



Minutes of the Neighbourhood Plan Working Group Meeting 1st September 2025 Kelsey Hall, Ifold. 7.30pm

Attendance: Parish Councillors: Andrew Woolf (Chair); Doug Brown; Rick Robinson; Sara Denyer; Jane Price. Planning consultant Maggie Williams. Jane Bromley Clerk.

NP/20/25 Apologies: Parish Councillors: Nicholas Taylor; Paul Jordan; Phil Colmer.

Non-attendance: Parish Councillor Sophie Capsey.

NP/21/25 Recommendation: - RESOLVED to approve the Minutes of the Neighbourhood Plan Working Group meeting held on 17th June 2025.

NP/23/25 was heard here.

NP/22/25 Informal Summer 25 Draft Neighbourhood Plan Consultation- To review comments received over the summer on the draft NP and agree any actions or recommendations to Full Council in relation to these ahead of drafting the Regulation 14 NP.

- [Draft NP](#)
- Table of comments received- APPENDIX X to the SoC
- Appendix A to the table- attached
- Appendix B to the table – attached
- Appendix C to the table- attached
- Appendix D to the table- attached

Further comments on the NDHA were made at Summer Consultation following further correspondence to owners of NDHA properties as well as LGS owners. Aside from this there were three other commentators.

Responses to comments would form APPENDIX X to the Statement of Consultation.

Further assessment was required in the case of Wephurst Park, and the Plaistow Village Trust would be asked if they had any further information relating to this building. In addition, additional properties had been suggested, and these would be assessed by the Working Group. The

Working Group intend to retain The Lodge in the list of properties "proposed" to be designated.

In relation to the LGS there had been a positive comment to all designations from one commentator and two objections to the Ancient Woodland in the centre of Ifold Settlement boundary. The Group discussed at length this designation and the merit of further protection from disturbance through the LGS designation. The adopted Local Plan had strengthened its wording relating to the protection of Ancient Woodland and those present felt this was now adequate and the Group refer the decision to Full Council. The Group also felt the inclusion of Ancient Woodland in the LGS Loxwood Hills Pond was no longer necessary and the LGS should be restricted to the pond and land north of the pond between the PROW and the pond.

NP/23/25 NDHA Owner Consultation responses – To review comments received as a result of writing to owners regarding a potential designation and agree any actions.

- Table of comments received – APPENDIX IX to the SoC.

The table was updated for PC Comments and would form APPENDIX IX to the Statement of Consultation.

The Planning Consultant advised that the Policy NDHA 1 become an AIM for reasons that it was not within the power of the NP to designate the properties as NDHA as that was the remit of Chichester District Council and the AIM was to refer certain properties within the Parish to this process. The Working Group would refer this decision to the Full Council.

Further properties were suggested by the consultation, and these would be assessed for inclusion in the AIM.

NP/24/25 Project Plan – To recommend to Full Council the process and timing of the NP process to reach Regulation 15 Submission NP (attached).

The Group discussed whether to hold further consultation events ahead of Regulation 14 and that advice from CDC Valerie Dobson had been to hold events ahead of Regulation 14 to build the evidence base. The Group and the Planning Consultant agreed to recommend this to the Full Council, wide advertisement and the format of the events to be further discussed.

The timetable would therefore be set back two months to give time for preparations advertisement and review of any comments arising.

NP/25/25 Statement of consultation - To review an update of this document. The updated document was noted.

NP/26/25 Other matters for discussion.

1. Assets of Community Value would be discussed at Full Council.

2. Full Council to discuss on 9th September 25 the following:

Changes proposed:

- The change from Policy to Aim of the NDHA Policy
- The removal of Ancient Woodland from LGS designation proposals i.e the Ancient Woodland in the centre of Ifold and that included in the Loxwood Hills Pond LGS.

Project process:

To include in the Project Plan

- Two events one in Plaistow and one in Ifold to advertise and ask for any further comments on the Draft NP as recommended by CDC NP Officer Valerie Dobson.

NP/27/25 Date of next meeting. 16th September 2025

The meeting closed at 9.40pm