

Infrastructure

Brief History and Present Status

Ifold is an unplanned settlement and has grown fairly rapidly over the last 40 years. This has resulted in some deficiencies in the infrastructure as detailed below:-

FOUL & SURFACE WATER DRAINAGE SYSTEMS

Prior to the latter part of 1950 and early 1960 the majority of privately owned properties within the Parish of Plaistow and Ifold were connected to individual Septic Tanks or Cesspits. Partly as a result of increasing property development at that time



Petworth District Council undertook the provision and connection of main public sewer services to properties within the Parish.

Surveys were carried out in Ifold during 1965 with subsequent commencement of installation works. Essentially the sewer infrastructure commences at Durfold Wood; is then pumped through Plaistow before continuing to Ifold and on to a treatment works at Loxwood. The main sewer pipe from Durfold Wood and Plaistow is routed down Loxwood Road adjoining Ifold adjacent to Ifold Cottage and continues a short way along The Ride. At some point between Ifold Cottage and Anmee, The Ride, the main branches with a line running Eastward through gardens of properties that are adjacent to Plaistow Road. Southern Water's pipe services plan, dated 2003, identifies a branch at an access chamber adjacent to Anmee which doesn't appear to exist. There are other similar discrepancies between illustrated details in Southern Water's drawing from that which actually exists. Predominately properties inside and adjacent to Ifold's Settlement Policy Area (SPA) are served by two main sewer lines that are routed to the South and North, which are interconnected at a number of locations. Both the Southern and Northern lines are linked to a main that runs along The Drive which connects to two outflow pipes, one of which is situated at The Drive's Northerly end and the other at a midway point adjacent the Willows and

Shangri-La. The adjacent drawing indicatively indicates the majority of pipework routes.

There have been difficulties with Ifold's section of the system from the outset, which often resulted in effluent discharge from various access chamber covers and other flooding problems. Predominately present incidents of capacity overload occur during periods of high rainfall. It is understood the system was designed and installed for conveyance of foul water only, with surface water from properties directed to garden soakaways. Whilst it is expected that surface water may enter sewer systems during intense weather, it is probable that difficulties within Ifold are exasperated by the high water table. Ingress could therefore result via leakage into access chambers, defective below ground sewer and domestic foul water pipework, as well as possible inappropriate interconnection of rainwater discharge at a number of properties.

It appears from Southern Water's plan drawing dated 2003 that piped services have been added and extended from the system's initial installation on somewhat of an ad-hoc basis. This has resulted in quite contorted pipe routes with pipework turning through 90° at a number of locations. During periods of peak capacity such abrupt changes of direction could quite probably cause flow restriction leading to fluid backing up with resultant overflow from upstream access chamber covers, etc.



In the region of 67 additional properties have been built within Ifold's SPA since 2002, which equates to an approximate 16% extra load onto the sewer drainage system (as illustrated by Southern Water's 2003 plan). The system's additional load could also have been increased by any development in that period to areas outside the SPA that are interconnected e.g. Durfold Wood, Plaistow, as well as other areas of Ifold (The Lane, Poundfield Lane and adjacent unmarked access road). It is evident the existing system periodically, at least, operates at or possibly above peak capacity and therefore any future development should make due allowance for the additional load.

From October 2011 Southern Water became responsible for foul drains from property boundaries to point of connection with the main sewer system. That responsibility includes any sections of pipework interlinked with that of a neighbour (as well as main sewer pipework) which passes through each property.

Potable (drinkable) water main services were installed in Ifold during the early 1950's. Original pipe mains were replaced with blue polyethylene by Southern Water at around the year 2000.



Plaistow & Ifold Parish Neighbourhood Plan →

Land to the East of The Drive adjacent to Loxwoodhills Pond, with areas extending Northwards along the River Lox and adjacent to the disused Wey & Arun canal are designated a floodplain (refer to map). The Environmental Agency classifies the flood risk as moderate for areas to the West and South of Loxwoodhills Pond, with that Northward along the River Lox and adjacent Wey & Arun canal as significant. As a consequence any proposed development to West of Ifold's SPA will need to apply due cognizance of that risk, together with any special planning edicts that may apply.

Foul and Surface Water Discharge and Flooding Problems

Over time and in an attempt to alleviate flooding, spillage, etc, Southern Water has undertaken a number of remedial works, including:

- In 1998 Southern Water undertook works to alleviate flooding by replacement of an original section of 175mm diameter main sewer pipe with 400mm diameter. The section of pipe replaced was in the vicinity of Valonia, The Drive, to where it crosses the river Lox tributary to Loxwoodhill Pond.
- At some period Southern Water installed a balancing link from the main chamber by Springwood into the Northern leg adjacent Lavender Cottage, The Ride (refer to adjacent indicative drainage drawing). The purpose of this was to increase flow within the Northern leg and overcome silting.
- Following the above remedial works and subsequent housing development, problems reoccurred in the vicinity of Berberis, etc, on the Plaistow Road. The

Parish Council identified that the Northern pipe line had silted up whereupon Southern Water diverted inward flows to Ifold onto the Northern link.

- Subsequent to the above action by Southern Water major discharges frequently occurred during periods of high rainfall at the access chamber adjacent to the boundary of Tanglewood and Lavender Cottage, The Ride. That discharge resulted in effluent running down The Ride and into a surface water drainage ditch located at Jesmond Dene. After a 9 year period of complaint, by the resident of Jesmond Dene, Southern Water finally agreed to install a sealed cover to the offending access chamber, which was completed during 2012. It is quite probable the discharge was as a result of excess flow compounded by the chambers 90° change of direction. That remedial measure may have merely moved the problem of overload further down the system's Northerly section during periods of full capacity.



Plaiستow & Ifold Parish Neighbourhood Plan



HAVE YOU EXPERIENCED ANY FLOODING DIFFICULTIES WITH EITHER FOUL OR SURFACE WATER DRAINAGE?

To appraise the full extent of such difficulties it would be extremely useful if you could please give details on the post-it notes provided. All that is required is a brief description of any incident, together with the property name (with address if property is located outside the SPA); approximate date(s) and a contact name and/or number. Please then attach your note below.

ACCESS ROADS

Ifold's main access roads: The Drive, Chalk Road, The Ride, The Lane and Hogwood Road, were part of the original Estate serving Ifold House and associated grounds prior to being sold in the 1930's with the subsequent demolition of Ifold House, which wasn't considered of any particular architectural merit. The Drive was the main entrance to Ifold House with Chalk Road serving as the tradesman's entrance with both linked by The Ride (originally known as Pine Walk) to the Estate's Westerly entrance off Loxwood Road. Originally The Drive and Chalk Road were gated private roads, which presumably also applied to the entrance at The Ride.

The original Estate roads were little more than muddy tracks. Chalk Road was constructed (as its name suggests) from chalk, which was sourced from Duncton Quarry. The lower section of The Ride (Pine Walk) was effectively a pedestrian and bridle way. The Lane and Hogwood Road were also extremely poor roads. In 1971 both were repaired using salvaged building materials taken from a demolished silo,



which was sited opposite Hogwood Garage, along with other constructions along Hogwood Road. Those reclaimed materials were part of a pedigree pig farm (including a rail system used to convey pig feed that ran along Hogwood Road) that had run into difficulties and ceased trading.

Ifold Freeholders Residents Association (IFRA), forerunner to Ifold Estates Ltd, was formed during the latter part of 1945 by the Ifold residents. Like today the purpose of that organisation was to maintain and improve the access roads, which began to suffer due to the ever increasing traffic and demands placed upon them by heavy construction and delivery vehicles. Currently Ifold Estates Ltd is generally responsible for maintenance and upkeep of access roads and adjacent verges within the Settlement Policy Area (SPA) as well as other linked accesses, such as The Lane. That upkeep includes associated surface water drainage; ditches; pipes that divert water under roads and other constructs for conveyance of water; clearance of leaves and other detritus. In addition, Ifold Estates Ltd is responsible for the provision and upkeep of street furniture, signage, bollards and traffic calming measures, together with removal of hazardous trees or branches and winter road salting. However, there

are various access roads within the SPA for which Ifold Estates Ltd is not responsible. These include Ifoldhurst and the majority, if not all, of cul-de-sac's associated with development along The Drive and elsewhere.

Whilst Ifold's access roads no longer have private road status, they nevertheless are unadopted and consequently not the responsibility of the local authorities. However, they are subject to the same road traffic regulations as public roads.

Although strengthened in recent years, the access roads generally only remain suitable for light traffic use. Primarily the main original access routes (for which Ifold Estates Ltd has responsibility) are of a relatively simply construction, with a wearing surface laid directly upon a soft clay bed. Consequently the substructure is susceptible to compaction and/or spread that can result in the surface breaking up, which in turn leaves it vulnerable to further wear and weather erosion. That problem, along with traffic damage to the road's edge where it abuts soft verges, has been countered in a number of locations by installation of kerbs.



Plaistow & Ifold Parish Neighbourhood Plan →

Current available statistics indicate that over the past 10 years there has been an increase in car and van ownership within the Parish of Plaistow and Ifold of approximately 200. Due to population ratio with other communities within the Parish it would not be unreasonable to expect a large percentage of those additional vehicles to traffic over Ifold's access roads.

Clearly it is in the interests of all fee paying residents of Ifold that access ways are treated with the utmost care to limit maintenance costs as far as possible. Whilst speed limitation is essential from a safety perspective it also greatly reduces wear to the road surface and thereby extends its condition.

It is evident from the Plaistow and Ifold Parish survey report (published in September 2012) the vast majority of households have 2 or more cars. That survey and other statistical information also identifies a high car use within the Parish. Parish byways are generally narrow lane roads with often obstructed sight lines, which present the relatively high volume users with particular safety hazards.

Broadband

In the Village Design and Housing Needs Survey there were numerous references to the poor quality broadband we get in Ifold.

Here's some of the comments people have made:

'I can't use BBC iPlayer so I can't stream video – the broadband is too slow even at the best of times.'

'My broadband speed is really variable, sometimes it's reasonable – I can watch You-tube and even ordinary definition TV but then for no reason the speed drops to dial up and I have to contact my service provider who does something and a few days later speeds go up again.'

'Often my broadband is so slow I can't even download a broadband speed tester!'



Plaiستow & Ifold Parish Neighbourhood Plan →

'We've had over a dozen visits from BT engineers in the past 2 years to deal with the broadband line dropping – no use – it's still [expletive deleted] useless.'

Do these comments ring a bell? Do you use your broadband connection only for domestic purposes or do you use it in your business or when you work from home? Leave a comment and if you'd like too leave your contact details – there are nearly 500 houses in Ifold perhaps if we act together we can do something.

Oil, gas and electricity Supply

Ifold has no natural gas supply , the majority of properties are heated from oil or calor gas fired boilers. Although increasing alternatives are considered to reduce the carbon footprint such as air source heat pumps. One recent housing development at Springfield Close was constructed to be particularly eco friendly. Increasing through building Regulations all new housing has to meet more stringent requirements in energy efficiency.



Comments on Infrastructure

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

- Have you experienced problems with foul drainage or surface water drainage ?
- Do you have any comments regarding the road network , traffic speed, road conditions, capacity?
- Do you have issues with broadband provision, if so please provide your name and address so that we can collectively try to improve provision.



Ifold Neighbourhood

Plaiستow & Ifold Parish Neighbourhood Plan



- Would you be interested in a creating a neighbourhood group to purchase gas and oil?

**Place Your Comments on the
Infrastructure here;**

Billingshurst Community Transport

Billingshurst Community Transport is a community transport scheme available for the elderly, disabled and frail residents of Billingshurst, Ifold, Kirdford, Plaistow, Loxwood and Shipley.

This service enables registered passengers to undertake trips to medical appointments, day centres, shops, banks, and other non-urgent appointments, along with leisure requests.

The drivers are volunteers and the scheme provides support for around 530 passengers.

Transport Issues

In the Village Design and Housing Needs Survey the following transport issues were highlighted:

The primary means of transport for respondents and their households was identified as the car, with 99.63% doing so. A slight majority also highlighted that they use a bicycle (58.10%). Fewer than half of those responding identified that they used either buses, taxis or motorcycles.

The greatest proportion of responding households identified that they possessed 2 cars (56.55%). The next greatest proportions were those with 1 car (20.97%) and those with 3 cars (17.60%).

Please add any comments you may have on transport issues for example:

- Do you make use of the buses or Billingshurst Community Transport? Are they a useful facility?
- Do you think that having access to a car is essential to living satisfactorily in Ifold? Would improving footpaths or cycleways reduce your dependence on a car?