



Plaistow & Ifold Parish Neighbourhood Plan →

Welcome to the Ifold Exhibition and Consultation for the Plaistow and Ifold Parish Neighbourhood Plan.

Welcome to the Ifold Exhibition and Consultation for the Plaistow and Ifold Parish Neighbourhood Plan.

The Purpose of the Exhibition and Consultation is to consider our community of Ifold PAST, PRESENT AND FUTURE to establish what we appreciate about our community and what we want to preserve, change or develop in the context of a Neighbourhood Plan.

Public Participation.

Throughout the exhibition you will be invited to make comments or add additional relevant information by writing on Post-its and posting these onto appropriate sections on the exhibit boards. These comments can be named or be anonymous. If you have any queries or want help please ask one of the advisors on hand, identified by their name label.

PLEASE SIGN IN

Please will you sign in with your name and address. This is so that we have a record of the numbers of residents who have attended.

This information is being collected for the purpose of assisting with the development and adoption of our Neighbourhood Plan under Registration Number Z6817064 with the Data Commissioner's Office for Plaistow and Ifold Parish Council. Your personal information will not be used for any purpose other than that for which it was collected unless it is required by law or you have consented to the use.'



**Free Tea & Coffee or
soft Drinks &
Home-made cakes
available in the small hall,
all visitors welcome.**

What is a Neighbourhood Plan.

A Neighbourhood Plan is a Planning Document drawn up by local communities which can establish general planning policies for the development and use of land within their Plan Area. The plan might include where new homes could be built for example, as well as what kind of homes they should be. The plan can also set out what is valued and what is to be retained

Legal Standing of a Neighbourhood Plan

Under the Localism Act 2011 which established the National Planning Policy Framework Neighbourhood planning is a new way for communities to decide the future of the places where they live and work. Once adopted a Neighbourhood Plan will be used by the Local Authority, (Chichester District Council), together with other policies and plans, to help determine planning applications for the Neighbourhood Plan area. In order for Neighbourhood Plans to be adopted, they will need to conform with planning policies and guidance at the district, national and European level. The support of the local community will also need to be demonstrated.



Chichester District Council's Role in Neighbourhood Planning

Chichester District Council (CDC) is our Local Planning Authority (LPA)

A Neighbourhood Plan will need to be in general conformity with District policy. This is currently being developed and is due to be completed and adopted in October 2014 and will replace the current Local Plan adopted in April 1999.

Once adopted by CDC, a Neighbourhood Plan will be used, together with other policies and plans, to help determine planning applications for the Neighbourhood Plan area.

The key principles that make up the Neighbourhood Plan approach are:

- The community decides the types of development and where and how it will take place. They will also fund and manage the preparation and development of the Plan;
- The Local Planning Authority (LPA) has a facilitative and supportive role but no direct role in preparing Neighbourhood Plans, the LPA role is confined to supporting and ensuring conformity

with national planning and EU Directives, arranging examinations and undertaking referendums and adopting the Plans;

- Neighbourhood Plans have to operate within the framework set by national policy and be in conformity with the District Council's emerging Local Plan; and
- Neighbourhood Plans can designate additional growth above and beyond that identified in Chichester District Council's Local Plan but cannot opt for less. Neighbourhood Plans cannot therefore, be seen as a tool through which development can be prevented but should be used to direct where development can take place and influence the design.



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Plaistow and Ifold Parish Neighbourhood Plan.

The Parish Council applied to Chichester District Council for designation of the Plaistow and Ifold Neighbourhood Plan and this was approved 6th November 2012

Our Neighbourhood Plan area is the whole Parish, see attached map.

The Parish Council has been working with a number of interested parties within the Parish to pave the way for a neighbourhood plan and is investigating the possibility of cooperating with neighbouring parishes in order to bring real benefits for the residents of Plaistow, Ifold, Durfold Wood and Shillinglee.

It is the Parish Councils intention that over the development period of the plan, stakeholders within the community will be widely consulted in order to develop an approach which helps to improve the wellbeing of residents and businesses within the Parish.

Although the production of a Neighbourhood Plan will not happen overnight, the Parish Council are working to put something together which encompasses the views of all residents of the Parish.

Plaistow Village Trust have conducted public consultation with the residents of Plaistow, Durfold wood and Shillinglee last year .

Ifold residents have been asked by the Parish Council to consider and draw up our views for future development within Ifold. An initial meeting was held December 2012 from which a Steering Committee was established of residents interested in facilitating this process

Members of the Steering Committee:

Sara Burrell (Chair)

Malcolm Frost

Fiona Moss

Greg Osborne (Sec)

Francoise Lillywhite

Phil Colmer



This Exhibition and Consultation for the Ifold Neighbourhood has been produced by the Steering Committee with help from a number of residents and Community groups and forms part of this consultation process.

The Parish Council last year commissioned a **Village Design and Housing Needs Survey** through AirS for the Parish . A number of you completed the survey and the results are highlighted in this Exhibition. Full copies of the survey report are available today here and in the Tea Room for you to read. This Exhibition allows us to build on this information and add more detail for preparation of the Neighbourhood Plan.

This is your opportunity to make your views known.

And before any plan is adopted, all the people living in the Parish who are registered to vote in local elections will be entitled to vote in a referendum to make sure that it really is what people want.



Why have a Neighbourhood Plan?

To enable communities to make an informed decision to produce a Neighbourhood Plan a list of considerations are set out below:

- Enables local communities to shape their locality
- Identifies specific sites for different types of development and can set localised policies regarding how development should look
- The whole community have a say in the Neighbourhood Plan, voting it through a referendum and then adoption
- Once adopted it will be used by CDC to inform planning decisions and forms part of local planning policy
- A Neighbourhood Plan can only deal with planning issues (see below for other alternatives)
- Requires resources in terms of both time and money
- Due to its statutory weight there are a number of legal requirements that have to be completed in conjunction with plan preparation

- It cannot prevent development from taking place but enables developers to work towards accepted and common goals identified by the community
- Where appropriate, it needs to comply with EU legislation, national and local policy

Do all areas have to have a Neighbourhood Plan and what are the alternatives?

There is no statutory requirement for a community to have a Neighbourhood Plan. This is just one of the ways of influencing development in your area, with the value of local ownership in bringing development forward, planning and shaping the community for new residents and ensuring the community are in agreement with this. There are a number of alternative means in which a community can become involved in the planning of their neighbourhood. These include:

- **Community Led Planning (CLP)** has a long and successful track record, especially where it feeds into master planning or regeneration projects
- **Parish Plans** are useful for setting out local priorities and actions to take within a community. They provide the freedom to look at a very broad range of issues, including those not normally

dealt with directly by the Planning system e.g. broadband speeds, rural crime initiatives, staging of events. They can be prepared more quickly and tend to be less costly than Neighbourhood Plans. All parish plans are being used to inform the development of policies in the Local Plan and to help us establish what has been identified as a local priority. It will be possible for communities to prepare a parish plan and a Neighbourhood Plan to provide a comprehensive coverage of all planning and non-planning related concerns.

- A **Village Design Statement** (VDS) is a tool to help influence decisions on design and development. It provides a clear account of the character of a particular village or town against which planning applications may be assessed. It is not about whether development should take place, but about how development can influence and improve the quality of development that takes place in your area, so that it respects the setting and makes a positive contribution to the local environment. It is also a material consideration that Development Management will use when looking at planning applications.

Some of the information gathered today may better fit within a **Parish Plan or Village Design Statement**, as detailed above, rather than the **Parish Neighbourhood Plan**, however these documents will form a raft of policies which will be used by the Local Authority and the Parish Council to ensure that future development and provision of services, leisure facilities and business needs are met within the Plan Period.

How Long Will a Neighbourhood Plan Last?

The Neighbourhood Plan when adopted will run with the District Local Plan period 2014 - 2029. It will be the subject to review on a minimum 5 yearly basis.

In order for Neighbourhood Plans to be adopted, they will need to conform to planning policies and guidance at the district, national and European level. The support of the local community will also need to be demonstrated.



Chichester District Councils Guidance on Neighbourhood Plans (extract of part full document available)

A Neighbourhood Plan will need to be in general conformity with District policy. This is currently being developed and is due to be completed and adopted in October 2014 and will replace the current Local Plan adopted in April 1999.

Once adopted by CDC, the Neighbourhood Plan will be used, together with other policies and plans, to help determine planning applications for the Neighbourhood Plan area.

The key principles that make up the Neighbourhood Plan approach are:

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ensuring conformity with national planning and EU Directives, arranging examinations and undertaking referendums and adopting the Plans;

- Neighbourhood Plans have to operate within the framework set by national policy and be in conformity with the District Council's emerging Local Plan; and
- Neighbourhood Plans can designate additional growth above and beyond that identified in Chichester District Council's Local Plan but cannot opt for less.

Neighbourhood Plans cannot therefore, be seen as a tool through which development can be prevented but should be used to direct where development can take place and influence the design.

Background to Neighbourhood Plans

National Planning Policy Framework (NPPF) March 2012

The Localism Act 2011 enacted the National Planning Policy Framework (NPPF) in March 2012, with the following objectives:-

- making sure the **local plan - produced by communities** - is the keystone of the planning system
- **making planning much simpler and more accessible**, reducing over 1,000 pages of often impenetrable jargon into around 50 pages of clearly written guidance
- establishing a **presumption in favour of sustainable development** that means that development is not held up unless to approve it would be against our collective interest
- guaranteeing **strong protections for the natural and historic environment**, and requiring improvements to put right some of the neglect that has taken place
- **raising design standards** so that the requirements for design are the most exacting yet

At the heart of the National Planning Policy Framework is a presumption in favour of **"sustainable development"** which should be seen as a golden thread running through both planning and decision taking.

What Is Sustainable development ?

Minister of Planning message: *The purpose of planning is to help achieve sustainable development.*

Sustainable means "ensuring that better lives for ourselves don't mean worse lives for future generations"

Development means "growth"... "our lives, and the place in which we live them, can be better but they will certainly be worse if things stagnate"

"Sustainable development is about change for the better."



New local plans

Local plans are the key to delivering sustainable development that is required to "reflect the vision and aspiration of local communities"

This is achieved by:

"Early and meaningful engagement and collaboration with neighbourhoods and local organisations is essential. A wide section of the community should be proactively engaged and reflect a collective vision and a set of agreed priorities for sustainable development in the area including those in any Neighbourhood Plan"

There are three dimensions for the planning system:

1. **Economic** "ensuring sufficient land of the right type is available in the right places at the right time to support growth"
2. **Social** "supply housing required to meet the needs of present and future generations"
3. **Environmental** "protecting and enhancing our natural and built historic environment"

The full National Planning Policy Framework document can be read on line

www.gov.uk/government/publications/national-planning-policy-framework--2



Current Planning Policy as it relates to Neighbourhood Plans

All Neighbourhood Plans must comply with:-

District and Central Government Planning Authorities Policies

EU Legislation

Chichester District Council Planning Policies

District Local Plan First Review 1999 is still current planning policy. It has been amended but many of the adopted policies are still in force and will remain so until the new Local Plan is adopted.

Chichester District Council Interim Policy Statement on Housing- Facilitating Appropriate Development (Oct 2012) Copies of this document are available today for you to read here and in the tea room.

The District Council are preparing a new **Local Plan**

Draft Local Plan Key Policies published in March 2013 ,

Relevant Extracts of this document are available today for you to read here and in the tearoom.

The new Draft Local Plan will be dealt with under the following timetable:-

Public consultation on Draft Local Plan Key Policies (6 weeks) - March to May 2013.

Formal 6 week Statutory Publication October to November 2013. Submission March 2014 with estimated **Adoption October 2014**.

The Draft Local Plan Key Policies can be viewed on Chichester District Council Website and public consultation was invited with closing date of 3 May 2013. Please see attached response from Plaistow and Ifold Parish Council to the Draft Local Plan

West Sussex County Council are responsible for other Policies such as Highways and Education, see the draft Local Plan for WSCC role.



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Response from Plaistow and Ifold Parish Council to the Draft Local Plan Consultation

NB Copy of letter attached here



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Extract of the Draft District Plan.

Copy of the results of the our Parish Village Design and Housing Needs Survey undertaken last year by AirS.

There are copies of these documents in the Tea Room. If you want to spend more time reading them with a cup of tea / coffee and cake.

If you want to send in any further comments or you have friends or neighbours who have missed the exhibition and they want to participate please use the e-mail address

ifoldneighbourhoodplan@gmail.com

or telephone Sara Burrell 752538

Ifold Past

We can't plan for the future if we don't understand our past

Note; this section contained historical photographs and documents produced by the Ifold history society and the steering committee did not produce these documents.

Ifold Future - For us and future Generations

Summary You have seen how Ifold has developed from a landed Estate to being divided into plots of land and sold to individual people to build their homes. The nature of the settlement is ad hoc unplanned development and this has resulted in an eclectic style of housing and plot size. But predominantly the settlement is low density individual detached dwellings set in rolling countryside, with limited facilities. The nature of the settlement is quiet semi-rural with large gardens and extensive tree coverage and this has encouraged good biodiversity, with a number of protected species within the settlement, as well as the surrounding countryside.



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The infrastructure has also evolved in an unplanned fashion which has led to strain to the foul and surface water and telecommunications. The internal road network remains unadopted and fully maintained by the residents. Access to the settlement is via small country lanes.

Facilities within the settlement are limited to a shop and garage and community hall. There is a primary school approximately 1.8miles away in Plaistow with a further local shop. The Doctors Surgery in Loxwood also approximately 1.8miles together with the Post Office another village shop. Billingshurst with more facilities, secondary school, banking, supermarket and main line railway is 6 miles away. There is a regular school bus but other public transport is very limited and therefore to access these facilities conveniently it is essential to own and drive a car. This is reflected in the level of car ownership. Accordingly major development would be unsustainable and not meet District or National Planning policy.



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Due to the type of housing and its resale value the population of the settlement is predominately families with generally middle aged adults as householders and older residents who have remained in their family homes. The majority of residents have lived in Ifold over 10 years, indicating that it is a very settled community. The population is aging with an increasing number of residents over 65 years.

Future Development

Throughout the Exhibition you have had an opportunity to make comments on individual aspects. This is your opportunity to reflect further on the future development of Ifold and its immediate surroundings and the Parish as a whole.

As stated at the start of the Exhibition the future development must sit within the context of the District Plan and National Planning Policy and EU legislation. However we do have the scope to establish how we want our settlement to develop and what we feel is important to retain for the future.

Minister of Planning message: ***Development means "growth"... "our lives, and the place in which we live them, can be better but they will certainly be worse if things stagnate"***

Housing Provision Required in Plaistow and Ifold Parish 2014-2029.

The Draft Local Plan allocates **10 new planned residential units in the Parish** with an additional approximately **24+ units as windfall**, ie. in fill on an ad hoc basis, in the Plan period 2014-2029, giving a total of approximately **34+ residential units**. These units can be of any type; specialist housing for the elderly, small flats or two bedroom properties for younger people starting out, however there is a requirement proposed by the Draft Local Plan that 30% should be affordable housing defined by affordable tenure. The council recommends that 70-75% of affordable housing should be delivered as affordable /social rented with 25-30% provided as intermediate housing, part rent/ part buy. However the tenure split will need to take account of the local housing market and the context of the site. For sites with a net increase of 5 or less units or in exceptional circumstances where it can be demonstrated that affordable housing may not be appropriate a financial

contribution may be levied to enable provision of affordable homes elsewhere within the District.

What type of Housing is Appropriate in Ifold?

Is Affordable Housing Appropriate in Ifold?

Matters to consider;

The Village Design and Housing Needs questionnaire identifies that *almost a fifth of respondents (17.69%) identified that a member of their household might need access to new affordable housing in the next 10 years.* This was not limited to this Parish.

88.72% people responded that no one in their family had moved away in the last 5 years due to difficulty in finding an affordable home locally.



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Only 22.69% of respondents had a member of their household working in the parish.

Considering the need to own and drive a car in order to access employment and facilities coupled with the lack of local employment, is it appropriate to provide affordable rental housing in Ifold for people who may not be able to afford their own vehicle, or only to be able to afford limited use?

Is intermediate housing more appropriate or other means to assist home ownership such as self-build schemes? Perhaps back to Ifold's roots; Ifoldhurst was a self build development in 1970.

Sustainable Development

The Draft Local Plan and the National Planning Policy framework requires that all development should be sustainable

At the heart of the National Planning Policy Framework is a presumption in favour of "**sustainable development**" which should be seen as a golden thread running through both planning and decision taking.

Minister of Planning message: *The purpose of planning is to help achieve sustainable development.*

Sustainable means "ensuring that better lives for ourselves doesn't mean worse lives for future generations"

"Sustainable development is about change for the better."

Chichester District Council Draft Local Plan

‘Policy 1 *When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

Planning applications that accord with the policies in this Plan (and where relevant, with policies in Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.’

Therefore future housing provision and any other development in Ifold should meet sustainability criteria. In which regard consideration has to be given to how much development is appropriate in view of the lack of local employment and facilities and the reliance on private vehicles to access these, coupled with the needs of the community for housing. It is for this reason that Chichester district council has made

the current housing allocation. We are not able to opt for less development but we are able to make decisions on what is most appropriate for our community.

How and Where should this housing provision be met?

There are a number of options and these are set out below together with matters you may wish to consider when making your comments

Village Design and Housing Needs Questionnaire response on development

Just over half of those responding (60.07%) supported the view that the Parish should maximise the use of land within the built up areas by building new housing within the existing hamlets. A similar proportion (65.37%) opposed the view that new housing



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should be built where most space is available mainly outside of the existing built up areas.

Option 1 Contained within the current Settlement Policy Area (SPA)?

Retain the existing Settlement policy area and restrict future development to within this area. We have seen that there has been progressive infill development in Ifold over the past 10 years. Should this continue in order to meet the housing allocation in the next 15 year period? Can any new development sites be found? Or should provision arise from further sub-division of gardens, thereby increasing the density of development in Ifold? **Matters to consider in decision making:-**

- strain on infrastructure,
- increased road traffic



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- loss of the long established character and quality of the settlement,
- impact on the biodiversity
- meeting the housing need for our future generations
- opportunity to provide specialist housing, say for the elderly residents thereby freeing larger family housing
- Is this sustainable development

Option 2 Extend the current Settlement Policy Area (SPA) or Settlement Boundary for Ifold?

When the Local Plan is adopted in 2014 the existing SPA will cease. As detailed in the Draft Local Plan paragraph '5.3 Settlement boundaries for the Service Villages ie Ifold



and Plaistow are not defined on the Policies Map; however these may be defined through the preparation of Neighbourhood Plans or Site Allocation Documents.

We can decide whether we want to keep a settlement boundary for Ifold and whether it remains the same or is extended? If it is extended this allows the possibility of new planned development, effectively an extension in the size of Ifold.

Matters to consider in decision making:-

- It would meet the housing need without the need to increase the density and thereby alter the established character of the existing settlement.
- Strain on existing infrastructure, particularly if accessed from the un-adopted road network
- Allow construction of planned specialist housing, such as housing for the elderly.
- Allow us to meet the needs for intermediate housing say via a Self-build scheme?
- Is such development sustainable?

- Will it have an adverse effect on the environment and the biodiversity?

Option 3 New development Elsewhere in the Parish

The allocation for housing from the District Council for our Parish is modest and allows for limited growth to sustain our rural community and meet local needs for housing, employment and community facilities. We can't opt for less housing than the Plan allocates but we can say where and what would be most appropriate.

Therefore should the housing or some of it be provided elsewhere in the Parish?

Matters to consider:

- Is Ifold the most suitable place for more development bearing in mind the limited facilities and strained infrastructure?
- Would development be better placed where more facilities could be accessed with less need for car usage?



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- Would it be better to have planned specialist housing, such as housing for the elderly, where there are better facilities more closely grouped together?

Future Architectural style

You have already been asked to comment on architectural style in Ifold Present section but this is an opportunity to reflect further.

Village Design and Housing Needs Questionnaire response on development

A clear majority of respondents (84.56%) expressed the view that the style of new buildings should be predominately similar to those already in the Parish.

A slight majority (61.24%) disagreed with the assertion that the style of new buildings were appropriate should be innovative and need not be similar to neighbouring properties.

The vast majority of respondents (91.92%) agreed with the view that extensions and improvements to existing buildings should match the form and style of the original building.

Although Ifold has a very mixed style of architecture we can set out some parameters such as:-

- Retain the individual character of each dwelling; new dwellings to be designed to be different from each other in style.
- Good quality materials and design
- Materials to reflect the local area, therefore predominately brick tile and timber
- Densities to reflect the existing settlement pattern.
- Scale and mass of the new development to reflect the existing single and two storey dwellings, accordingly development with a ridge height over 8metres is unlikely to be appropriate.



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- To reduce loss of amenity to existing and new dwellings three storey development and roof dormers set into two storey houses are not appropriate
- The bio-diversity of Ifold and the existing trees to be protected and enhanced where possible during development or agreed mitigation work undertaken.

What are your views on guiding future architectural style? Please comment below:-

Comments on Future Development in Ifold

Do you have any comments regarding future development in Ifold, please use the post-its to write your comments and pin below? These can be anonymous or named. For example;

- Do you want to preserve the character of Ifold?
- Do you want to maintain the current eclectic style of housing?
- What densities are appropriate for Ifold?
- Do you want to see a design statement to control the architectural style



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Place Your Comments on the Future Development here;

Have we missed anything, let us know?

What would we like to see changed or improved about our community in Ifold

Village Design and Housing Needs Questionnaire response on bad things about the Parish

- Public transport 16.85% of respondents
- Traffic management 14.19% of respondents
- Poor Roads 14.61% of respondents
- Over development 14.33% of respondents
- Drainage 10.39% of respondents

Other matters to consider which you may want to comment on

Business / Economy

- Do we need more business space in the locality?
- Faster broadband

Leisure /Community Facilities

- Do we want sports facilities
- Childrens playground
- BMX trail,
- better footpaths /more footpaths
- Cycle ways

Environment

- What improvements could we make.
- What do we want to protect?

What would we like to see preserved about our community in Ifold

Village Design and Housing Needs Questionnaire response
on good things about the Parish

- Peacefulness 20.27% of respondents
- Country feel 21.98% of respondents
- Community Spirit 13.15% of respondents
- Safety 12.25% of respondents
- Schools 9.91% of respondents
- Shops and Facilities 9.28% of respondents

Write your comments or ideas on how to preserve or improve our lives in Ifold on the post-its provided and place below. If you have already commented on an aspect earlier in the Exhibition please don't repeat the same comment.

What Next

The data from this exhibition will be

collected and analysed by the Steering Committee and the Parish Council and the results of the Exhibition will be published on the Parish council website by the end of June.

It may become apparent from the outcome from this Exhibition that more work or information is required and it may be necessary for the Council to employ specialist consultants. We will keep you informed by post should there need to be a follow up public meeting.

The information gathered over this weekend will go forward into the Neighbourhood Plan preparation and in the next few months it is hoped a draft Neighbourhood Plan for Plaistow and Ifold can be drawn up to reflect the majority view.

If you are on the electoral register you will have the opportunity to vote on any Neighbourhood Plan proposal in a referendum.

Thank you

Thank you for participating in the exhibition, we hope you have found it informative.

We would also like to thank the other participants in the Exhibition, particularly the Ifold History Society, Little Acorns and the ladies who have made cake and served teas and all the other helpers during the event. We would also like to thank the Weald School for helping out in a crisis over display boards.

From the Ifold Steering Committee

Sara Burrell (Chair) Greg Osborne (Sec) Francoise Lillywhite (Parish Councillor)
Malcolm Frost Fiona Moss and Phil Colmer

Where do you want future Development in Ifold? Write your comments on here.

Do you want the current SPA boundary to change? If so where? Please indicate on the map.

Chichester District Council Land Availability Assessment 2010. (indicates current Settlement Policy Area SPA)



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Current Settlement Policy Area SPA

Please use these Post-its to write your comments and place them on the relevant section in the Exhibition. These can be named or anonymous. Thankyou

Please tell us if there is something we have missed? Or should consider including. Please ask a helper if you have any questions.



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While drinking your tea you may like to look at these documents.

Please leave in the Tea Room.

If you have any questions please ask one of the helpers, with a name label on.