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# Scalford Parish



## Neighbourhood Plan Open Event Summary

29 SEPTEMBER 2018

## Introduction

Scalford Parish Council organised a drop-in event on Neighbourhood Planning which was held on 29 September 2018. The event took place between 10:00 am – 1:00 pm at Scalford Village Hall. 30 people were in attendance.

The aim of this event was to help engage the community in the Neighbourhood Plan and to seek comments on the emerging topics – including Local Green Space and environment; community facilities and amenities; housing and design; transport and employment.

The drop-in event was promoted through leaflets distributed to each household; posters in local publicly accessible buildings and word of mouth.

# SCALFORD PARISH

## Neighbourhood Plan



This is your chance to help plan the future development of YOUR Parish

### OPEN DROP-IN EVENT

**Saturday 29 September 2018**  
**Scalford Village Hall**  
**10:00 am – 1:00 pm**

Come and share your views about the future of our Parish:

- What special open spaces should be protected?
- Do you want to influence the mix and design of housing?
- Do you want to encourage employment opportunities?
- What heritage assets should be safeguarded?
- Find out about the findings from the Questionnaire

**Refreshments Provided**

## Format of Event

Attendees were welcomed on arrival and asked to complete a contact sheet to record attendance. The arrangements for the day were explained.

The first displays introduced neighbourhood planning and described the process that is being followed by the Parish Council. Copies of explanatory booklets were available in the room for reference and copies of finalised Neighbourhood Plans for other villages were available for people to read as they walked around the displays.

## Consultation on key issues

A series of display boards were spread across the room, each of which focused on a different topic related to planning and development, including:

- ✓ Housing – mix, design, location and heritage
- ✓ Environment – existing designations and Local Green Space criteria
- ✓ Transport
- ✓ Employment
- ✓ Community Facilities

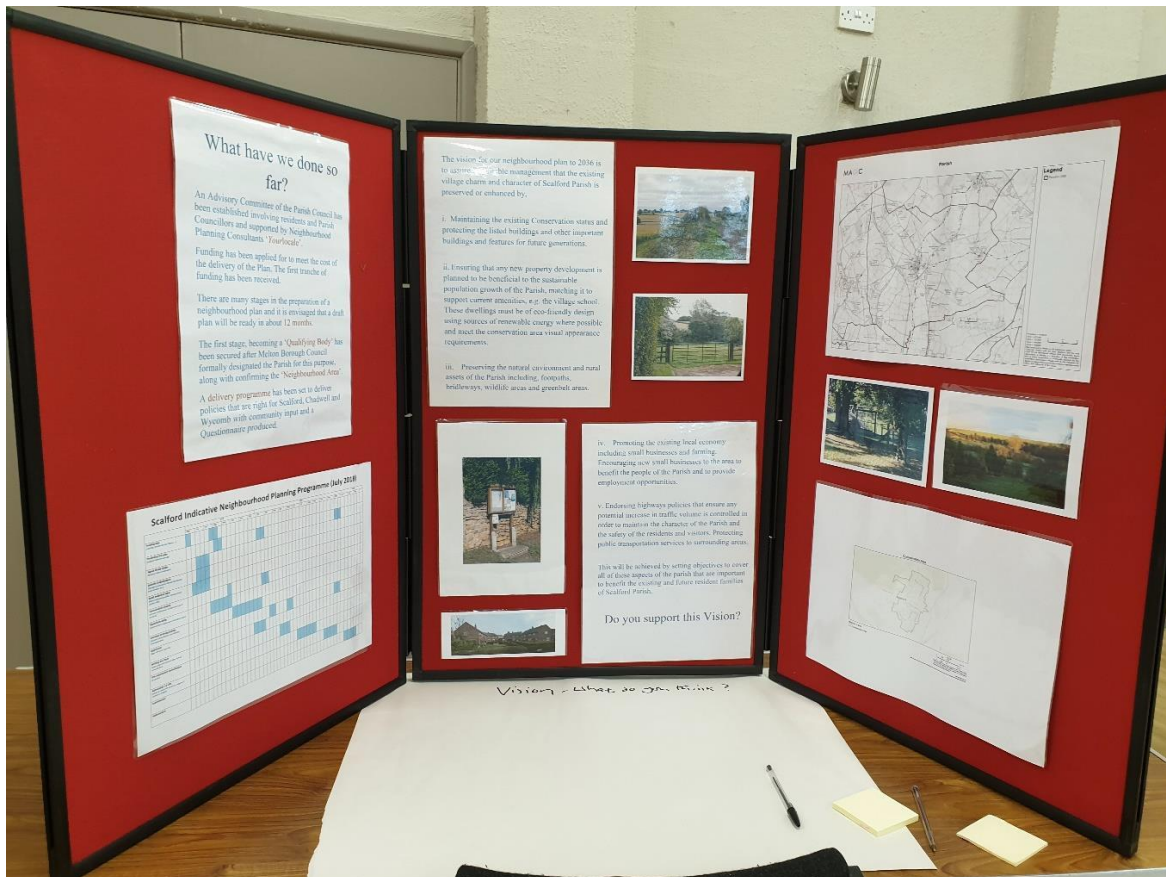
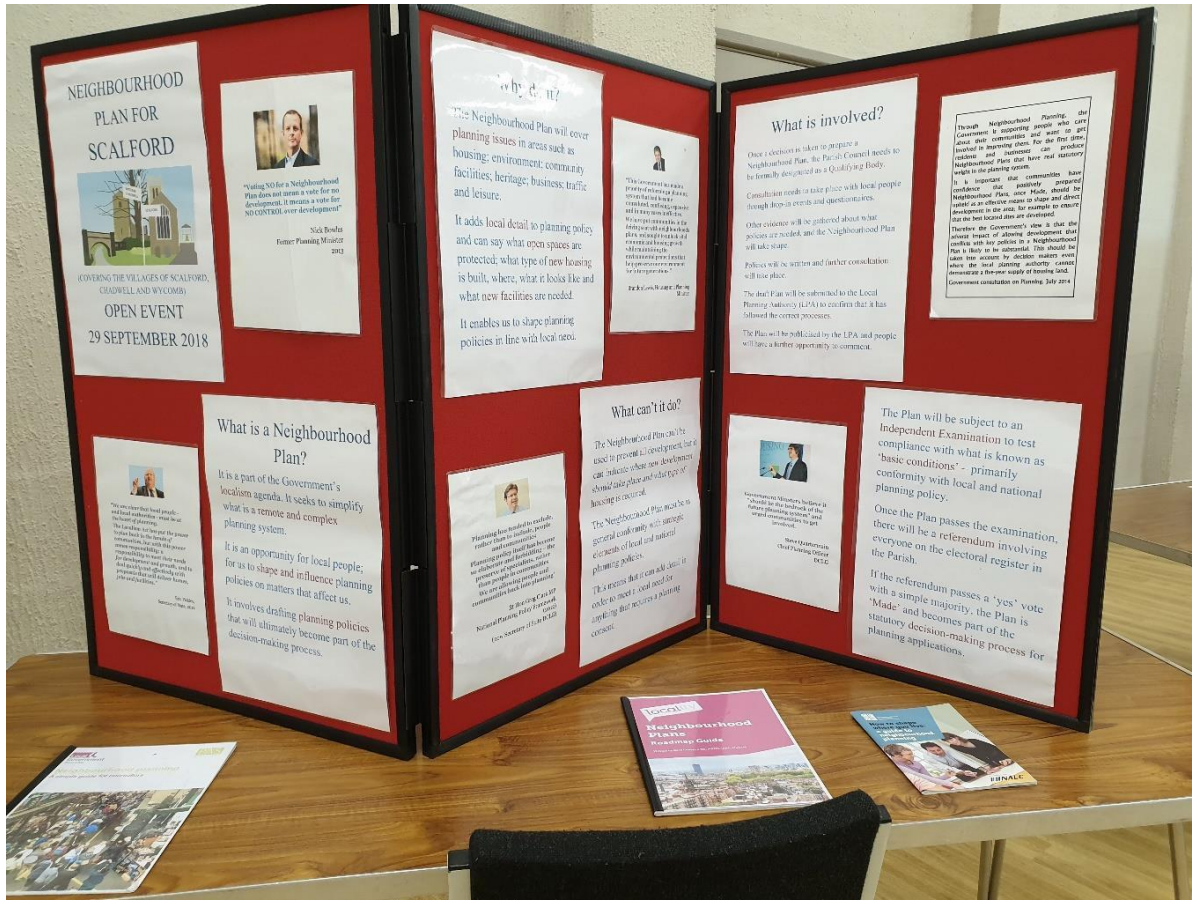
People were invited to read the displays and the information available and to make comment on 'post-it' notes.

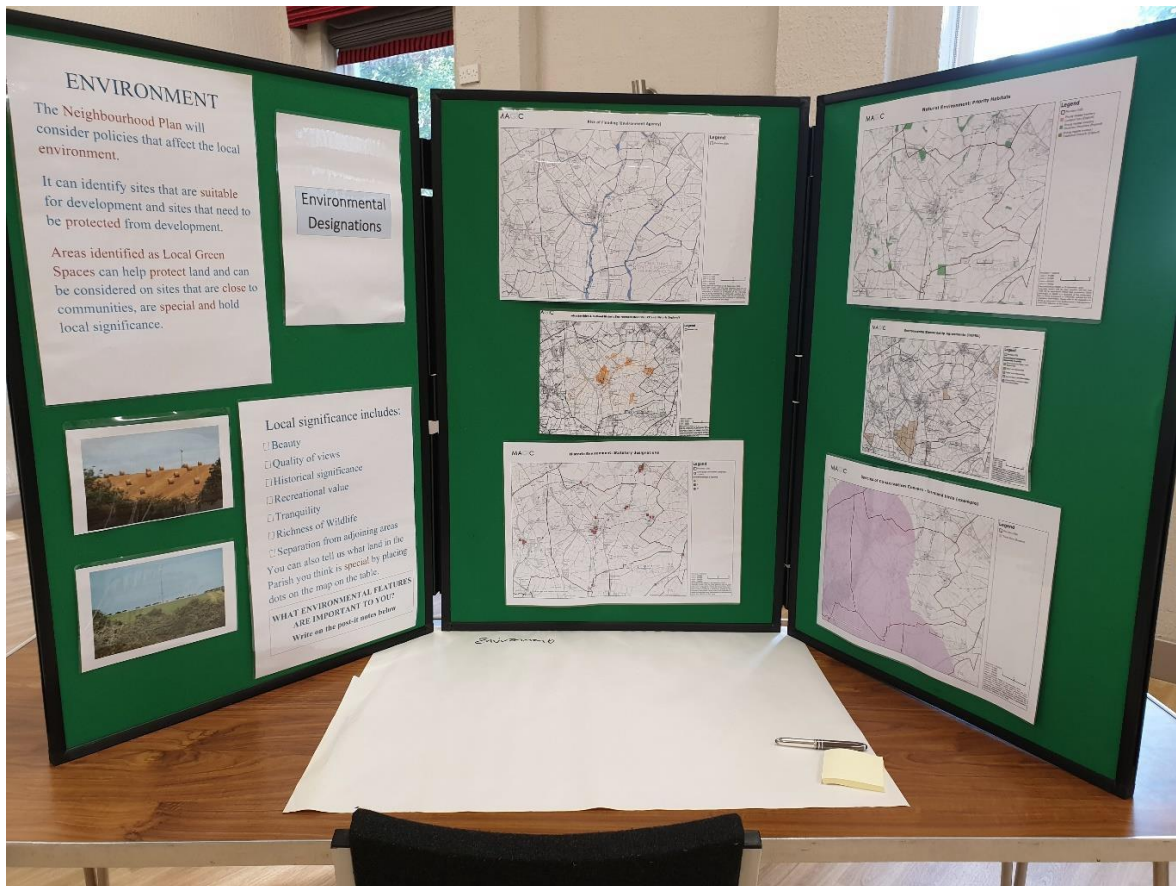
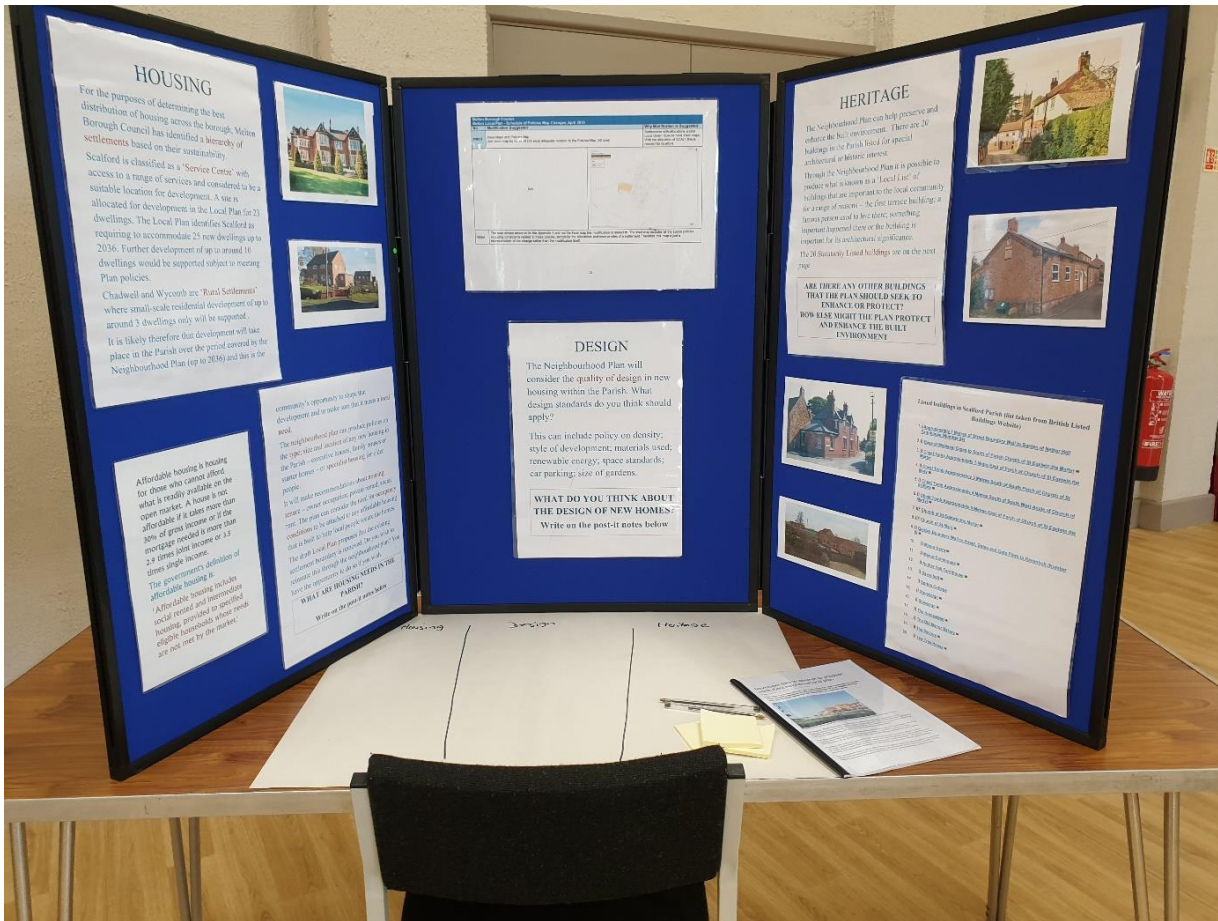
Initial findings from the community Questionnaire were on display.

In addition, people were invited to identify open spaces which are important to them by placing up to 3 green stickers on a map of the parish which they value for views; and up to 3 blue stickers on areas good for recreation. A similar exercise invited people to indicate where they would not welcome new housing, and where residential development would be acceptable.

## Display Boards

The following pages give a sample of the boards that were on display at the event. The boards posed questions which people were invited to comment on.





Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display.

These are the comments that were made:

THE VISION – what do you think?

12 responses – all broadly in support of the proposed VISION.

- I support the vision! How it is delivered is the challenge
- The vision is a very good overview of how the village should accept any growth. Perhaps add a point to limit developments to be small scale to blend in
- All seems sensible!
- Generally, in support, especially traffic control
- Support all these objectives and in particular control of traffic
- This village is special. It must retain its character
- Any development to be small scale to keep character of the village
- Small developments only so that the “village” character is maintained
- A village is a village – let’s keep it that way. Nearly every road out of Melton have building sites. Let’s keep it away from our very special village
- Broadly I agree with the vision. However, item H15 is in direct opposition to 5
- HGV movement and noise – large industrial units challenge
- What about control of HGV traffic?

HERITAGE:

4 responses

- In keeping. Aim to extend use of typical material such as stone, wooden windows, slate and pantile roof. Distinctive windows with bars
- Protection of core village to keep ironstone heritage character
- Methodist chapel building needs protecting
- Protection of views of the church is important

HOUSING:

8 responses

- Affordable homes required. Village need a more young population
- Affordable smaller linked housing (such as cottages)
- 50% ownership of property
- The piecemeal nature of the current planning applications means affordable housing isn’t going to be provided
- Keep the existing village boundary. Mix of housing to keep feel of village. Affordable housing for local employment (around Scalford). Affordable housing for Melton will not work – no transport
- Re-introduction of a village boundary for Scalford?
- Supportive of a village boundary
- Small scale development needs to be supported

Respondents were invited to indicate where they would not welcome new housing by placing a red dot on a map of the Parish, and where residential development would be acceptable by placing a green dot on a map.



#### DESIGN:

5 responses

- Design and materials should be “in keeping” with surrounding properties
- Traditional ‘in keeping’
- Traditional to match, but eco and modern at rear
- Homes for life?
- What is meant by “Scalford is classified as a service centre”?

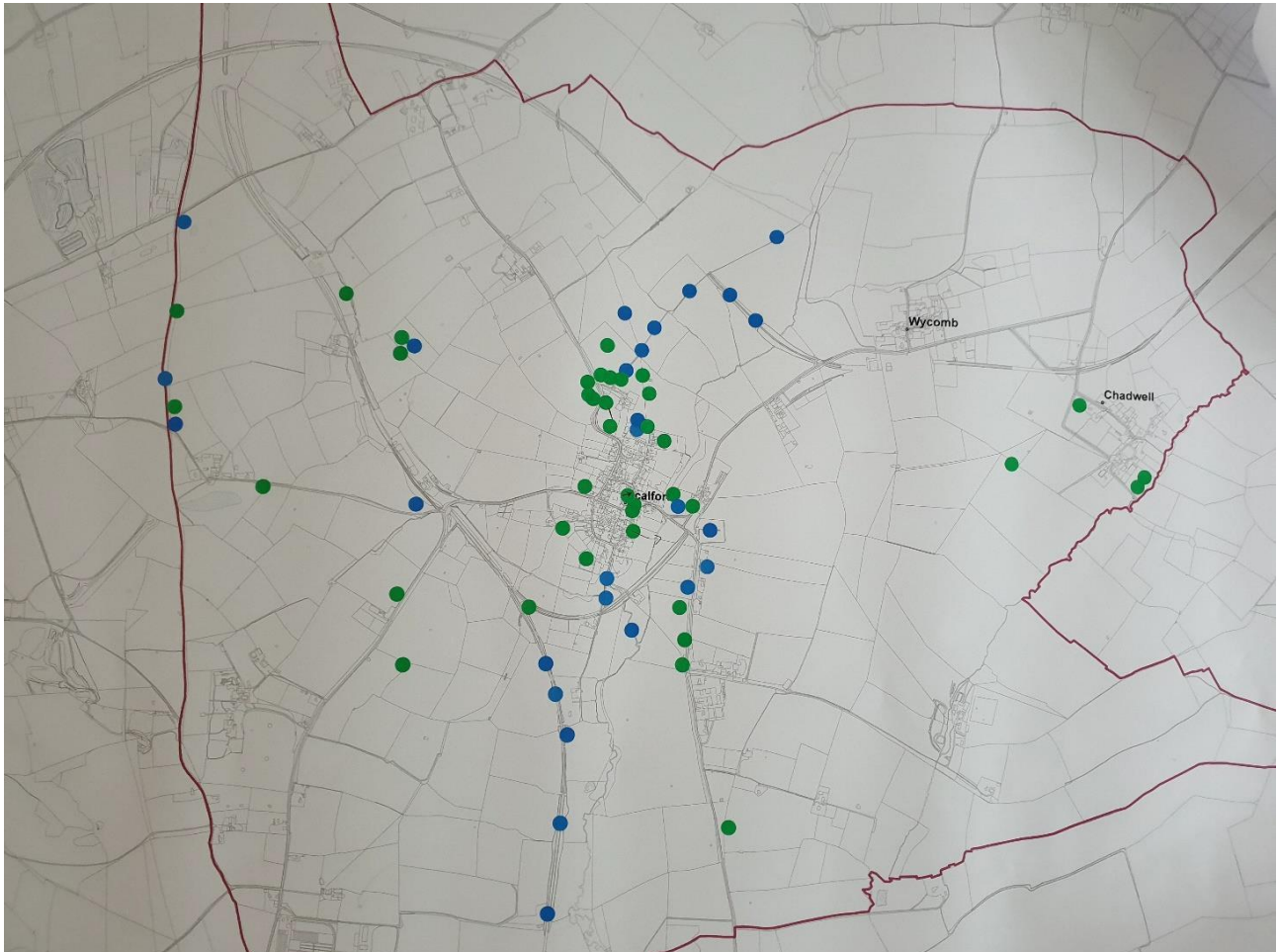
#### ENVIRONMENT:

10 responses

- Scalford is beautiful in every sense. Please keep it that way
- Ensure Scalford Brook is protected from development; important for wildlife
- Try and protect green land round the village to encourage wildlife
- Retain the built and open space relationship within the village

- Better management of noise pollution from old station businesses
- Noise from HGVs servicing town's business and cooling fans on processing equipment
- Noise pollution is a problem. Tranquility would be nice
- Tranquility
- Lack of light pollution is excellent
- Better management of litter on Melton Rd

Respondents were invited to identify open spaces which are important to them by placing up to 3 green stickers on a map of the parish which they value for views; and up to 3 blue stickers on areas good for recreation.



#### ACCESS and HIGHWAYS:

16 responses

- Speed in village is an ongoing issue to be addressed if possible
- Speeding issue gets worse annually
- Illuminated speed signs
- Restrict HGV traffic. Village is too small for HGVs
- HGVs coming through the village
- Make sure roads one-way to avoid dangerous liaisons!
- One –way system in the village around the church – speed issues, 20mph zone. 1 person



disagreed

- Church St at peak times is a danger to pedestrians due to volume of cars parking in the area
- Change traffic priority on Church St near church and telephone exchange to slow down traffic entering villages
- Twin Lakes traffic directly onto new bypass NOT through the village
- All new housing should have plenty of off road parking
- On street parking may be a speed reducing asset
- Find ways to avoid current on-street parking
- On street parking is necessary to manage traffic speeds
- It would be good if the old railway line between Scaford and Melton became a cycle/walk way
- Need to consider cutting hedges back more than once a year. Visibility is the most important safety factor when driving

#### EMPLOYMENT:

8 responses

- Working from home and broadband come hand in hand these days
- Mobile signal is poor. Broadband is good!
- Mobile signals are poor
- Mobile signal is not good!
- I would say it's very poor (mobile signal)
- Good broadband speeds and 4G
- Need to ensure pub survives and protect from "change of use"
- Small businesses – not large industry: extra traffic noise and pollution

#### COMMUNITY FACILITIES:

13 responses

- Pub and post office important
- Need the post office re-siting to the pub or one of the outbuildings. Plus we need the post office open when it should be!
- Agree with the post office re- siting
- Combined pub/post office would be a good idea. The PO doesn't work very well where it is
- Village Hall, recreation ground and play area, school and village pub are all essentials
- Village hall and school need protecting. Recreational field to be protected
- All weather surface on recreation ground field
- School to the village hall? Would help parking and the daily trek for the kids
- Set up a community hub shop which is run by the community. Sell produce from the allotments, local bread, community room so not isolating anyone
- We need to keep the bus service. 1 person agreed: very important for the elderly
- A two hourly bus service is inadequate. IT and telephone connections should be improved
- What is future of Methodist church?
- St Marys church located in Chadwell can be modified to be used as community facility

## DEVELOPER CONTRIBUTIONS:

18 responses

- Try and limit number of houses built by any one developer – to allow a range of styles, designs and sizes to match the range of housing in the village
- Parking. Management of speeding traffic. Improvement to school (increase size if more children?)
- Speed control measures, particularly if parked cars are removed (race tracks would ensue)
- Speed control and section 106 contributions to education and health
- Speed control on approaches to village
- Speed control
- Speed control, Church St
- Traffic control
- Church St one-way system or speed control
- Developers should contribute to off street parking provision
- School car parking
- Car parking
- Car parking
- Public transport. Car parking for new development. Support church, pub and post office?
- Public transport
- Maintain conditions of roads
- State of pavements
- Control of HGVs

### Summary of findings:

#### The Vision:

This section attracted a total of 12 responses – all broadly in support of the proposed VISION

#### Housing:

Out of a total of 8 comments on housing, 5 respondents referred to affordable housing - to be considered generally across the parish. The remaining responses were in support of small-scale development and retention of the village boundary.

#### Heritage:

Of the 4 responses to this section, 2 people called for traditional materials to be used to maintain the heritage character of the village, whilst 2 others wanted the Methodist chapel to be preserved as well as views of the church.

#### Design:

3 of the 5 responses called for any development design to be fully reflective of the local vernacular,

whilst another also stated that any building could include eco and modern design “at rear”.

#### Environment:

10 comments were made on the environment section. 4 responses called for the protection of current local green spaces, including wildlife areas, and retention of “the built and open space relationship within the village”. 3 others cited noise pollution as an existing issue for the community.

#### Access and Highways:

This area of the consultation drew the second highest number of responses with a total of 16. In the event of development, the majority of respondents highlighted the need to provide more traffic calming, traffic management, road and hedge maintenance and adequate, safe parking areas in an already congested village. This included the restriction of HGVs through the village. Church St was named as a specific area of concern in relation to speeding and parking congestion.

#### Employment:

4 of the 8 respondents to this section highlighted the need for an improved mobile signal in order for small businesses to flourish in the area, with 2 others stating that broadband provision to the village is in fact good. One parishioner felt that the village pub should be protected and supported, and another cited a preference for small businesses rather than the extra traffic noise and pollution that “large industry” would potentially bring with it.

#### Community Facilities:

There were 13 comments generated by this section. The responses reflected some consensus on the need to protect the village hall, school, recreation ground and pub. The village Post Office was generally regarded as being needed, but with the proviso that it would better service the village if re-sited, for example to the pub. 3 villagers called for the retention and improvement of the existing bus service.

#### Developer Contributions:

This section attracted the highest number of responses. Of the 18 parishioners who responded to this section, 10 specifically called for developer contributions to be used for the application of traffic safety measures. A further 5 comments called for contributions to resource adequate parking for the village, the school and for any new homes. 2 others believed contributions should go towards improving public transport. One respondent stated: “Try and limit number of houses built by any one developer – to allow a range of styles, designs and sizes to match the range of housing in the village”





