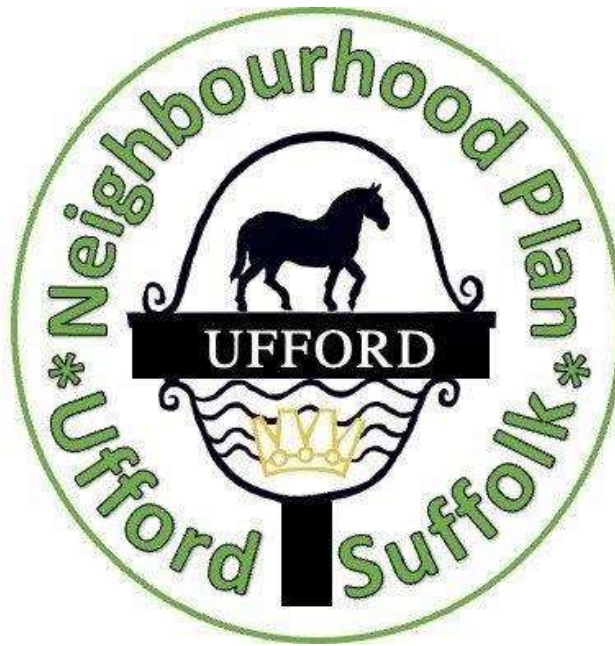


# Ufford

# Neighbourhood Plan



## Data Profile

November 2022

<b>Contents</b>	<b>Page number</b>
<b>1. Introduction</b>	<b>2</b>
1.1 The data profile	2
1.2 Ufford Neighbourhood Plan	2
1.3 Location	4
1.4 Local planning policy	4
1.5 National planning policy	7
1.6 Ufford Parish Plan	7
<b>2. Demographic data and community infrastructure</b>	<b>9</b>
2.1 Population	9
2.2 Health and wellbeing	11
2.3 Qualifications	12
2.4 Deprivation	12
2.5 Crime	13
2.6 Education	13
2.6 Community	15
2.7 Open space and recreation	17
<b>3. Housing and the built environment</b>	<b>19</b>
3.1 Historic environment	19
3.2 Housing	25
<b>4. Transport and access</b>	<b>32</b>
4.1 Public transport	32
4.2 Walking and cycling	32
4.3 Car ownership and travel to work	37
4.4 Air quality	38
4.5 Traffic noise	39
<b>5. Environment and landscape</b>	<b>40</b>
5.1 Landscape character	40
5.2 Biodiversity and geodiversity	43
5.3 Rivers and flooding	53
<b>6. Business and employment</b>	<b>59</b>
6.1 Employment	59

**Appendix A: Ufford Parish Profile. Produced by East Suffolk Council, October 2019.**

# **1. Introduction**

## **1.1 The data profile**

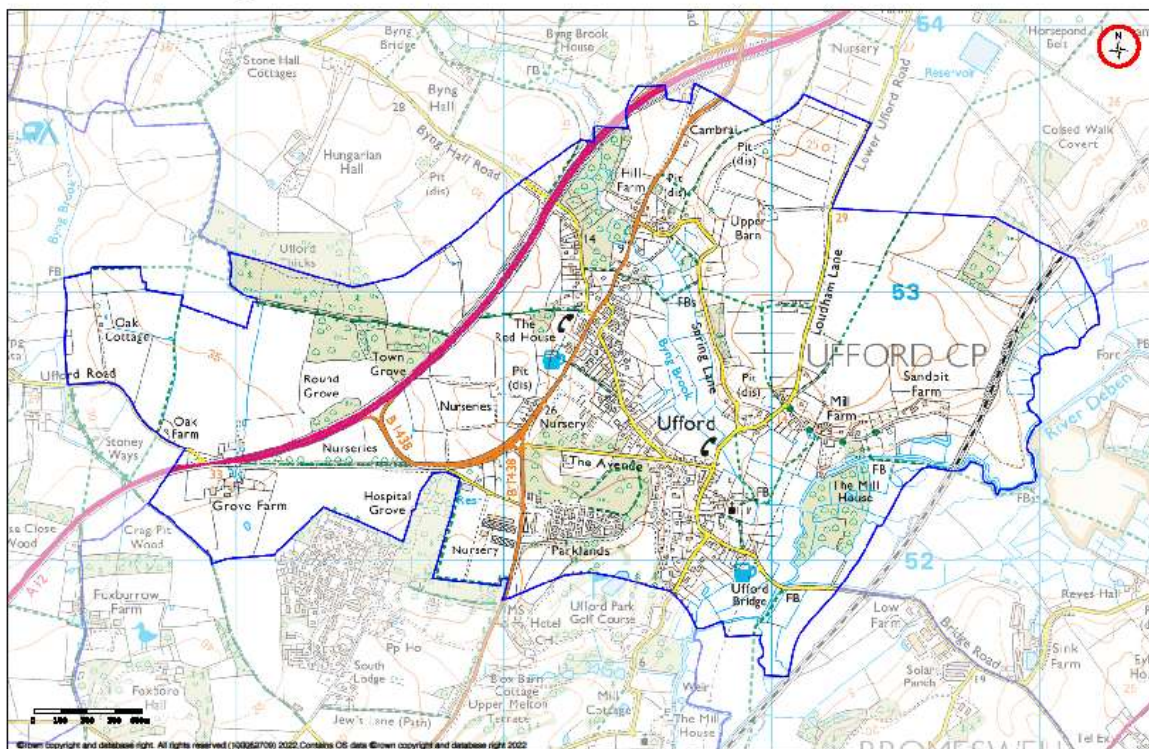
- 1.1.1 This data profile has been developed to form part of the evidence base for the Ufford Neighbourhood Plan. It will be used by the Neighbourhood Plan Steering Group alongside other evidence to inform the development of the Neighbourhood Plan policies. This data profile draws together relevant information from a range of sources and existing documents. A parish profile for Ufford parish was produced by East Suffolk Council in 2019 and can be seen in Appendix A.

## **1.2 Ufford Neighbourhood Plan**

- 1.2.1 The Ufford Neighbourhood Plan is currently being developed as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the adopted East Suffolk Council – Suffolk Coastal Local Plan September 2020.
- 1.2.2 Ufford Parish Council submitted a Neighbourhood Area application to East Suffolk Council on 2<sup>nd</sup> November 2021. The designated area is the whole civil parish and, in accordance with Regulation 5A of the 'Town and Country Planning, England - Neighbourhood Planning (General) Regulations 2012' East Suffolk Council confirmed the designation on 21<sup>st</sup> April 2022. The Parish Council is the relevant body for preparing the Neighbourhood Development Plan. The designated Neighbourhood Plan boundary can be seen in Figure 1 overleaf.

**Figure 1 below: Map showing Ufford Neighbourhood Plan area boundary.**

**Ufford parish, Neighbourhood Plan area**



- 1.2.3 The Neighbourhood Plan Steering Group drafted a Vision and Aims for the Neighbourhood Plan on 24<sup>th</sup> June 2022. The Vision was amended on 8<sup>th</sup> August 2022.

**Draft Aims, 24th June 2022**

By undertaking a Neighbourhood Plan, the Steering Group aim to:

- Develop an agreed vision for the future.
- Engage the whole community to enable residents to influence and shape new development, effectively responding to change.
- Allow the village to develop sensitively, in terms of size, identity, location, design, heritage, amenities, and the environment.
- Identify other non-planning projects and community needs for the use of developer contributions and other possible funds.

**Draft Vision, 8th August 2022**

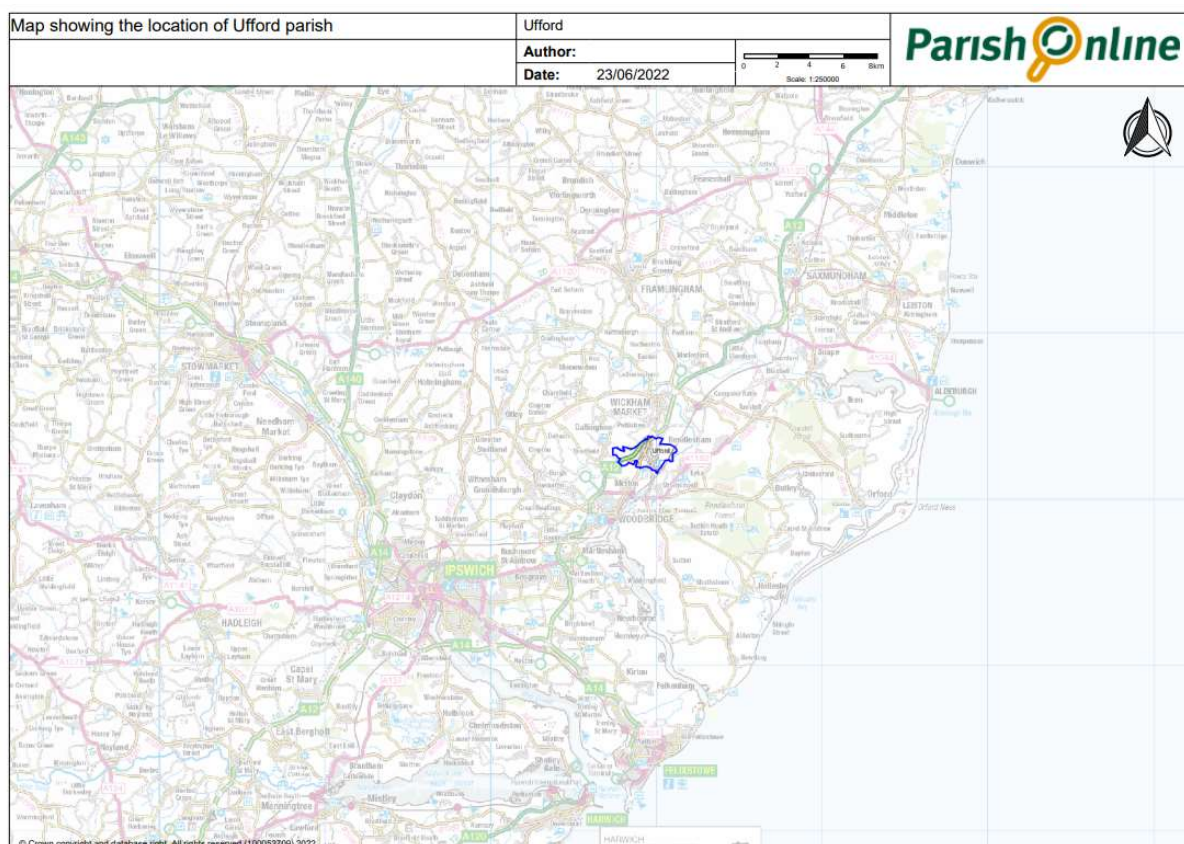
Ufford parish will maintain its identity, protecting the spaces between us and the neighbouring villages, having a range of housing types and tenures to suit all ages, supported by good rural village amenities. Development will be environmentally, economically and socially sustainable. It will be well designed and fit within the character of the parish. Green spaces, the natural environment and local heritage will be protected. Ufford will continue to be an attractive village that meets the needs of its community.

### 1.3 Location

- 1.3.1 The parish of Ufford is within the administrative area of East Suffolk Council. Ufford is 3.32 km south-south-west of Wickham Market, 6.8 km north-east of Woodbridge and 21 km north-east of Ipswich. Ufford Parish Council is the parish council for the civil parish. Ufford is part of the Wickham Market electoral ward.

**Figure 2 below: Map showing the location of Ufford parish.**

**Source: Parish Online mapping website. Map obtained 21.06.2022. Location denoted by blue outline.**



### 1.4 Local planning policy

- 1.4.1 On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Strategic planning policy for East Suffolk Council area is currently provided by the East Suffolk Council – Suffolk Coastal Local Plan (September 2020) and the East Suffolk Council – Waveney Local Plan (March 2019). Ufford parish is within the



Suffolk Coastal Local Plan.<sup>1</sup> The Plan sets out the strategic and non-strategic planning policies which the Council will use to determine planning applications across Suffolk Coastal, along with policies in made Neighbourhood Plans and covers the period 2018-2036.

- 1.4.2 Ufford is identified as a Small Village in Policy SCLP3.2: Settlement Hierarchy of the Suffolk Coastal Local Plan. The starting point is that Large Villages and Small Villages are, in principle, suitable places to accommodate new housing. Consideration has been given to other factors in determining whether a settlement is a suitable location for additional housing growth, including infrastructure capacity, the existence of suitable sites and consultation responses. As a Small Village, the type and scale of development that would be supported are covered by further policies:
- Employment Development within existing Employment Areas (Policy SCLP4.1).
  - Development of employment uses appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5).
  - Retail Protection of local shops (Policy SCLP4.12).
  - New housing allocations (Section 12).
  - Small groups of new housing and infill within Settlement Boundaries (Policy SCLP5.2).

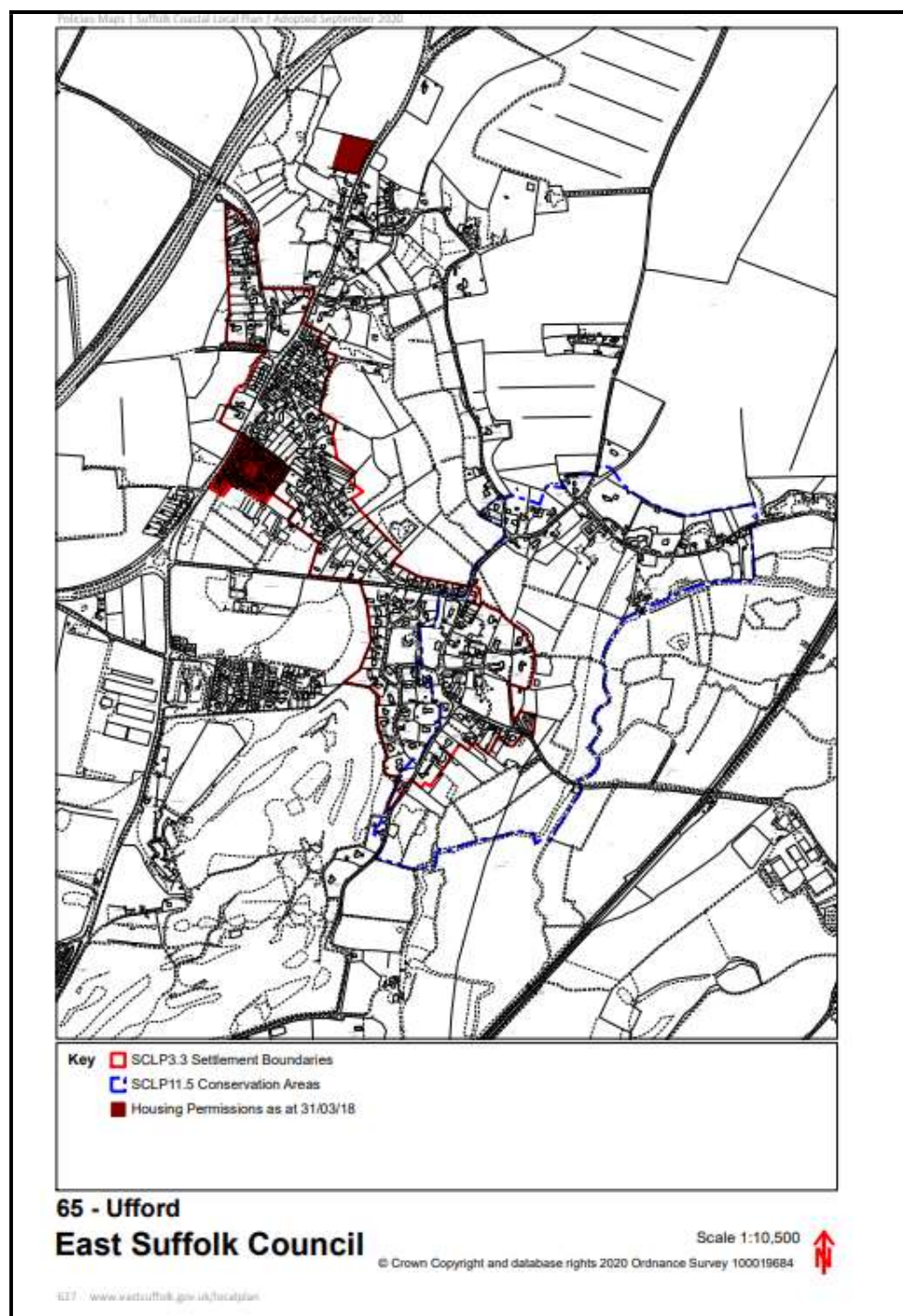
**Figure 3 below: Table showing anticipated housing growth by Parish 2018 – 2036.**  
**Source: Suffolk Coastal Local Plan Adopted September 2020. Information obtained 15.08.2022.**

Area/Parish	Contribution (by parish)			(C) New housing allocations <sup>22</sup>	(D) Indicative contribution 2018 – 2036 (A+B+C) <sup>23</sup>
	(A) Permissions & resolution to grant permission as at 31/3/2018	(B) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B)		
Ufford	44	0	44	-	44 (<0.5%)

<sup>1</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf>. Information obtained 21.06.2022.

- 1.4.3 The Suffolk Coastal Local Plan Policies Map shows the housing permissions in Ufford parish as at 31.03.2018.

**Figure 4 below: Suffolk Coastal Local Plan Policies map for Ufford Parish.**  
**Source: Suffolk Coastal Local Plan Policies Maps 31.03.2018.<sup>2</sup> Map obtained 15.08.2022.**



<sup>2</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/Policies-Maps-Part-2-inc.-Erratum-updated-February-2021.pdf> Map obtained 15.08.2022.

- 1.4.4 East Suffolk Council has recently consulted on a new planning document which provides guidance on the development of small-scale housing, of up to five dwellings, in the countryside. The Suffolk Coastal Local Plan and the Waveney Local Plan each contain a policy which allows for a limited amount of new housing in the countryside. The Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document (SPD) provides further guidance on the application of Policy SCLP5.4 Housing in Clusters in the Countryside (Suffolk Coastal Local Plan, 2020). The draft SPD covers a range of matters including defining what is a 'Cluster' and a 'Settlement in the Countryside', outlining the necessary characteristics for sites to be appropriate for development, considerations on the potential impact on character of the area, the requirements for public engagement (where required) and how these policies relate to other policies in the Local Plan. The deadline for comments was 5pm on Friday 5th August 2022.<sup>3</sup>
- 1.4.5 A planning application was approved on 21 October 2022<sup>1</sup> for the demolition and clearance of part of the Former Crown Nursery buildings and structures on High Street in Ufford. The application is for the erection of a Class E (A) convenience food store, Class E (B) cafe and 11 No. business units (9) (i) (offices); access, car parking spaces and landscaping.<sup>4</sup> This application is outside the settlement boundary.

## **1.5 National planning policy**

- 1.5.1 The revised National Planning Policy Framework (NPPF) was revised on 20 July 2021 sets out the government's planning policies for England and how these are expected to be applied.<sup>5</sup> It contains changes to national policy, which impacts on developments coming forward.
- 1.5.2 The 'Planning for the Future' White Paper (August 2020) was out for consultation from August to October 2020 and the feedback is being analysed. The changes to the planning system proposed in the White Paper may impact on the Ufford Neighbourhood Plan.<sup>6</sup>

## **1.6 Parish Plan**

- 1.6.1 In 2009 a comprehensive Parish Plan for Ufford was drawn up and had an 82 per cent questionnaire response rate from residents. The Plan gave Ufford Parish Council

---

<sup>3</sup> [https://eastsuffolk.inconsult.uk/Draft\\_Housing\\_Clusters\\_SPD/consultationHome](https://eastsuffolk.inconsult.uk/Draft_Housing_Clusters_SPD/consultationHome) Information retrieved 07.07.2022.

<sup>4</sup> <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=map&keyVal=QVTLYPQX06O00>. Information retrieved 16.08.2022.

<sup>5</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2> Information obtained 15.08.2022.

<sup>6</sup> <https://www.gov.uk/government/consultations/planning-for-the-future> Information obtained 11.03.2022.



a comprehensive understanding of residents' views on items such as housing, transport, the environment and the Community. In 2017 the Parish Council reviewed the Parish Plan and updated the action plan. The Parish Council agreed:

**To continue:**

1. Monitoring all Planning applications and using Planning Law and Guidance as a basis for any objection to inappropriate levels of development in the village.
2. Logging all highways issues (pot holes, damaged/missing signs, speeding drivers, etc.) with Suffolk County Council and Suffolk Police.
3. Working closely with the PUNCH Team to support the PUNCH Magazine and PUNCHLine in order to continue to raise standards of communication in the village. At the same time continually assessing the tone of communications to ensure they are at the correct level.
4. To promote the footpaths and Ufford Heritage Trail through distribution of the leaflets and on-line documentation.
5. To review all Parish Council methods of communication (web site, notice boards, etc.) and to improve where required.

**To initiate:**

1. Discussion around how to engage with Ufford's younger residents, seeking their views on facilities, support and issues affecting them.
2. Dialogue with the Community and Parish Hall Management Teams to investigate additional fitness classes in the evenings (Zumba, Yoga, etc.) and other social gatherings.
3. Discussion with Age UK to discover how best the Parish Council can engage with residents who may be lonely, isolated or disabled (in a way that prevents them taking part in most activities) and how these people can be included in village life.
4. Talks with the Bus companies to see if timetabling can allow for more buses and journeys into the evening. In addition to provide clear timetable information on the Ufford Web Pages and at all Bus Stops.
5. A review of all comments received around highways issues and to provide a separate comprehensive report.
6. Talks with clubs and societies in the village to discuss how they can improve promotion of their activities and promote membership.<sup>7</sup>

---

<sup>7</sup> <https://ufford.suffolk.cloud/assets/Parish-Council/Documents/Ufford-Parish-Review-Final-Report.pdf>.

Information obtained 15.08.2022.

## 2. Demographic data and community Infrastructure

Please note: All Census data throughout the data profile is 2011 Census data obtained from [www.nomisweb.co.uk](http://www.nomisweb.co.uk) in July 2022 unless referenced otherwise. In brackets throughout, are references to the tables downloaded from the Nomis website that contain the relevant Census 2011 information. For example, (KS101EW) is the table for Usual Resident Population. District level data from the 2021 Census was released on 28th June 2022 showing population by age and gender, rounded to the nearest 100.<sup>8</sup> The next phase of Census 2021 data is the release of topic summaries in October 2022 with the last topic summary by the end of 2022.<sup>9</sup> Further census data and analysis will be released throughout 2023.

### 2.1 Population

- 2.1.1 The usual resident population of Ufford parish was 948 in the 2011 Census (KS101EW). The mid-year total population estimate for 2020 was 1,033.<sup>10</sup> The population was 51.1 percent male and 48.9 percent female in the 2011 Census.
- 2.1.2 2021 Census data shows that the population of East Suffolk increased by 2.6 per cent between 2011 and 2021. The number of people living in East Suffolk rose from 239,552 to 245,900.
- 2.1.3 The age structure of Ufford parish from the 2011 Census data is shown in the table overleaf. The mean age of residents in Ufford was 44.4 years in the 2011 Census compared with 41.7 years for Suffolk and 44.2 years for Suffolk Coastal District Council. Data from the 2021 Census shows that:
- 18.4 per cent of England's population is now over 65.
  - 27.7 per cent of East Suffolk's population is now over 65.
  - 63,800 people are now over 65 in East Suffolk.
  - 19,000 people are now over 80 in East Suffolk.

---

<sup>8</sup> <https://www.ons.gov.uk/census/censustransformationprogramme/census2021milestones>. Information obtained 05.07.2022.

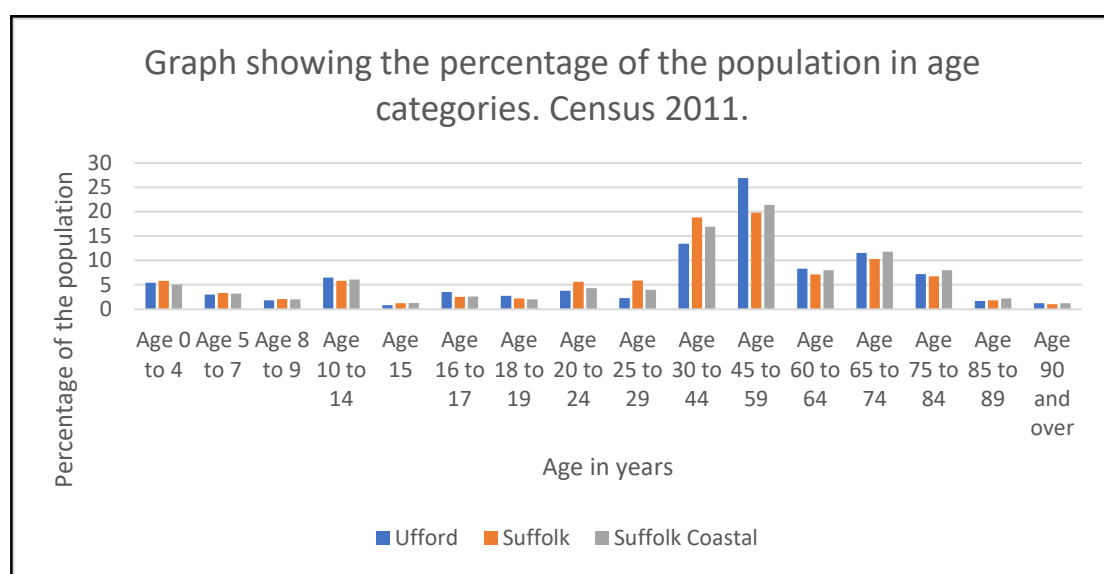
<sup>9</sup> <https://www.ons.gov.uk/census/aboutcensus/releaseplans>. Information obtained 15.08.2022.

<sup>10</sup> <https://www.suffolkobservatory.info/population/reports/#/view-report/9fd22d79e7b94a3a924162614531856c/E04012076/G87> Information obtained 05.07.2022.

**Figure 5 and 6 below: Table and graph showing the percentage age structure of the population of Ufford parish, Suffolk Coastal and Suffolk from the 2011 Census.**

**Source: Rural Services Website.<sup>11</sup> Data obtained 14.07.2022.**

Age of residents	Ufford	Suffolk Coastal	Suffolk
0 – 4 years	5.4	5.0	5.8
5 – 7 years	3.0	3.2	3.3
8 – 9 years	1.8	2.0	2.1
10 – 14 years	6.5	6.1	5.8
15 years	0.8	1.3	1.2
16 – 17 years	3.5	2.6	2.5
18 – 19 years	2.7	2.0	2.2
20 – 24 years	3.8	4.3	5.6
25 – 29 years	2.3	4.0	5.9
30 – 44 years	13.4	16.9	18.8
45 – 59 years	26.9	21.4	19.8
60 – 64 years	8.3	8.0	7.1
65 – 74 years	11.5	11.8	10.3
75 – 84 years	7.2	8.0	6.7
85 – 89 years	1.7	2.2	1.8
90 and over	1.2	1.2	1.0



<sup>11</sup> <https://www.rsnonline.org.uk/>. Data obtained 14.07.2022.

## 2.2 Health and wellbeing

- 2.2.1 The table below shows how Ufford residents reported their health in the 2011 Census (KS310EW) compared to Suffolk Coastal and Suffolk. The percentage of Ufford residents reporting Very Good Health and Good Health were higher than the percentage of residents in Suffolk Coastal and Suffolk.

**Figure 7 below: Table showing how residents of Ufford parish reported their health in the 2011 Census.**

**Source: Nomis website. Data obtained 14.07.2022.**

Area	Very good health	Good health	Fair health	Bad health	Very bad health
<b>Ufford</b>	48.8%	38.1%	10.1%	2.1%	0.8%
<b>Suffolk Coastal</b>	46.3%	35.5%	13.8%	3.6%	0.9%
<b>Suffolk</b>	45.9%	35.7%	13.6%	3.7%	1.0%

- 2.2.2 The table below shows how residents of Ufford reported how limited their day-to-day activities were in the 2011 Census (KS301EW) compared to Suffolk Coastal and Suffolk. Ufford has a higher percentage of residents whose day-to-day activities are not limited by their health compared to residents of Suffolk Coastal and Suffolk.

**Figure 8 below: Table showing how residents of Ufford parish reported their day-to-day activity affected by health in the 2011 Census.**

**Source: Nomis Website. Data obtained 14.07.2022.**

Area	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to day activities not limited
<b>Ufford</b>	4.7%	7.5%	87.8%
<b>Suffolk Coastal</b>	7.9%	10.6%	81.5%
<b>Suffolk</b>	7.9%	10.1%	82.1%

- 2.2.3 The nearest GP surgery is Wickham Market Medical Centre. Ufford is also within the catchment area for Little St John's Surgery located at 7 Little St John's Street, Woodbridge, Suffolk, IP12 1EE. In response to an enquiry for information for the Neighbourhood Plan data profile, Sarah Lindsay, Practice Manager responded on 25 July 2022 to say 'I can confirm that Ufford does fall within the catchment area for Little St John's Surgery. We are a small GP Practice with an ever-growing patient list size of just over 7,000 patients. We have outgrown our very small surgery site and are looking for larger premises in Woodbridge but as you can imagine this is

extremely difficult to find. Any future housing developments within our catchment area would be of huge concern and we are already over-capacitated, and our surgery site is far too small.'

2.2.4 The nearest pharmacy and dentist surgery are in Wickham Market.

## 2.3 Qualifications

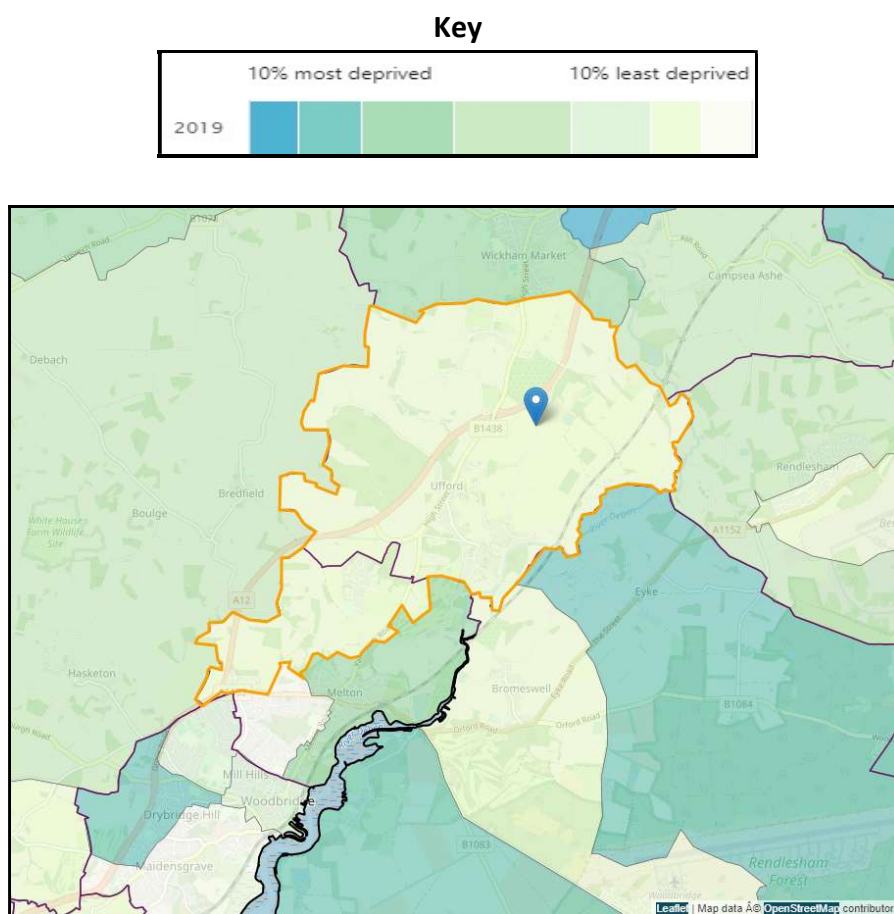
2.3.1 Data from the 2011 Census (KS501EW) shows that 15.5 per cent of usual residents in Ufford parish aged 16 and over have no qualifications. This compares to 21.1 per cent in Suffolk Coastal and 24.3 per cent in Suffolk.

## 2.4 Deprivation

2.4.1 Ufford parish is within Lower Super Output Area (LSOA) Suffolk Coastal 005A. A Lower Super Output Area is a geographical area.

**Figure 9 below: Map showing LSOA 005A covering Ufford parish.**

**Source: [www.dclgapps.communities.gov.uk/imd/iod\\_index.html](http://www.dclgapps.communities.gov.uk/imd/iod_index.html) maps obtained 05.07.2022.**





**2.4.2 In the Indices of Multiple Deprivation 2019:**

- LSOA 005A was ranked 27,681 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 20 per cent least deprived neighbourhoods in the country.

**2.4.3 The Indices of Multiple Deprivation are made up of seven domains. In 2019 LSOA 005A was amongst the:**

- 20 per cent least deprived neighbourhoods for Income Deprivation.
- 10 per cent least deprived neighbourhoods for Employment Deprivation.
- 20 per cent least deprived neighbourhoods for Education, Skills and Training.
- 20 per cent least deprived neighbourhoods for Health, Deprivation and Disability.
- 30 per cent least deprived neighbourhoods for Crime.
- 20 per cent most deprived neighbourhoods for Barriers to Housing and Services. This measures the physical and financial accessibility of housing and local services.
- 50 per cent most deprived neighbourhoods for Living Environment Deprivation. The Living Environment Deprivation Domain measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing, while the 'outdoors' living environment contains measures of air quality and road traffic accidents.
- 20 per cent least deprived neighbourhoods for Income Deprivation Affecting Children.
- 10 per cent least deprived neighbourhoods for Income Deprivation Affecting Older People.

**2.4 Crime**

**2.4.1 Crime data for Wickham Market Ward shows 154 crimes May 2021 to April 2022. This is a crime rate of 37 per 1,000 people. This is lower than the rate for East Suffolk District at 66 per 1,000 people and lower than Suffolk at 67 per 1,000 people.<sup>12</sup>**

**2.5 Education**

**2.5.1 There is no school within Ufford parish. Information provided by the Suffolk County Council Education, Skills and Learning school admissions team from the January 2022 school census shows the primary and secondary schools attended by Ufford parish residents in Figures 10 and 11 overleaf.**

---

<sup>12</sup> <https://www.suffolkobservatory.info/crime-and-community-safety/reports/#/view-report/51f125d84ec945ad9bc13c84f284310d/E10000029/G3>. Information retrieved 05.07.2022.

**Figure 10 below: Table showing the primary schools attended by Ufford residents in the January 2022 school census.**

**Source: Suffolk County Council. Information obtained 14.07.2022.**

Primary School	Year Group							
	R	1	2	3	4	5	6	Total
Melton Primary School	3	3	2	1	2	2	3	16
Kyson Primary School	2	1	2	1	3		3	12
St Mary's C of E Primary School	1			1	5		2	9
Bealings School		1	1		1	1		4
Woodbridge Primary School			1	1			1	3
Eyke C of E Primary School				1			2	3
Grundisburgh Primary School						1	1	2
Birchwood Primary School		1		1				2
Orford CEVAP School							1	1
<b>Total</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>11</b>	<b>4</b>	<b>13</b>	<b>52</b>

**Figure 11 below: Table showing the secondary schools attended by Ufford residents in the January 2022 school census.**

**Source: Suffolk County Council. Information obtained 14.07.2022.**

Secondary School	Year Group							
	7	8	9	10	11	12	13	Total
Farlingaye High School	6	9	9	9	6	6	12	57
Thomas Mills High School				1				1
Kesgrave High School				1				1
<b>Total</b>	<b>6</b>	<b>9</b>	<b>9</b>	<b>11</b>	<b>6</b>	<b>6</b>	<b>12</b>	<b>59</b>

- 2.5.2 Suffolk County Council funded school travel is provided to the nearest available school where it is over the statutory walking distance (2 miles for Reception to Year 3 and 3 miles for all other year groups) or where there is no safe route under this

distance. For all Ufford parish, Farlingaye High School is the nearest secondary school and is over 3 miles away. Therefore, all children will be entitled to SCC funded travel. In the academic year 2021 - 2022, 35 of the 41 children in Years 7 to 11 took up this transport.

2.5.3 The nearest primary school is either Melton Primary School or Eyke C of E Primary School, depending on the part of parish. There is no safe route to Melton under 3 miles so any children for whom this is the nearest school will be entitled to SCC funded travel. The route to Eyke is safe and between 1.2 and 2.4 miles, so SCC funded travel may be available for a child in Reception to Year 3. This year there were 4 children receiving SCC funded travel to Melton and none to Eyke in 2021 – 2022.

2.5.4 For children applying to Farlingaye High School in the normal year of entry (to start in Year 7 at the beginning of the school year) there should be no issues for families living in Ufford. However, for children wanting to start in any other year group, or any other time during the school year, it is likely that there will be very few places available at Farlingaye High School.

2.5.5 Melton Primary School has a Nursery for 3- and 4-year-old children.<sup>13</sup>

## 2.6 Community

2.6.1 Ufford has an active community with a range of services, facilities, clubs and groups.

2.6.2 Community buildings in Ufford parish include:

- Ufford Community Hall
  - Ufford Community Hall is available to hire for events hosted by Ufford residents and the wider community. The hall can cater for up to 70 and has parking for 25 vehicles including 2 for people with disabilities. The hall hire includes use of the kitchen facilities, heating, Wi-Fi and toilets. The Bar and Sports Changing Rooms can also be booked at a further charge.
- The Church of St. Mary of the Assumption
- St. Mary's Church Hall
  - St Mary's Church Hall has a fully equipped kitchen, two toilets compliant to disabled use, baby changing facility and a new reception area with rear access from car park and pedestrian entrance. The Church Hall is available for hire.
- The Parish Council is the Custodian Trustee and manager for the Recreation Ground and owns Parklands Wood. The recreation ground includes parking, a play area with equipment for all ages, tennis courts and a Multi-Use Games Area.

---

<sup>13</sup> <https://www.melton.suffolk.sch.uk/nursery/>. Information retrieved 05.07.2022.

Parklands Wood includes a bike trail and a sculpture trail. Ufford Parish Council purchased Parklands Woods (8.12ha) from Suffolk Coastal District Council in 2014. The woodland has historically been used by the community of Ufford predominantly for recreational purposes. It is the intention that this usage continue, along with more structured woodland management that ensures the woodland not only survives but allows an increase in biodiversity and habitat.<sup>14</sup>

- Ufford has a public defibrillator at the Community Hall on the Recreation Ground.
- 'Ufford Charities (Town Estate Charity)' own different parcels of land in the village. The majority of this is let for either agricultural purposes, for the provision of a wildlife pond or for woodland/meadowland. The land includes The Butts Meadow, the Water Meadow and land at Ufford Thicks.
  - Ufford Charities (Ecclesiastical Charity) and Ufford Charities (Non-Ecclesiastical Charity) both obtain funds in equal portions. These are used for the upkeep of the church and the upkeep of the two Almshouses in the village.
- The Ufford Punch is the monthly magazine containing details of events, clubs and societies, news and stories.<sup>15</sup>
- The Ufford Arts festival was being held on 16<sup>th</sup> - 18 September 2022 but was deferred because of the national mourning for Queen Elizabeth II. The Arts Festival includes Ufford's Wonderwall, Create your own Self-Portrait competition and a short film competition for young people within the programme.
- Clubs and groups within Ufford parish include:
  - Bridge club
  - Tai Chi classes
  - Yoga
  - Low impact aerobics class
  - Parent and child club
  - Boules
  - Carpet Bowls
  - Deben Probus Club
  - Ufford Players Theatre
  - Parish Church committee
  - Gardening club
  - Tennis club
  - Ufford Art History Group
  - Ufford Arts Festival
  - Ufford Friendly Bridge Club
  - U2 Bridge Club
  - Ufford Football Club

---

<sup>14</sup> <https://ufford.suffolk.cloud/our-village/parklands-wood/>. Information obtained 15.08.2022.

<sup>15</sup> [www.uffordpunch.org.uk](http://www.uffordpunch.org.uk) Information obtained 19.07.2022.

- Ufford Woods
- UK Babies Parents club

2.6.3 The Faster Broadband project in Ufford is part of the Rural Gigabit Connectivity Programme as part of the Department for Digital, Culture, Media and Sports (DCMS) plan to roll out full fibre to 95 per cent of the country by 2025. Openreach has been selected as the supplier and interest has been raised in the community for each householder or business owner to pledge to take full fibre broadband straight to properties for a 12-month period at more than double the current download speeds. Download speeds could go up to 1000 MB/second (typically in the village is around 20-40 currently). For this pledge the DCMS will issue a voucher (£1,500 for residential and £3,500 per business) which will be given to the network provider to install the network. The pledge target of approximately 50 per cent of the village was reached in May 2022 and now Openreach and the DCMS need to liaise to move the project from the 'procurement' phase (voucher pledging and checking) to the 'delivery' phase (authority from the DCMS to build the network).

2.6.4 Some Ufford residents signed the Velum Book for the year 2000.

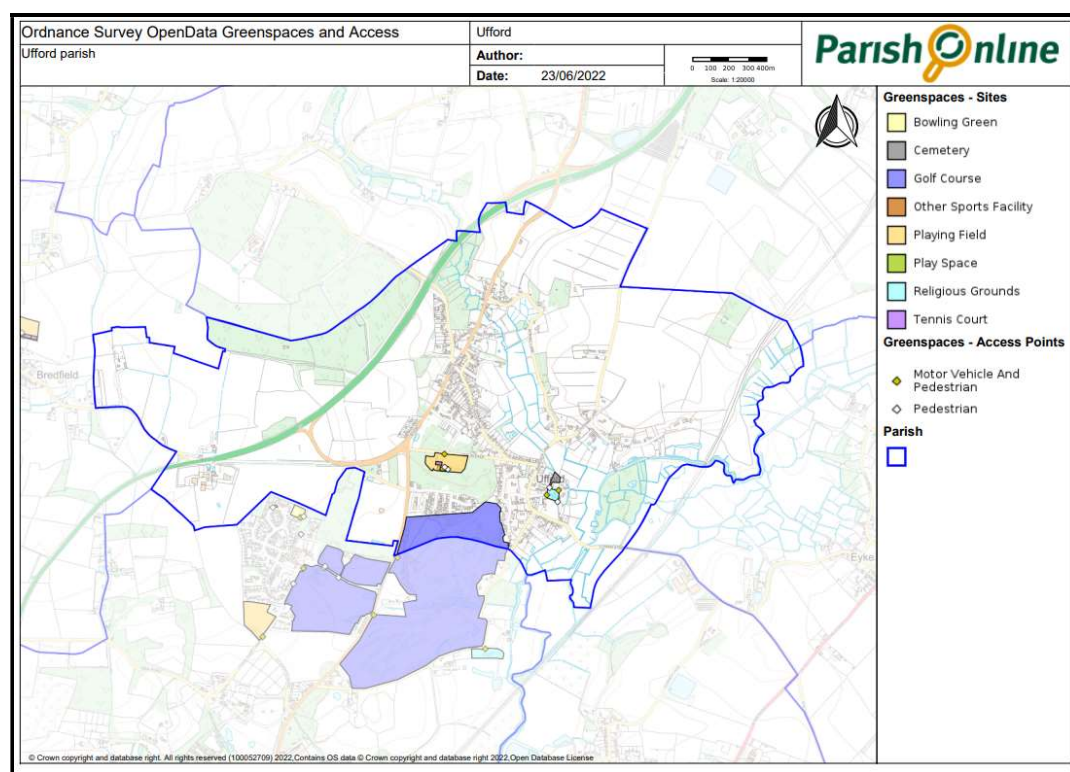
## **2.7 Open space and recreation including play areas**

2.7.1 A map showing greenspaces and greenspace access points in Ufford parish can be seen in Figure 12.



**Figure 12 below: Map showing the location of greenspaces and greenspace access points in Ufford parish.**

**Source: Parish Online Mapping website. Map obtained 23.06.2022.**



2.7.2 There are no allotment sites within Ufford parish.

2.7.3 There are two cemeteries in Ufford parish located in the Church Yard and behind the Church Hall. The Cemetery in the Church Yard is now closed. The Rector of Melton and Ufford stated that there are three burial plots and limited ashes plots remaining.

### 3. Housing and the built environment

#### 3.1 Historic environment

- 3.1.1 The following information is an archaeological and historical summary from The Ufford with part of Melton Conservation Area Appraisal March 2016, produced by East Suffolk Council.

*The Suffolk County Historic Environment Record lists more than fifty sites of potential archaeological interest within the parish of Ufford. The earliest of these are a Palaeolithic flake tool, some Mesolithic and Neolithic flints and a Neolithic leaf shaped axe head indicating a long, but not necessarily continuous, human occupation of the area. There are also some Neolithic pits and a couple of undated earthwork mounds which may be of Bronze Age origin. Also listed are Iron Age/Roman pottery scatters and some Saxon stray finds. Saxon inhumations, spears and bronze ornaments were found at Ufford Place in 1819. A cruciform brooch of late 6th century date was also found at Ufford in the same year. The parish was listed twice in the Domesday survey of 1086 as 'Uffeworda' and 'Usforda', a manor of 60 acres held jointly by St Etheldreda's and Robert Malet. There were 4 acres of meadow together with a mill, which at that time would have been a watermill. More recent entries include the early medieval Church of St Mary and the site of the Sogenhoe Chapel west of the village. A moated manorial site was recorded on early maps of Ufford lying near the Sogenhoe Chapel site. The sixteenth century Crown Farmhouse, Old Rectory and Ufford House are amongst the village's earliest surviving domestic buildings. Until its sale and breakup in 1930 the Ufford Place Estate controlled much of the village's social and economic life. Many of the surviving cottages were designed and built for the Estate, and many of the fine mature trees on the edges of the village were planted by its owners, the Brooke family. Ufford Place itself was a substantial eighteenth century classical mansion which was remodelled and extended at the end of the nineteenth century for Edward Brooke. Map evidence appears to suggest that many of the surviving trees and other landscape features also date from that time. The Estate was broken up in two sales in 1921 and 1930 and the house itself was demolished in 1956. Although its pleasure grounds have since been built over, its fine park survives, albeit in a degraded state. During World War Two it was requisitioned by the army, the bases of former military huts can still be found scattered within its parkland. The house's remarkable late eighteenth century octagonal walled garden survives as the boundary to a modern property 'Carousel', immediately to the west of the Conservation Area.*

3.1.2 Historic England lists 28 listed buildings in Ufford parish and are listed below.<sup>16</sup> The Church of St. Mary is listed as Grade I listing and the other buildings have Grade II listed building status.

- Church of St. Mary  
Listing I  
Church of St. Mary, Church Lane, Ufford, East Suffolk.
- Ufford House  
Listing II  
Ufford House, Barrack Lane, Ufford, East Suffolk.
- The Mill  
Listing II  
The Mill, East Lane, Ufford, East Suffolk.
- Timber Cottage and Midsummer Cottage  
Listing II  
Midsummer Cottage, Spring Lane, Ufford, East Suffolk.
- Barn Circa 10 yards northwest of Vale Farmhouse  
Listing II  
Barn Circa 10 yards northwest of Vale Farmhouse, Upper Street, Ufford, East Suffolk.
- The Stocks and Whipping Post  
Listing II  
The Stocks and Whipping Post, Church Lane, Ufford, East Suffolk.
- Spring Cottage  
Listing II  
Spring Cottage, Loudham Lane, Ufford, East Suffolk.
- Church Lane  
Listing II  
Church Lane, Ufford, East Suffolk.
- Western Bridge over the River Deben  
Listing II  
Western Bridge over the River Deben, Lower Street, Ufford, East Suffolk.
- The Malt House  
Listing II  
The Malt House, Loudham Lane, Ufford, East Suffolk.
- Eastern Bridge over the River Deben  
Listing II  
Eastern Bridge over the River Deben, Lower Street, Ufford, East Suffolk.
- 6 Church Lane  
Listing II  
6 Church Lane, Ufford, East Suffolk.
- Avenue Cottage

---

<sup>16</sup> <https://historicengland.org.uk/listing/the-list> Information obtained 07.07.2022.

- Listing II  
Avenue Cottage, School Lane, Ufford, East Suffolk.
- 5 Church Lane  
Listing II  
5 Church Lane, Ufford, East Suffolk.
- The Crown Public House  
Listing II  
The Crown Public House, Upper Street, Ufford, East Suffolk.
- Thatched Cottage  
Listing II  
Thatched Cottage, Church Lane, Ufford, East Suffolk.
- Upper Barn  
Listing II  
Upper Barn, Loudham Lane, Ufford, East Suffolk.
- Crown Farmhouse  
Listing II  
Crown Farmhouse, Upper Street, Ufford.
- Lady Cottage  
Listing II  
Lady Cottages 2 and 3, Church Lane, Ufford, East Suffolk.
- The Mill House  
Listing II  
The Mill House, East Lane, Ufford, East Suffolk.
- Grove Farmhouse  
Listing II  
Grove Farmhouse, A12, Ufford, East Suffolk.
- The Almshouses  
Listing II  
The Almshouses, 1, 2 and 3 Church Lane, Ufford.
- The Red House and Courtyard Walls  
Listing II  
The Red House and Courtyard Walls, Upper Street, Ufford, East Suffolk.
- The Old Dower House  
Listing II  
The Old Dower House, Lower Street, Ufford, East Suffolk.
- Park Farmhouse  
Listing II  
Park Farmhouse, Lower Road, Ufford, East Suffolk.
- Willow Farmhouse  
Listing II  
Willow Farmhouse, East Lane, Ufford, East Suffolk.
- The Old Rectory

### Listing II

The Old Rectory, Church Lane, Ufford, East Suffolk.

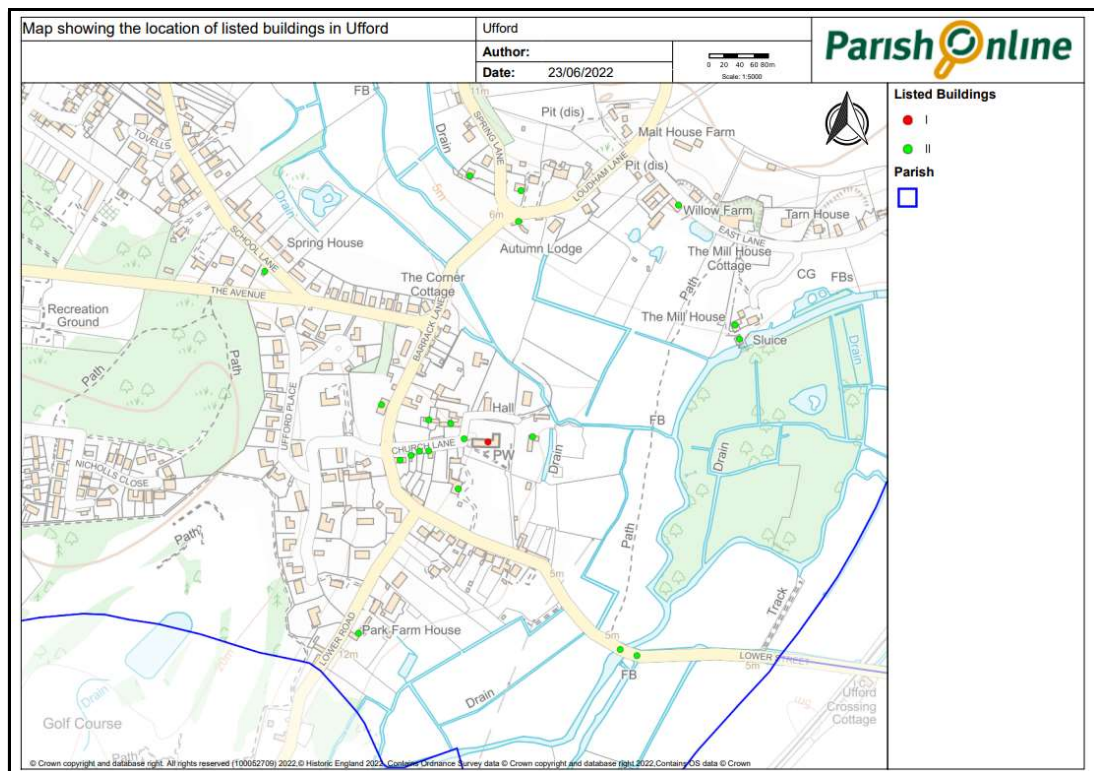
- Vale Farmhouse

## Listing II

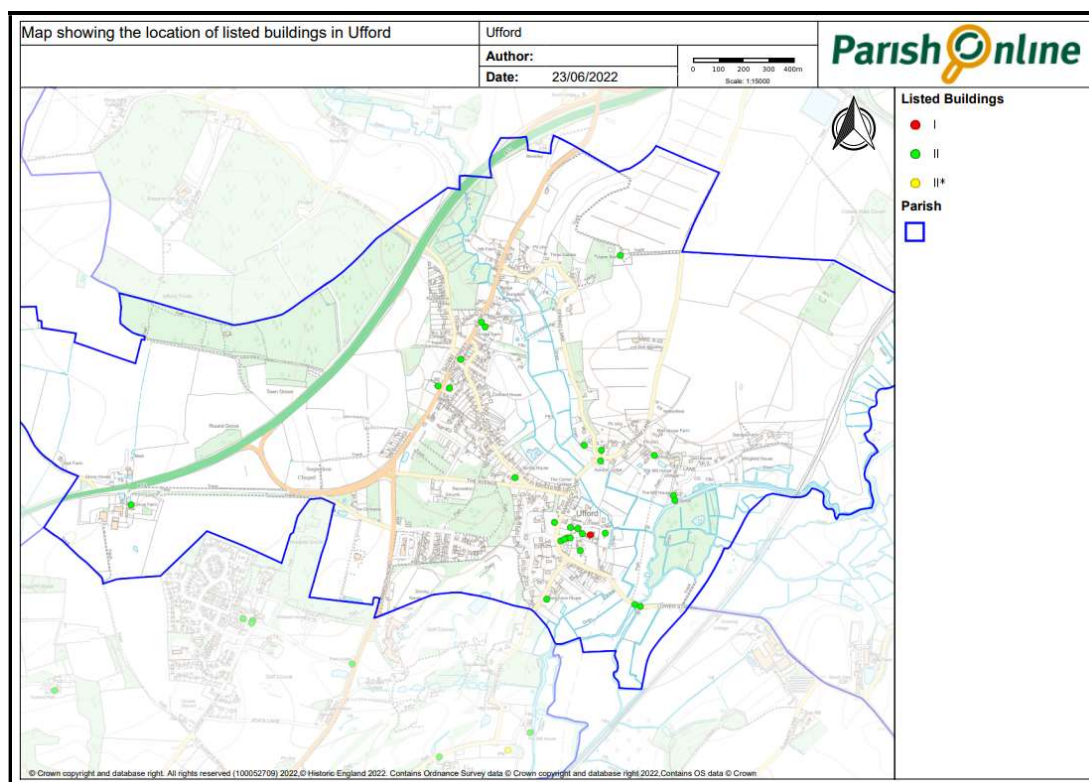
Vale Farmhouse, Upper Street, Ufford, East Suffolk.

3.1.3 The maps below and overleaf show the location of listed buildings in Ufford parish.

**Figures 13 and 14: Maps showing the location of listed buildings in Ufford parish.**  
**Source: Parish Online Website. Maps obtained 07.07.2022.**







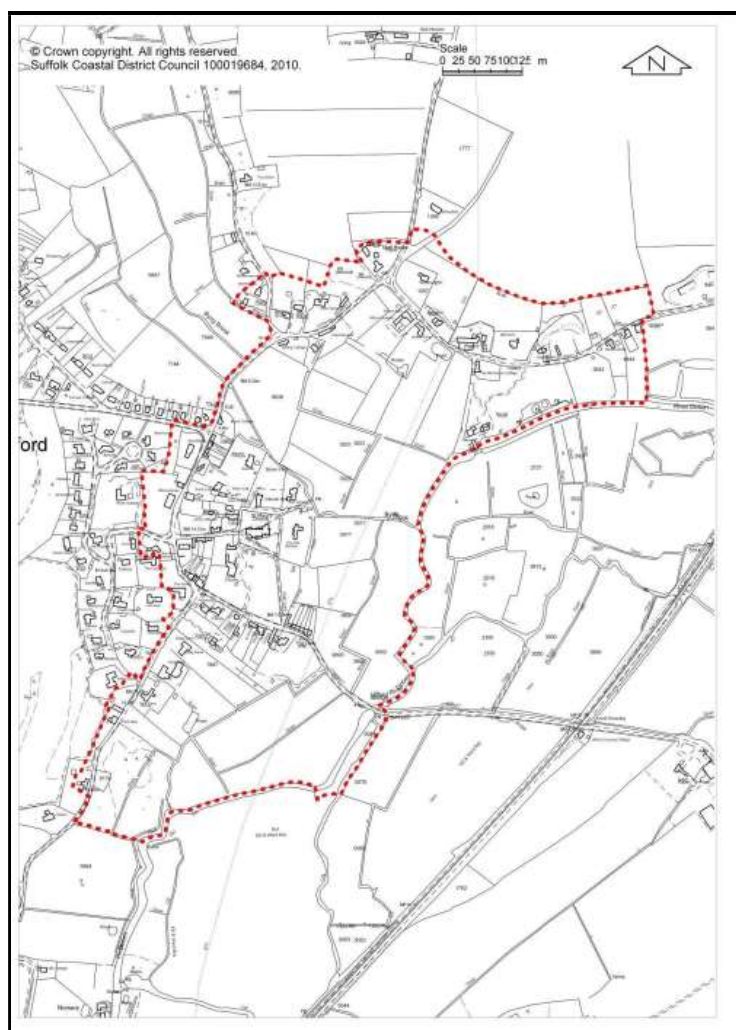
3.1.4 There are no buildings on Historic England's Heritage at Risk Register in Ufford Parish.<sup>17</sup>

3.1.5 Under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Local Planning Authority is required to identify areas of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, and to designate them Conservation Areas. The 1990 Act also requires local authorities to prepare policy statements for Conservation Areas. The Conservation Area in Ufford was originally designated by East Suffolk County Council in 1972, extended by Suffolk Coastal District Council in 1977 and further extended and confirmed by redesignation in 1990. It now comprises the bulk of Lower Ufford, but not the distinct hamlet of Upper Ufford which is located near to the A12.

<sup>17</sup> <https://historicengland.org.uk/advice/heritage-at-risk> Information retrieved 07.07.2022.

**Figure 15 below: Ufford with part of Melton Conservation Area Appraisal Map 2016.**

**Source: East Suffolk Council website.<sup>18</sup> Information obtained 07.07.2022.**



- 3.1.6 The Ufford Heritage Trail was established in 2006 and is a 3-mile circular walk established around the village linking 31 places of historical interest. In 2021 the route was marked with QR codes, which link to the Parish Council website and provide more information about each location.<sup>19</sup>
- 3.1.7 The Story of Ufford was first published in 1927 by Rowland W. Maitland and describes the beginnings of Ufford, the Manor Houses of Ufford, Ufford Church and former inhabitants of the parish.

<sup>18</sup> [www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals/](http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/conservation-area-appraisals/). Information obtained 07.07.2022.

<sup>19</sup> <https://ufford.suffolk.cloud/our-village/footpaths-and-heritage-trail/>. Information obtained 07.07.2022.

## 3.2 Housing

3.2.1 A Housing Needs Assessment and Design Code work has been commissioned through AECOM by the Ufford Neighbourhood Plan Steering Group.

3.2.2 Orwell Housing Association Ltd have six General Needs and three Shared Ownership properties in Ufford parish.

- NURSERYLN002  
House - End Terrace  
Number of bedrooms: 2  
Year built: 2020  
2 Nursery Lane High Street  
Ufford  
Woodbridge  
IP13 6FD  
Shared Ownership
- NURSERYLN004  
House - Mid Terrace  
Number of bedrooms: 2  
Year built: 2020  
4 Nursery Lane High Street  
Ufford  
Woodbridge  
IP13 6FD  
General Needs
- NURSERYLN006  
House - End Terrace  
Number of bedrooms: 2  
Year built: 2020  
6 Nursery Lane High Street  
Ufford  
Woodbridge  
IP13 6FD  
General Needs
- GOLDSMITHS19  
Flat  
Number of bedrooms: 1  
Year built: 2020  
19 Goldsmiths High Street  
Ufford  
Woodbridge  
IP13 6FB  
General Needs

- GOLDSMITHS21  
Flat  
Number of bedrooms: 1  
Year built: 2020  
21 Goldsmiths High Street  
Ufford  
Woodbridge  
IP13 6FB  
General Needs
- GOLDSMITHS23  
Flat  
Number of bedrooms: 1  
Year built: 2020  
23 Goldsmiths High Street  
Ufford  
Woodbridge  
IP13 6FB  
General Needs
- GOLDSMITHS25  
Flat  
Number of bedrooms: 1  
Year built: 2020  
25 Goldsmiths High Street  
Ufford  
Woodbridge  
IP13 6FB  
General Needs
- GOLDSMITHS27  
House - Semi Detached  
Number of bedrooms: 3  
Year built: 2020  
27 Goldsmiths High Street  
Ufford  
Woodbridge  
IP13 6FB  
Shared Ownership
- GOLDSMITHS29  
House - Semi Detached  
Number of bedrooms: 3  
Year built: 2020  
29 Goldsmiths High Street  
Ufford  
Woodbridge

IP13 6FB  
Shared Ownership

- 3.2.3 A Neighbourhood Plan Steering Group member stated that Heritage Housing Association administer properties in Parklands and Hastoe Association administer properties in Redwood Terrace.
- 3.2.4 Information provided by East Suffolk Council on 21.06.2022 shows that there were five applicants on the Housing Needs Register. One of these applicants was aged less than 65 years and is disabled.
- 3.2.5 Data from the 2011 Census (KS401EW) shows that there were 428 dwellings in Ufford parish.

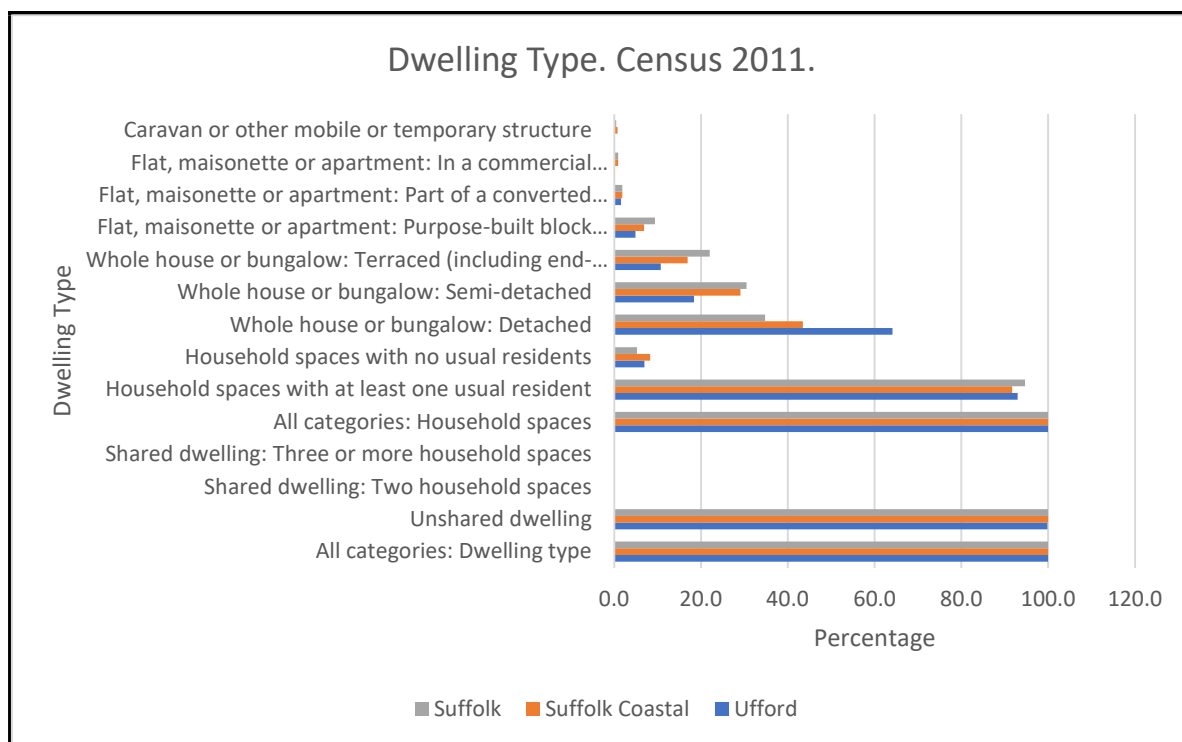
**Figure 16 and 17: Table and bar chart showing dwelling type data (KS401EW) from the 2011 Census.**

**Source: Nomis website. 14.07.2022.**

Dwelling Type	Ufford number	Ufford per cent	Suffolk Coastal number	Suffolk Coastal per cent	Suffolk number	Suffolk per cent
All categories: Dwelling type	428	100.0	58,330	100.0	327,808	100.0
Unshared dwelling	427	99.8	58,306	100.0	327,678	100.0
Shared dwelling: Two household spaces	1	0.2	10	0.0	52	0.0
Shared dwelling: Three or more household spaces	0	0.0	14	0.0	78	0.0
All categories: Household spaces	429	100.0	58,385	100.0	328,165	100.0
Household spaces with at least one usual resident	399	93.0	53,558	91.7	310,745	94.7
Household spaces with no usual residents	30	7.0	4,827	8.3	17,420	5.3



<b>Dwelling Type</b>	<b>Ufford number</b>	<b>Ufford per cent</b>	<b>Suffolk Coastal number</b>	<b>Suffolk Coastal per cent</b>	<b>Suffolk number</b>	<b>Suffolk per cent</b>
Whole house or bungalow: Detached	275	64.1	25,412	43.5	114,335	34.8
Whole house or bungalow: Semi-detached	79	18.4	16,982	29.1	99,997	30.5
Whole house or bungalow: Terraced (including end-terrace)	46	10.7	9,885	16.9	72,301	22.0
Flat, maisonette or apartment: Purpose-built block of flats or tenement	21	4.9	4,029	6.9	30,775	9.4
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	7	1.6	1,111	1.9	6,134	1.9
Flat, maisonette or apartment: In a commercial building	1	0.2	505	0.9	2,896	0.9
Caravan or other mobile or temporary structure	0	0.0	461	0.8	1,727	0.5



- 3.2.6 East Suffolk Council provided housing completion data on 01.08.2022, which shows there have been 63 dwellings completed since 2011 (including data from 2011/2012), which totals the number of dwellings as 554. A total of 10 units are committed but not completed as of 31 March 2022.
- 3.2.7 Housing completions split between Market and Affordable from 2015/16 to 2021/22 are:
- 2015/16: 3 Market
  - 2016/17: 1 Market
  - 2017/18: 0
  - 2018/19: 3 Market
  - 2019/20: 12 Affordable, 7 Market
  - 2020/21: 12 Market
  - 2021/22: 1 Market
- 3.2.8 Data from the 2011 Census (KS402EW) shows that there were 429 household spaces in Ufford parish. Of these, 299 (93 per cent) had at least one usual resident and 30 (7 per cent) had no usual residents.

**Figure 18 below: Table showing tenure data (KS402EW) from the 2011 Census.**  
**Source: Nomis website. 14.07.2022.**

Tenure	Ufford number	Ufford per cent	Suffolk Coastal number	Suffolk Coastal per cent	Suffolk number	Suffolk per cent
<b>All Households</b>	<b>399</b>	<b>100.0</b>	<b>53,558</b>	<b>100.0</b>	<b>310,745</b>	<b>100.0</b>
Owned	325	81.5	39,193	73.2	208,993	67.3
Owned: Owned outright	197	49.4	22,774	42.5	111,081	35.7
Owned: Owned with a mortgage or loan	128	32.1	16,419	30.7	97,912	31.5
Shared ownership (part owned and part rented)	4	1.0	234	0.4	2,068	0.7
Social rented	38	9.5	6,066	11.3	46,101	14.8
Social rented: Rented from council (Local Authority)	4	1.0	521	1.0	23,681	7.6
Social rented: Other	34	8.5	5,545	10.4	22,420	7.2
Private rented	26	6.5	7,267	13.6	48,488	15.6
Private rented: Private landlord or letting agency	24	6.0	6,487	12.1	43,399	14.0
Private rented: Other	2	0.5	780	1.5	5,089	1.6
Living rent free	6	1.5	798	1.5	5,095	1.6

3.2.9 Ufford Charities (Non-Ecclesiastical Charity) own and manage two Almshouses. These provide low-cost housing for eligible residents.

3.2.10 According to the property website Zoopla, there were 4 properties sold in the last 12 months in Ufford parish, with the average price paid for a property in the last twelve months of £768,333.<sup>20</sup> Please note, 2 properties were within Melton when advertised in Ufford, which may affect the average price paid.

3.2.11 Air BnB lists 11 holiday rentals in Ufford parish.<sup>21</sup>

<sup>20</sup> [www.zoopla.co.uk](http://www.zoopla.co.uk) Information obtained 15.07.2022.

<sup>21</sup> <https://www.airbnb.co.uk/ufford-united-kingdom/stays> Information obtained 14.07.2022.

3.2.12 Information from the Government business rates website lists 8 properties that are let out for holidays for 140 days per year or more and are eligible for business rates.<sup>22</sup>

- Orchard And Holly Bank Cottages, Byng Hall Lane, Ufford, Woodbridge, Suffolk, IP13 6EJ - Self-catering holiday unit and premises.
- Potts Cottage, Potts Croft, Lower Ufford, Woodbridge, Suffolk, IP13 6DS - Self-catering holiday unit and premises.
- Hill Stables, East Lane, Ufford, Woodbridge, Suffolk, IP13 6EB - Self-catering holiday unit and premises.
- Owl Lodge, East Lane, Ufford, Woodbridge, Suffolk, IP13 6EB - Self-catering holiday unit and premises.
- Hope Cottage, High Street, Ufford, Woodbridge, Suffolk, IP13 6EL - Self-catering holiday unit and premises.
- Hawkeswade Barn, Loudham Lane, Ufford, Woodbridge, Suffolk, IP13 6EA Self-catering holiday unit and premises.
- Holiday Let Unit 1 & Opp 1 & 2, Loudham Lane, Ufford, Woodbridge, Suffolk, IP13 6ED - Self-catering holiday unit and premises.
- The Flat at Dower House, Lower Street, Ufford, Woodbridge, Suffolk, IP13 6DW Self catering holiday unit and premises.

3.2.13 There are two public houses in Ufford The Ufford Crown and The White Lion. There is a camping site at Oak Cottage on Ufford Road, Bredfield and falls within Ufford parish.

3.2.14 East Suffolk Council have stated that there are 7 properties classed as second homes in the parish, categorised as such as they are furnished properties but no one's sole or main residence.

---

<sup>22</sup> <https://www.tax.service.gov.uk/business-rates-find/list-properties>. Information obtained 20.07.2022.

## **4. Transport and access**

### **4.1 Public transport**

4.1.1 There are a range of bus services in Ufford<sup>23</sup>. These include:

- 63 Ipswich – Framlingham operated by First Norfolk and Suffolk. Hourly service.
- 64 Leiston – Aldeburgh operated by First Norfolk and Suffolk. Hourly service.
- 170 Diss – Felixstowe operated by Fareline Bus and Coach Services. 1 bus a day.
- Connecting Communities Suffolk Coastal South operated by Coastal Accessible Transport. This is a demand responsive service and journeys must be booked in advance. Services operate to Woodbridge and Bawdsey via villages including Melton, Sutton, Rendlesham, Butley, Shottisham, Campsey Ash, Boyton and Orford.

4.1.2 Bus stops in Ufford are located at:

- Parklands adjacent
- Parklands opposite
- Crown opposite
- Crown adjacent
- Yarmouth Road
- Spring Lane adjacent

4.1.3 The nearest train station is at Melton, which is 3.1 km from Ufford. Greater Anglia operate services to Lowestoft and Ipswich.<sup>24</sup>

### **4.2 Walking and cycling**

4.2.1 Ufford has a wealth of public footpaths and byways, some date from mediaeval times while others result from the development of the village in the 19th and 20th centuries. The Parish Council has published a leaflet showing the main footpaths and this is available from boxes outside the Community Hall and on the Parish Council noticeboard in Barrack Lane. Many of the footpaths cross into the neighbouring parishes of Bredfield, Bromeswell, Eyke, Melton and Pettistree, providing interesting circular walks in the local countryside.

4.2.2 While some paths are maintained by Suffolk County Council, recent budget cuts saw Ufford Parish Council establish a Volunteer Working Group to take on the maintenance and upkeep of most of the village's footpaths. This small group, led by

---

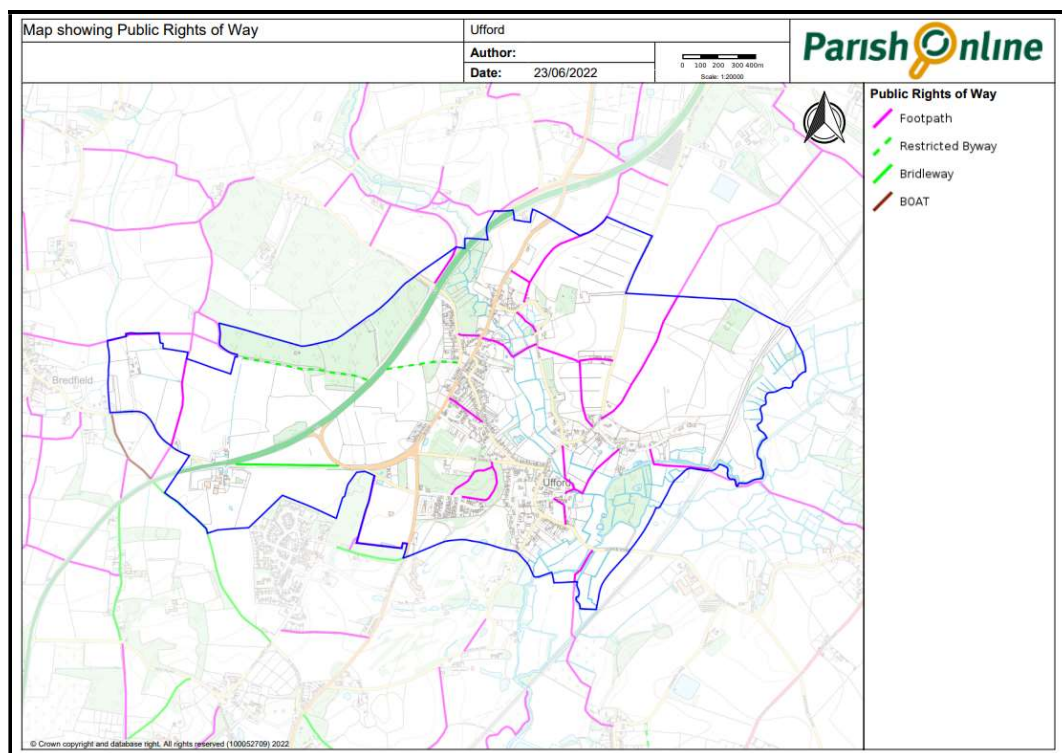
<sup>23</sup> <https://bustimes.org/localities/ufford-suffolk> Information retrieved 11.07.2022.

<sup>24</sup> <https://www.greateranglia.co.uk/travel-information/station-information/mes> Information obtained 11.07.2022.

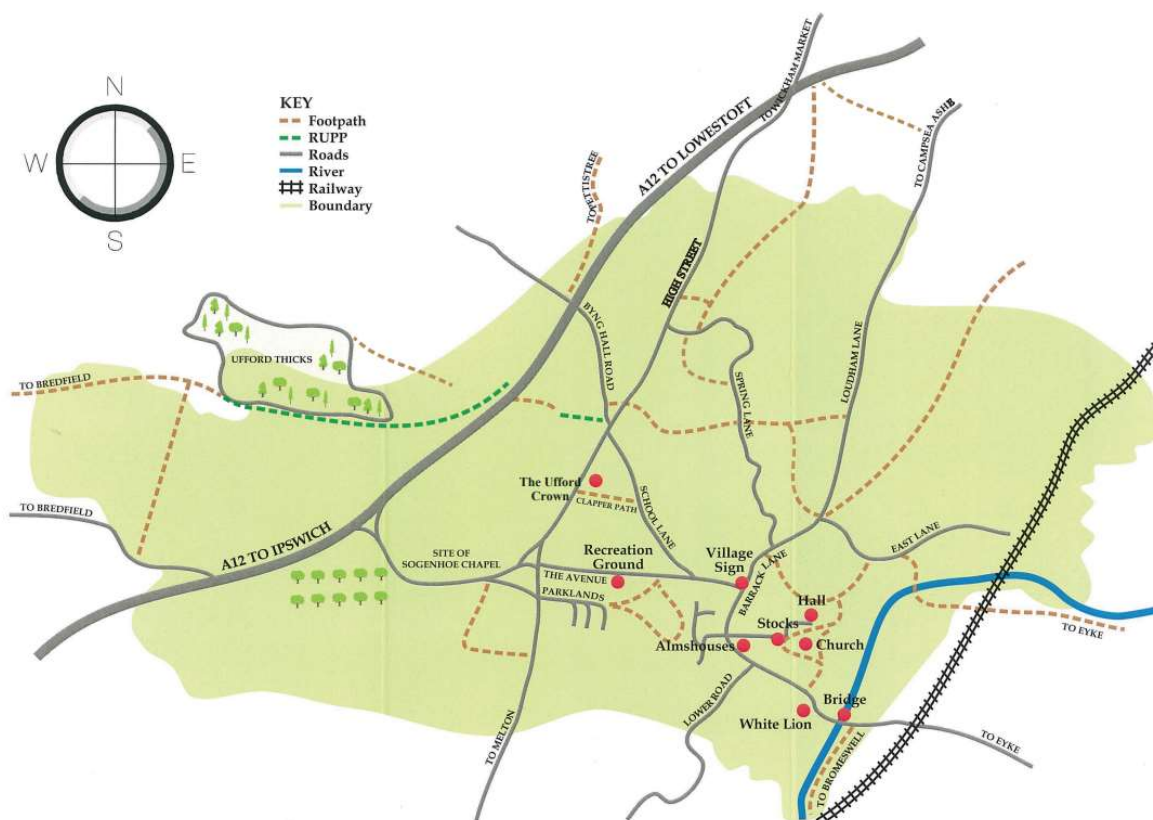
the Footpath Warden, is responsible for weed control and grass cutting as well as the maintenance of stiles, marker posts and signage.<sup>25</sup>

**Figure 19 below: Map showing public rights of way in Ufford parish.**

**Source: Parish Online Mapping Website. Retrieved 08.07.2022.**



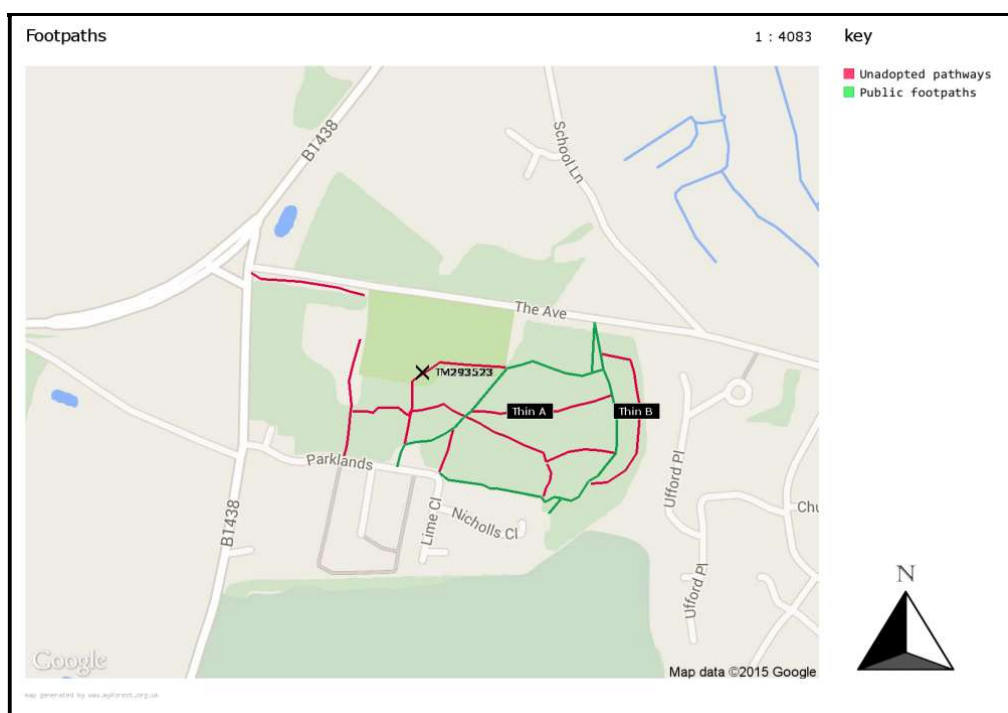
<sup>25</sup> [www.ufford.suffolk.cloud/our-village/footpaths-and-heritage-trail](http://www.ufford.suffolk.cloud/our-village/footpaths-and-heritage-trail) Information obtained 12.07.2022.





- 4.2.3 In 2006, a 3-mile circular walk was established around the village linking 31 places of historical interest. The project also funded the restoration of the Ufford Park Gates and the placing of an interpretation board at the little-known Sogenhoe Chapel site. A guide provides notes to read as you walk along the route. The Parish Council are continuing with the upgrade to the signage on the footpath network to incorporate footpath numbering and to show the destination of the main paths linking Ufford with surrounding villages. The parish council is also planning to work with neighbouring parishes to improve access and signage on selected paths.<sup>26</sup>
- 4.2.4 A map showing the unadopted pathways and public footpaths through Parklands Wood can be seen in the map below.

**Figure 21 below: Map showing paths through Parklands Wood.**  
**Source: Ufford Parish Council website.<sup>27</sup> Map obtained 15.08.2022.**



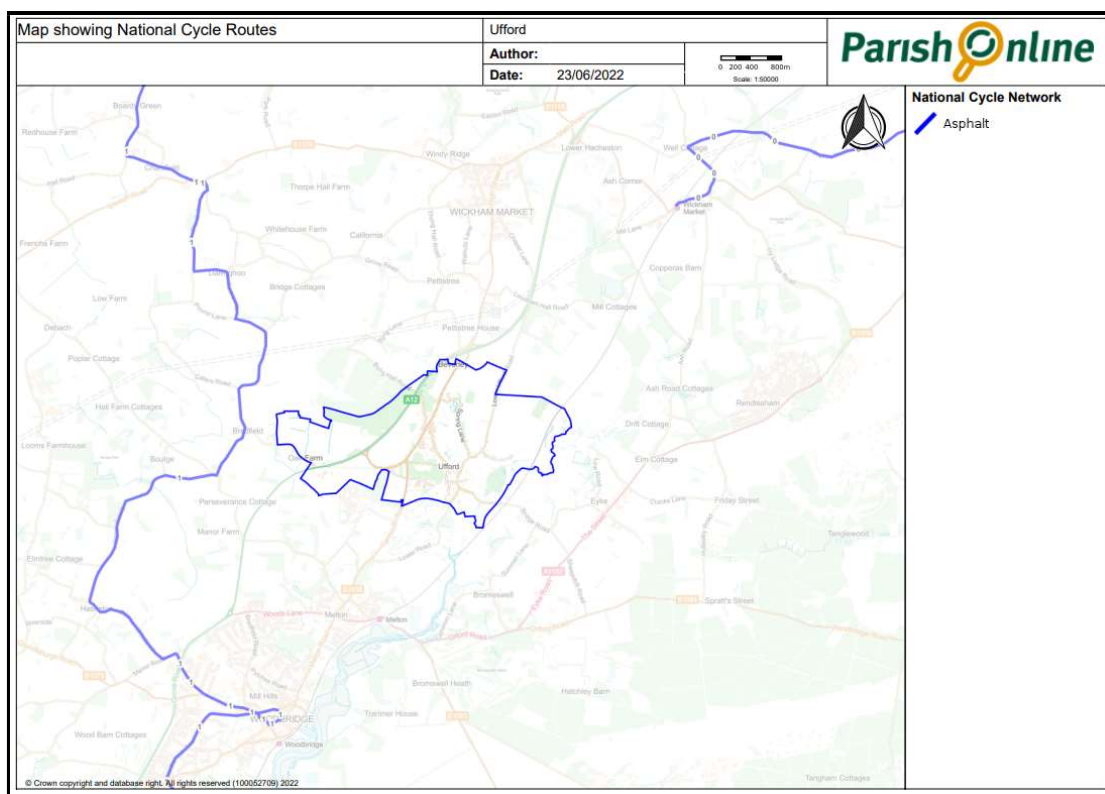
<sup>26</sup> [www.ufford.suffolk.cloud/our-village/footpaths-and-heritage-trail/](http://www.ufford.suffolk.cloud/our-village/footpaths-and-heritage-trail/) Information obtained 12.07.2022.

<sup>27</sup> <https://ufford.suffolk.cloud/our-village/parklands-wood/plans-maps-and-pictures/>. Map obtained 15.08.2022.

- 4.2.5 National Cycle Route 1 passes to the west of Ufford parish and links Dover with the Highlands of Scotland.<sup>28</sup>

**Figure 22 below: Map showing the location of National Cycle Route 1 to the west of Ufford parish.**

**Source: Parish Online Mapping website. Map obtained 12.07.2022.**



- 4.2.6 There are four Quiet Lanes in Ufford parish. A Quiet Lane is a nationally recognised designation of single-track road, typically with less than 1,000 vehicles using it per day. They are routes where visitors and locals can enjoy the natural surroundings and use them for activities such as cycling, horse-riding, jogging and walking. However, the idea is not to restrict motor vehicles on these rural routes, but to encourage considerate use of the road, so they can be shared and enjoyed by all. An official Quiet Lane will have advisory signs at either end to show motorised users clearly that the road is a shared space. These green signs also clearly show the hierarchy of priority on the road, with pedestrians at the front and motor vehicles last.<sup>29</sup> The Quiet Lanes in Ufford parish are:

- Byng Hall Road (the section in Ufford)
- Spring Lane
- Loudham Lane (part of)

<sup>28</sup> [www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/route-1](http://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/route-1) Information obtained 12.07.2022.

<sup>29</sup> <https://www.quietlanessuffolk.co.uk/what-is-a-quiet-lane> Information obtained 14.07.2022.

- Lower Road (including the section in Melton called Old Church Road)

### 4.3 Car ownership and travel to work

- 4.3.1 Data from the 2011 Census (KS404EW) shows that car ownership levels in Ufford are high compared to the car ownership levels for Suffolk Coastal district and Suffolk.

**Figure 23 below: Table showing household car or van availability data from the 2011 Census.**

**Source: Nomis website. Data obtained 12.07.2022.**

	Ufford	Suffolk Coastal	Suffolk
Household car or van availability	Percentage	Percentage	Percentage
No cars or vans in household	7.8	14.0	17.9
1 car or van in household	35.3	42.9	43.5
2 cars or vans in household	41.6	32.1	29.2
3 cars or vans in household	8.5	8.0	6.8
4 or more cars or vans in household	6.8	3.0	2.6

- 4.3.2 Data from the 2011 Census (QS701EW) shows that the main method of travel to work by usual residents aged 16 – 74 years of Ufford parish is by car. 8.4 per cent of Ufford residents worked mainly at or from home in 2011, which was high compared to 5.3 per cent for Suffolk Coastal and 4.1 per cent for Suffolk.

**Figure 24 below: Table showing method of travel to work.**

**Source: Nomis website. Data obtained 14.07.2022.**

Method of Travel to Work	Ufford count	Ufford per cent
<b>All categories: Method of travel to work</b>	<b>687</b>	<b>100.0</b>
Work mainly at or from home	58	8.4
Underground, metro, light rail, tram	1	0.1
Train	20	2.9
Bus, minibus or coach	12	1.7
Taxi	0	0.0
Motorcycle, scooter or moped	4	0.6
Driving a car or van	312	45.4
Passenger in a car or van	23	3.3
Bicycle	11	1.6
On foot	14	2.0
Other method of travel to work	2	0.3
Not in employment	230	33.5

- 4.3.3 Data from the 2011 Census (QS702EW) shows how far usual residents in employment the week before the Census, aged 16 – 74 travels to work. The greatest percentage of people travelled between 10km and 20km to work.

**Figure 25 below: Table showing distance travelled to work for all usual residents of Ufford aged 16 - 74 years in employment.**

**Source: Nomis website. Data obtained 14.07.2022.**

Distance travelled to work	Ufford Count	Ufford per cent
All categories: Distance travelled to work	<b>457</b>	100.0
Less than 2km	17	3.7
2km to less than 5km	59	12.9
5km to less than 10km	44	9.6
10km to less than 20km	129	28.2
20km to less than 30km	11	2.4
30km to less than 40km	8	1.8
40km to less than 60km	12	2.6
60km and over	32	7.0
Work mainly at or from home	90	19.7
Other	55	12.0

- 4.3.4 Employment destinations Ufford residents may travel to include:

- Wickham Market 3.1 km
- Woodbridge 5.8 km.
- Martlesham 9.0 km.
- Framlingham 13.1km
- Saxmundham 16.4km
- Ipswich 20.2 km.
- Aldeburgh 22.6km
- Felixstowe 25.7 km.
- Halesworth 32.6km.

- 4.3.5 The nearest public electric vehicle charging points is located at Ufford Community Hall.

## 4.4 Air quality

- 4.4.1 There are no Air Quality Management Areas in Ufford parish.<sup>30</sup>

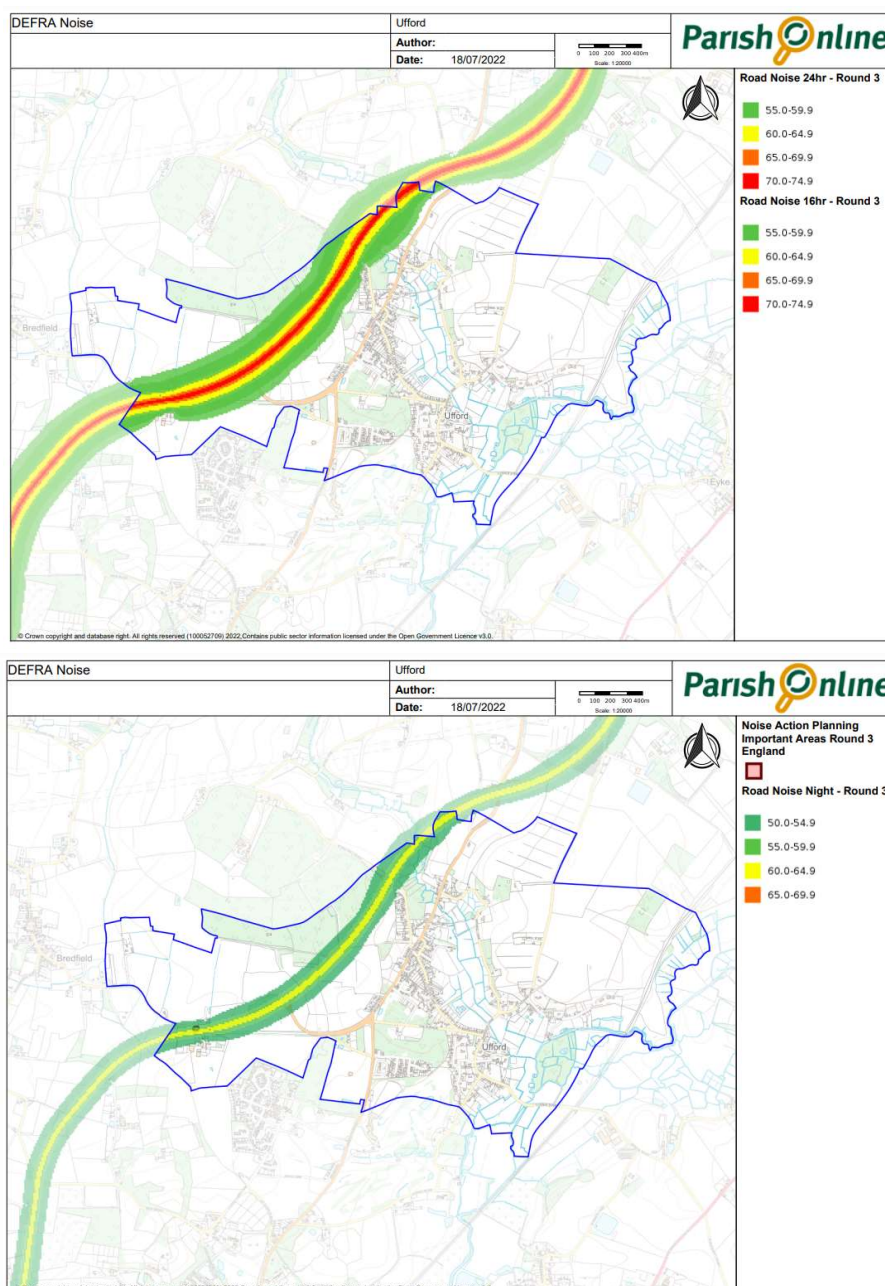
<sup>30</sup><https://www.eastsuffolk.gov.uk/environment/environmental-protection/air-quality/air-quality-management-areas/> Information retrieved 11.07.2022.

## 4.5 Traffic noise

- 4.5.1 The Department for Environment Food and Rural Affairs (DEFRA) has produced noise maps, which show road noise along the A12 through Ufford parish. Figure 28 shows a Noise Action Planning important area within Ufford parish.

**Figure 26 and 27 below: Noise Maps produced by DEFRA. Top map shows Road Noise 24 hour – Round 3 and 16 hour – Round 3. Bottom map shows Road Noise at Night and the Noise Action Planning Important Area Round 3.**

**Source: Parish Online Mapping Website. 11.07.2022.**



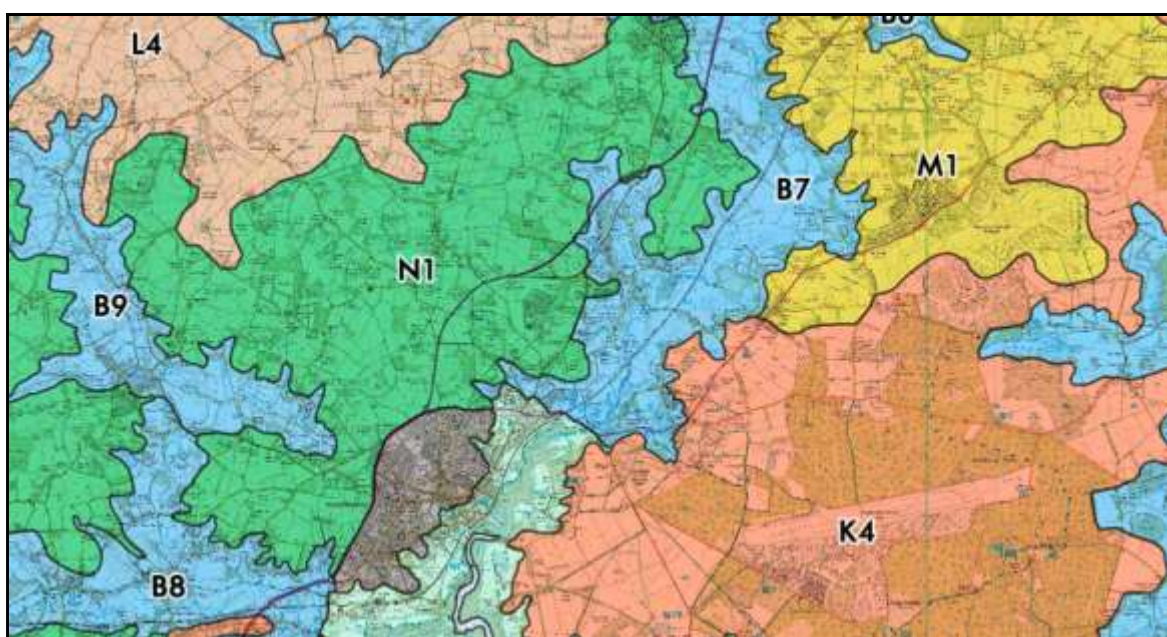


## 5. Environment and landscape

### 5.1 Landscape character

- 5.1.1 The Suffolk Coastal Landscape Character Assessment Final Report July 2018<sup>31</sup> identifies the parish of Ufford as River Valley and Ancient Rolling Farmland.

**Figure 28 below: Map showing the Suffolk Coastal Landscape Character Assessment Designations covering Ufford parish and the surrounding area.  
Source: The Suffolk Coastal Landscape Character Assessment Final Report July 2018. Information retrieved 18.07.2022.**



- 5.1.2 The B7 Deben Valley Area comprises the Deben valley, and its tributary the Byng Brook, north of Wilford Bridge at Melton. The Deben rises via streams from Debenham and Pettaugh (in Mid Suffolk) to flow south-east through Cretingham, Letheringham and east of Wickham Market. After this the valley turns to the south-west and the river flows through Ufford, where it is joined by the Potsford Brook, towards Melton and the Deben Estuary.
- 5.1.3 The summary description of the B7 Deben Valley Area around Ufford notes that 'The lower half of the valley, south-east of Wickham Market feels less unified. It widens out considerably and now supports a more varied character with more meadowland, poplar and willow plantation, areas of wetland. The valley bottom here is less accessible and can feel expansive and empty. But it is also flanked by larger

<sup>31</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf> Information obtained 18.07.2022.

settlements (Wickham Market, Ufford). The railway line, and A12 cross the valley southeast of Wickham Market, bringing a good deal of noise, with a double row of pylons in between. Here the enlarged meadow systems are divided by drainage ditches, that are sometimes populated by scrubby hedges and trees such as alder and willow. In the wettest areas, there are small reedbeds flanking the channel. Some areas of the floodplain, particularly in the lower reaches where the soils are freer draining and supplemented with drainage ditches, arable land use is seen right up to the river's edge. Vegetable growing is important in the lighter soils around Ufford and Rendlesham and there are also golf courses on both sides of the river.'

5.1.4 The Special Qualities and Features of the B7 Deben Valley Area are:

- The scenic, meandering course of the River Deben provides the focus all the way down the valley with its networks or tree edged pastures and scenic gently rolling landform providing strong traditional rural character. There are minimal detracting modern features, except for the interruption by major transport corridors which pass through the valley at Wickham Market.
- The unity and quality of the historic, linear villages, with a wealth of listed buildings, strung along the valley contributes positively to its character, as do the ancient farmsteads encountered in the countryside.
- The first few hundred metres of the river valley north of the Wilford Bridge is included with the Deben Estuary RAMSAR, SPA and SSSI sites.

5.1.5 The Strategy Objectives of the B7 Deben Valley Area are:

**Protect**

- Protect the special unspoilt character of the small villages along the valleyside and the dispersed settlement pattern. Avoid ad hoc change through increases in signage, boundary treatments, and lighting.
- Protect the fine-grained enclosure patterns and drainage ditch networks and provide sympathetic management for ecological benefits.

**Manage**

- Manage land use in the floodplain in favour of traditional management practices such as grazing by cattle or sheep, and resist conversion to equestrianism, intake to domestic curtilage.
- Manage the reversion of arable land back to pasture in the lower reaches via agri-environmental schemes.
- Manage areas of woodland to maintain native woodland cover and avoid proliferation of timber plantations. Coppice Elm hedges.

**Plan**

- Plan for any future expansion of Wickham Market or Ufford to be highly sympathetic to landscape character.



- Plan for the special qualities of each village to be articulated so that new development can be integrated sensitively, e.g., through village design statements.

5.1.6 The N1 Boulge Park and Bredfield Rolling Farmland is gently rolling farmland that wraps around the east and north sides of Woodbridge and Melton, the eastern extents defined by the A12. It includes a small wedge of land between Woodbridge and Bealings, then a tract from Burgh and Clopton in the west to Bredfield, and north to Wickham Market.

5.1.7 The summary description of the N1 Boulge Park and Bredfield Rolling Farmland states that ‘The Byng Brook and its tributaries drain towards Ufford along a looping path creating the pleasing local variation in topography across the centre of the area. There is also a regular scattering of ponds across the landscape, often associated with farmsteads, some ancient in origin. A number of farms feature medieval moats. The perceptual experience is varied. In close proximity to Woodbridge, the A12 corridor, and the reasonably heavily trafficked cross-country A and B routes, the area can feel busy and overtly affected by human activity. The large double row of pylons that crosses the north of the area affect the sense of scale in the locality and detract from the rural character. It also feels somewhat eroded and featureless where field boundary loss is evident. Away from the urban area and infrastructure, the landscape feels more peaceful. The gently undulating topography and well vegetated enclosure networks, make for a pleasant rural character, and on the edge of the area at Hasketon for example, there are longer views across the well wooded Lark valley. Elsewhere, blocks of woodland, depressions in the landform, and regular well managed roadside hedges provide containment. Scenic quality derives from variations in topography, variations in vegetation and attractive views and land use patterns.’

5.1.8 The Special qualities and Features of the N1 Boulge Park and Bredfield Rolling Farmland are:

- Boulge Park is listed by SCDC under policy SSP37 as ‘Park and Gardens of Historic Interest’ and it retains a parkland feel despite land use being mainly for agriculture.
- There are three Ancient Woodlands in the area, Ufford Thicks, Boulge Wood and Blunts Wood just west of Woodbridge.
- Wickham Market has a wealth of medieval architecture and Victorian heritage. Its church spire is a key landmark in the far north of the area in views towards the village.

5.1.9 The Strategy Objectives of the N1 Boulge Park and Bredfield Rolling Farmland are:

### **Protect**

- Protect the essentially undeveloped rural character of the area and the character of the dispersed linear villages.
- Protect the quiet, rural character of the narrow lanes, avoiding unnecessary signage, kerbing, or widening, for example or urban curtilage treatment e.g., fencing.
- Protect the plateau landscape from visual intrusion of development in areas beyond this character area e.g., from new tall vertical features such as masts or turbines or new urban development.

### **Manage**

- Management of elm dominated hedgerows through coppice rotations.
- Management the woodlands to ensure the existing proportions are maintained.

### **Plan**

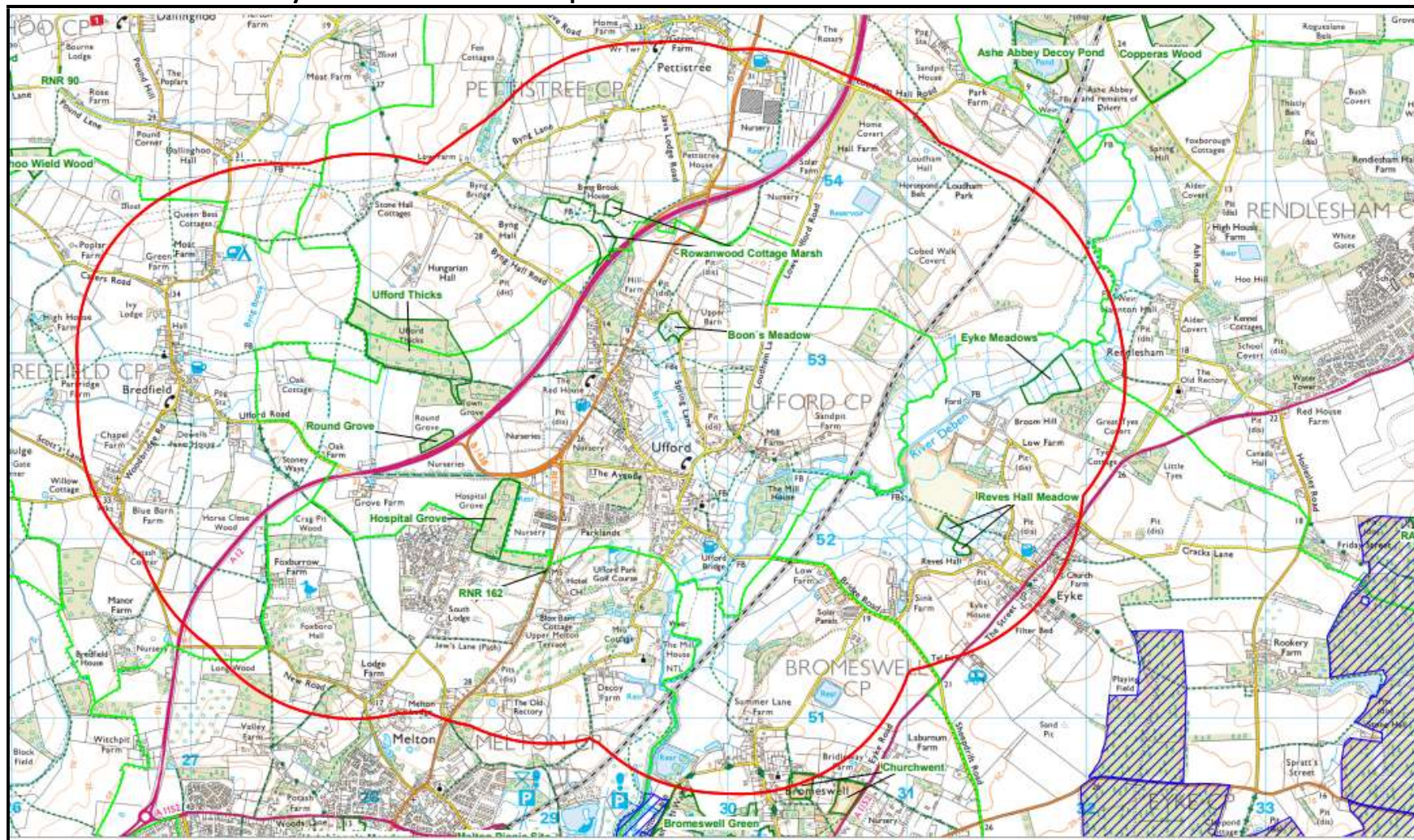
- Plan future expansion of any villages carefully to retain character and settlement patterns.
- Plan for enhancements to biodiversity in this highly agricultural landscape, perhaps opportunities that might emerge through agri-environmental schemes.
- Plan for further restoration and enhancement of parkland.

## **5.2 Biodiversity and geodiversity**

- 5.2.1 The map in Figure 30 shows the search results from the Suffolk Biodiversity Information Service showing designations in Ufford parish and a one-kilometre buffer.

Figure 29 below: Map showing designations in Ufford parish. County Wildlife Sites are shown in dark green.

Source: Suffolk Biodiversity Information Service. Map obtained 04.08.2022.



5.2.2 There are 3 County Wildlife Sites (CWS) in Ufford Parish and are shown on the map in Figure 30 on the previous page. The CWSs are listed below.

- CWS Number: Suffolk Coastal 140

Site Name: UFFORD THICKS

Parish: UFFORD

District: East Suffolk

Description: Ufford Thicks is a sizeable ancient woodland which has been clear felled in the 1960s and replanted with a mixture of broadleaves (82 per cent) and non-native conifers (18 per cent). Despite this, the wood displays an impressive ground flora with many plants indicative of ancient woodlands. Common spotted and early purple orchids as well as twayblades are recorded here, along with wood sorrel, wood spurge, hairy St Johns-wort, and the grasses, wood melick and wood millet. In total, 148 flowering plant species have been recorded in the wood. Inside the wood is an extensive ride network. Some were cleared in the mid-1980s by Suffolk Wildlife Trust woodland teams, whilst some remain overgrown. There are a number of shallow ponds and marshy areas which add to the habitat diversity.

Area 17.56

- CWS Number: Suffolk Coastal 175

Site Name: ROUND GROVE

Parish: UFFORD

District: East Suffolk

Description: This small ancient woodland has the unusual feature of coppiced cherry on the north-western ditch and bank boundary. The wood itself consists of mixed coppice (hazel, ash and field maple) with oak and ash standards.

Dogwood is present in the dense understorey. Parts of the wood have been underplanted with conifers and beech about 10-20 years ago, but these have not been successful and are now mostly dying or dead. The wood has no rides or paths and is not managed at present.

The ground flora is limited by heavy shading, but bluebell, primrose and pignut are among the species present. The wood is now only half its original size as one hectare was grubbed in the construction of the A12 road. This woodland is listed in English Natures Ancient Woodland Inventory.

Area 1.06

- CWS Number: Suffolk Coastal 176

Site Name: BOONS MEADOW

Parish: UFFORD

District: East Suffolk

Description: This site is a spring-fed fen meadow, which is a Priority habitat.

Characteristic species of this habitat that have been recorded here include southern marsh orchid, ragged-Robin, fleabane, greater birds-foot-trefoil, meadowsweet and fen bedstraw. At its southern end, the meadow is bordered by an ancient hazel hedge, providing further structural diversity for the site.



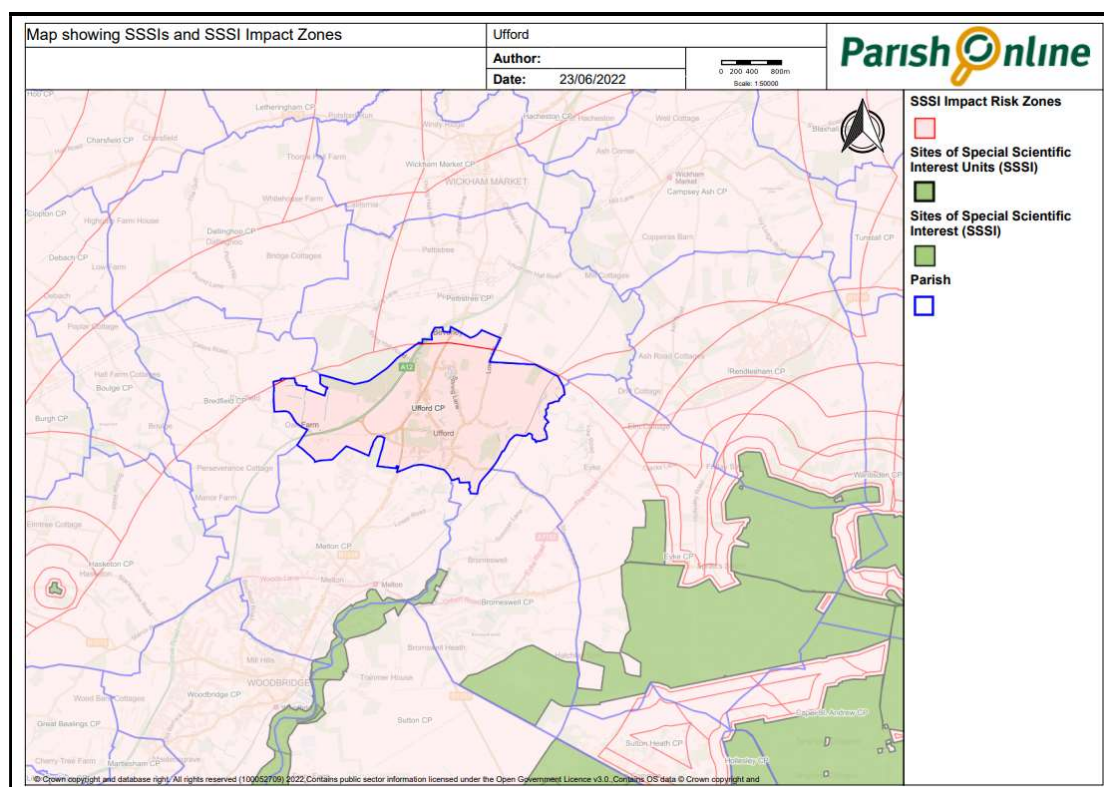
Hazel hedges are very typical of the free-draining sands and gravels which occur on the higher ground on the edge of the meadow.

Area 1.65

- 5.2.3 The Deben Estuary Site of Special Scientific Interest (SSSI) is located to the south of Ufford parish and the Sandlings Forest SSSI is located to the south-east of Ufford parish. Ufford parish is within the SSSI Impact Risk Zones for both SSSIs. The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.<sup>32</sup>

**Figure 30 below: Map showing the location of Deben Estuary SSSI and the Sandlings Forest SSSI and the SSSI Risk Impact Zones.**

**Source: Parish Online mapping website. Map obtained 18.07.2022.**

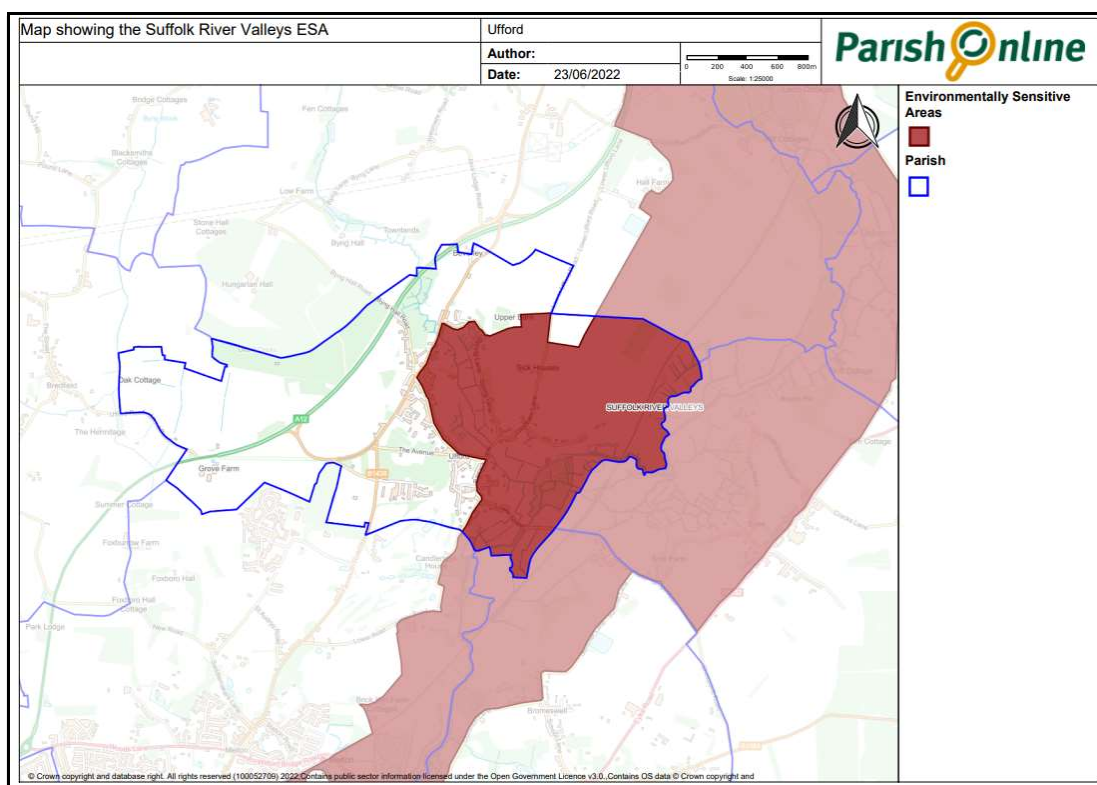


<sup>32</sup> [SSSI IRZ User Guidance MAGIC.pdf \(defra.gov.uk\)](#) Information obtained 18.07.2022.

- 5.2.4 The Suffolk River Valleys Environmentally Sensitive Area covers the eastern side of Ufford parish. This scheme expired in 2014 and was superseded by Environmental Stewardship. Farmers were expected to adopt environmentally sensitive farming practices.

**Figure 31 below: Map showing the location of the Suffolk River Valleys Environmentally Sensitive Area.**

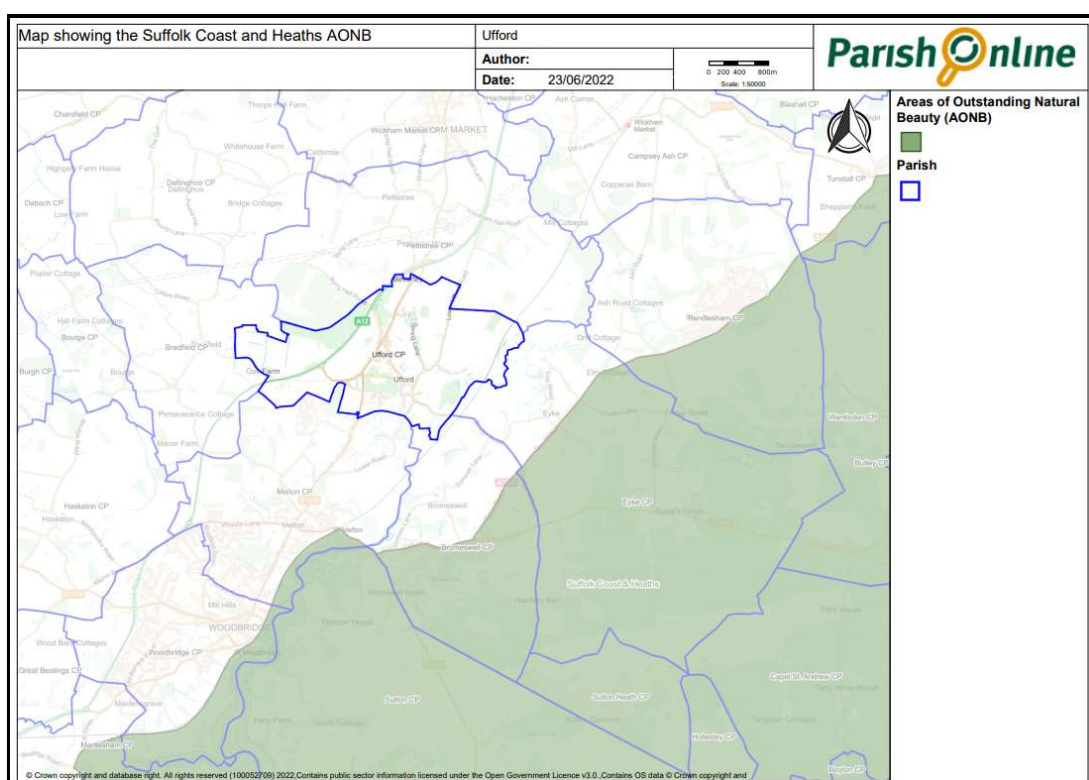
**Source: Parish Online mapping website. Information obtained 23.06.2022.**



- 5.2.5 The Suffolk Coast and Heaths Area of Outstanding Natural Beauty is located to the east and south of Ufford parish. Coast and Heaths was designated in 1970 with the purpose of conserving and enhancing the habitats and biodiversity of the special heathlands, woodlands, estuaries and coast. The Partnership and team provide a lead on key issues that affect its future, supporting and facilitating the work of others. This special designation covers 441 square km and contains shingle and sand, ancient woodland, forest, lowland heaths, farmland, valley meadowlands, estuaries, marshes, and historic towns and villages.<sup>33</sup>

**Figure 32 below: Map showing the location of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.**

**Source: Parish Online mapping website. Information obtained 23.06.2022.**

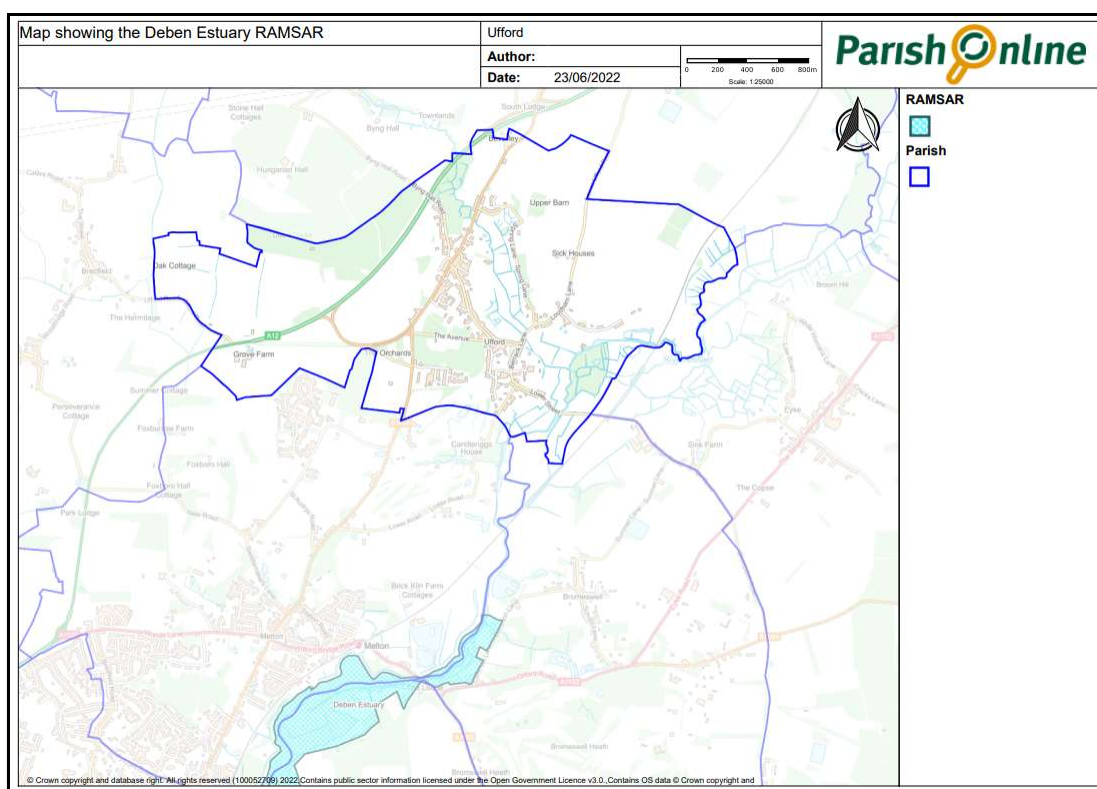


<sup>33</sup> <https://www.suffolkcoastandheaths.org/>. Information obtained 18.07.2022.



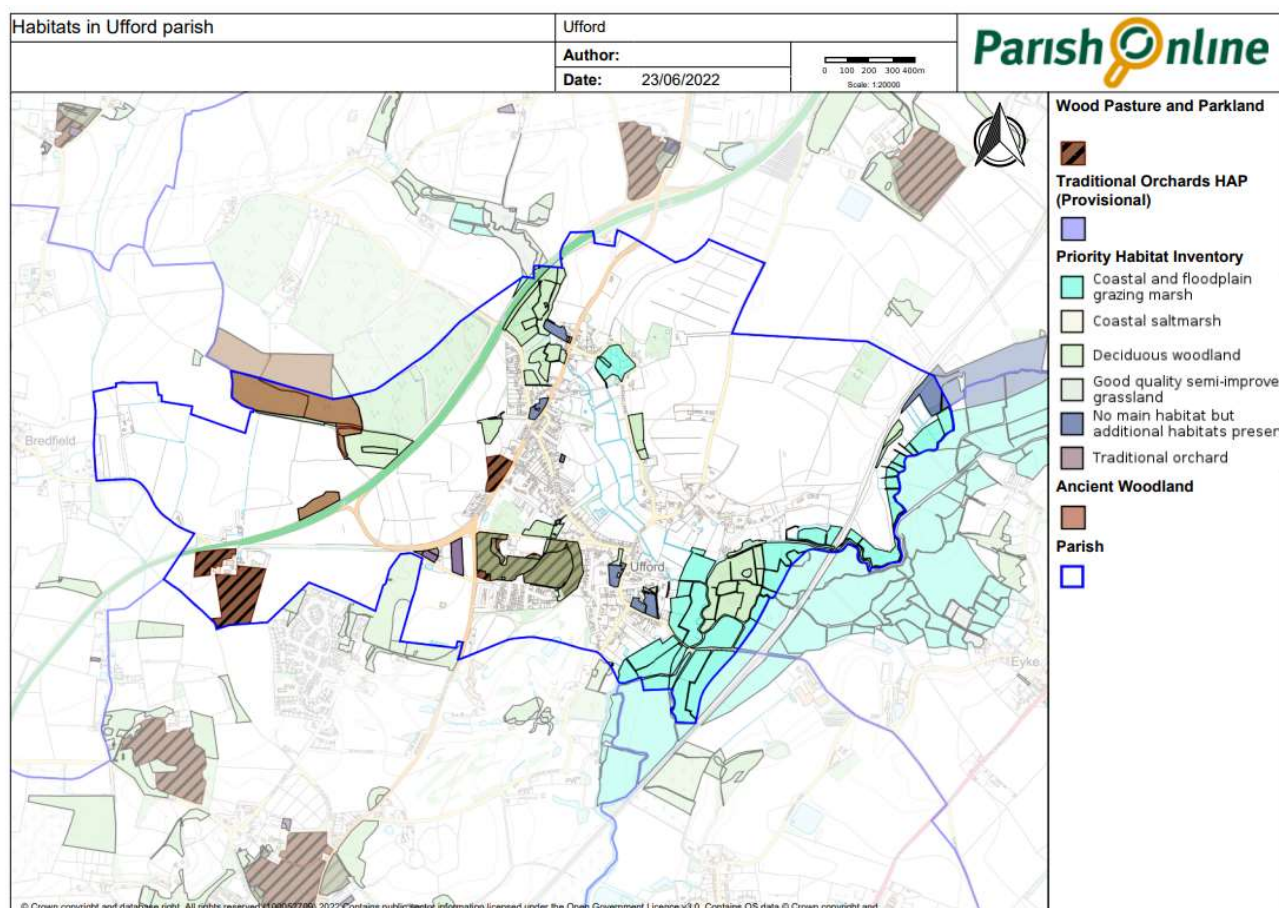
- 5.2.6 The Deben Estuary Ramsar is located to the south of Ufford parish. The Convention on Wetlands is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat is an international treaty for the conservation and sustainable use of Ramsar sites (wetlands). It is also known as the Convention on Wetlands. It is named after the city of Ramsar in Iran, where the convention was signed in 1971.

**Figure 33 below: Map showing the location of the Deben Estuary Ramsar.**  
**Source: Parish Online mapping website. Information obtained 23.06.2022.**



5.2.7 The map in Figure 35 shows the Priority Habitat Inventory areas in Ufford parish. This is a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.<sup>34</sup>

**Figure 34 below: Priority Habitat Inventory map of Ufford parish.**  
**Source: Parish Online mapping website. Obtained 23.06.2022.**



5.2.8 A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:

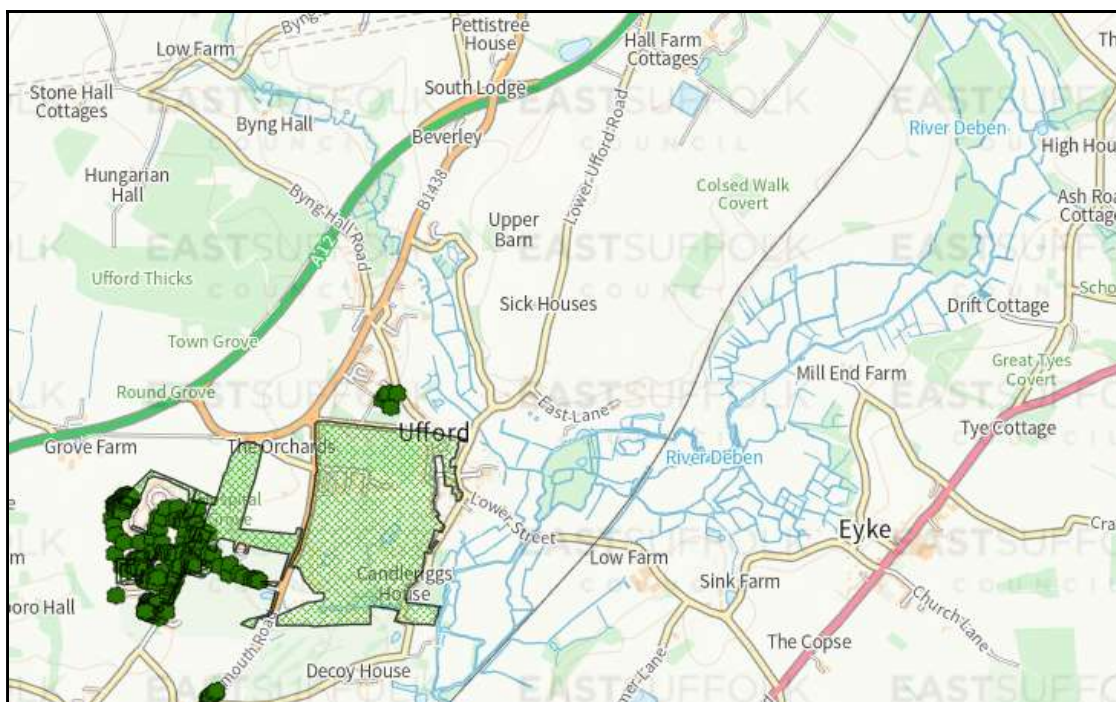
- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

<sup>34</sup> <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcde/priority-habitat-inventory-england>  
Information obtained 11.03.2022.

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.<sup>35</sup>

**Figure 35 below: Map showing Tree Preservation Orders in Ufford parish shown in green dots. Tree preservation area shown in green hatching.**

**Source: East Suffolk Council Mapping Website.<sup>36</sup> Obtained 18.07.2022.**



<sup>35</sup> <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>. Information obtained 04.07.2022.

<sup>36</sup>

<https://mymaps.eastsuffolk.gov.uk/portal/apps/webappviewer/index.html?id=0ec5fb549c7a42368c5174f3b517e81f>. Information obtained 18.07.2022.

- 5.2.9 Natural England's Agricultural Land Classification map for the eastern region, shows that the agricultural land in and around Ufford parish is classed as 'Very Good', 'Good to Moderate' and 'Poor'.

**Figure 36 below: Map showing Agricultural Land Classification.**  
**Source: Natural England.<sup>37</sup> Information obtained 18.07.2022.**



Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

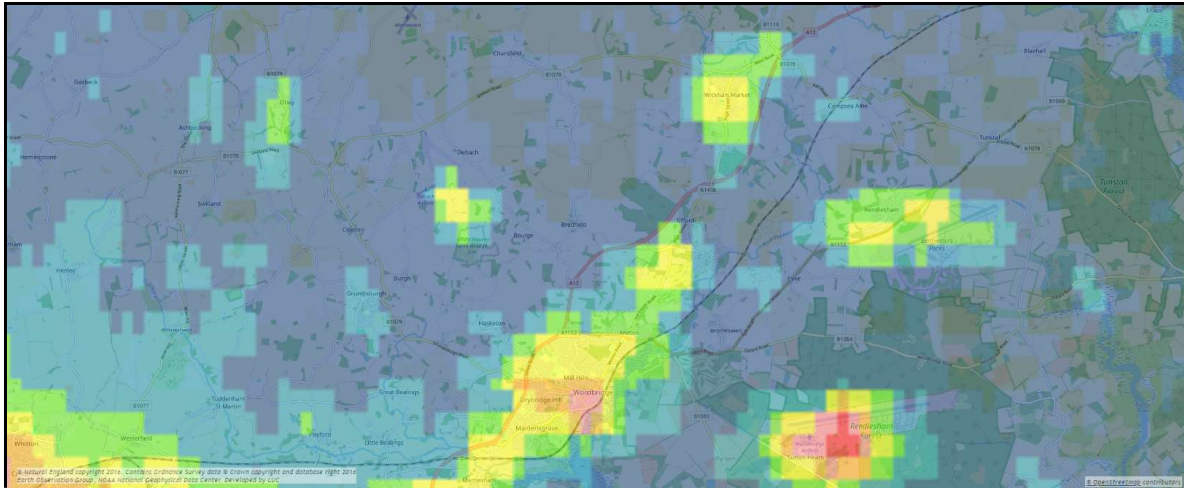
<sup>37</sup> [publications.naturalengland.org.uk/publication/127056?category=5954148537204736](https://publications.naturalengland.org.uk/publication/127056?category=5954148537204736). Information obtained 18.07.2022.



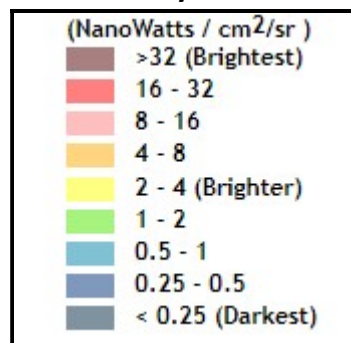
5.2.10 The map in Figure 38 shows light pollution levels and dark skies in Ufford parish and the surrounding area.

**Figure 37 below: Map showing light pollution and dark skies.**

**Source:** <https://nightblight.cpre.org.uk/maps/>. Obtained 15.07.2022.



**Key**



## 5.3 Rivers and flooding

- 5.3.1 Parts of Ufford parish are within Flood zone 3 where land has a 1 in 100 or greater annual probability of river flooding.<sup>38</sup>

**Figure 38 below: Map showing the level of flood risk from rivers.**

**Source: Government Flood Map for Planning website.<sup>39</sup> Map obtained 18.07.2022.**



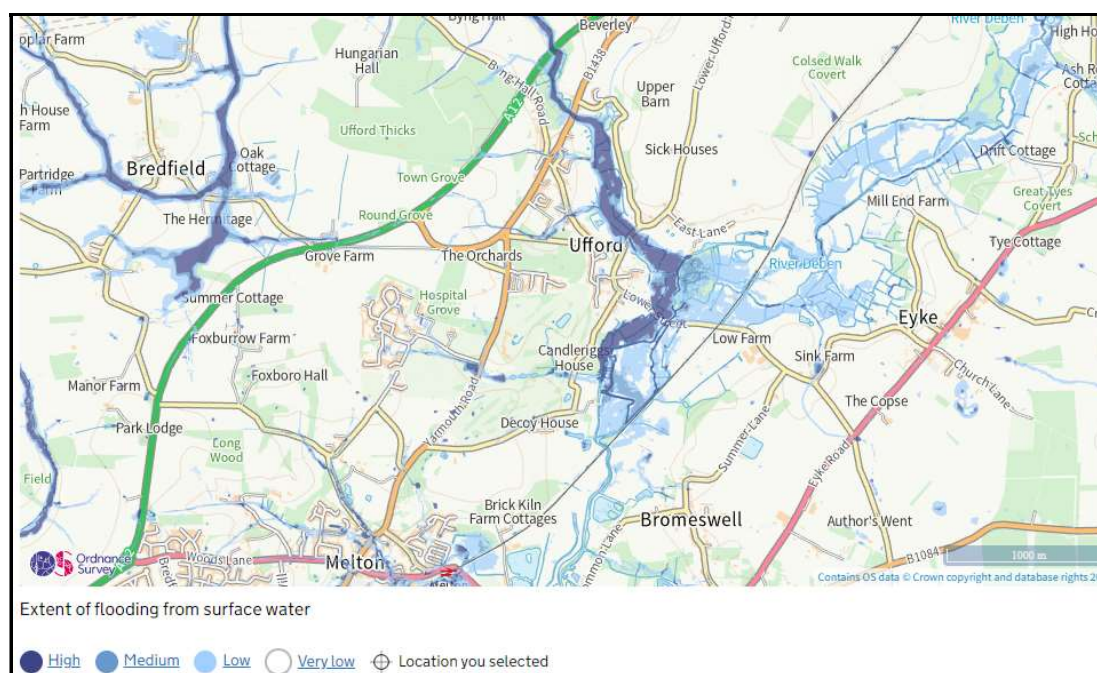
- 5.3.2 Surface water flooding, sometimes known as flash flooding:
- happens when heavy rain cannot drain away.
  - is difficult to predict as it depends on rainfall volume and location.
  - can happen up hills and away from rivers and other bodies of water.
  - is more widespread in areas with harder surfaces like concrete.
- 5.3.3 Some of Ufford parish is at risk of flooding from surface water. Some areas of Ufford parish are at low, medium and high risk of surface water flooding, which can be seen in Figure 40. Surface water flooding, sometimes known as flash flooding happens when heavy rain cannot drain away. As seen on the map there are small areas at a high risk of surface water flooding as shown in dark blue. This means that each year this area has a chance of flooding of greater than 3.3 per cent. Small areas are at a medium risk of surface water flooding, which means they have a chance of flooding between 1 per cent and 3.3 per cent. Small areas are at a low risk of surface water flooding, this means that each year the area has a chance of flooding of between 0.1 per cent and 1 per cent.<sup>40</sup>

<sup>38</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables>. Information retrieved 10.03.2022.

<sup>39</sup> <https://flood-map-for-planning.service.gov.uk/>. Information obtained 25.08.2022.

<sup>40</sup> <https://www.gov.uk/check-long-term-flood-risk>. Information retrieved 10.03.2022.

**Figure 39 below: Map showing the extent of flooding from surface water.  
Source: Government Flood Risk Website.<sup>41</sup> Obtained 18.07.2022.**



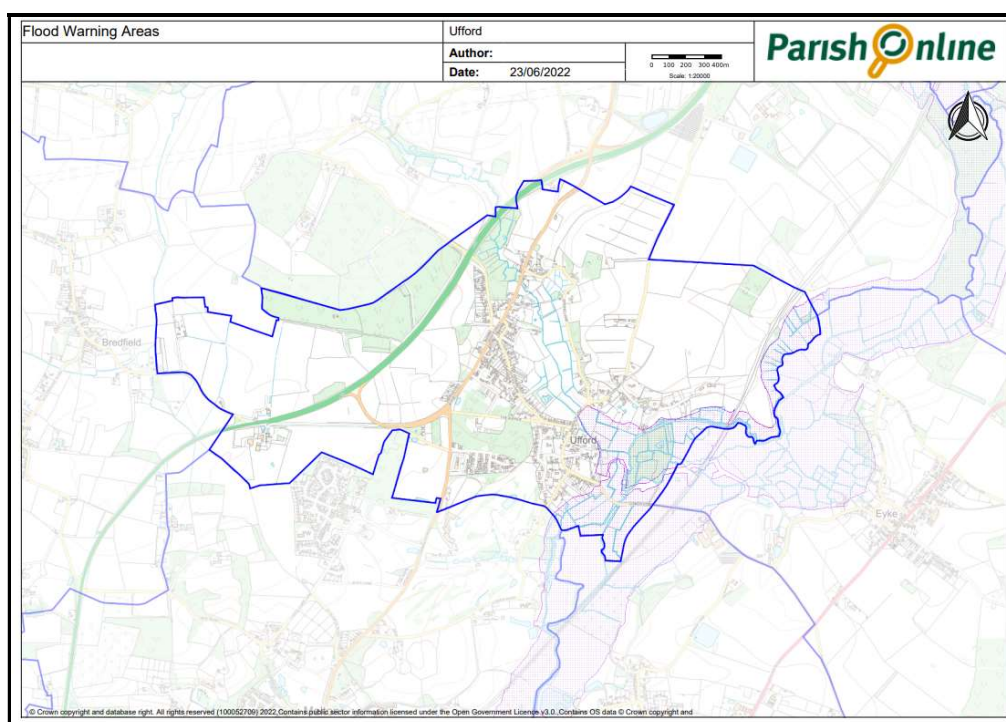
<sup>41</sup> <https://flood-warning-information.service.gov.uk/long-term-flood-risk>. Information retrieved 18.07.2022.



- 5.3.4 Parts of Ufford are within the Flood Alert Area for the River Deben from downstream of Cretingham to Ufford, including Letheringham, Easton and Wickham Market.<sup>42</sup> For this area the highest level of flood notification residents will receive is a Flood Alert. No Flood Warnings or Severe Flood Warnings are issued for this area.<sup>43</sup> The last flood warning was the 21<sup>st</sup> February 2022. There have been 11 flood warnings in the last 12 months and a further 11 in the last 3 years.

**Figure 40 below: Map showing the location of the Flood Warning Area in Ufford parish.**

**Source: Parish Online Mapping website. Information obtained 23.06.2022.**

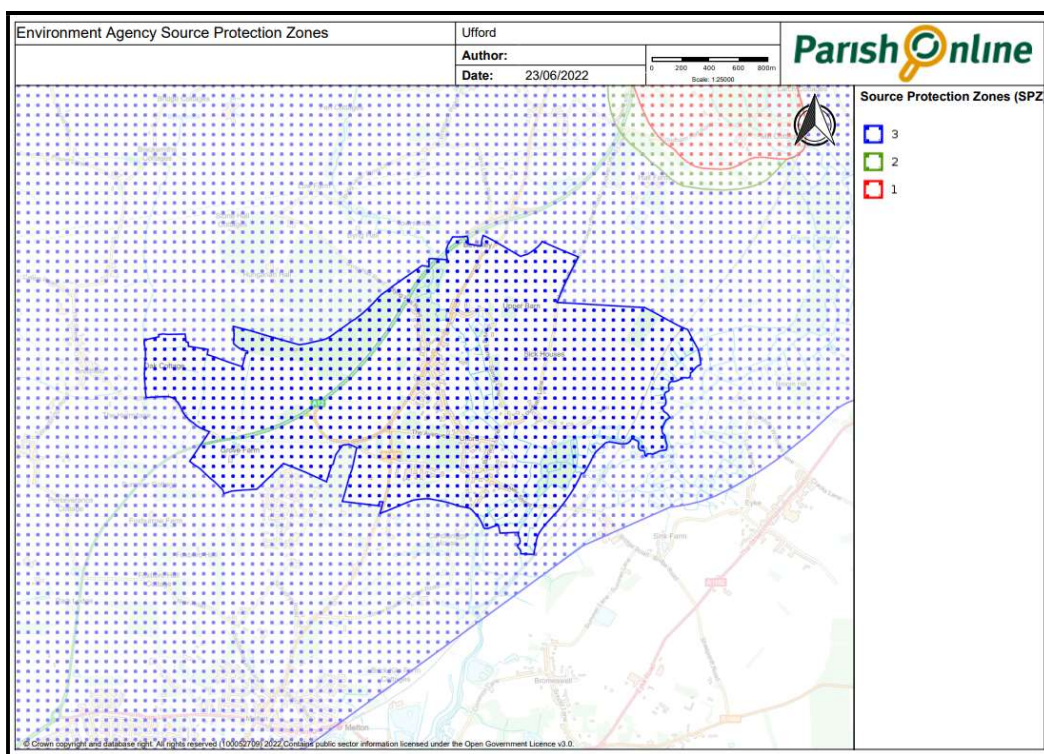


<sup>42</sup> <https://riverlevels.uk/flood-warning-river-deben-from-downstream-of-cretingham-to-bromeswell-including-wickham-market#.YtVn3nbMKUk>. Information obtained 18.07.2022.

<sup>43</sup> <https://floodassist.co.uk/flood-warnings/flood-area-info/suffolk/054wafsf4ac/the-rivers-deben-and-lark>. Information obtained 08.07.2022.

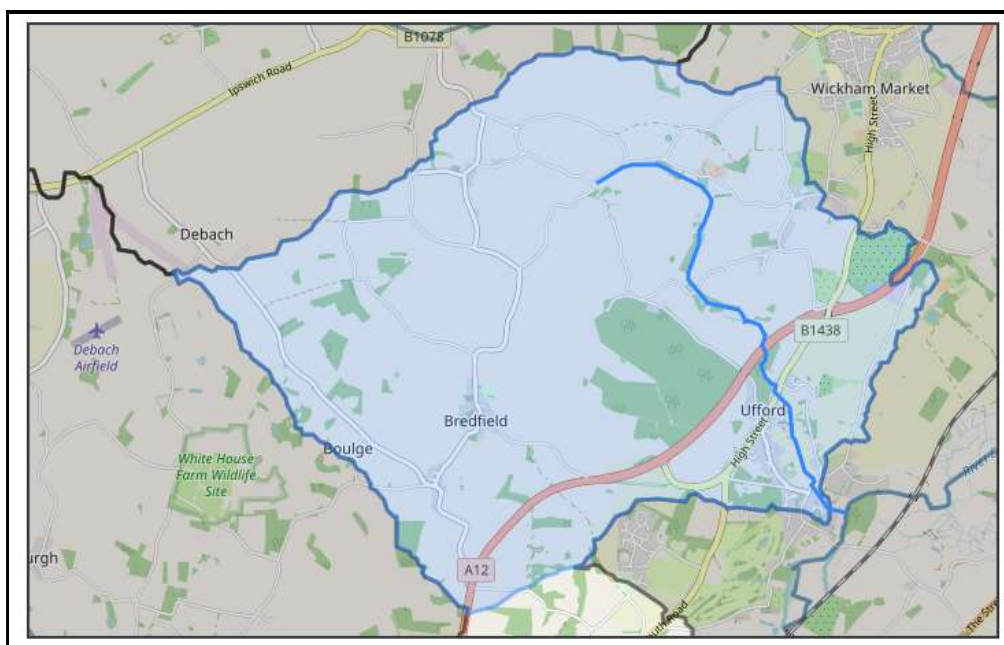
- 5.3.5 Ufford parish is within the Environment Agency Source Protection Zone 3.  
Groundwater source protection zones protect public drinking water supplies from pollution, limiting the location of septic tank soakaways.

**Figure 41 below: Map showing the Environment Agency Source Protection Zone 3.  
Source: Parish Online Mapping website. Map obtained 17.07.2022.**



- 5.3.6 Ufford parish is within the Byng Brook Water Body in the Deben Operational Catchment in the Suffolk East Management Catchment in the Anglian River Basin and is graded as having moderate ecological status.<sup>44</sup> Each river basin district has a river basin management plan. These plans set out the environmental objectives and a summary of measures to achieve those objectives. The plans are currently being updated.

**Figure 42 below: the Byng Brook Water Body within the Anglia River Basin.**  
**Source: Department for Environment, Food and Rural Affairs website.<sup>45</sup> Map obtained 15.08.2022.**



<sup>44</sup> <https://environment.data.gov.uk/catchment-planning/WaterBody/GB105035040340>. Information obtained 15.08.2022.

<sup>45</sup> <https://environment.data.gov.uk/catchment-planning/WaterBody/GB105035040340>. Map obtained 15.08.2022.

## 6. Business and employment

6.1 Ufford parish has a range of businesses and employment opportunities. Ufford Park is a hotel, spa and golf course situated in the neighbouring parish of Melton with some of the golf course within Ufford parish. Suffolk Coastal Norse is situated off the B1438 and is a facilities and waste management service supplier.

6.2 The list below contains the names of businesses in Ufford found on [www.yell.com](http://www.yell.com).

- Brytech Complete Building Services

Builders  
Stoneyard Cottage  
High Street  
Ufford  
IP13 6EQ

- S.B.S Spares Ltd

Car Breakers  
New Bungalow  
High Street  
Ufford  
IP13 6EQ

- Chapel Works

Garage Services  
High Street  
Ufford  
IP13 6EQ

- NBR Performance Ltd

Used Car Dealers  
Old Chapel Works  
High Street  
Ufford  
IP13 6EQ

- D P agency Ltd

Timber Importers  
7 Crownfields  
Ufford  
IP13 6EY

- The Ufford Crown

Pub Restaurant  
High Street  
Ufford  
IP13 6EL

- Ultra Rapid Edge Scissor Sharpening

Hairdressers  
48 High Street  
Ufford  
IP13 6EQ

- Red House Textiles  
Interior Designers  
Red House Stables  
The Red House  
High Street  
Ufford  
IP13 6 EL
- Atlas Yacht Cradles  
Yacht Chandlers  
Clay Cottage  
High Street  
Ufford  
IP13 6EL
- A Pink Ladies  
Mobile Beauty Therapists  
48 High Street  
Ufford  
IP13 6EQ
- Effective Advertising Gifts Ltd  
Promotional Products  
5 Tovells Studio  
Ufford  
IP13 6HF
- M.R.B Services  
Property Maintenance  
10 Spring Lane  
Ufford  
IP13 6EF
- Skirmish Paintball (Woodbridge)  
Paintball and Combat Games  
Byng Hall Road  
Ufford  
IP13 6EJ
- Bedlam Paintball (Ipswich)  
Paintball and Combat Games  
Byng Hall Road  
Ufford  
IP13 6EJ
- K P M Vehicle Maintenance and Sales Ltd

Used Car Dealers

Yarmouth Road

Ufford

IP13 6EP

- Rust  
Builders  
Malt House  
Spring Lane  
Ufford  
IP13 6EE
- Foskett Willows Ltd  
Timber Merchants  
Little Springs Cottage  
Lower Street  
Ufford  
IP13 6DZ
- Saxon Garden Services
- Deben Pest Solutions
- E A Howlett Carpenter and Joiner  
2 Nicholls Close  
Ufford  
IP13 6EX
- David's Garden Maintenance Service  
15 Nicholls Close  
Ufford  
IP13 6EX
- Melton Services  
Hi-Fi and Audio Repairs and Parts  
5 Parklands  
Ufford  
IP13 6ES
- JD Services  
Pest and Vermin Control Services  
2 Parklands  
Ufford  
IP13 6ES
- White Lion  
Pub  
Lower Street  
Lower Ufford  
IP13 6DW
- American Golf  
Ufford Park Hotel and Country Club

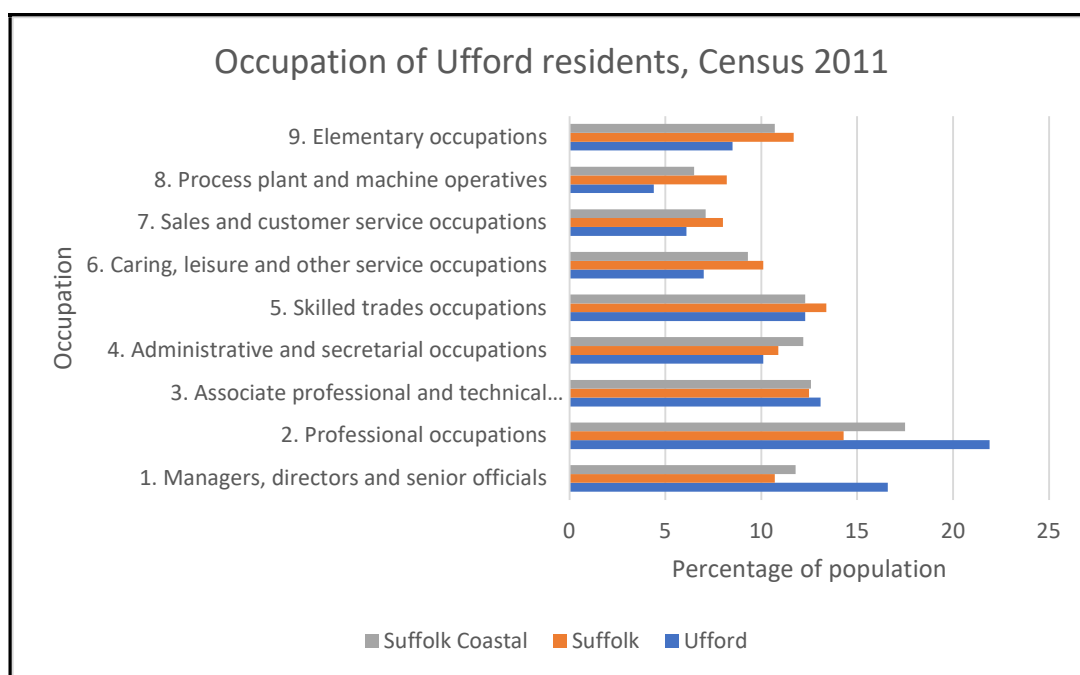
Yarmouth Road  
Woodbridge  
IP12 1QW

- East Suffolk Norse Ltd  
Local Government and Commercial Waste Disposal  
Ufford Park Offices  
Yarmouth Road  
Ufford  
IP13 6ET

6.3 Goldsmiths (Ufford) Management Company Limited is also based at 1 Goldsmiths, Ufford, Woodbridge, Suffolk, England, IP13 6FB.

6.4 The graph below shows the occupations of the population (2011 Census KS608EW) of Ufford compared to Suffolk Coastal and Suffolk.

**Figure 43 below: Graph showing the occupation of residents.**  
**Source: Rural Services Network website. 15.07.2022.**



6.5 Data from the 2011 Census (QS601EW) shows economic activity of the residents aged 16 to 74 in Ufford parish.

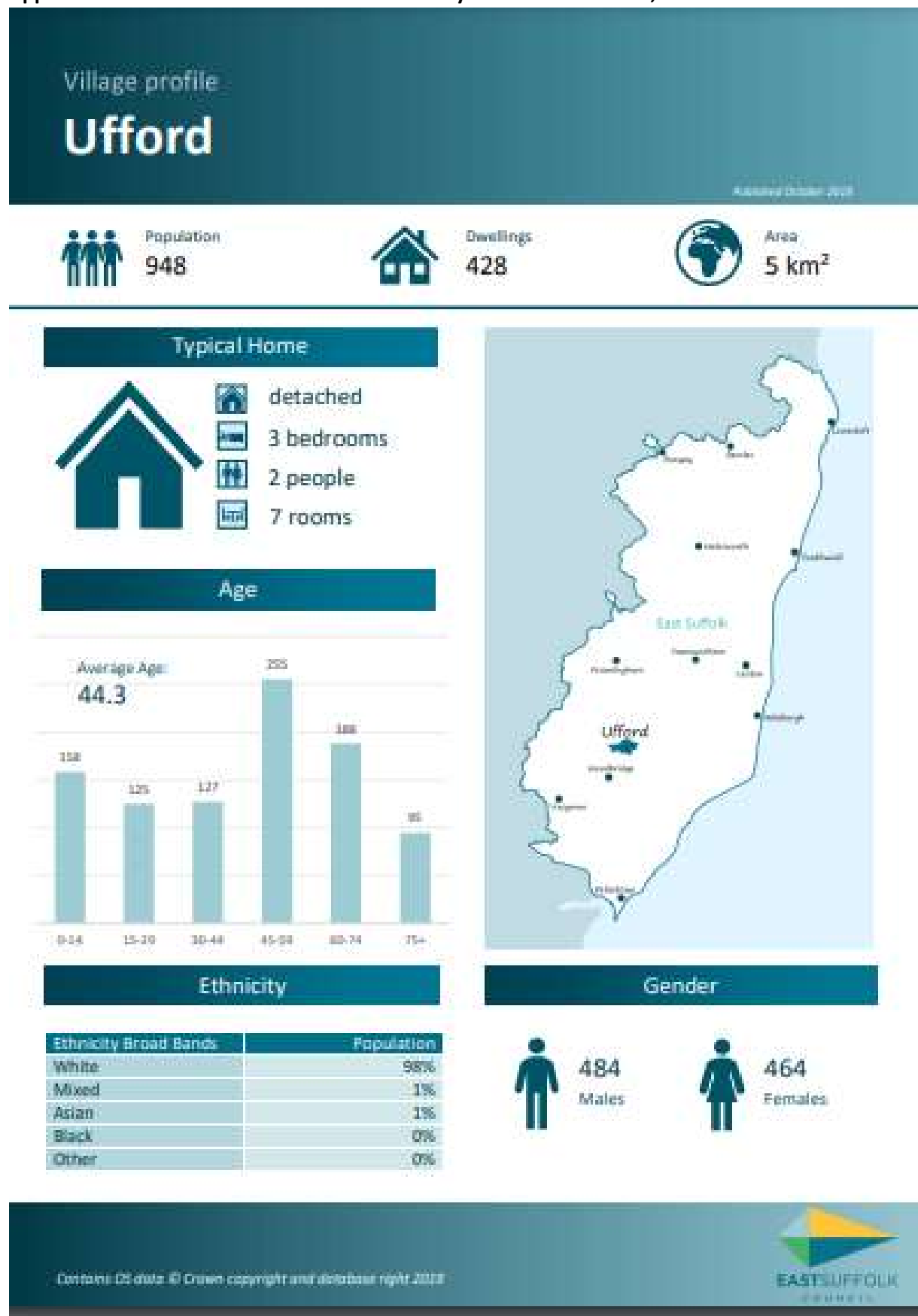


**Figure 44 below: Table showing Economic Activity of usual residents aged 16 – 74.  
Source: Nomis website. Data obtained 15.07.2022.**

<b>Economic Activity</b>	<b>Ufford Count</b>	<b>Ufford per cent</b>	<b>Suffolk Coastal Count</b>	<b>Suffolk Coastal per cent</b>	<b>Suffolk Count</b>	<b>Suffolk per cent</b>
All categories: Economic activity	687	100	88,250	100	525,463	100
Economically active: Total	476	69.29	61,006	69.13	373,292	71.04
Economically active: Employee: Part-time	91	13.25	14,036	15.90	82,248	15.65
Economically active: Employee: Full-time	215	31.3	31,974	36.23	204,627	38.92
Economically active: Self- employed with employees: Part-time	6	0.87	481	0.55	2,096	0.40
Economically active: Self- employed with employees: Full-time	27	3.93	2,007	2.27	9,935	1.89
Economically active: Self- employed without employees: Part-time	46	3.93	2,007	2.27	9,935	1.89
Economically active: Self- employed without employees: Full-time	53	7.71	4,799	5.44	27,321	5.2
Economically active: Unemployed	14	2.04	2,394	2.71	18,873	3.59
Economically active: Full-time student	24	3.49	2,145	2.43	13,428	2.56
Economically inactive: Total	211	30.71	27,244	30.87	152,181	28.96
Economically inactive: Retired	134	19.51	17,161	19.45	86,545	16.47
Economically inactive: Student (including full-time students)	29	4.22	2,917	3.19	17,006	3.24
Economically inactive: Looking after home or family	31	4.51	3,423	3.88	22,120	4.21
Economically inactive: Long- term sick or disabled	9	1.31	2,328	2.64	16,484	3.14
Economically inactive: Other	8	1.16	1,515	1.72	10,026	1.91

# APPENDICES

Appendix A: Ufford Parish Profile. Produced by East Suffolk Council, October 2019.



Village profile  
**Ufford**

## Households

### House types and new homes



Detached	275
Semi-detached	79
Terraced	46
Flats	29



Total number of new homes  
2008/09 to 2018/19

### Tenure

Tenure	Amount
Owned: outright	197
Owned: with mortgage or loan	128
Shared Ownership	4
Social rented: from council	4
Social rented: other	34
Private rented: from landlord or letting agency	24
Private rented: other	2
Living rent free	6

### People per household

People per household	Households
One person	99
Two people	165
Three people	50
Four people	61
Five people	19
Six people	5
Seven people	0
Eight or more people	0

## Employment

### Socio-economic Classification

Socio-economic Classification	Residents
Lower managerial, administrative and professional occupations	176
Small employers and own account workers	110
Semi-routine occupations	63
Higher managerial and professional occupations	110
Routine occupations	45
Intermediate occupations	70
Occupations status not classified	52
Lower supervisory and technical	42
Never worked or are long-term unemployed	8

### Working Age population



Males  
16-64  
**295**



Females  
16-64  
**283**

### Distance travelled for work

Distance travelled for work	Residents
Less than 10km	120
10km to less than 30km	142
30km and over	53
Other	55
Working from home	91



EASTSUFFOLK  
COUNCIL

## Village profile

### Ufford

#### Dependent children



**201**  
families with dependent  
children

#### Occupancy of bedrooms

Number of bedrooms	Households
2+ bedrooms more than required	61%
1 bedroom more than required	27%
Have the number of bedrooms required	12%
1 bedroom fewer than required	0%
2+ bedrooms fewer than required	0%

#### Education

##### Highest qualification level

Highest Qualification Level	Residents
Level 1	87
Level 2	110
Apprenticeship	32
Level 3	96
Level 4+	306
No qualifications	121

#### Sources

Data sourced from Suffolk Observatory (Census 2011) except East Suffolk Council - area, new homes.

Please note - data from the 2011 Census was produced by the Office for National Statistics using a 'best-fit' method. Consequently, the data does not necessarily map exactly to parish boundaries. Figures may not tally due to rounding.

This village profile contains a selection of data available for Parish and Towns in the District as of October 2022. Whilst every effort is made to ensure the accuracy of data it cannot be guaranteed free of errors.

#### Health

##### General health

Health	Residents
Very good health	463
Good health	361
Fair health	96
Bad health	20
Very bad health	8

##### Long-term health problem or disability

Day-to-day activity limited	Residents
Not limited	832
Limited a little	71
Limited a lot	45

#### Transport



**696** Cars  
**1.62** Cars per dwelling

Includes vans but excludes motorcycles or scooters

Cars	Dwellings
No cars	31
1 car	141
2 cars	166
3 cars	34
4+ cars	27

#### East Suffolk Neighbourhood Planning

[www.eastsuffolk.gov.uk/neighbourhoodplanning](http://www.eastsuffolk.gov.uk/neighbourhoodplanning)

#### Census data

[www.suffolkobservatory.info](http://www.suffolkobservatory.info) | [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

#### East Suffolk Open Data

<http://data-eastsuffolk.opendata.arcgis.com>

[planningpolicy@eastsuffolk.gov.uk](mailto:planningpolicy@eastsuffolk.gov.uk)

01394 444557 / 01502 523028



