

Ifold Playpark

Public Consultation



Is there a need?

There has been a consistent call for public open space and play equipment in Ifold for many years.

The Parish Council was first made aware of the demand when it began the Neighbourhood Planning process in 2013. Between 11th & 12th May 2013, the Parish Council held a two-day exhibition at the Kelsey Hall. 246 residents attended and 303 comments were collected and collated into common reoccurring issues - calls for a children's playground was prevalent.

More recently, the results of the June 2021 public consultation illustrated that the requirement and strength of feeling remains resolute.

Unfortunately, it is not within the Parish Council's gift to purchase land in Ifold for the creation of public open space, owing to prohibitive land costs.

However, by working in partnership with the Kelsey Hall Management Committee (KHMC) and Ifold Estates Ltd (IEL), the Parish Council can fund and managed a modest playground at the Kesley Hall, thereby realising this longstanding community need.

The purpose of *this* public consultation is to gather the community's specific views, prior to moving the project forward.



Examples of play equipment, which could be installed at the Kelsey Hall.

RECREATION | The call for more play equipment in Ifold

Q. What additional facilities would you like to see considered for the local community?

"Ifold now has many young families living here but there are no play facilities, it would be wonderful if the Parish Council could find an area to buy or rent where a play area could be installed within safe walking distance."

"New play equipment."

"Public open space for Ifold, serviced small pavilion / WC, and children play equipment."



"Children's play park facilities in Ifold."

"Play area in Ifold. Plaistow has nearly all the facilities in the Parish, we should try and arrange some more for Ifold."

"The rejuvenation of the children's play park to be completed as promised some time ago!"

"Play equipment play area in Ifold. Support for teenagers in Ifold."

"Children's play area in Ifold."

"Children's playground in Ifold would be fantastic especially given the large number of children in the area."

Plaistow and Ifold Parish Council Public Consultation, June 2021

Why bother?

It is reasonable to wonder "why bother?"

After all, properties in Ifold benefit from larger gardens and those with children who want to use play equipment can either buy it for themselves or visit a playground such as in Plaistow.

"The area is so small; it cannot host sufficient equipment to be worthwhile and would be a waste of money."

The 'pandemic years' have reminded everyone that community and community space is key to wellbeing and positive mental health. Not just for children, but for everyone.

There are many people in Ifold who have childcare responsibilities, who may not want to buy and permanently install expensive play equipment in their gardens. Many support their loved ones by offering childcare e.g., grandparents and other family members and friends.

Looking after children can be isolating. Having somewhere to go, where you can meet others and allow your 'little people' to socialise is very important.

Mobilising young children to drive to a playground is not always easy (even for experienced carers); - and especially if you have not been left with the correct car seats! Not to mention that it is not very environmentally friendly.

Having somewhere local to visit - on foot, or by bike - would be welcomed by many.



The site is big enough to offer a child-focused area that brings the community together.



To complete the consultation, please visit the Parish Council's website

https://www.plaistowandifold-pc.gov.uk/ifold_playarea

Have a question?
Get in touch
07798 631 410
clerk@plaistowandifold-pc.gov.uk

What about noise and antisocial behaviour?

It is a legitimate and natural consideration to be apprehensive of noise and antisocial behaviour.

The Kelsey Hall and its surrounding neighbours are already familiar with the noise of playing children. Little Acorns Preschool ran for 40 years (1973 - 2022).

Due to the modest size of the area, it only lends itself to a few items of **early-years (preschool age)** play equipment. Consequently, the users of the space will be young children, supervised by their responsible adult.

The times of use will be during the day - considering the typical routine (bedtimes) of this age group.

Noise will be less concentrated, as the number of users, at any one time, will be typically fewer than at a preschool and

the periods of use will be interspersed throughout the day.

The area already benefits from a bench and unfettered access. Older children who might wish to 'hang out' unsupervised, and potentially get into mischief later in the evenings, could do so already. However, from experience, those looking to engage in antisocial behaviour do not favour spaces open to public scrutiny - the hall is regularly in use of an evening and frequent passing pedestrian and vehicular traffic along Chalk Road makes this space unattractive for misuse.

As part of the project, and in consultation with KHMC and IEL, the Parish Council will ensure that litter is appropriately managed and dealt with.

Traffic & parking

The modest size of the area and the target age group does not lend itself to the playground becoming a 'destination' for those who do not live in Ifold. Users will be primarily Ifold residents and on foot. Those visiting from outside Ifold will naturally park at their host's address before walking to the playground.

Signage will inform users that the car park is not permitted for use (unless they have hired the Kelsey Hall independently).



Kelsey Hall, Ifold

What about hall users?

The Parish Council has a duty to hear and respond to the needs of all its residents - from the young, to the old. Similarly, the Kelsey Hall is a charitable organisation for the use of the inhabitants of Ifold - which includes children, their families, and carers. Its charitable objectives include recreation and leisure-time occupations, with the aim of improving the conditions of life for those living in Ifold. By working with the Parish Council, the Kelsey Hall

can continue to offer a thriving community space for the benefit of everyone in Ifold, whatever their age and interests - from slot car and art enthusiasts, to gardening clubs and toddler groups.

A playground at the Kelsey Hall will not interfere with, or inconvenience, other hall users. Of the 22 clubs which regularly use the hall, the majority do so after 6pm, when the playground will not typically be in use.

Hall users continued ...

The playground will be an asset for hall users, such as private hirers and groups like 'Story Time for Toddlers' - currently the only child focused provision on offer - who will have the option to incorporate the space into their use/session, weather permitting of course.

Consistent use of the Kelsey Hall ensures stable revenue for the charity to safeguard its future success - the provision of a playground may encourage new hirers / groups and clubs, which will benefit the Ifold community, especially its children.

The playground area will be fenced for safety and independent access, to prevent inconvenience to other hall users.

What about the expense?

Expenditure on this project is not to the detriment of other matters/responsibilities. The Parish Council works hard to ensure that it meets the needs of all its residents - from providing bus shelters for elderly residents in Plaistow; to responding to large-scale planning applications and traffic calming.