

Ford Neighbourhood
Plan Group



Agreeing the future, for the future...

FORD NEIGHBOURHOOD PLAN



OUR IDEAS | OUR COMMUNITY | OUR PLAN

INTRODUCTION

- ◆ A vision for Ford
- ◆ Neighbourhood Plan Team
- ◆ Speakers

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FORD TODAY

- ◆ Community

- ◆ 555 households

- ◆ 1690 residents

- ◆ No schools

- ◆ No medical facilities

- ◆ No shops

- ◆ No direct route across the Parish



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Ford Today

- ◆ Agriculture
- ◆ Farmed land
- ◆ Stewardship scheme



FORD TODAY

- ◆ Business
 - ◆ 128 SME's
 - ◆ Recycling Plant
 - ◆ Incinerator Site
 - ◆ Sewage Treatment Plant



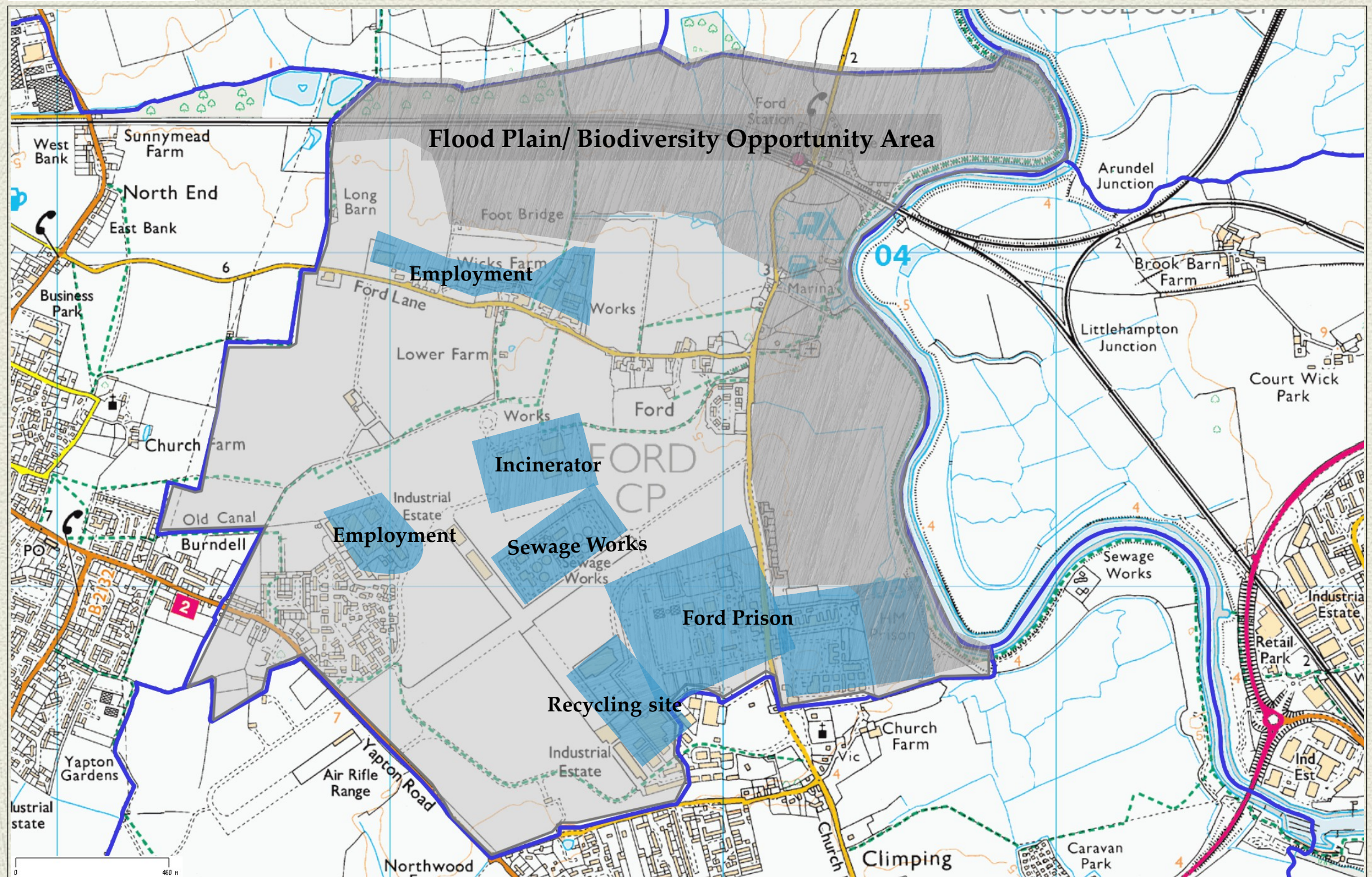
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FORD TODAY

◆ Constraints



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The Process

- ◆ 2012 event
 - ◆ Create a community heart
 - ◆ Provide community facilities
 - ◆ Improve footpaths and pedestrian links
 - ◆ Provide more housing - in the right locations

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The Process

- ◆ Consultation
 - ◆ personal invitations
 - ◆ open events
 - ◆ team meetings



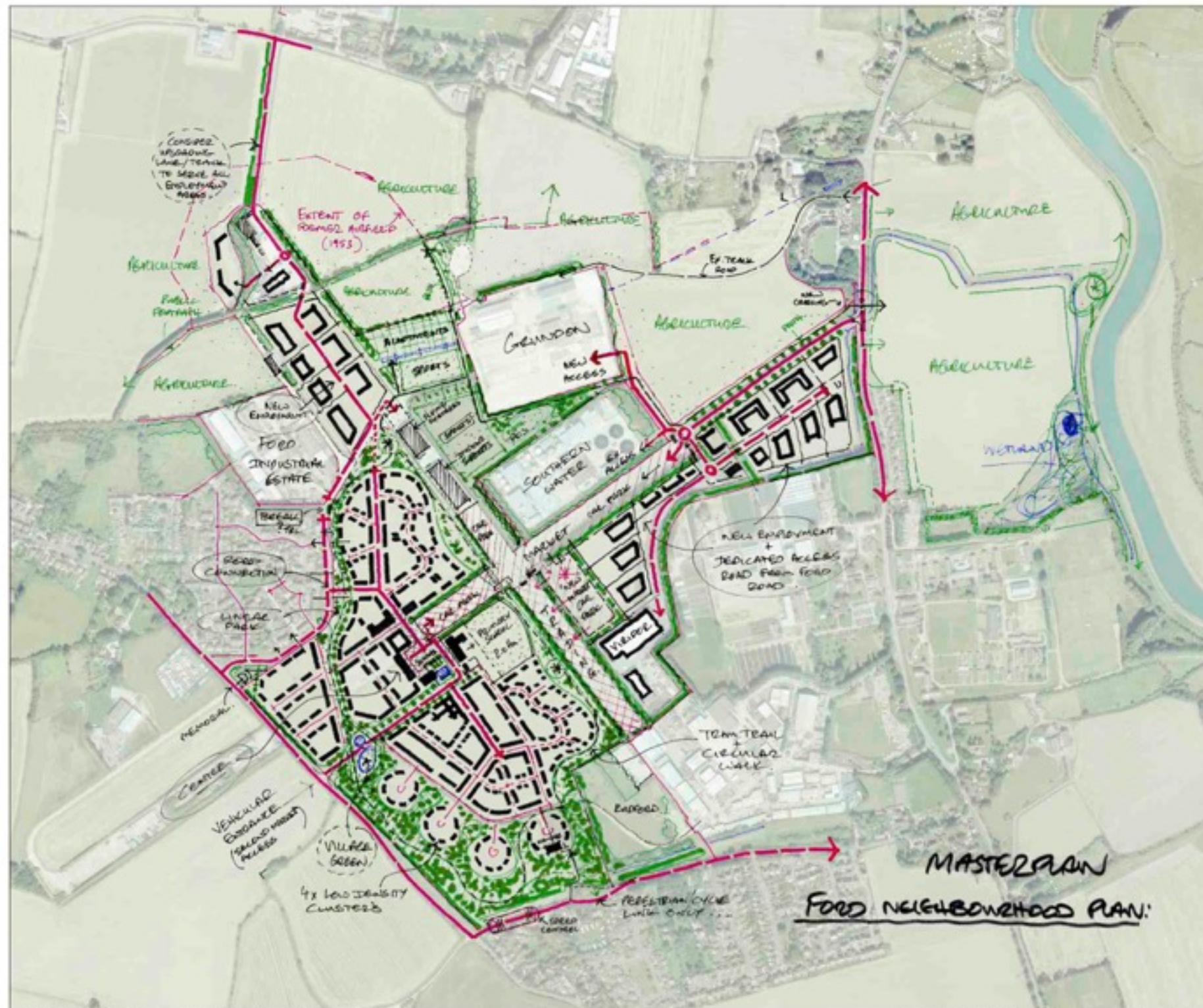
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The Process

- ◆ Engaged professional help
- ◆ First proposal - 750 homes + community facilities and employment

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First Draft Layout



The scaling of this drawing cannot be assured

Revision	Date	By	Chk
1			

Project
FORD NEIGHBOURHOOD PLAN

Drawing Title
SKETCH MASTER PLAN

Date 15.10.14	Scale 1:5000@A2	Drawn by M.D.	Check by D.S.
Project No 23885	Drawing No RG-M-12	Revision -	

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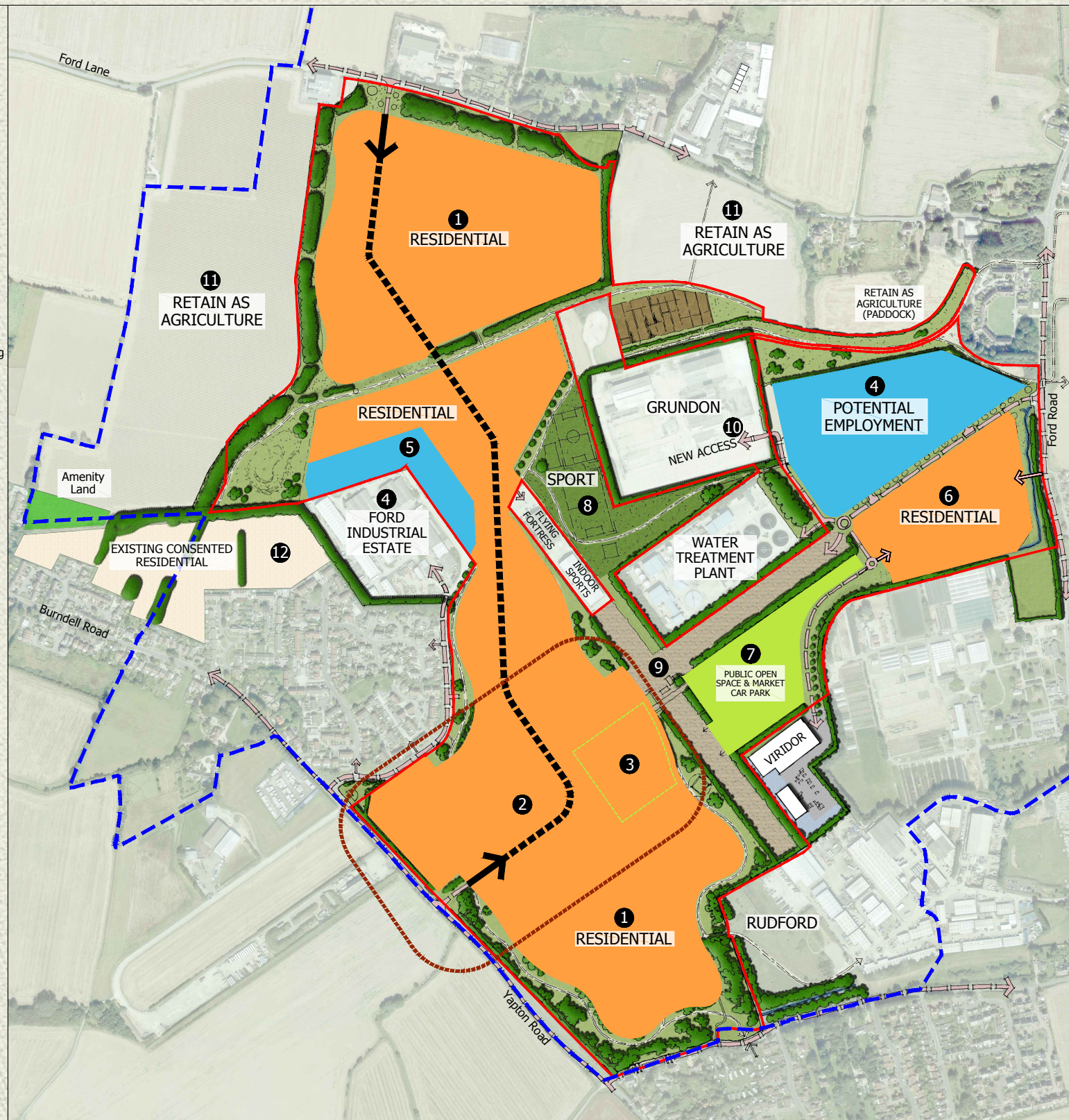
The Process

- ◆ 2nd proposal 1500 homes + community facilities and employment

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Latest Layout Plan

- 1 RESIDENTIAL DEVELOPMENT AREA**
 - To be designed at an average density of 30 dwellings per hectare.
 - To be designed in keeping with local character and materials.
- 2 LOCATION OF NEW LOCAL CENTRE**
 - Uses, design and layout to be determined through future community workshops.
- 3 LOCATION OF NEW PRIMARY SCHOOL**
 - Consideration of dual use with school community facilities (Hall) and parking.
- 4 FORD INDUSTRIAL ESTATE**
 - Will remain in the short / medium term, (including access arrangement) but consider long term replacement with appropriate employment or residential and 'swop' to eastern site location with access from Ford Road.
- 5 SMALL SCALE EMPLOYMENT USE**
 - To provide 'buffer' to existing Industrial Estate. Studio / workshop / office type use.
- 6 RESIDENTIAL DEVELOPMENT AREA**
 - Allow area for self build projects.
 - Consider 'reflection' of existing housing layout to the north.
- 7 Area to be used as a combination of Public Open Space and Market Car Park (to replace area lost to the west).**
- 8 PUBLIC OPEN SPACE**
 - Formal Sports Pitch Provision.
- 9 EXISTING MARKET AREA (on runway)**
 - Retained with primary access from Ford Road.
 - Secondary access from Yapton Road (through new local centre).
- 10 New 'dedicated' access to Grundon and Water Treatment plant from Ford Road.**
- 11 Land retained in Agricultural Use.**
- 12 No vehicular access between new development area and Burndell Road (to remove risk of 'rat-run').**



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
C	15.03.16	J.W.	D.S.

- Master Plan Boundary - Approx. 1500 Homes
- Location of New Local Centre - to be determined through future community workshops
- Ford Parish Boundary
- Residential Development Area
- Potential Employment Area
- Public Open Space / Landscape Structure

Project
FORD NEIGHBOURHOOD PLAN

Drawing Title
SEA: SITE BOUNDARY PLAN

Date 18.11.15	Scale 1:5000@A2	Drawn by M.D.	Check by H.B.
Project No 23885	Drawing No RG-M-26	Revision C	

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Current position

- ◆ SEA
- ◆ Regulation 14 Pre-submission Plan
- ◆ Layout and design refinements

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Community Land Trust

Communities solve their own problems through self-help, community action and social enterprise

Facilities are delivered that are tailored to local needs

Confidence and pride is generated in the community

Long term stewardship with the local community is created

Any wealth created is re-invested back into the community

There is a closer working relationship between developers and the community

SUMMARY

- ◆ Retain Local Distinctiveness
- ◆ Take responsibility
- ◆ Exciting Prospect

Questions

