the emerging evidence base¹¹ underpinning the new Local Plan, has helped inform and shape the policies in the Neighbourhood Plan such that they meet the Basic Conditions.

Policies in the emerging Local Plan of relevance to the Neighbourhood Plan are outlined below (in Table 6), with a response to these provided demonstrating general conformity. The emerging Local Plan notes in paragraph 1.15 that it is the first section of the document that covers all strategic policies for the District. This is taken to mean those policies included within sections 5 – 11 of the Plan. Other sections then relate to specific locations or provide development management policies. These are considered in Table 6 as appropriate.

Table 6: General conformity of the Neighbourhood Plan with the emerging Wealden Local Plan

Emerging Local Plan Policy	Hailsham Neighbourhood Plan Response
AF1: Ashdown Forest Special Area of Conservation	The emerging Local Plan requires a full HRA of the potential impacts of proposed development and mitigation measures to be submitted prior to determination of a planning application. The Neighbourhood Plan, as advised by Wealden District Council, mirrors this policy.
WLP1: Provision for Homes and Jobs	This emerging policy establishes the district wide scale of growth over the Plan period. The Neighbourhood Plan does not seek to allocate sites nor provide a different growth figure. Rather, it accepts that development will take place in the Plan period and encourages this to be of a high-quality, enhancing quality of life for all in Hailsham.
WLP2: Gypsy and Traveller Provision	The Neighbourhood Plan does not include allocations for Gypsy and Traveller Provision, but does acknowledge that should areas of growth come forward as identified in the emerging Local Plan, then these include provision for Gypsy and Travellers.

⁹ See Agenda and minutes of Full Council, 22 March 2017:

<http://council.wealden.gov.uk/ieListDocuments.aspx?CId=299&MId=4336&Ver=4>, accessed March 2018

¹⁰ Paragraph: 009 Reference ID: 41-009-20160211, <https://www.gov.uk/guidance/neighbourhood-planning--2>, accessed March 2018

¹¹ See:

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Evidence_Base/PPolicy_Evidence_Base.aspx, accessed March 2018

WLP3: Development Boundaries	This emerging policy notes that the principle of development is acceptable, subject to other policies, within the settlement boundary of Hailsham. The Neighbourhood Plan, at policies HAIL D2 and HAIL EMP1 reflect this and encourage applications for new housing and employment growth within the built-up area (as defined in the existing Core Strategy or as redrawn by the new Local Plan once adopted)
WLP4: Outside of Development Boundaries	This policy seeks to restrict development outside development boundaries. The Neighbourhood Plan does not allocate sites and, as noted above, encourages applications within the built-up area. Support is also given in Policy HAIL TC1 for growth within Hailsham Town Centre.
WLP5: Distribution of Homes within Sustainable Settlements	This policy outlines the scale of housing growth to be accommodated in Hailsham over the Plan period. The Neighbourhood Plan accepts the scale of growth in the emerging Local Plan and responds to this by establishing principles for good growth and development.
WLP6: Housing in Unsustainable Settlements	This policy is not relevant to the Hailsham Neighbourhood Plan
WLP7: Employment and Retail Land	This policy notes that 30,000 sqm of B1, B2 and B8 floorspace will be accommodated in Hailsham in the Plan period. Most of this is likely to be accommodated along the A22 at Lower Dicker and is thus outside the Neighbourhood Plan area. However, the policy also refers to the delivery of flexible units for small and medium enterprises. This is acknowledged in Policy HAIL EMP1 of the Neighbourhood Plan, which supports new employment floorspace and diversification of this to provide new employment opportunities in Hailsham. Such floorspace is also welcomed in the town centre where it is complementary to other uses.
WLP8: Distribution of Retail Floorspace	This policy establishes the quantum of convenience and comparison floorspace to be accommodated in Hailsham. The Neighbourhood Plan welcomes new retail floorspace and improvements to the town centre (see Policy HAIL TC1) which, alongside public realm improvements and other initiatives will strengthen the town centre offer.
WLP9: Brownfield Land	This policy supports the development of brownfield land subject to residential amenity and other design and environmental policies. This is reflected in the Neighbourhood Plan at Policies HAIL D1, D2, EMP1 and TC1, which welcome new development in the built-up area that responds positively to local character.
WLP10: Release of Land	This policy allows for alternative sites to come forward should allocated sites not come forward. The Neighbourhood Plan does not allocate sites but does require all new development to respond positively to character and quality of place, integrating with the wider urban fabric.
WLP11: Managing the Delivery of Housing Land and Employment Land	This policy establishes the housing trajectory for the district and notes that growth will be subject to timely delivery of infrastructure. The Neighbourhood Plan recognises this and at policies HAIL GS2, GS3, CF1, AT1 and SD1 requires the provision of necessary green, social and physical infrastructure as part of development, and in a timely manner, to help build a sense of community. Several projects in the Neighbourhood Plan also promote provision of a number of infrastructure projects, including bus improvements (Project HAIL AT1) for example that will be kept under review through over the Plan period.

WLP12: Review of the Local Plan	Following adoption of the Local Plan, this policy provides for a possible review subject to certain criteria. The Hailsham Neighbourhood Plan will be kept under review and updated as appropriate over time subject to any Local Plan reviews.
INF1: Effective Provision of Infrastructure	This policy requires delivery of necessary infrastructure as part of new development and refers to use of CIL and s106 monies to contribute to these. The Neighbourhood Plan is keen that infrastructure is delivered in a timely fashion. This is particularly important for those possible future growth areas which straddle land ownerships. In such instances, policy HAIL SD1 notes that applicants will need to work together to show how infrastructure will be delivered, including liaison with the relevant service providers.
INF2: Infrastructure Development	This policy seeks to restrict the loss of infrastructure, particularly community infrastructure, and that, in most cases, new infrastructure should be delivered within development boundaries. Policy HAIL CF1 of the Neighbourhood Plan seeks to protect community facilities and requires new facilities where triggered through new development. It encourages these to be provided in accessible locations. The requirement for open space is outlined in Policy HAIL GS1, GS2 and GS3, with particular importance given to flood mitigation measures in locations close to the Pevensey Levels. Support is also given in the Neighbourhood Plan to provision of new electric vehicle charging points as part of new development (Policy HAIL AQ1) as well as renewable energy schemes (Policy HAIL AQ4), which will be considered against landscape and townscape character, biodiversity, heritage or cultural assets of amenity value.
INF3: Transport Infrastructure	A range of transport measures are outlined to improve access by all modes. This is very much at the heart of the Neighbourhood Plan, with the 'ten-minute town' concept in particular promoting patterns of development that make walking, cycling and public transport more attractive propositions. The Neighbourhood Plan, at Policies HAIL AT1, AT2 and AT3 focus on walking, cycling and public transport provision. Design policies in the Neighbourhood Plan also require applicants to show how they link into the existing movement network and provide for active travel (Policy HAIL D1, SD2 and TC2). Policies in relation to parking provision are also set out at Policy HAIL D5 and TC4, which seek to ensure that these are provided in appropriate locations. Furthermore, policy HAIL AQ1 encourages provision of electric vehicle charging points within new housing development and public parking areas. Alongside these policies the Neighbourhood Plan also identifies a number of Projects that seek to deliver improvements to the public realm, walking and cycling environment, and new, more frequent and faster bus services to Polegate and Eastbourne.
INF4: Site Access	This policy seeks to ensure that development provides appropriate access for all. This is reflected in the Neighbourhood Plan within design policies outlined in Policy HAIL D1, D2, SD2 and TC2. It is also reflected in policies promoting active travel (at Policy HAIL AT1, AT2 and AT3)
INF5: Safeguarding of Infrastructure	The projects covered by this policy in the emerging Wealden Local Plan are not relevant to the Hailsham Neighbourhood Plan.
EA1: Biodiversity	This policy seeks to protect existing areas of biodiversity and enhance this where possible, with particular attention paid to Special Areas of Conservation (SAC). This is reflected in Policy HAIL HRA1 which requires the impacts of development on the SACs to be fully tested and mitigation measures provided as appropriate.

	<p>Furthermore, Policy HAIL D2 notes that development should not result in the loss of amenity green space, nor adversely impact on biodiversity. Policy HAIL AT2 supports proposals that will enhance the environmental quality of the habitat, biodiversity and trees along the Cuckoo Trail. Policy HAIL GS1 supports proposals that provide new wildlife habitats, as well as those which better connect, enhance and retain existing wildlife habitats. Opportunities to improve the quality of the multi-functional landscape are also supported. Policy HAIL GS3 requires development close to the Pevensey levels to incorporate green areas for the protection of biodiversity and ecology. Policy HAIL SD1 requires applicants for major growth areas to prepare green infrastructure plans setting out the network and typology of green spaces, links and areas of ecological importance within the development area.</p>
EA2: Green Infrastructure	<p>This policy seeks to protect and improve the network of green infrastructure across the District. The Neighbourhood Plan, at Policy HAIL GS1, supports proposals that create new areas of green space. Policy HAIL GS2 requires new development to provide a mix of open space in line with existing policy standards. This policy also says that such spaces should be well designed, accessible and overlooked, such that they are safe and useable by all.</p>
EA3: Ashdown Forest	<p>This policy in the emerging Local Plan is primarily concerned with proposal for development with 10km of the Forest and is thus not directly applicable to the Neighbourhood Plan. However, the Neighbourhood Plan recognises the sensitive nature of the Forest and through Policy HAIL HRA1 requires a Habitats Regulation Assessment to be undertaken for all proposals within the district.</p>
EA4: Landscape Character	<p>This policy notes that proposals for development must be based on a clear understanding of landscape character and quality, with particular regard had to the Ashdown Forest and other areas of valued landscape. The Hailsham Neighbourhood Plan is in line with this, requiring new development to respond to landscape setting and character at Policy HAIL D1, D2, GS3, EMP1, T0U1, AQ4 and TC4. Although focused on the built-up area, a Character Area Assessment has also been prepared for Hailsham, highlighting local characteristics that should be reflected and responded to within proposals for new development.</p>
EA5: High Weald AONB	<p>This policy is not directly relevant to the Hailsham Neighbourhood Plan area.</p>
EA6: Setting of the South Downs National Park	<p>This policy is not directly relevant to the Hailsham Neighbourhood Plan area.</p>
EC1: Provision of Jobs	<p>This policy outlines how much new floorspace and related jobs will be supported in the South Wealden Growth Area (within which Hailsham is located). As noted previously, the Hailsham Neighbourhood Plan, at Policy EMP1, welcomes provision of new employment opportunities, including diversification of the types of employment floorspace provided. Opportunities that allow people to work from home, and thus reduce out-commuting, are also supported in the Neighbourhood Plan.</p>
EC2: Existing Employment Land	<p>This policy seeks to resist the loss of employment land. The Neighbourhood Plan does not have a policy that follows from this. As and when the new Local Plan is adopted, this policy will be used for any applications that result in the loss of employment land in Hailsham.</p>

EC3: New Employment Land	This policy supports the provision of new employment land. The Neighbourhood Plan, at policy HAIL EMP1 is equally supportive of new employment development for a mix of units.
EC4: Skills	The Hailsham Neighbourhood Plan does not have a specific policy addressing skills, though it does promote a diversified employment base responding to changing needs (Policy HAIL EMP1) as well as provision of social and community infrastructure (Policy HAIL CF1), which includes opportunities for education.
TC1: Town Centres and Retail	The Hailsham Neighbourhood Plan encourages new mixed-use development, including retail and other complementary uses, within the Town Centre (Policy HAIL TC1), with an improved town centre forming a strengthened civic heart.
TC2: Local Impact Threshold	The Hailsham Neighbourhood Plan does not establish growth figures for new retail floorspace. Where new development is proposed, and once the emerging Local Plan is adopted, applications above the thresholds established in this Policy will be subject to the impact assessment outlined.
TC3: Town Centre Uses	The Hailsham Neighbourhood Plan encourages a mix of complementary uses within the town centre in line with this policy, strengthening the vitality and vibrancy of the town centre.
South Wealden Growth Area: Policy SWGA1 - 34	<p>These policies in the emerging Local Plan establish the scale and distribution of growth likely to be required over the Plan Period in Hailsham. It also establishes the infrastructure requirements associated with this growth, and gives protection to the Pevensey Levels. Furthermore, these policies establish the growth opportunities for Hailsham Town Centre, and broad locations for this.</p> <p>The Neighbourhood Plan does not allocate land for growth and development, accepting that when the emerging Local Plan is adopted, this will establish the scale and direction of growth in Hailsham. The Neighbourhood Plan does though seek to flesh the nature and form of growth out, establishing more locally responsive policies with regard to design, access and relationship between future growth areas and existing communities. As with the emerging Local Plan, the Neighbourhood Plan also emphasises the importance of the Pevensey Levels, requiring HRA testing, green space and flood mitigation measures to be put in place. Growth of the town centre is also encouraged, as well as promoting more sustainable forms of movement that facilitate improved access for all and help address matters associated with congestion, air quality, health and social exclusion.</p> <p>The Neighbourhood Plan also seeks further detail on the form and nature of major growth locations on the edge of Hailsham (See Policy HAIL SD1), particularly those that cross multiple land ownerships, to ensure these come forward in a comprehensive manner.</p>
South Wealden Growth Area: Policy SWGA35 - 50	These emerging Local Plan policies cover areas outside of the Hailsham Neighbourhood Plan area and are thus not directly relevant to the Neighbourhood Plan.
Policy RUGA1 - 18	These emerging Local Plan policies cover areas outside of the Hailsham Neighbourhood Plan area and are thus not directly relevant to the Neighbourhood Plan.

Policy VTGA1 - 6	These emerging Local Plan policies cover areas outside of the Hailsham Neighbourhood Plan area and are thus not directly relevant to the Neighbourhood Plan.
Policy RAS1 - 11	These emerging Local Plan policies cover areas outside of the Hailsham Neighbourhood Plan area and are thus not directly relevant to the Neighbourhood Plan.
HG1: Housing Redevelopment and Conversions	This policy relates to the redevelopment and conversion of existing housing. The Neighbourhood Plan does not have a specific policy that addresses this, in which case the emerging Local Plan policy will be used as and when adopted. The Neighbourhood plan, at Policy HAIL D2, does though welcome small-scale development, including extensions, subject to meeting a variety of criteria.
HG2: Provision of Affordable Housing	This policy establishes thresholds above which affordable housing is required, the type and mix of affordable housing to be delivered. The Neighbourhood Plan does not specify targets for provision of affordable housing, and thus defers to existing policy on this (and the emerging Local Plan policy when adopted). However, it does say that a mix of housing types should be provided (Policy HAIL SD2) and establishes good design principles (Policy HAIL D1 – D3) that are appropriate to all tenure types. Encouragement is also given to self and custom-build homes (Policy HAIL D4), which can contribute a different housing product and level of affordability.
HG3: Design of Affordable Housing	This policy establishes design standards for affordable housing. The Neighbourhood Plan does not have a policy that specifically relates to the design of affordable housing. It does though establish design principles that should apply in all cases, irrespective of the type of housing that is proposed. These are set out in Policy HAIL D1 and D2. Best practice references include Building for Life 12. The Neighbourhood Plan also welcomes innovation in design (at Policy HAIL D3), responding to local character, as set out in the accompanying Character Area Assessment. The Neighbourhood Plan also includes an aspiration for major and sensitive schemes to be subject to design review, rising the quality of design in Hailsham.
HG4: Rural Exception Affordable Housing	The Neighbourhood Plan does not include a policy on Rural Exception Affordable Housing, in which case policy in the emerging Local Plan will be used when adopted to determine applications.
HG5: The Travelling Community	The Neighbourhood Plan does not include site allocations or development figures associated with the Travelling Community. The emerging Local Plan policies will be used to determine applications once adopted.
HG6: Self Build and Custom Build	The Hailsham Neighbourhood Plan, at Policy HAIL D4, gives encouragement to provision of self and custom build housing. Where schemes of more than ten plots are proposed the Neighbourhood Plan requires an overarching masterplan and plot passports to be prepared to help deliver an overall scheme that shares common design parameters in response to local character.
HG7: Density	The Hailsham Neighbourhood Plan is supported by a Character Area Assessment which draws out the positive characteristics of the area and which should be responded to within proposals for new development. This will help establish a locally responsive form of development that reflects existing scale, massing and density.
HG8: Housing Mix	The Hailsham Neighbourhood Plan does not specify the mix, type or tenure of housing to be provided. It does though, at Policy HAIL SD2 state that a mix of housing types should be provided. It also establishes good design principles (Policy HAIL D1 – D3) that are

	appropriate to all tenure types. Encouragement is also given to self and custom-build homes (Policy HAIL D4), which can contribute a different housing product and level of affordability.
HG9: Subdivision of Larger Properties	The Hailsham Neighbourhood Plan does not include a policy in regard to subdivision, in which case the emerging Local Plan policy will apply once adopted.
HG10: Housing Space Standards	The Hailsham Neighbourhood Plan, at Policy HAIL HD1, gives support to proposal for new housing development that meet the nationally described space standards.
HG11: Accessible Housing	The Hailsham Neighbourhood Plan does not include a policy that specifically addresses accessible housing. It does though, at Policy HAIL D1, encourage the delivery of flexible and adaptable buildings that can change over time in response to different social needs. Policy HAIL AQ2 also gives encouragement to applications for development that demonstrate accordance with the appropriate building regulations, BREEAM or LEED standards in use at the time of the submission. Encouragement is also given to those housebuilders registering for assessment under the Home Quality Mark.
HWB1: Open space, sports and recreation	Policy HAIL GS2 of the Hailsham Neighbourhood Plan requires new development to provide open space in line with the appropriate standards in use at the time.
HWB2: Community Hall Facilities	Policy HAIL CF1 of the Hailsham Neighbourhood Plan seeks to protect existing community facilities and requires provision of new community facilities where appropriate and as part of new development schemes. Flexible, multi-functional buildings are supported, allowing for a range of activities to take place. The Plan supports timely delivery of such facilities, preferably in early phases, to help create a sense of community and foster links with existing communities.
BED1: Design	Policies HAIL D1 – D5, SD2 – 3, and TC2 establish design principles for new development in Hailsham. Applicants are expected to demonstrate achievement of high quality through consideration of best practice design principles, including for example Building for Life 12, and having regard to local character and identity, including the findings of the Hailsham Character Area Assessment. The Neighbourhood Plan also encourages emerging schemes to be subject to design review, to help drive a high-quality scheme. Innovation in design is encouraged. For larger schemes, development frameworks and design codes are encouraged, helping to create a comprehensive approach to development and maintaining design quality across development phases.
BED2: Transport and Site Design	Policies HAIL AT1 – 3 encourage active transport and improved public transport provision. New and improved walking and cycling route are encouraged, particularly where they are direct, safe and convenient. Policies HAIL D5 and TC4 address parking, requiring this to be in locations where it will be used, and where provision meets existing standards.
BED3: Shop Fronts and Advertisements	Policy HAIL TC5 of the Hailsham Neighbourhood Plan promotes well designed improvements to existing shopfronts and other commercial properties, and well-designed new shopfronts that enhance the character of the building, reinstating original architectural features wherever appropriate. The Town Council will also investigate productions of a Hailsham shopfront guide, bringing unity of appearance to the town centre.

NE1: Noise Pollution	The Neighbourhood Plan does not have a specific policy relating to Noise pollution. In this instance, emerging Local Plan policies should be referred to once adopted.
NE2: Air Pollution	Policies HAIL AQ1-4 promote charging points for electric vehicles, high standards of sustainable design and construction, and promotion of renewable energy schemes. These, combined with the overarching 'ten-minute town' theme, which seeks to make walking, cycling and public transport use more attractive, intend to improve air quality.
NE3: Light Pollution	The Neighbourhood Plan does not have a specific policy relating to Light pollution. In this instance, emerging Local Plan policies should be referred to once adopted.
NE4: Flood Risk	The Neighbourhood Plan does not have a specific policy relating to Noise pollution. In this instance, emerging Local Plan policies should be referred to once adopted. However, Policies HAIL D1, GS3 and SD1 all require development to be designed to manage flood risk and build in appropriate flood mitigation measures. The location of new development and major growth areas will be determined by the District Council through the emerging Local Plan, with consideration given to areas of flood risk.
NE5: Development Affecting Water Quality	Although the Neighbourhood Plan does not have a specific policy regarding water quality the potential impact of development on the Pevensey Levels is acknowledge, and Policy HAIL GS3 requires flood mitigation measures and use of SUDs in new development close to the Levels. All development affecting the Levels will be subject to Habitats Regulations Assessment.
NE6: Water Efficiency	Although the Neighbourhood Plan does not include a specific policy addressing water efficiency, it does, at Policy HAIL AQ2, give support to development that responds to the Building Regulations, BREEAM or LEED standards in use at the time.
NE7: Low Carbon and Renewable Energy.	Policy HAIL AQ2 promotes high standards in sustainable design and construction, and Policy HAIL AQ4 promotes new renewable energy schemes.
HE1: Historic Environment	Policy HAIL TC3 requires all proposals for development in the town centre to be undertaken with a view to preserving and enhancing heritage assets. Equally, design policies in the Neighbourhood Plan require schemes to respond to heritage assets as appropriate. The Character Area Assessment undertaken identifies important local features, building forms and materials that should be used as a cue for the design of new development.
HE2: Sites of Archaeological Importance	The Neighbourhood Plan does not have a specific policy relating to this. In this instance, emerging Local Plan policies should be referred to once adopted.
HE3: Demolition Involving Heritage Assets	The Neighbourhood Plan does not have a specific policy relating to Noise pollution. In this instance, emerging Local Plan policies should be referred to once adopted.
HE4: Non-designated or Locally Designated Built Heritage Assets	The Neighbourhood Plan does not have a specific policy relating to this. In this instance, emerging Local Plan policies should be referred to once adopted.
HE5: Historic Parks and Gardens	The Neighbourhood Plan does not have a specific policy relating to this. In this instance, emerging Local Plan policies should be referred to once adopted.

WE1: Waste	The Neighbourhood Plan does not have a specific policy relating to waste. In this instance, emerging Local Plan policies should be referred to once adopted.
COM1: Communications Infrastructure	The Neighbourhood Plan does not have a specific policy relating to this. In this instance, emerging Local Plan policies should be referred to once adopted.

4.6: Submission Wealden Local Plan (2019)

The Wealden Local Plan was submitted for examination in January 2019¹². Key policies in this in relation to Hailsham and the Neighbourhood Plan remain similar to those in the 2017 version outlined above. Reference in this is now made to Neighbourhood Plans. Of particular relevance is para 1.15 of the submitted Local Plan, which states:

‘If a Neighbourhood Development Plan is adopted prior to the submission/adoption of the Wealden Local Plan, the relevant policies may be removed from the Wealden Local Plan. If the Neighbourhood Development Plan is adopted after the Wealden Local Plan, then the Neighbourhood Development Plan policies will supersede relevant Wealden Local Plan policies’.

The housing figures for Hailsham have changed slightly since the 2017 version of the Local Plan, though the approach in the Neighbourhood Plan remains valid: i.e.: it recognises that growth to the edge of the built-up area will take place and establishes principles for these, and that some development will take place on ‘windfall sites’ in the town centre and development boundary (at submission Plan policy WLP 7), which the Neighbourhood Plan welcomes subject to the mix and design of development proposed.

It is also noted that submission Plan policy WLP 13 retains potential for a whole or part review of the Local Plan at an early date subject to a range of criteria, including solutions to Wasterwater Treatment works, the pace of delivery, impacts on the SACs and Ramsar sites in the district, or delivery of improvements to the A27

¹²

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/Wealden_Local_Plan_Submission_Library.aspx

5. SEA / HRA Screening



5.1: Screening exercise

The draft Neighbourhood Plan was initially screened for SEA / HRA purposes by Wealden District Council on behalf of Hailsham Town Council and subject to consultation with the statutory consultees in January and February 2018.

At that time, it was determined that it was unlikely for significant environmental effects to arise as a result of the scope and policies of the Neighbourhood Plan. Equally, it was determined that the Neighbourhood Plan will not result in a likely significant effect on a Natura 2000 site. As such, it was determined that the Neighbourhood Plan did not require assessment under the Habitats Directive to be undertaken nor did it require a SEA.

A copy of the determination letter issued by Wealden District Council to Hailsham Town Council is contained within Appendix A of this Basic Conditions Statement.

However, following the EU Court Judgement (People Over Wind & Sweetman v Coillte Teoranta¹³) it was determined that the Neighbourhood Plan should be subject to a revised Screening. The Screening report, issued by Wealden District Council to Hailsham Town Council in October 2018, is presented as a free-standing document to this Basic Conditions Statement. It concludes:

In relation to SEA, that the Neighbourhood Plan *'may result in a likely significant environmental effect and therefore an SEA will be required... It is recommended that an SEA should be undertaken for the Hailsham NDP that incorporates an SA'*. The SA of the Neighbourhood Plan is reported on in Section 6 of this Basic Conditions Statement and supported, as referenced in Section 6, by free-standing reports.

In relation to HRA, that *'policies contained within the Hailsham Neighbourhood Development Plan (Regulation 16) may lead to a likely significant effect upon those European sites identified' within and adjacent to Wealden District. As such, 'an Appropriate Assessment for the Hailsham NDP would be required to ensure that the integrity of the European or international site is maintained'*.

The Appropriate Assessment has been prepared by Wealden District Council and is reported on below.

¹³ <http://curia.europa.eu/juris/document/document.jsf?docid=200970&doclang=EN>

5.2: Appropriate Assessment

The purpose of the HRA is to ensure that the requirements and legislative procedure as provided by The Conservation of Habitats and Species Regulations 2017 (as amended) has been met as part of the plan making process. The purpose of the HRA undertaken by Wealden DC is to ensure that the Hailsham NDP, one in place ('made'), will not result in an adverse effect on the integrity of the Natura 2000 network of European sites, designated for their biodiversity and conservation interest.

Wealden DC prepared a HRA for the submission version of the new Wealden Local Plan in January 2019. The HRA was subject to consultation between August and October 2018. It is considered that the information contained in the HRA of the Wealden Local Plan is relevant to the HRA of the Hailsham Neighbourhood Plan, and that the HRA of the Neighbourhood Plan should be read in conjunction with that for the Local Plan.

The HRA of the Hailsham Neighbourhood Plan is submitted in full alongside this Basic Conditions Statement. Key conclusions are summarised below:

- Although the Hailsham NDP does not specifically allocate any development sites, policies within the Plan provide scope for development to occur within the defined urban boundary as well as the Parish as a whole. As such, and in accordance with part 6 (Regulation 105) of the Habitats Regulations, an Appropriate Assessment has been carried out to ensure that the Plan, either alone or in combination, does not result in an adverse effect on the integrity of the European sites.
- Potential impacts identified through Stage 1 of the HRA related to:
 - Increased atmospheric pollution (Ashdown Forest SAC and Lewes Downs SAC).
 - Deterioration of water quality (Pevensey Levels SAC Ramsar).
 - Changes in hydrological conditions (Pevensey Levels SAC Ramsar).
- Following the assessment, Wealden District Council, as the competent authority under the Habitats Regulation, concludes that the Hailsham Neighbourhood Plan will not adversely affect the integrity of any European or International site subject to inclusion of an amended version of Policy HAIL HRA1. The amended version of Policy HAIL HRA1 has been included in the submission version of the Neighbourhood Plan. It is copied below, alongside an earlier version of this, for comprehensiveness.

DRAFT POLICY HAIL HRA1:

It will be initially required to demonstrate that development within the Hailsham Neighbourhood Plan area, including any relevant projects identified in this Neighbourhood Plan, will have no likely significant effect alone or in combination with other plans or projects¹⁴ upon the Ashdown Forest Special Area of Conservation and Special Protection Area; the Pevensey Levels Ramsar Site and Special Area of Conservation; or the Lewes Downs Special Area of Conservation.

Where a likely significant effect is identified an appropriate assessment concludes that the integrity of the European site is adversely affected, development will only be permitted where the Habitat Regulations Assessment for the relevant Strategic / Local Plan has been undertaken, the Imperative Reasons for Overriding Public Interests tests¹⁵ have been met, and the suitable compensatory / mitigation measures contained within the Habitat Regulations Assessment are identified and secured.

Any proposals for development must be accompanied by information to allow the competent authority to complete a full Habitat Regulations Assessment of the impacts of the development.

Mitigation measures, as approved by the competent authority, shall be implemented prior to commencement or the first occupation of the development as appropriate. Any required mitigation measures / compensation measures will be subject to a S106 contribution proportionate to the development proposed.

¹⁴ Including plans and projects outside of the Neighbourhood Plan area

¹⁵ Regulation 107 of The Conservation of Habitats and Species Regulations 2017

REVISED POLICY HAIL HRA1 AS RESULTING FROM THE HRA AND INCLUDED IN THE SUBMISSION VERSION NEIGHBOURHOOD PLAN:

Development either supported or proposed by policies or projects contained within the Hailsham Neighbourhood Plan, or any other development that may come forward in the Neighbourhood Plan area, may only be permitted if it can be concluded that the proposals, either alone or in combination with other plans or projects, will not adversely affect the integrity of Ashdown Forest Special Area of Conservation, Lewes Downs Special Area of Conservation or Pevensey Levels Special Area of Conservation and Ramsar.

Any proposals for development must be accompanied by information to allow the competent authority to complete a full Habitat Regulations Assessment of the impacts of the development.

In relation to Pevensey Levels SAC and Ramsar site development may only be permitted where there is sufficient capacity at the relevant Waste Water Treatment Works or an alternative foul water drainage solution. Where impermeable surfaces are proposed within the hydrological catchment area then mitigation, such as sustainable drainage systems, will be required to control the quality and volume of surface water run-off to a level that will avoid an adverse effect on the integrity of the SAC and Ramsar when considered both alone and in combination with other Plans or projects.

In regards to Ashdown Forest SAC and Lewes Downs SAC, development that results in the net increase in traffic movements across roads adjacent to these SACs will only be permitted subject to providing a financial contribution towards a package of measures designed to ensure that there is no adverse impact on the integrity of the sites. Development may only be delivered when suitable mitigation measures are identified and a delivery mechanism created by the Local Planning Authority, is in place. In addition, all new development must also provide:

- Appropriate electric vehicle charging infrastructure. The type and amount of infrastructure to be agreed with the competent authority to suitably mitigate the type of development;*
- Demonstrate that freight traffic resulting from new development will seek not to impact the Special Area of Conservation through routing arrangements and travel plans;*
- Provide personalised travel planning; and*
- All new housing and employment development to have the ability to connect to high speed broadband.*

6. Sustainability Appraisal



6.1: 'Light touch' Appraisal based on February 2018 screening exercise

The February 2018 SEA / HRA Screening determination letter issued by Wealden District Council advised that a 'light touch' Sustainability Appraisal (SA) be undertaken proportionate with the Neighbourhood Plan.

The resulting SA of the Neighbourhood Plan (as at February 2018) is presented in this section of the Basic Conditions Statement. It is based upon the Sustainability Objectives prepared by Wealden District Council for the purposes of the emerging Local Plan¹⁶. The objectives are listed in Table 7. The appraisal of the Neighbourhood Plan against these objectives is presented in Table 8. An assessment of individual policies against the SA objectives is then presented in Table 9. This demonstrates that the Neighbourhood Plan responds positively to the objectives and will thus help contribute to the delivery of sustainable development in Hailsham.

Table 7: Wealden Local Plan Sustainability Objectives

Environmental	
01.	To protect and enhance biodiversity and geodiversity within the District
02.	Conserve and enhance the District's countryside, landscape, historic environments and cultural assets
03.	Where appropriate enhance and provide access to the District's countryside, landscape, historic environments and cultural assets for residents and visitors
04.	Improve the quality of the built environment
05.	To maintain and improve the water quality of the District's rivers and groundwater, and to achieve sustainable water resources management
06.	Manage natural resources sustainably, minimising waste and maximise the re-use of materials, recycling and composting
07.	Reduce the risk of flooding and the resulting damage to public wellbeing, the economy and the environment
08.	Reduce air pollution and ensure local air quality continues to improve; promote energy efficiency measures and encourage the use of renewable energy
09.	Ensure the best use of previously development land and existing buildings
10.	Achieve a pattern of development which minimises journey lengths and encourages the use of more sustainable transport modes (walking, cycling and public transport)
11.	Mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases and promoting appropriate design measures in development
Social	
12.	Improve access to services, facilities, the countryside and open spaces
13.	Ensure everyone has the opportunity to live in a good quality, sustainably constructed and affordable home
14.	Improve the level of skills, education and training amongst the population and develop a skilled workforce to support long term economic competitiveness

¹⁶ Wealden District Council, 2015, Wealden Local Plan Sustainability Appraisal / Strategic Environmental Assessment, Scoping Report
Hailsham Neighbourhood Plan: Basic Conditions Statement
Hailsham Town Council

15.	Facilitate improved wellbeing of the population including enabling people to stay independent and reducing inequalities in health
16.	Create vibrant, active, inclusive and open minded communities and reduce poverty and social exclusion for all sectors of the community
Economic	
17.	Create new employment opportunities and improve access to jobs facilitating appropriate development opportunities to meet the needs of the economy including support for small local businesses
18.	Diversify and strengthen the local economy through stimulating the regeneration of town centres, enhancing the Districts rural economy, increasing the vitality of the Districts villages and promoting sustainable tourism.

The following table (Table 8) outlines how the Hailsham Neighbourhood Plan contributes to the Wealden Local Plan SA Objectives. It utilises the guidance for assessing a plan or policy against the objectives as outlined in the Wealden SA Scoping Report¹⁷.

Table 8: Hailsham Neighbourhood Plan considered against Wealden Sustainability Appraisal objectives

Wealden SA Objective	Hailsham Neighbourhood Plan response
01. To protect and enhance biodiversity and geodiversity within the District	<p>Policy HAIL HRA1 of the Neighbourhood Plan recognises the important habitats close to the Plan area (The Pevensey Levels, Lewes Down and Ashdown Forest) and requires proposals for development to be accompanied by a full Habitat Regulations Assessment to understand potential impacts and mitigation measures to be put in place.</p> <p>Policy HAIL D1 encourages high-quality new development and design that incorporates opportunities to enhance biodiversity.</p> <p>Policy HAIL D2 establishes criteria for small scale residential development and householder extensions. These note that proposed development should not result in the loss of local amenity green space, nor adversely impact on biodiversity.</p> <p>Policies HAIL GS1, 2 and 3 express support for proposals for new development that strengthen wildlife habitats and create new green space, amenity and natural green space. Responses to the sensitive nature of the Pevensey Levels are also required.</p>
02. Conserve and enhance the District's countryside, landscape, historic environments and cultural assets	<p>Policy HAIL D1 requires all new development to be of a high quality, responding to the landscape, local and longer-views, the environment and historic assets. This applies to all development proposals across Hailsham, and is reiterated in Policy HAIL TOUT1 for example, which requires applications to have strong regard to local character, historic and natural assets.</p> <p>Policy GS3 requires and development close to the Pevensey Levels to respond to the sensitive environment, providing landscaping, natural green space and appropriate flood features.</p>

¹⁷ See Table 5.1, *ibid*.

	<p>Policy HAIL TC3 emphasises the importance of heritage assets in the town centre and the need to respond positively to these.</p>
<p>03. Where appropriate enhance and provide access to the District's countryside, landscape, historic environments and cultural assets for residents and visitors</p>	<p>The overarching concept envisaged through the 'ten-minute town seeks to improve access for all, and is addressed in Policies HAIL AT1, 2 and 3, promoting active travel, public transport, and improvements to the Cuckoo Trail.</p> <p>Policies HAIL DS1, 2 and 3 seek to provide accessible open space within new development, but also recognising that potential impacts on the Pevensey Levels need addressing and mitigating as necessary.</p> <p>The above policies also require new development to overlook open spaces and routes wherever possible, providing natural surveillance that strengthens the feeling of safety. These policies also require routes to be direct and convenient wherever possible.</p>
<p>04. Improve the quality of the built environment</p>	<p>Improving the quality of existing and new development is a key driver of the Neighbourhood Plan, requiring new high-quality development that is informed by and responds to the positive features that characterise of the area. Policy HAIL D1 establishes the approach to design in the Neighbourhood Plan, which feeds through into all policies within chapter 4 of the Neighbourhood Plan (Design Quality). These also inform the requirements for development proposals within growth areas (Policies HAIL SD1, 2 and 3) as well as in the Town Centre (Policies HAIL TC1 – 6). These policies are concerned as much with the quality of the public realm, streets and spaces in Hailsham as much as development, with associated projects also identifying opportunities to improve the quality of the public realm.</p> <p>The Neighbourhood Plan also encourages (as an aspiration rather than a policy) schemes to be subject to independent design review to raise the quality of design. In addition, a separate Character Area Assessment has been prepared as part of the Neighbourhood Plan and which identifies key characteristics that applicants should respond positively to.</p>
<p>05. To maintain and improve the water quality of the District's rivers and groundwater, and to achieve sustainable water resources management</p>	<p>Waste water infrastructure and the supply of drinking water is being addressed through the emerging Wealden local Plan and the associated infrastructure Delivery Plan.</p> <p>However, the Neighbourhood Plan does require sustainable urban drainage systems to be incorporated within proposed new development wherever possible, particularly in relation to potential impacts on the Pevensey Levels. This is outlined for example in Policy HAIL GS3 (Pevensey Levels).</p> <p>Policy HAIL D1 also encourages new development to incorporate sustainable urban drainage and flood</p>

	mitigation measures. Policy HAIL SD1 also requires waste water treatment and other appropriate drainage to be agreed with statutory providers, the EA and lead local flood authority. It requires all infrastructure to be designed and provided in line with best practice.
06. Manage natural resources sustainably, minimising waste and maximise the re-use of materials, recycling and composting	Policies with regard to waste and recycling are covered by the merging Wealden Local Plan. However, Policy HAIL AQ2 and AQ3 address sustainable design, construction and high energy efficient buildings, encouraging applications to meet BREEAM, LEED and or Passivhaus standards. Support is given to schemes that reduce water consumption and reuse water, provide waste, recycling and storage areas, and which maximise the potential for use of on-site renewables.
07. Reduce the risk of flooding and the resulting damage to public wellbeing, the economy and the environment	Policies HAIL D1, GS3 and SD1 all require development to be designed to manage flood risk and build in appropriate flood mitigation measures. The location of new development and major growth areas will be determined by the District Council through the emerging Local Plan, with consideration given to areas of flood risk.
08. Reduce air pollution and ensure local air quality continues to improve; promote energy efficiency measures and encourage the use of renewable energy	<p>The 'ten-minute town' concept and promotion of active travel and public transport seeks to make these more attractive propositions, reducing car use and thus associated pollutants.</p> <p>Policy HAIL AQ1 of the Neighbourhood Plan encourages charging points for electric vehicles to be provided in new housing development and within public parking areas. Policies AQ2 and 3 encourage high standards of sustainability and energy efficiency in new buildings. Policy AQ4 supports new renewable energy schemes, all of which are intended to address matters associated with air quality.</p>
09. Ensure the best use of previously development land and existing buildings	<p>The emerging Wealden Local Plan will establish the direction and location of future growth in and around Hailsham.</p> <p>The Neighbourhood Plan, at Policy HAIL EMP1 encourages new opportunities for employment uses within the built-up area, and Policy HAIL TC1 also encourages new mixed-use development, including retail, residential and other complementary uses, within the Town Centre. Policy HAIL D2 also supports the reuse and redevelopment of previously developed land.</p>
10. Achieve a pattern of development which minimises journey lengths and encourages the use of more sustainable transport modes (walking, cycling	Although the direction and scale of growth in and around Hailsham will be established through the emerging Wealden local Plan, the Neighbourhood Plan seeks to promote active travel and public transport use through the 'ten-minute town' concept, and through policies AT1, 2 and 3, support development that incorporates and facilities walking, cycling and public transport use. This is also built into policies for new development, both within growth

and public transport)	<p>areas and the town centre, with direct and convenient routes, safe junctions and streets encouraged.</p> <p>The Neighbourhood Plan seeks to strengthen the quality of Hailsham Town Centre (at Policy HAIL TC1) and also encourages additional employment opportunities within the built-up area (HAIL EMP1), promoting home-working and reduced commutes. Policy HAIL CF1 also supports the provision of new community facilities, particularly where they are accessible to all.</p> <p>The Neighbourhood Plan also notes the current high-provision of surface car parking in the town centre and, at Policy HAIL TC4, welcomes opportunities that seek to rationalise this to make better use of land.</p> <p>The design policies and principles included in the Neighbourhood Plan also seek to ensure that new development provides for a legible and permeable network of streets and spaces, that connect with and integrate well with existing areas of development (see for example Policy HAIL SD1 and SD2).</p> <p>Alongside these policies, projects and aspirations outline opportunities for improving the public realm, walking and cycling routes. A key project is provision of a new, high-quality bus route to Polegate and Eastbourne, making this a more attractive and frequent service, supporting a mode-shift away from car travel.</p>
11. Mitigate the causes and adapt to the effects of climate change through reducing emissions of greenhouse gases and promoting appropriate design measures in development	<p>The Policies and projects outlined above seek to make walking, cycling and public transport use a more attractive proposition, thus reducing pollution associated with private vehicular use.</p> <p>Policy HAIL AQ1 facilitates the use of electric vehicles through provision of new charging points. Policies HAIL AQ2 and AQ3 encourage applicants to meet best practice standards with regard to the sustainable construction of new buildings, including the siting and orientation of buildings. Policy HAIL AQ4 promotes the use of and provision of new renewable energy schemes.</p> <p>Design policies also require provision of flood mitigation measures, including sustainable urban drainage etc, to manage and mitigate flood impacts.</p>
12. Improve access to services, facilities, the countryside and open spaces	<p>The 'ten-minute town' concept outlined in the Neighbourhood Plan promotes access for all, to all uses and facilities, particularly by foot, cycle or public transport. This is embedded in Policies AT1, 2 and 3, which address active travel and public transport. Design policies for new development (in Policy HAIL D1, SD2 and TC2, for example) also require development to be structured such that it is easy to access, integrating with existing movement networks.</p>

	<p>Policies HAIL GS1 and GS2 support inclusion of accessible green space within new development, and Policy HAIL CF1 seeks to protect community facilities, and provide new facilities in locations that are accessible to all, particularly by foot and by bike.</p> <p>Projects in the Neighbourhood Plan also identify improvements to the public realm across Hailsham, the walking and cycling network, and promotion of improved bus services to Polegate and Eastbourne.</p>
13. Ensure everyone has the opportunity to live in a good quality, sustainably constructed and affordable home	<p>Matters associated with tenure type will be established in the emerging Wealden Local Plan. The Neighbourhood Plan, at Policies HAIL AQ2 and AQ3, promote the use of BREEAM and LEED standards within new housing development, as well as the Housing Quality Mark and proposed Passivhaus buildings. Encouragement is also given to self and custom-built new homes (at Policy HAIL D4).</p>
14. Improve the level of skills, education and training amongst the population and develop a skilled workforce to support long term economic competitiveness	<p>Policy HAIL EMP1 of the Neighbourhood Plan promotes diversification of the employment offer in Hailsham, including delivery of premises for small scale enterprises, small and medium enterprises, and live work units.</p> <p>Policy HAIL CF1 promotes delivery of new, flexible multi-function buildings that provide for a wide range of social and community activity, which includes opportunities for education.</p>
15. Facilitate improved wellbeing of the population including enabling people to stay independent and reducing inequalities in health	<p>The 'ten-minute town' concept included within the Neighbourhood Plan seeks to encourage walking and cycling, with uses and activities well connected and in close proximity to the town. Coupled with improvements to the quality of the street environment and public spaces, this will see walking and cycling become a more attractive proposition, and thus contribute to healthier lifestyles. The Neighbourhood Plan acknowledges the relation between active travel and health, citing for example the World Health Organisation and the new Healthy Streets initiative developed by Living Streets.</p> <p>Policy HAIL CF1 also seeks to retain and deliver new community facilities (including healthcare), that can be accessed by all. The neighbourhood plan also requires areas of new green space (amenity, natural and semi-natural) to be provided in line with existing policy standards, and for these to be designed such that they are accessible and useable for all.</p>
16. Create vibrant, active, inclusive and open minded communities and reduce poverty and social exclusion for all	<p>The Neighbourhood Plan seeks to ensure that all new areas of growth and development are well integrated within existing neighbourhoods, helping to create cohesive communities – see for example Policy HAIL SD2 requiring a high level of integration to be achieved, as well as the need to create a sense of place that reflects local character and distinctiveness.</p>

sectors of the community	<p>Policies HAIL SD1 and SD2 require delivery of necessary social and community infrastructure, in line with appropriate standards of provision, and that they should be delivered in a timely manner to help build community at the outset.</p> <p>Policies for the Town Centre (HAIL TC1 – 6) see this strengthened as the civic heart of the area, encouraging a mix of uses and activities that strengthen vitality and vibrancy, including retail, employment, housing and other complementary uses.</p>
17. Create new employment opportunities and improve access to jobs facilitating appropriate development opportunities to meet the needs of the economy including support for small local businesses	<p>The overall requirement for and mix of new employment land will be established through the emerging Wealden Local Plan. However, the Neighbourhood Plan (at Policy HAIL EMP1), promotes a diversified mix of employment opportunities, including new floorspace within the town centre to respond to changing needs, particularly for local businesses.</p> <p>The provision of improved active and public transport facilities, enhancements to the quality of space in the town centre, shop fronts and supporting uses will contribute to an improvement to the quality of the environment, and thus make Hailsham a more attractive place to invest and to business.</p>
18. Diversify and strengthen the local economy through stimulating the regeneration of town centres, enhancing the Districts rural economy, increasing the vitality of the Districts villages and promoting sustainable tourism.	<p>Policy HAIL EMP1 of the Neighbourhood Plan encourages a diversified business offer, responding to local needs. This includes diversification of existing employment areas and provision of new floorspace within the town centre.</p> <p>Policy HAIL TOU1 notes the importance of tourism to the local economy and encourages sustainable development that improves the quality and diversity of tourist facilities, attractions, accommodation and infrastructure.</p> <p>The Neighbourhood Plan also promotes, through the list of identified projects and aspirations, production of a Place Branding strategy for the town centre (see Project HAIL TC1) to help market the town centre offer, attract businesses and visitors.</p>

Table 9: Assessment of Hailsham Neighbourhood Plan policies against Wealden Sustainability Appraisal objectives

	Hailsham Neighbourhood Plan Policy																												
SA Objective	HRA1	D1	D2	D3	D4	D5	AT1	AT2	AT3	GS1	GS2	GS3	EMP1	CF1	TOU1	AQ1	AQ2	AQ3	AQ4	SD1	SD2	SD3	TC1	TC2	TC3	TC4	TC5	TC6	P1
Environmental Objectives																													
01	++	o	+	o	o	o	o	+	o	+	+	+	o	o	o	o	o	o	o	+/-	+	o	o	o	o	o	o	o	o
02	+	+	+	+	o	o	o	+	o	o	o	++	o	o	o	o	o	o	o	+	+	o	+	o	+	o	o	o	o
03	+	+	o	o	o	o	++	+	+	++	+	+	o	o	+	o	o	o	o	+	+	o	+	o	o	o	o	o	+
04	o	++	++	++	+	+	o	+	o	+	+	+	+	o	o	o	+	o	+/-	+	+	++	+	++	+	+	+	+	+
05	+	+	o	o	o	o	o	o	o	o	o	++	o	o	o	o	+	o	o	+	o	o	o	o	o	o	o	o	o
06	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	+	o	+	o	o	o	o	o	o	o	o	o	o
07	+	+	o	o	o	o	o	o	o	o	+	+	o	o	o	o	+	o	o	+	o	o	o	o	o	o	o	o	o
08	+	o	o	o	o	o	+	+	+	o	o	o	o	o	o	++	+	+	++	o	o	o	o	o	+	o	o	o	o
09	o	+	+	o	o	o	o	o	o	o	o	o	+	o	o	o	o	o	o	--	o	o	++	+	o	++	o	o	o
10	o	+	+	o	o	o	++	++	++	o	o	o	+	+	o	o	o	o	o	+	+	o	+	+	o	o	o	+	+
11	o	o	o	o	o	o	o	o	o	o	o	o	o	o	o	+	+	+	+	+	o	o	o	o	o	o	o	o	o
Social Objectives																													
12	o	o	o	o	o	o	++	++	++	+	+	+	o	++	o	o	o	o	o	+	+	o	+	+	o	o	o	+	+
13	-	+	o	+	+	o	o	o	o	o	o	o	o	o	o	o	++	+	o	+	+	+	o	o	o	o	o	o	o
14	o	o	o	o	o	o	o	o	o	o	o	o	+	+	o	o	o	o	o	o	o	o	+	o	o	o	o	o	+
15	o	+	o	o	o	o	+	+	o	+	+	+	o	+	o	o	o	o	o	+	+	o	+	o	o	o	o	o	+
16	o	+	o	o	+	o	o	o	o	+	+	+	+	++	+	o	o	o	o	+	++	+	+	+	+	o	o	+	+
Economic Objectives																													
17	-	o	o	o	o	o	o	o	o	o	o	o	++	o	+	o	o	o	o	o	o	o	+	o	o	o	o	o	o
18	o	o	o	o	o	o	o	o	o	o	o	o	++	o	+	o	o	o	o	o	o	o	++	+	+	o	+	+	+

Key to table:

Very positive :

++

Positive :

+

Neutral :

o

Negative :

-

Very negative :

--

Uncertain :

+/-

The assessment of the Hailsham Neighbourhood Plan policies against the Wealden Sustainability Objectives (in Table 9) demonstrates a positive response to achievement of sustainable development in Hailsham.

The scale of growth being considered for Hailsham through the emerging Wealden local Plan will inevitably have some environmental consequences, resulting in development of greenfield land beyond the current extent of the built-up area. However, this also needs weighing against the social and economic benefits that such growth will bring: providing access to housing for example, and generating inward investment and expenditure within the local economy.

Policies within the Neighbourhood Plan (Policy HAIL HRA1) for example seek to ensure that any proposed development takes place in appropriate locations and builds in all appropriate mitigation measures to address impacts on the environment.

The actual scale of growth to be accommodated in Hailsham, and the spatial distribution of this, will be determined in the emerging Local Plan, with the evidence to the emerging Local Plan used to determine the appropriate locations, mitigation measures and infrastructure requirements associated with growth. The Hailsham Neighbourhood Plan puts in place policies and principles that seek to ensure that if and where development does take place in the future, that it contributes to an improved quality of life, place and environment for the benefit and enjoyment of all.

6.2: Requirement for SA based on October 2018 screening exercise

Based on the re-screening undertaken by Wealden District Council as a result of the *People Over Wind* case and associated EU Court Judgement, it was concluded that:

‘The Neighbourhood Plan in its current form may result in a likely significant environmental effect and therefore a SEA will be required’.

Wealden District Council advised that a SEA should be undertaken as part of a SA. Following this, a SA Scoping Report was prepared¹⁸, establishing a framework of SA Objectives against which the likely significant effects of the Neighbourhood Plan could be assessed. The Scoping Report has been submitted as a free-standing document alongside this Basic Conditions Statement. The Sustainability Appraisal and Non-Technical Summary of this are also submitted as free-standing documents alongside this Basic Conditions.

The Scoping Report identified eleven objectives for the SA. The SA does not identify any cumulative negative impacts on any of these. Indeed, it finds that the policies in the Neighbourhood Plan are likely to result in positive effects. The objectives and findings of the SA are summarised below:

Objective 1: Protect and enhance biodiversity and geodiversity within the Parish -
cumulative minor positive effects with uncertainty are expected.

Objective 2: Conserve and enhance the Parish’s landscape and townscape -
cumulative significant positive effects are expected.

Objective 3: Conserve and enhance the Parish’s historic environment and other cultural assets -
cumulative minor positive effects are expected.

¹⁸ LUC for Hailsham Town Council, November 2018, Hailsham Neighbourhood Plan: Scoping Report for Sustainability Appraisal (incorporating Strategic Environmental Assessment)

*Objective 4: To maintain and improve the water quality of the Parish's waterbodies and groundwater, and to achieve sustainable water resources management - **cumulative minor positive effects** are expected.*

*Objective 5: Reduce the risk of flooding and the resulting damage to public wellbeing, the economy and the environment - **cumulative minor positive effects** are expected.*

*Objective 6: Reduce air pollution and minimise traffic, particularly in Hailsham town centre - **cumulative minor positive effects** are expected.*

*Objective 7: Minimise greenhouse gas emissions in the Parish - **cumulative minor positive effects** are expected.*

*Objective 8: Ensure everyone has the opportunity to live in a good quality, sustainably constructed and affordable home - **cumulative minor positive effects** are expected.*

*Objective 9: Improve the level of skills, education and training amongst the population and develop a skilled workforce to support long term economic competitiveness - **cumulative minor positive effects** are expected.*

*Objective 10: Facilitate improved health and wellbeing of the population including reducing inequalities in health - **cumulative significant positive effects** are expected.*

*Objective 11: Facilitate a sustainable and growing economy that enhances access to employment and business opportunities - **cumulative minor positive effects** are expected.*

7. Conclusion



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. It is therefore respectfully suggested to the Examiner that the Hailsham Neighbourhood Plan complies with Paragraph 8(10(a)) of Schedule 4B of the Act.

Appendix A: SEA / HRA Screening (February 2018)



The February 2018 determination letter issued by Wealden District Council in regard to the SEA / HRA Screening Process is copied overleaf.

The revised October 2018 Screening is submitted as a free-standing document alongside this Basic Conditions Statement.

ASK FOR: Emma Garner 01892 602008

DATE: 22nd February 2018

YOUR

REF:

Hailsham Town Council,
Inglenook,
Market Street,
Hailsham,
BN27 2AE

Marina Briggins
Head of Planning Policy
and Economic Development

Dear Hailsham Town Council

Re: Determination under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004

I am writing with regards to the Draft Hailsham Neighbourhood Development Plan (NDP) and the recent Strategic Environmental Assessment (SEA) and HRA Screening Opinion which was undertaken by Wealden District Council. Wealden District Council prepared an SEA/HRA Screening Opinion for the Draft Hailsham NDP and consulted on this with the statutory bodies; the Environment Agency, Natural England and Historic England.

The preparation of, and consultation on, the Screening Opinion was undertaken to meet the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, specifically Regulation 4(1); Regulation 9(2) and Regulation 11(1) and 11(2). In addition, the Screening Opinion was undertaken to meet the requirements of the Conservation of Habitats and Species Regulations 2017, specifically Regulation 105 and Regulation 106 (1).

Natural England and the Environment Agency have considered the Screening Opinion and have responded that, based on the information provided, the Draft Hailsham NDP does not require assessment under the Habitats Directive to be undertaken nor does it require an SEA.

In accordance with the Screening Opinion and the resulting consultation responses it is the conclusion of Wealden District Council, under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 that it is unlikely for significant environmental effects to arise as a result of the scope and policies of the Draft Hailsham NDP. As such, the Draft Hailsham NDP does not require an SEA to be undertaken.

Similarly, with the Screening Opinion and the resulting consultation responses it is in the conclusion of Wealden District Council, under Regulation 105 and 106 (1) of the Conservation of Habitats and Species Regulations 2017, that the Draft Hailsham NDP will not result in a likely significant effect on a Natura 2000 site and that an Appropriate Assessment will not be required.

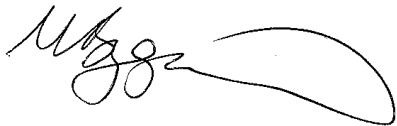
However, it is important to remember that this determination is a 'snapshot in time' and that if the scope and/or policies contained in the outline of the Draft NDP should change, then a new screening process will need to be undertaken to determine whether an SEA/HRA will be required.

Furthermore, Wealden District Council advises that it would be beneficial for the Parish Council to prepare a Sustainability Appraisal (SA) in order to comply with the Government's requirement that the NDP demonstrate how it contributes to the achievement of sustainable development in their area. This appraisal should take a 'light-touch' proportionate approach to the Draft NDP.

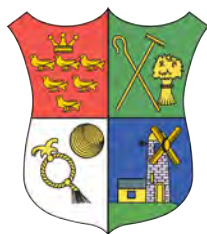
As part of the SA of the Hailsham NDP, all reasonable alternatives should be assessed and detailed within the final Environmental Report. The SA only needs to be commensurate to the scope of the Plan.

Whilst this determination concludes that SEA/HRA is not required, Hailsham Town Council will need to prepare a statement detailing the reasons for this conclusion to accompany the NDP at submission. This is to be in line with Regulation 9(3) of the Environmental Assessment of Plans and Programmes Regulations 2004.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'M Briggshaw', with a long, sweeping horizontal line extending to the right.

Marina Briggshaw
Head of Planning Policy
and Economic Development



Hailsham Neighbourhood Plan: Submission Version
Basic Conditions Statement: April 2018 (Updated March 2019)

Hailsham Town Council
Inglenook
Market Street
Hailsham
East Sussex, BN27 2AE

Tel: 01323 841702
Email: enquiries@hailsham-tc.gov.uk
Web: www.hailsham-tc.gov.uk