



Sedlescombe Parish Council

To: All Members of the Neighbourhood Plan Review Committee

You are hereby summoned to attend the Meeting of the Neighbourhood Plan Review Committee
on Thursday 6th August 2026 at Sedlescombe Sports Pavilion at 18:00
when it is proposed to transact the following business.

31 July 2026

Signed Jackie Scarff

Proper Officer & RFO to Sedlescombe Parish Council
07531 065469 / clerk@sedlescombe.org.uk

Public participation on matters on the agenda at the chairman's discretion.

End of public participation.

Item	Agenda Item (N26.)	
1.	i. To receive apologies & reasons for absence (LGA 1972 s85 (1)) ii. To consider accepting apologies & reasons for absence	
2.	Interests in accordance with the Localism Act 2011 and the Parish Council Code of Conduct. To receive declarations of interest regarding matters on the agenda and consider any written requests for dispensation as a result. i. Pecuniary Interests ii. Other Interests (Non-Pecuniary) To grant any requests for dispensation as appropriate. Reminder any changes to register of interests should be notified to the clerk immediately.	
3.	To consider the minutes of the NPRC meeting of 11th June 2026 for approval and signing as a true record.	
4.	To discuss the survey results and agree any actions required.	
5.	To receive reports and questions from Members in brief, including items for next agenda.	
6.	To note the date and time for the next meeting is Thursday 10 th September 2026 18:00 at the Sports Pavilion.	

Circulation to all councilors.

In accordance with The Data Protection Act 2018 all attendees of the meeting are hereby notified that the meeting may be recorded as an aide memoire for the clerk when compiling the minutes. The recordings are held securely and are deleted after the draft minutes have been written up.

Members of the public should be aware that being present at a meeting of the Council or one of its committees or sub-committees will be deemed as the person having given consent to being recorded (photograph, film or audio recording) at the meeting, by any person present. A person or persons recording the parish meeting are reminded that the "Public Session" period may not be part of the formal meeting and that they should take legal advice for themselves as to their rights to make any recording during that period.

ADVICE NOTE

Project: Sedlescombe NP Review
Ref: 4026_033
Date: July 2026

Circulation: Jackie Scarff
Neighbourhood Plan Project Group

NEIGHBOURHOOD PLAN REVIEW PROCESS

Further to our inception call earlier this month, this short note is to confirm how we will undertake the review of the made Sedlescombe Neighbourhood Plan (SNP) and the project milestones between now and submission.

Purpose and overall approach

As discussed, we will commence with a review of both the “made” SNP policies and the draft new policies as set out on your website. We will advise retaining policies that remain relevant, revise policies where the evidence or policy context has changed and remove policies only where they are no longer needed either because they largely duplicate emerging national policy, or in the case of site allocations, where the land is no longer considered available or a site has been consented and built out.

I will prepare a report on this for discussion at the Project Group meeting on 2 September 2026 which I will attend on-line. I will send the report in advance of the meeting.

National and local policy context

The review will assess each made and new draft policy against the current and emerging NPPF, particularly in view of the expectation that neighbourhood plan policies should respond to clear local circumstances rather than repeat national policy including the draft national decision-making policies.

We will also monitor the emerging Rother Local Plan and any policies relevant to the SNP review. Since the change to Basic Conditions in March this year, the SNP no longer needs to demonstrate conformity with the Local Plan but is alive to its content in terms of duplication. RDC currently expects to consult on its Regulation 19 plan in late summer 2026 and submit it for examination in December 2026. However, the content and timing of the Local Plan cannot yet be treated as certain. The SNP review should therefore not assume at this time that Local Plan programme will remain unchanged nor that the proposed site allocations within are confirmed. There will be a balance to be struck in terms of not duplicating emerging Local Plan policies whilst taking a cautious approach to ensuring the SNP policies pick up any policy vacuum should the Local Plan timetable change.

Existing site allocation policies

A key early decision will be how the review treats the site allocation policies in the made SNP. Our starting position is that an allocation should be removed only where there is clear evidence that:

- the development has been completed and the policy no longer has any practical role; or
- the site is no longer available or deliverable and there is no reasonable prospect of the allocation being implemented.

Sites with an outline planning permission, a pending application or an unimplemented consent should normally remain allocated. The policy may still be relevant to subsequent reserved matters applications, variations to the permission, a revised proposal or a change of landowner or developer. If sites are also allocated in the emerging Local Plan, as noted above, please be aware that the weight given to these policies will only remain limited as a material consideration until such time as the Plan is adopted, so the NP still has (and may continue to have) a role in terms of managing the policy context for those sites.

An early conversation will be required with RDC to confirm that if the existing settlement boundary and sites specific policies remain materially unaltered, that this should not trigger the requirement for a further SEA or indeed an HRA. This will need to be tested through the respective screening opinions.

It is noted that SNP Policies 2, 4, 6, 7 and 8 relate to sites with outline consent or applications awaiting determination, but none appears to have reached a stage at which the allocation is now considered redundant. We therefore recommend retaining these policies for the time being.

For Policies 3, 5 and 9, the Project Group should confirm whether the sites remain available and deliverable. In particular, the implications of the Pestalozzi site (Policy 3) now being owned by the Bruderhof Christian community should be clarified before a decision is made to retain, amend or remove Policy 3.

Timescales

The review stages of the SNP are as follows:

Stage	Indicative timing	Work to be undertaken
1. Scoping and evidence review	August 2026	Review the made plan, review the draft new policies and available evidence; confirm the status of existing site allocations (already provided by the Clerk), review community engagement outputs, review the emerging Local Plan; and identify evidence gaps and decisions required from the Project Group.
2. Initial policy review	Meeting on 2 September 2026	Present our initial assessment of the made and new draft policies. Agree the broad policy structure and the treatment of existing allocations.
3. Evidence and environmental screening	September/October 2026	Undertake any necessary additional evidence gathering. Once the outline policies are sufficiently settled, ONH will prepare and submit a request to Rother District Council for SEA and HRA screening opinions.

4. Drafting the reviewed plan	November 2026	Prepare revised policy wording and supporting text, update GIS-based policy maps, and produce a clean draft plan and modification proposal/statement required to explain the changes to the made plan.
5. Pre-submission consultation	From December	Complete a health check of the Regulation 14 documents and support the Project Group in undertaking the statutory consultation (min 6 weeks)
6. Post-consultation revision and submission	Following Regulation 14	Review representations from the LPA, statutory bodies, land interests and the community; recommend changes; revise the plan, supporting documents and maps; prepare the Basic Conditions Statement; review the Consultation Statement prepared by the Project Group; and health check the submission documents. (3 – 6 weeks)
7. Examination support	After submission	Review representations made during the Regulation 16 period (min. 6 weeks) and assist with responses to examiner questions and any proposed modifications.

At the inception call a proposed date of Spring 2027 was given for the Regulation 14. We believe this is a very achievable timetable and, given the community engagement already carried out, could be accelerated to commence towards the end of 2026 if the group wished.