

# Plaistow and Ifold Neighbourhood Plan

## Summary of the Neighbourhood Plan Public Exhibition and Consultation for Ifold 11th and 12<sup>th</sup> May 2013

The Public Exhibition and Consultation was held on Saturday 11<sup>th</sup> May 10am-5pm and Sunday 12<sup>th</sup> May 11am to 4pm at Kelsey Hall Chalk Rd Ifold. Local residents of Ifold and the immediate vicinity were invited to attend the Exhibition by direct post to each household. Addresses were supplied from the District Council Electoral roll. 475 invites were sent out. Targeted invites were also sent to local businesses and organisers of social and leisure activities in Ifold. In addition there was road side advertising leading up to the exhibition date.

The purpose of the exhibition and consultation was 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.

The following sections were presented at the Exhibition to inform residents and invite them to make comments :

**1- Welcome** and request for residents participation. All visitors signed in on arrival.

**2- What is a Neighbourhood Plan and why do we want one.** Planning background information was presented, both National and District Council Planning Policy and the Village Design and Housing Needs Survey Report carried out by the Parish Council in September 2012. Extract copies of the Draft Local plan and full copies of the Parish Council survey were made available.

**3- Ifold Past.** Historical information on the development of the settlement was presented by the Ifold Historic Society. The basis for this is that we can't plan for the future if we don't understand our past.

**4- Ifold Present.** Information about Ifold today was presented under various sub-sections as follows:-

- **Demographic information**-population statistics and vehicle usage.
- **Current Development**- house types, architectural style, densities, recent development.
- **Infrastructure** - drainage-foul and surface water, roads, broadband, public transport.
- **Environment** –biodiversity, endangered species and ancient woodlands.
- **Business Activity** identified main local businesses and details of other businesses within Ifold mainly run from home.
- **Leisure Activities and Community Groups** information was displayed from the numerous groups in Ifold together with information on footpaths and bridleways,
- **Community Services**- information on local education and medical services, including a display from the children attending Ifold Playgroup, Little Acorns, were also presented.

**5- Ifold Future.** A summary of Ifold Past and Present, Future Development; details of housing provision required for the Parish 2014-2019, what type of housing is appropriate for Ifold, National and District Council Policy, sustainable development, Options available-Option 1 keep existing Settlement Policy Area (SPA) with development within, Option 2 extend the SPA, Option 3 new development elsewhere in the Parish. Comments were also invited on the Future Architectural Style and Density of development. Comments were also invited on future business activity, provision for leisure and community facilities and what residents would like to see changed or improved or preserved about our community.

**Outcome of the Exhibition.** Attendees were invited at a number of points throughout the exhibition to write their comments on post-it paper and place them on the boards. The comments were not in a prescribed format or directed by a questionnaire and they could be anonymous. This was done to elicit a free flow of comment and not to constrain residents. Over the weekend **246 people attended the**

**exhibition** and 303 post-it comments were made, many of which contained several comments on a number of different or linked issues.

All the comments were retained and typed up as they were presented under the various sections of the Exhibition. Analysis of the results was complex because the comments were not in a prescribed format and in some instances several matters were covered by one post-it. Initially the raw data has been grouped into themed headings in order to gauge the degree of consensus. Where there are several points raised within one post-it initially the primary thought within the comment has been used to group the comment with others of a similar nature. However this method could be reviewed and the comment used several times under a number of additional themed headings. Also a number of visitors wrote on other peoples comments where they agreed with that comment, this has been noted but at this stage the comment has not been repeated. Therefore there is scope to refine the public response still further.

All of the comments are available to view on the website, both as raw data and under the themed headings.

The themed Headings are as follows:-

- Keep SPA as it is** 25 comments
- Ifold Lacks Facilities / Infrastructure** 9 comments
- Affordable Housing** 6 comments
- Expand SPA** 5 comments
- Keep Country/Village Feel** 10 comments
- No more Development** 11 comments
- Childrens Playground** 14 comments
- Public Road / Footpaths** 35 comments
- Ifold Estates Matters** 26 comments
- House Types/ Style** 11 comments
- Density** 24 comments
- Cutting Down Trees / Destroying the Environment** 2 comments
- Bus Service** 8 comments
- Broadband** 28 comments
- Infrastructure –drainage** 19 comments
- Comments on Business** 22 comments
- Environment and Biodiversity** 27 comments
- Local Ifold Map** 6 comments
- Miscellaneous** 15 comments

## Summarising the comments

Viewing the comments and the numbers made in each section, there is a greater number of residents who want to keep the SPA boundary as it is and not expand it primarily because they did not consider there was sufficient infrastructure and they want to preserve the character of the village and not encroach on the countryside. Residents appreciated the village/country feel and the environment and did not want the density of housing to increase further for this reason. Lack of infrastructure and in particular foul and surface water drainage problems were of concern. These aspects were the main reason or reasons given for 'no more development'. House types and style do need to be considered to meet housing need and preserve the character of the area; there were a number of comments specifically in favour of housing for the elderly. There were a few comments specifically on affordable housing and the majority of the comments considered Ifold to be unsuitable for such housing primarily due to lack of facilities/public transport.

There is concern over the speed of traffic both on the main road and the Estate roads and the junction at the shop was highlighted as dangerous. There were a large number of comments in favour of improved public footpaths and in particular to connect the villages.

In respect to business and home use Broadband and the lack of speed was seen as a particular issue. Ifold Motors was seen as an asset, and there were mixed comments over the village shop.

There were also a number of residents requesting provision of a children's playground in Ifold.

**What Next.** The information obtained through this Exhibition will go forward to the preparation of a Draft Neighbourhood Plan for the Parish of Plaistow and Ifold. There may be a need to gather more specific and detailed information before finalising a Draft Plan but all residents of the Parish will be given the opportunity to consider and to be consulted on the Draft Plan in due course.

**Thank you.** The Ifold Steering Committee would like to thank all those people who helped in the run up to the Exhibition, including the Weald School for helping us with display boards and for all the help on the two days of the Exhibition. In particular thanks are very much due to the Ifold History Society and the ladies who made cakes and served teas. The Exhibition was well attended by all sectors of the community from young families through to our older members and we hope that it was both an informative and enjoyable community event.