

## Plaistow and Ifold Neighbourhood Plan

### Public Exhibition and Consultation for Ifold 11th and 12<sup>th</sup> May 2013

The residents comments have been grouped into themes (number reference retained from raw data). Each comment has only been used once for the principle response although several of the comments could be categorised under a number of different headings simultaneously.

#### 1. Keep SPA as it is.

- 1.1 We do not have enough utilities to support more housing. Keep boundaries as they are.1.3
- 1.2 Ifold is a village and it should remain so. The SPA should remain to retain the character of the area. There are not enough facilities here for more building. If people want that they can move to a town.1.5
- 1.3 Keep Ifold as a village. If you spread the boundaries let us know where the rail station will be? 1.8
- 1.4 Keep the SPA as it is and let us try and keep the character of Ifold. Many newcomers don't actually seem to want to live in the environment they have moved to and set about destroying it as quickly as they can.1.14
- 1.5 Leave the SPA boundary around. We will have no countryside left.1.15
- 1.6 Don't expand SPA piecemeal for remaining limited infill opportunities we need well thought out policies. Privacy is a key characteristic of Ifold. Back lot development needs to respect this more than at present. Low densities are needed. In reality Ifold is full. There are much better, more convenient and more sustainable sites in Plaistow. 1.16
- 1.7 Please don't destroy Ifold. Keep the SPA boundaries as they are and remember it is a rural village.1.17
- 1.8 The SPA boundary should remain as it.1.18
- 1.9 Affordable housing should be in Plaistow near school and pub. Any further development in Ifold limited to current SPA area. Plots should be minimum of ¼ acre, as in the past. No trees should be felled to facilitate development. 1.19
- 1.10 Do not extend the boundaries of building SPA.1.20
- 1.11 Retain existing SPA. Find additional site for future development elsewhere. Seek to improve public transport.1.23
- 1.12 SPA should remain as it is. Local infrastructure can not cope with expansion and rural feel will be further eroded.1.28
- 1.13 Ifold is over full and the recent houses are three storey, no gardens and too close together. Development on the ad-hoc, back fill basis must end. Do not expand the boundary of the area. Facilities can not cope.1.29

- 1.14 Retain the existing SPA to retain the remaining character of Ifold.1.30
- 1.15 Keep SPA as is. Minimise new building. Minimal infrastructure change. Maintain Ifold as a tranquil country, rural, environment. Those requiring urban or suburban living have many alternative places to visit available to them elsewhere.1.32
- 1.16 The Ifold SPA was a well thought out proposal and accepted in 1993. It is still valid today. During the past 20 years infill has made good use of available space. Saturation point has now been reached. Plaistow has a better future for thoughtful and sympathetic expansion. Maintain the Ifold SPA.1.34
- 1.17 The SPA should remain unchanged.1.35
- 1.18 Leave SPA as it is.1.36
- 1.19 If I wanted to live in a town I would not have moved to Ifold 11 years ago. It is very important that the existing building lines remain and if we must have more houses to keep the building trade happy it should be kept to infilling existing properties.1.33
- 1.20 Keep SPA as it is. We need clear policies and clear density massing height on remaining infill sites. 2.6
- 1.21 Keep SPA boundary as is.2.16
- 1.22 Do not allow the SPA to be increased. The farm land surrounding Ifold should remain. Ifold does not have the infrastructure to support more houses - Plaistow does.5.1
- 1.23 SPA boundary to remain unchanged.5.41
- 1.24 Keep SPA as it is.5.50
- 1.25 Limit SPA to existing area.5.43

## **2. Ifold lacks Facilities /infrastructure**

1

2

- 2.1 Ifold is a sleepy village with no schools, public transport and very little infrastructure, which is its charm. I doubt it is possible to make an Ifold house affordable in the way in which the government intends.(1.4)
- 2.2 The village can't take much more development without improvements to local infrastructure.1.11
- 2.3 We need more houses. Are we being selfish not wanting them in Ifold? However, is it realistic to expect people to live in a place with only one shop, no pub and almost no buses? Where is the future in that? Improve the infrastructure and public transport before infilling. Give Ifold a chance to compete for young families but don't just increase the boundaries.1.12

- 2.4 With limited infrastructure housing development may be more appropriately placed elsewhere where suitable infrastructure already exists. 1.22
- 2.5 Need all the infrastructure issues to be addressed; schools, particularly secondary, sewerage, broadband, road quality and public transport before further development.1.26
- 2.6 No infrastructure equals no development. Stop development. The greedy have sold their back gardens. Time to stop.1.31
- 2.7 All very well increasing density, but you also need to increase infrastructure. There are not enough school places available. Phone lines, or adequate sewerage for many more houses. 2.25
- 2.8 With planned development in Billingshurst need new secondary school for whole of northern parishes area, otherwise not enough places. Need proper Broadband speeds and sewerage system needs to be updated to be able to handle the existing development.3.8
- 2.9 Where will all the children go to school if you have all these extra houses? Local schools are full.5.19

### **3. Affordable houses**

3

- 3.1 Affordable houses in Ifold – what a joke.1.7
- 3.2 Ifold is too expensive for affordable housing. How would a low income family get to work – there aren't any buses.1.9
- 3.3 Affordable housing is a good idea in principal but not really suitable in Ifold. As has been highlighted, a car is needed as no public transport. A car is expensive to run. The building of a small unit for established residents, say, over the age of 65 who no longer wish to maintain a large house and garden might prove to be popular. As identified, a lot of Ifold residents are elderly.1.21
- 3.4 Where will the next generation live. There is a need for low cost housing in the parish. 5.17
- 3.5 No way affordable housing.5.18
- 3.6 OK for some affordable homes for our youngsters, but in keeping with the area. No more road of huge houses and no garden space.5.33

### **4. Expand SPA**

4

- 4.1 The SPA is driving the density increase. Rather have larger SPA than Ifold turned into high density toy-town.1.24

- 4.2 Either keep SPA as it is or need to go really bold and identify a large area a developer would be interested in to get benefits of new roads, drainage, community facilities, etc.1.38
- 4.3 We would like to build responsibly in our garden but can not due to the SPA. One day, when we eventually move to downsize, a developer will get in and you will have another road.2.7
- 4.4 Area for housing with councillor over last 20 years on and off and this is marked as the land to the north of the garage just outside the SPA. 2.9
- 4.5 More development please. It will bring better infrastructure.5.2

## **5. Keep Country / village Feel**

5

- 5.1 Keep Ifold as rural as possible. No more kerb stones on the verges than absolutely necessary. There are already too many posts along the kerbs. Observe the natural hedges. Remove very bright lights
- 5.2 shining in people's eyes along the roads.1.6
- 5.3 Ifold is not a village, a hamlet may be.1.10
- 5.4 Shame they altered the planning re third acre plot at the front 1 acre back plot. This would have country feel.1.2
- 5.5 A characteristic of Ifold is a tiny village feeling with people keeping to themselves. However, there is a garden party every year via Neighbourhood Watch to integrate newcomers and make people feel at home.1.13.
- 5.6 Yes. Preserve the character of Ifold. Most important is that is a village. Every bungalow should not be converted into a house. Some residents want all facilities on one level.2.1
- 5.7 Ifold is a village. This constant development is destroying the village feel. New residents seem to feel they own the place and have no respect for other residents. Stop building in Ifold.2.5
- 5.8 We moved to Ifold to live in the countryside with greenery. In 2 years we have seen constant development, trucks, trails in the roads and area. Why do people buy large plots only to halve them and sell them off. Part of work/life balance is to enjoy your earnings not just to increase the profit.2.12
- 5.9 Ifold is turning into a suburban housing estate, which is not why people live here. Keep our rural environment.2.20
- 5.10 Ifold is not supposed to be suburbia, but it is turning into suburbia.2.27

## **6. No more development**

6

- 6.1 Keep development to a minimum. No big contractors please.1.27
- 6.2 No more development in Hogwood Road, please, especially in the field at the end.1.37
- 6.3 Please do not build any more houses in Ifold as the estate is being ruined. If anything, houses need to be knocked down, not built.2.23
- 6.4 Over development is ruining Ifold. Boundaries must be stuck to and infill stopped now.2.18
- 6.5 We don't want any more buildings.3.5
- 6.6 Ifold is full. No further development. No garden grabbing. Improve roads/drains/sewerage, etc.5.29
- 6.7 Having grown up in Ifold (then moved away for approximately 20 years), coming back I was shocked at the amount of infill building. Personally I don't think there is either the room or infrastructure to support further development.5.10
- 6.8 Please, no more houses in Ifold. The infrastructure is struggling now.5.13
- 6.9 No more houses.5.21
- 6.10 No more development please. Ifold is already full and we do not need any more houses squeezed in.5.35
- 6.11 No further development in relation to the Ifold Estate. Surely the largest urban/settlement in West Sussex.5.37

## **7. Childrens Playground**

7

- 7.1 If a developer wants to build, make them also assign some land back to the area, i.e. somewhere for children to play.(1.1)
- 7.2 A playground or fenced off bike track would be great, but unfair to impact on nearby householders. If a site could be found on outskirts it would be great.3.2
- 7.3 Play area for children, possibly at Kelsey Hall.3.14
- 7.4 Woodland play area for children with a trail would be lovely.3.18
- 7.5 We need a football field in Ifold. (A child's handwriting.)4.4
- 7.6 Playground or a few pieces of play equipment would add a lot for families. Could be at Kelsey Hall?4.6
- 7.7 Play area for children under 7 years would be useful as so many families in Ifold would benefit from this.4.13

- 7.8 Somewhere for young people to meet (not Scouts). 5.5
- 7.9 More children's play areas.5.20
- 7.10 Outdoor play area with a central heart.5.52
- 7.11 Play area for young children.5.51
- 7.12 A kids playground would be an ideal addition and add to sense of community.9.5
- 7.13 Kids playground please for outside area and for sense of community.9.7
- 7.14 Playground or communal play area in Ifold would be great and encourage more meeting and mixing.9.9

## **8. Public Main Rd / Footpath**

8

- 8.1 Fox Bridge and Plaistow Road is being damaged by large tanker lorries and we need a path from The Burrells to Oak Tree Stores as the kerb is dangerous.1.25
- 8.2 Improve the footpath over the bridge leading to the canal. It is very difficult to take a pushchair or bike over the bridge safely.3.3
- 8.3 Speeding on Plaistow road is an issue. Walking to shop can be fraught. How about a 30 mph limit? 3.9
- 8.4 A footpath all along the main Plaistow Road to Vicarage Hill would be good as it gets too muddy and dark in winter to cut across along the tow path and along the field path. 3.11
- 8.5 Speeding along Plaistow Road is a MAJOR problem. Also entrance to the shop is very dangerous. There have been two accidents in the last few weeks.3.16
- 8.6 Verges on Plaistow Road are becoming more unsafe for walkers as home owners erect barriers outside their properties. 3.17
- 8.7 A safer route to school in Plaistow would be great. (Someone else has written: I agree.)4.1
- 8.8 Some of the foot paths become extremely muddy and virtually impossible so improved maintenance is required. (Someone else has written: I agree.)4.2
- 8.9 We are lucky to have such good access to the countryside, but the surface of the foot paths in winter make them unuseable.4.3
- 8.10 Proper path surfaces along the Loxwood Road walking to bus stop/shop or post box is muddy and dangerous.4.5
- 8.11 A woodchippings footpath linking Ifold to Plaistow. 5.4
- 8.12 We have enough traffic on the Plaistow Road, especially with the farm waste trucks going to Plaistow it is dangerous on the Plaistow. Ifold – we do not need more traffic.5.7

- 8.13 It is very dangerous leaving Ifold from the Stores end How many near misses? Could the Highways address this problem before a fatal accident occurs?5.9
- 8.14 Slow down the traffic.5.8
- 8.15 Ifold stores signs at eye height block the site line of traffic approaching from Plaistow.5.11
- 8.16 Traffic on the Plaistow Road has become dangerous, especially for traffic leaving the Ifold estate at the Oak Tree Stores. This needs attention urgently by traffic control/police. 5.15
- 8.17 Very dangerous bus stop; too dangerous to stand and to get kids on school bus.5.38
- 8.18 Fence footpath drive to canal.5.23
- 8.19 More footpaths for either villages.5.22
- 8.20 A footpath to join Ifold and Plaistow would be very beneficial to both communities.5.47
- 8.21 The speed of traffic in Plaistow Road is a major issue. Some driving 50+ mph in a 40 mph area.5.45
- 8.22 With the increase of housing the traffic has also increased and we have noticed that people are tending to speed more and more. The area around the Store is particularly a problem, particularly early in the morning and evening.5.49
- 8.23 Cycle path to school.6.20
- 8.24 Footpath to Plaistow please.6.25
- 8.25 Plaistow/Ifold footpaths needed for safety of children.6.14
- 8.26 Speed and traffic in the Plaistow Road is very serious issue. Suggest 20 mph or 30mph max6.34.
- 8.27 Footpaths are impassable in places. Please can we have organised community working parties to improve?9.1
- 8.28 Footpaths in some areas need to be improved to lessen the heavy mud in winter.9.2
- 8.29 I agree. A safe footpath linking Plaistow to Ifold would be useful but also along Plaistow Road up to the existing section of pathway towards Loxwood.9.3
- 8.30 We need a footpath linking Ifold and Plaistow for access to school and other facilities. This will also allow Plaistow residents to walk via Ifold to Loxwood.9.4
- 8.31 Plaistow Road is experiencing 28 to 30 big tankers everyday: please stop or redirect them.6.39
- 8.32 Cycle paths to encourage safer, easier cycling and children.6.43
- 8.33 Create more buggy friendly footpaths out to the canal and to neighbouring villages.9.6
- 8.34 No more development. Keep speed down. I have lost two cats in two months.5.28
- 8.35 Please no more development. The speeding issue needs to be resolved before someone is killed.5.46

- 8.36 Path/pavement to safely walk to Plaistow or Loxwood.6.46
- 8.37 Living on the Plaistow Road we are very concerned about the speed of some drivers. Speed limit must be reduced urgently.6.54
- 8.38 Speed limits are not adhered to.6.55
- 8.39 Speed limit. Can we talk to the mum's dropping off their little darlings at school and then racing through Ifold on their mobile phones. (Mention something to school/put in newsletter?)6.47

## **9. Ifold Estates Matters**

9

- 9.1 All these stupid bollards and plants as well as terrible new houses are ruining Ifold.2.26
- 9.2 The Drive is very busy and difficult walking with children to the shop. Perhaps consider some pavement to one side.3.1
- 9.3 Better ways required to ensure 20 mph speed limit is stuck to on roads, particularly The Drive. Possibly widening the verge so roads can be walked along more safely. Need to retain rural feel of roads though (single track with passing places?).3.7
- 9.4 Traffic calming along Chalk Road - lots of drivers speeding.3.12
- 9.5 Too many cars travelling way past 20 mph. I don't like the speed signs – too urban and as they don't work they might as well be removed. It seems that only real deterrents work with those people who speed and we don't have any of those.3.13
- 9.6 All of the Ifold Roads are bridlepaths or foot paths and should be treated as such. The Lane is a bridlepath.1.1
- 9.7 Cars need to slow down in Ifold. They are a danger to people. People who have more right to use the roads than them.4.7
- 9.8 Horses need to use the bridlepaths, not the public footpaths at the end of The Lane. It is often difficult to use the footpath due to horse damage.4.8
- 9.9 Will horse riders pick up their horse poo or receive a ban. The roads are not for horse riders but the riders assume everyone should make way – wrong! Chilcrest Farm worst of all.4.9
- 9.10 Footpaths are for walkers. Bridlepaths for horses and bikes.4.10
- 9.11 The roads are just footpaths. We need for people to drive in a safe manner. Road humps needed.4.11
- 9.12 All of Ifold roads are bridlepaths. Motorists need to respect this as currently they do not. Horses and pedestrians have right of way over cars. Motors should respect this.4.12
- 9.13 Dog poo bins would be very useful and would encourage dog owners to clear up after their pets. (Someone else has written: I agree.)4.14



- 9.14 No paths, just respect by all for all users of the roads in Ifold.4.15
- 9.15 No road humps. Need paths so no conflict between cars and people/horses.4.16
- 9.16 People need to drive around Ifold at a sensible speed. The area is for walking, children and play and horses. It is factually correct that all of Ifold's roads are bridleways/footpaths. Currently motorists think they have a right of way. Motorists need to respect horses/pedestrians. (Someone else has written: I agree.)4.17
- 9.17 Speed bumps.5.24
- 9.18 Speed is in the hands of the residents, they are the majority road users5.25
- 9.19 Speeding in The Drive: fit speed humps – it's the only answer. 5.27
- 9.20 Kerbs are required to stop parking on grass verges.5.34
- 9.21 Speed bumps please.5.53
- 9.22 Can more kerbs be put in to stop people parking on verges. A Wells.6.30
- 9.23 Speeding issues up/down Chalk Road. Cut back to 50mph.6.33
- 9.24 Big trucks should be forced to stop at the shop: only small vehicles on the village road.6.37
- 9.25 Although the markers are intended to protect the verges it would have been more acceptable if the owners of the houses had been notified about their houses nominated.6.42
- 9.26 Regarding the recent planting programme on verges, has any thought been put in to the on-going cost of maintenance? The difficulty of cutting the grass and danger to pedestrians forced to walk in the road.6.44

## 10. House Types / Style

10

- 10.1 Housing meets the needs of all family, elderly and start-ups, so people can remain in the area and Ifold can grow. Not everyone wants to live in a bungalow. Bring new people into the area. It is essential for survival of the village.2.2.
- 10.2 We moved here to live in the countryside. It should not be urbanised. Planners should build bungalows which are needed by the elderly.2.8
- 10.3 The only new builds require are smaller, easier managed dwellings for for the older folk.2.17
- 10.4 Maximum roof height to be restricted.5.12
- 10.5 If you must build so many more houses please make them fit in with the vicinity.5.14
- 10.6 Modern grey slab sided houses looking like warehouses are not appropriate for Ifold, e.g. those facing into The Drive. (Another person wrote: I agree.)5.16
- 10.7 New properties do not necessarily need to look like old buildings, they need to have good considered design.5.30

- 10.8 When I came to Ifold in 1999 it was a beautiful countryside. Most houses were bungalows but in the intervening years bungalows have become monstrosities and everlasting eyesores.5.39
- 10.9 Avoid over development of the site: houses too big for the site.5.40
- 10.10 Any housing allocated should be shared between all development within the parish.5.42
- 10.11 We need far more 2 and 3 bedroom bungalows as the older generation have to downsize. (A third of residents are over 65.) Four questions on future development: 1) character – preserve it. 2) Eclectic styles continue to allow. 3) Maintain present densities for majority but allow a proportion of low density – see 1) above. 4) No control on style. Charles Haghorn, Pagadena, The Ride. 5.48

## 11. Density

11

- 11.1 Please do not make the density any worse. Third half acre plots give the village its charm.2.3.
- 11.2 Not against improvement/extension of scrappy looking bungalows, but don't think new houses should be squeezed into very small plots.2.11
- 11.3 Preserve the space and rural areas around each house, 6 per hectare. 2.13
- 11.4 Appropriate density of housing has already been exceeded. The infrastructure which has not been planned is not suitable for the current density. Roads are actually public footpaths. Not enough shops/schools/facilities. It is not sustainable now.2.14
- 11.5 Density should return the original levels, i.e. minimum quarter to third acre plots. Infrastructure needs to be addressed before any further development.2.19
- 11.6 No more awful infills like the development at Pippins. The garden is all at the front. Copse Corner opposite is a good example of proper infill. 5 bedroom houses built as infill should be on minimum third acre plots.2.21
- 11.7 Density should remain broadly the same. The character should be the same. Properties should vary to meet various demands, i.e. families, elderly, sheltered accommodation.2.24
- 11.8 Development should be limited to current density – no affordable housing units.5.36
- 11.9 Keep the development density below 12 houses per hectare. It keeps creeping up. We live here to have space and quiet surroundings.8.1
- 11.10 Let's scotch the view that builders of new developments are serving the community. They don't care. They are only intent on making a quick buck. The existing residents have to live with the consequences. Stop garden grabbing to keep minimum density to a third of an acre.8.2

- 11.11 Residents come to Ifold to avoid the increasing cramming in the surrounding area. Don't let cramming come here too.8.3
- 11.12 It is important to keep character of Ifold and hence keep density at a similar level. Infrastructure will not support a major development. Road are not suitable for current levels of traffic.12.1
- 11.13 Ifold has been overdeveloped and too many large houses are being squashed on to small plots.12.2
- 11.14 No more development or we shall sink.12.3
- 11.15 Building new houses is only an issue if there is no corresponding investment in our infrastructure.12.4
- 11.16 Minimum plot sizes in the plan, e.g. further delay Kill Wood. Set appropriate expectation to future development and developers.12.5
- 11.17 Over the past 12 years continually new, large properties have been squashed into smaller and smaller plots causing an excess of housing stock. Should further development be planned then the type of housing should be considered. Bungalows which are suitable for the older population are being demolished at great rate. Mature trees are also being chopped down and the whole rural feeling of Ifold has changed.12.6
- 11.18 We live in one of the dreaded new house builds (we moved in 5 years ago) but as a young family we use all local facilities (both children at Plaistow school/Little Acorns and the local shop/garage). Our children utilise local facilities, Beavers/football/clubs, etc. and sometimes it is a bit frustrating to be labelled 'new' Ifold when I feel we moved here to integrate into a community that offered a young family everything we dreamed of. I appreciate the building of new houses is frustrating but feel it is an essential part of progress for Ifold as long as it is not abused.12.7
- 11.19 I agree with the above statement. Too many properties are being destroyed to satisfy those who wish to live in larger properties, therefore undermining those who wish to just have a quiet, peaceful retirement.12.8
- 11.20 Looking at this map, Ifold is nearly full. The key issue is to stop further planning applications.12.9
- 11.21 Housing density is a key reason why people invest in Ifold. Please do not destroy this.12.10
- 11.22 There is far too much building taking place on this estate. We are rapidly losing any sort of rural feel around here. No more houses please.12.11
- 11.23 No matter how large or small your property it is important to be part of the community and support local events and businesses. 12.12
- 11.24 Keep density as it is.12.13

### **13. Cutting Down Trees / Destroying Environment**

12

13

13.1 We moved here 6 years ago and have had and continue to have ongoing problems with neighbours who want to cut down hedges and trees. These were all there when they bought their houses. More recently, can we please stop urbanising Ifold.2.10

13.2 Please preserve Ifold's character. Too many houses will spoil what is a special place. Must keep its trees.2.22

## 14. Bus Service

14

14.1 Bus service to Billingshurst and station - not just once a week. No more huge houses.3.

14.2 How about a community bus service for the locals? 3.10

14.3 Terrible bus service even though we have complained to Guildford/Surrey and Chichester councils, no one wants to listen. What about the environment: one car, one person, sensible bus service at 6.30am, 7.30am, 9am, 11am to Guildford from Loxford/Ifold, then 4pm, 5.30pm 7pm, 8pm Guildford to Loxwood/Ifold. You would get so many commuters. The current service doesn't work for pensioners or workers, it works for the bus and council only.3.15

14.4 So few buses in the area, I really do not know how we would manage to visit hospitals, etc. if it were not for Billingshurst transport link. I am so thankful for the lifts.6.48

14.5 It would be extremely helpful and convenient if there was a regular bus journey to Haslemere or Guildford or Billingshurst that could be accessed at least four times a day, 6/7 days a week. We are so isolated.6.49

14.6 More flexible local public transport for teenagers: ability to get to somewhere with station able to get to Godalming College.6.40

14.7 Public transport is as good as useless and needs to be improved if the older population are to remain in Ifold. The government is always complaining about people using their cars, but what choice do we have?6.50

14.8 Need to improve public transport to allow for mobility in both the elder and younger, pre-car driving generation.6.53

## 15. Broadband

15

15.1 15.1 Better Broadband.5.26

15.2 15.2 Increase BT Broadband speeds. Road humps in straight roads stops speeding.5.31

- 15.3 15.3 Increase internet Broadband speeds.5.44
- 15.4 Yes, Broadband speed appalling.6.21
- 15.5 Broadband reception needs an up-grade and TV reception.6.22
- 15.6 Upgrade Broadband please – very frustrating with the existing when running a business from home.6.23
- 15.7 Increase internet Broadband speed.6.24
- 15.8 Broadband is very poor. TV reception affected by trees that are not maintained (crowned).6.26
- 15.9 Upgrade Broadband.6.27
- 15.10 Upgrade Broadband please.6.28
- 15.11 Broadband speed makes working from home or personal use extremely difficult and needs addressing quickly.6.51
- 15.12 Broadband speeds are slow by cloud based services (where all services are headed) are not available to us.6.31
- 15.13 Broadband is a joke in Ifold. WE cannot use iplayers or any type of video download as the speed is too slow. Up-grade Broadband please.6.32
- 15.14 Broadband speeds are shameful.6.35
- 15.15 Better Broadband needed.6.36
- 15.16 If BT put fibre to the end of the road by bus shelter it would be improved. Big problem is, BT earn nothing on this, especially if we all use different providers.6.29
- 15.17 Up-grade internet Broadband speed. A Wells.6.19
- 15.18 Broadband and gas.6.45
- 15.19 Broadband needs improving.7.4
- 15.20 I work a lot from home so literally not a business but Broadband speeds and internet service makes it difficult.7.7
- 15.21 Broadband speed. As a business this really is a problem. Sabina.7.9
- 15.22 Broadband is often very slow. Yes, I would be improving this as a community group.7.13
- 15.23 Broadband speed needs to be improved.7.14
- 15.24 Broadband up-grade please. Required to run business from home. Merrydew, Woodstock.7.17
- 15.25 Broadband speed needs to be addressed. The more that complain the higher up the waiting list we go.7.21
- 15.26 Needs to retain village shop. Broadband speed needs to be enhanced.7.25

- 15.27 Speed limits are not adhered to across the estate. Too many people use The Ride as a cut through and at inappropriate speeds. Upgrade Broadband – where is Infinity? 6.52

## 16. Comments on Infrastructure -drainage

16

- 16.1 Drainage. Gradient on drain in front of Williams Wood results in standing water.6.1
- 16.2 Water comes off road and floods garden during peak rain fall. South View, Chalk Road.6.2
- 16.3 Since some of the building the lower part of my garden is constantly under water in winter, although some of us protested against these buildings and made our views known, the building still went ahead. Because of the flooding several trees have died but it is pointless replacing them.6.3
- 16.4 Water problem at entrance to Midsummer House. Water Board say must be spring water, but rusty residue suggests otherwise.6.4
- 16.5 The water problem outside Maxwell House on The Ride would seem to be due to a mains leak. However, the Water Board seem unable or unwilling to investigate beyond digging a few holes and filling them back in at the end of the day.6.5
- 16.6 We have undertaken two developments in Ifold and on each we substantially upgraded the surface water run-off: on both no water flowed from adjacent properties. Drainage - as drainage runs were blocked, i.e. not maintained by owners.6.6
- 16.7 Pond and Sump in Old Ford Cottage. The plot is not being attended to by present site owners. It often overflows.6.7
- 16.8 Drainage. With the continued development, particularly on the Ifold Estate, the drainage is not being attended to by the council/developers, causing more problems with the water table.6.8
- 16.9 Given the heavy clay soil and limited main drainage, flooding will always be an issue. This will only worsen with further development.6.9
- 16.10 We suffer drainage issues (rainwater) which have only been worsened following removal of a large oak tree to allow for further infill building. Infilling building must not be allowed to continue as the unintended consequences are not appreciated fully by the decision makers. High Trees, Chalk Road. Kevin Beattie.6.10
- 16.11 In bad weather we are having foul water standing in our front garden. We seem to have water flooding over back garden too in recent years. The drain opposite consistently overflows and yet regardless of constant complaints the council still allow building.6.11
- 16.12 Our rear garden floods following heavy rain. We have an old (shown on our old map) drainage channel across our garden and those of neighbour up stream. There is no longer

- any trace of it between our garden and the stream crossing The Ride. Can this be found and reinstated. Oakland, The Ride.6.12
- 16.13 Since the building of Oak Way (6 houses) the volume of surface drainage water into the stream has increased, leading to much higher bank erosion. Silverstream.6.13
- 16.14 Flooded rear and front garden over the period 1993 to 2010 and front recently last year. The infrastructure was not built for this amount of houses. CDC is a disgrace. Tall Tees The Drive, Alan Pearson.6.15
- 16.15 We have lived in Ifold for 12 years and this winter has been the worst flooding in the garden following the development all around us. The Close.6.16
- 16.16 Yes, back up of sewerage during heavy rainfall. The Drive.6.17
- 16.17 Flooding. Drainage problems in garden due to new development at Simmonds Place. The new drive needs drainage.6.18
- 16.18 Main sewerage drains have no responsible planning authority so no proper flow calculations have been made. Adding new houses therefore has its perils, not least for insurance. Speeding is still a problem. Public transport will increasingly be a problem with an ageing population. T M Collins, Choristers, The Drive. 3.19
- 16.19 Before any further development is considered the existing surface water disposal and foul water drainage must be substantially improved. Bank erosion in existing stream has increased alarmingly in the last three years.5.32

## **17. Comments on Business**

- 17.1. Ifold garage helpful, very good and an asset.7.1
- 17.2 What would we do without Ifold Motors. They have serviced our cars for many years and always very helpful. 7.2
- 17.3 Make the shop better – like Plaistow stores! (Another person wrote: that was a family business bought by the parents. The owners of Ifold shop have also had to purchase the property!)7.3
- 17.4 The village shop is essential to Ifold and the present owners have made a vast improvement to the shop since taking over. Ifold residents should appreciate the shop and do their best to support it.7.5
- 17.5 Ifold Motors second to none.7.6
- 17.6 No more large scale development.7.8
- 17.8 Ifold stores is brilliant and so important to the local community. (Someone else has written: I agree.)7.10
- 17.9 The shop is rubbish and needs to improve.7.11

- 17.10 Ifold stores. A shop is very important for the area. A better variety of goods, fresh veg and local produce would all improve the shop.7.12
- 17.11 Cafe area for new mums would be great.7.15
- 17.12 Try running a business in a rural community before posting adverse comments. The shop is doing a great job and should be supported.7.16
- 17.13 Who has written these awful comments about the shop, probably people who jump in their cars and hardly use it. It is a great asset to our village and very well run: what do people want, Tesco 24 hours?7.18
- 17.14 Ifold Motors garage owner and staff are a great asset to this village.7.19
- 17.15 Ifold Motors is wonderful.7.20
- 17.16 Could the village shop have Amazon drop off box or post office collection for those who do have to go on to BIG at weekend to collect packages.7.22
- 17.17 A shop that sells local produce, opens at reasonable times and becomes an asset to the village would be good.7.23
- 17.18 The shop is fantastic and for the size of the village it is open for long hours. Always friendly and has all the essentials. (Someone else has written: I agree.)7.24
- 17.19 Needs to retain village shop. Broadband speed needs to be enhanced.7.25
- 17.20 Oak Tree Stores is an asset to the community of Ifold and we should support it as much as possible, not just when we're locked in by snow. (Someone else has written: I agree.)7.26
- 17.21 A more community minded/helpful shop would be a major improvement, i.e. one which opens when it's meant to and sells things you actually want to buy.7.27
- 17.22 Although Fox Bridge Golf Club is not in Ifold it is of great benefit to the general community even for non golf players as they provide a great number of social events – important as we don't have a pub, as well as a friendly, pleasant venue for funerals, receptions and private parties. 8.10

## **18. Comments on the Environment and Biodiversity**

- 18.1 Why does CDC/Parish Council refuse planning/new builds to protect this beautiful environment?10.1
- 18.2 All of the natural habitats in and around Ifold need to be retained to prevent further diversity declines.10.2
- 18.3 We need to preserve the landscape around Ifold and not built at high density within it. Gardens are nature homes too.10.3
- 18.4 Preserve the natural environment that is struggling to cope with this development.10.4



- 18.5 We at Oakland, The Ride, have part of a swath of mature oaks on our land. This whole swath has had a Tree Preservation Order on them for some years. Despite this TPO, CDC have agreed the felling of a good percentage of these. Uphold all TPO's. Preserve trees.10.5
- 18.6 We loved the bird song when we came and the natural nature of The Ride. Now we have kerbs, bushes and visual problem of safety for the future and wooden posts instead of a few removable stones people used.10.6
- 18.7 Footpath needed along to Plaistow.10.7
- 18.8 There will be none of these wonderful birds, animals and plant life if we continue to keep building. No more houses please.11.0
- 18.9 The local environment needs to remain static for the preservation of the wildlife left.11.1
- 18.19 No further vast development outside the area. No trees felled. Acorns.11.2
- 18.20 We should not be felling further trees to facilitate development. (Another person wrote: I agree.)11.3
- 18.21 Until something is done to prevent future flooding many beautiful trees will die and have to be removed. Unfortunately it is pointless to replace them.11.4
- 18.22 We are very lucky to have such a variety of species, some very rare, and should not take it for granted. (Another person wrote: very much support this comment.) (Another person wrote: me too.)11.5
- 18.23 Glow Worms also found here.11.6
- 18.24 Woodland Trust and green and open spaces are central to maintain the country feel also to support wildlife.11.7
- 18.25 Most people moving into Ifold come to live in the countryside and enjoy the wildlife environment. Sadly this is all hanging as it becomes more urbanised. Ancient woodland should be cherished for future generations to enjoy and building for profit limited. (Somebody else has written: I agree.)11.8
- 18.26 Over 45 bird species seen in our garden. This area needs to be protected.11.9
- 18.27 All the ancient woodland and veteran trees should be left undisturbed.11.10

## **19. Local Ifold Map**

- 19.1 Please put on the website so everyone can have a copy too. (I think this relates to the main map.)8.4
- 19.2 Would love a copy of this. (The main map.)8.5
- 19.3 Please can I have one of these house name maps? Thanks. Mr J Berziak, Zeeka House, The Drive, Ifold. RH14 0TE 8.6

- 19.4 Where can we get a copy of this map? Brian and Barbara McNaulty, Jacaranda, Chalk Road, RH40 0UE 8.7
- 19.5 Us too. Barclay, Acres, Chalk Road. 8.8
- 19.6 Please could we have a copy of this map by email would be great. Tjmaher22@hotmail.com Yew Trees, The Drive. (Someone else has written: I agree, please put on website copy of house plan map.)8.9

## 20. Miscellaneous

- 20.1 Neighbourhood Watch to stop theft from properties.13.1
- 20.2 Neighbourhood Watch needs to be set up with the number of burglaries now occurring in broad daylight. (Someone else has written: there is a Neighbourhood Watch.)13.2
- 20.3 Why isn't all this information on the parish website?13.3
- 20.4 Very disappointed in the small amount of information on the website.13.4
- 20.5 Stop school children littering/entering our garden after school. (We have no fence so they just go in.)13.5
- 20.6 I would like to know what happens in Kelsey Hall. It never seems to be very clear of the events/activities. Does hand bells and wine tasting still?13.6
- 20.7 Gas. Yes please – so much cleaner and reliable than oil.6.38
- 20.8 Oilclub.co.uk has 160 members in this area. Prices are better than any other provider.6.41
- 20.9 The wall at The Old Garden is the only remaining feature of the Old Ifold House and should remain in situ. A listing would protect it. The vine from the Battle of Waterloo still produces fruit.2.4
- 20.10 Many people who are objecting to further development have already developed their own properties or have moved into new home on small cul de sacs.2.1
- 20.11 Developers need to reinstate roads and keep off verges. They should park on site.3.6
- 20.12 Ifold clean up day from the shop to Poundfield Lane.5.6
- 20.13 Are our comments in vain or will something be done? No talk. Action.5.3
- 20.14 Welcome event for newcomers each year – hear it works well in other villages.9.8
- 20.15 We have a thriving Girl Guide unit in Fox Bridge Lane which will close in September if a new leader does not come forward. Contact: Tjmaher22@hotmail.co.uk 9.10

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