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## UPDATE TO THE NEIGHBOURHOOD PLAN STEERING GROUP

**Date:** Monday, 14 September 2015

**From:** Christine Gibson-Pierce (CGP)

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### **1. Planning Consultancy Assistance:**

CGP advised she hasn't had much success with locating a consultancy to help with the draft Plan writing. She has spoken with the clerk of Wisborough Green Parish Council, Louise Davies if they could recommend a consultancy firm to help this Parish to bring together the Neighbourhood Plan. Wisborough Green didn't use anyone for the writing but did use a consultant named Lisa Jackson in an advisory capacity. Kirford and Loxwood plans were a basis for Wisborough Green as they'd gone through examination and their policies were similar. They used Lisa Jackson for site allocation – they have 60 sites. The consultant, Lisa Jackson, confirmed the Wisborough Green evidence base. They engaged her after they had held their public consultation. Wisborough Green want to phase their site allocation but the NPPF makes no provision for that. Lisa Jackson had suggested they still put that forward and try to push it through. Essentially they are breaking new ground for the NPPF. [Ref.: Lisa Jackson [www.jacksonplanning.com](http://www.jacksonplanning.com) E: [lisa@jacksonplanning.com](mailto:lisa@jacksonplanning.com)]. CGP had called Lisa Jackson to discuss her helping Plaistow & Ifold. She is currently assisting Westbourne and East Meon. She may be able to help if she doesn't have such a large role with us, that is only as an advisory capacity. But it's unlikely she would be able to do much between now and Christmas 2015. She did say she would talk with Valerie Dobson (Chichester District Council - Neighbourhood Planning Officer) to ask what leeway this Parish may have to delay the pre-submission deadline and that would determine how she would proceed. She will advise CGP.

### **2. Ifold VDS**

CGP asked Lisa Jackson about the idea of Plaistow & Ifold submitting an Ifold VDS separately and ahead of the Neighbourhood Plan. Lisa Jackson thought that wouldn't work as it would not be given any weight by Chichester District Council. CGP advised that Loxwood merged their VDS into their neighbourhood plan.

### **3. CDC Pre-Submission Deadline**

CGP mentioned that in her conversation with Lisa Jackson she had told her about the CDC Pre-Submission Deadline for Site Allocation which (December 2015). If this Parish doesn't meet that deadline the site or sites may be imposed upon the Parish by CDC. The Ifold VDS is peripheral to this. Plaistow & Ifold Parish need to produce a pre-submission document with the evidence to support our site proposals and including a sustainability proposal to justify our position. It all has to withstand examination scrutiny.

**ACTION SRB:** Consult with CDC about an extension of time for this Parish' neighbourhood plan site allocation.



#### **4. CDC Call to Developers To Come Forward With Sites**

CGP had called CDC Neighbourhood Planning Officer, Valerie Dobson to say she'd heard that in May 2015 there had been call by CDC for development sites. That any developer wanting to propose their site(s) may have come forward. She asked Valerie Dobson if she were aware of any developers coming forward with sites in Plaistow & Ifold Parish. Valerie Dobson is conferring with her colleagues who managed that process and will call CGP back. CGP was concerned that CDC had not disclosed that information to the Parish Council. CGP reports that in her discussion with Lisa Jackson that she had mentioned CDC had also not been forthcoming with the Parishes she is currently assisting. CGP advised that this isn't an issue for Loxwood Parish as they had already identified all sites possible before determining which ones to propose in their plan. CGP reported that Valerie Dobson said she didn't think Plaistow & Ifold Parish were working on a neighbourhood plan and had sounded surprised. Valerie Dobson said she is working closely with 3 other Parishes who will have their pre-submissions in January/February 2016. CGP thought that may give this Parish some leeway for a later submission. That as CDC need to ensure that housing development is coming forward through neighbourhood plans this Parish needs to fulfill the CDC need for site identification. Valerie Dobson had informed her CDC will be going out for a consultation with their site allocations in early January and that all Parishes will be consulted.

**ACTION SRB:** To setup a meeting with CDC to discuss this matter.

**5.** CGP has also spoken with Tony Collings and Chris Agar, Loxwood Parish Council who are willing to offer guidance to this Parish and would like to setup a meeting with them to obtain advice on the Neighbourhood Plan process. Chris Agar cautioned that the CDC definition of Windfall housing is a key issue for Plaistow & Ifold Parish given we have a low housing number being allocated in the adopted Local Plan.

**ACTION SRB:** To advise CGP of convenient dates/times for meeting with Loxwood Parish Council.

**ACTION CGP:** To setup meeting with Loxwod Parish.

**6.** CGP has been editing the draft Plan and has been reviewing the Loxwood plan with Wisborough Green and the CDC emerging Local Plan alongside. Pulling in the text.

**7.** CGP would like to schedule time with SRB to get the list of all sites identified and to review that evidence base.

**ACTION SRB:** To email CGP sites and evidence base (SHLAAs...).