

## Plaistow and Ifold Neighbourhood Plan 2023-2039

### Teams call with Valerie Dobson for CDC 9<sup>th</sup> April 2026 3.30pm

Attendees: Valerie Dobson- Principal Planning Officer Chichester District Council; Andrew Woolf Parish Councillor; Jane Bromley Parish Council Clerk; Maggie Williams Planning Consultant.

Points discussed:-

1. Comments received at Reg. 14  
APPENDIX 1 Reg 14 comments table and responses discussed and agreed at NPWG Meeting 8<sup>th</sup> April 2026.
2. CDC Comments to be discussed  
APPENDIX 2 CDC comments on Reg 14 with mark up for PC discussions from 8<sup>th</sup> April 2026 meeting.

#### Policy FR1-

AW stressed the importance of the local circumstances meaning that the higher planning legislation did not appear to be working in terms of resolving this problem. There is no control from SW who are looking to the LPA to control development by phasing but when consulted are obliged to provide a solution to wastewater connection. CDC VD suggested that due to its importance and the local circumstances with the lack of wastewater capacity that a background paper may be an option to consider to include in the evidence base to support the NP. MW suggested this could then be referred to in the policy/text. . The paper could take the form of a layman document rather than a technical paper to identify and reflect local issues/problems that are looking to be addressed, with photos and examples of the problems.

Separate out Waste and Flood risk Policies and refer to design code for Flood Risk Policy and background paper to strengthen need for Grampian in the waste water Policy.

Issues with waste water will continue to need to be addressed through local plan work and documents when allocating housing.

#### Policy H2 and H3

The PC require to use the Design Guidelines as a reference in the Policy. CDC VD suggested West Wittering NP Policy WW1 gave a good example of how to do this (link below).

[Layout 1](#)

Discussed amalgamating H2 & H3 as design code separates out areas characteristics sufficient to reference.

#### Recreation Field /Community Space

The adopted Local Plan already includes Policy P15 Open Space, Sport and Recreation (Page 196) that addresses provision of open space in relation to development, supported by the Open Space study which formed part of the Local Plan evidence base.

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### AIMS in NP

MW pointed out the community would find it easier to read in Chapters and the PC would like to retain this structure, CDC VD advised that including the aims in a separate Appendix was a CDC suggestion for clarity but the decision was for the PC. Make clear however the difference between Policies and Aims.

### Chapter 5.Policy EE3

There was a danger that suggesting testing viability would allow housing to creep into these sites which would include farm building areas in rural areas. CDC VD advised that this was a generally permissive policy similar to one in the Chidham and Hambrook NP where a number of rural brownfield sites have seen housing development. The LPA has protective countryside policies in the adopted Local Plan and the PC may wish to reconsider the inclusion of the policy. .

#### 3. Meeting with SDNPA?

A joint meeting could be arranged if required see how the amendments to the Plan go.

#### 4. NPPF 26

CDC VD suggested carry on as we are for now and the Basic Conditions Statement may then need to be updated depending on when the final version of the NPPF is published and when the NP is submitted..

#### 5. Query documents required for submission to CDC. (CDC VD explained that the SEA and HRA procedures would be undertaken by CDC once the NP was submitted and that this could take some time to complete and would be likely to result in a delay to progress due to the need to consult with various statutory bodies etc, other NP ahead of this one and reduced resource availability at CDC. ).

Documents required for submission include the Submission Version of the NP, Basic Conditions Statement including Equalities Impact Assessment and Consultation Statement. .

#### 6. Timeline

Previous timeline discussed and there could be some extensions to this as in red but no specific dates can be applied as depends on external factors.: -

#### • Anticipated timeline thereafter.

- Reg 14 Consultation: 6 weeks Feb to March.
- Adjust Plan if necessary, update Statement of Consultation, update Basic Conditions and include Equalities Statement.
- Submission documents to CDC by End of April. **Beginning of May.**
- HRA and SEA scoping/assessment CDC to do June/July- **Up to several months,**
- Regulation 16 CDC to do July/Aug **Could change/TBA depending on above and procedures on HRA and SEA**
- Examination- Autumn 2026. **Could change/TBA**
- If a pass Referendum Early 2027. **Could change/TBA**

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### **7. Next Steps.**

Feedback to Parish Council on 15<sup>th</sup> April 2026 and allocation of tasks. A further meeting could take place with CDC if required.

**The meeting ended at 4.45pm**