

# Ufford Neighbourhood Plan Consultation Statement

To accompany Ufford Neighbourhood Plan  
submission version, for examination

**September 2024**

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# 1. Introduction

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## 1.1 Background and consultation requirements

- 1.1.1 Ufford Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Ufford and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of Ufford Neighbourhood Plan. It also demonstrates how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.1.3 The Neighbourhood Plan Steering Group has endeavoured to ensure that the Plan reflects the desires of the local community and key stakeholders, who have been engaged with from the outset of the process.
- 1.1.4 Part 5, Section 15(2) of the Regulations sets out that a Consultation Statement should:
  - a. Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - b. Explain how they were consulted;
  - c. Summarise the main issues and concerns raised by the persons consulted; and
  - d. Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.<sup>1</sup>

## 1.2 Designation as a Neighbourhood Area

- 1.2.1 Ufford Parish Council made an application for designation as a Neighbourhood Area on 3<sup>rd</sup> November 2021 (see Appendix 1(a)). East Suffolk Council approved the area.

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<sup>1</sup> <https://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

## 2. Community engagement stages

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### 2.1 The recruitment of a Steering Group

- 2.1.1 Ufford Parish Council agreed to undertake a Neighbourhood Plan and that a Steering Group of interested residents should be formed to guide and produce the Plan. See Appendix 2 for Steering Group members.
- 2.1.2 The Steering Group developed Terms of Reference, see Appendix 3. All Steering Group members completed a Declaration of Interest form.

### 2.2 Community engagement

- 2.2.1 In June 2022 Ufford Neighbourhood Plan Steering Group appointed project support and agreed a further communication plan and community engagement plan. Communication is dealt with in section 3 of this report.
- 2.2.2 There are three stages in which residents of Ufford and key stakeholders were engaged. This section gives an outline of each stage. Full details of the purpose, date and locations, consultees, publicity, preparation, event details, follow up and results can be found in the appendices. The names of individual respondents have been removed.
- 2.2.3 **Stage 1: Community Consultation to establish key planning issues**
  - Neighbourhood Plan launched with a public exhibition held at the Community Hall in April 2022 (Appendix 4). 194 members of the public attended, and all comments were recorded using post-it notes.  
Attendees were asked four key questions:
    - What do you like about Ufford?
    - What do you dislike about Ufford?
    - What are the issues that concern you about living in Ufford?
    - What changes would you like to see in Ufford over the next 10 years?
  - Steering Group workshop held in June 2022 to devise a vision and a series of draft objectives.
  - Steering Group undertook a Character Appraisal of the parish.
  - Design Code and Housing Needs Assessment commissioned through Locality Technical Support.
  - 'Place check' launched online to invite comments from local people in the parish by using pins in a map. 166 pins were placed in the parish map (Appendix 4).



#### 2.2.4 **Stage 2: Further data collection**

- Data Profile of key facts and figures about the parish was compiled.
- Housing Needs Assessment commissioned through Locality Technical Support.
- Results of the launch exhibition and further work by the Steering Group was used to devise the Neighbourhood plan household survey.
- The household survey (Appendix 5) was delivered to all households in the parish in October 2022. The survey asked 24 qualitative questions covering a range of issues such as housing, natural environment, heritage, community facilities, employment, transport and infrastructure. 194 households responded.
- A landowner engagement exercise was undertaken in Autumn 2023 and two sites were put forward for consideration. The results of the household survey and the information from the technical work were used to begin drafting the neighbourhood plan.

#### 2.2.5 **Stage 3: Pre-submission consultation on the draft Neighbourhood Plan**

- Work began on drafting the policies of the pre-submission Neighbourhood Plan.
- Regular update meetings were held with East Suffolk Council.
- Regular updates on Neighbourhood Plan progress were featured in 'Ufford PUNCH' magazine.
- Environmental Screenings were undertaken by East Suffolk Council on the emerging Plan policies.
- The pre-submission Neighbourhood Plan was the subject of public consultation for the six-week period between 14<sup>th</sup> March and 3<sup>rd</sup> May 2024 (Appendix 6). Sent to statutory agencies, local organisations, business and available for residents to comment. The Neighbourhood Plan was sent to:
  - East Suffolk Council
  - Natural England
  - Environment Agency
  - Historic England
  - Suffolk County Council
  - Suffolk Preservation Society
  - Anglian Water
  - Essex and Suffolk Water
  - Mobile UK
  - Suffolk and North East Essex Integrated Care Board
  - UK Power Networks
  - National Grid and National Gas
  - Suffolk Wildlife Trust
  - Homes England
  - Network Rail

- National Highways
- Suffolk Police Designing Out Crime Officer
- Sport England
- Town and Parish Councils
  - Bredfield Parish Council
  - Bromeswell Parish Council
  - Campsea Ashe Parish Council
  - Easton Parish Council
  - Eyke Parish Council
  - Marlesford Parish Council
  - Melton Parish Council
  - Pettistree Parish Council
  - Rendlesham Parish Council
  - Snape Parish Council
  - Tunstall Parish Council
  - Wickham Market Parish Council
  - Woodbridge Town Council
- Landowners
  - Crown Nursery
  - Grove Farm Land
  - Ex-Caravan Site
  - Land behind Lodge Road
  - Notcutts Nursery's

## **2.3 Environmental assessments**

2.3.1 A Strategic Environmental Assessment (SEA) Screening Opinion was produced by East Suffolk Council in January 2024 and sent to statutory agencies for comment for four weeks. Following the consultation, the SEA Screening Report was updated in April 2024, to include the responses received from the Environment Agency, Natural England and Historic England, which agreed with the conclusions of the report that the Ufford Neighbourhood Plan is screened in for the requirement for SEA to be undertaken. The responses can be seen in Appendix 1 of the Ufford Neighbourhood Plan Strategic Environmental Assessment Screening Report, April 2024.

2.3.2 Ufford Parish Council commissioned consultants AECOM to undertake the work through the Locality Technical Package. The SEA Scoping Report was produced in April 2024 and circulated to the three environmental consultees during May and June 2024. Following receipt of their comments on the scope of the report, the SEA Environmental Report was finalised in September 2024.

2.3.2 A Habitat Regulations Assessment Screening Statement was produced by East Suffolk Council in January 2024. The screening statement concluded that the Suffolk Coast RAMS is considered to

provide adequate measures to mitigate any impacts arising from planned housing growth. Any residential development coming forward as the result of policies included in the Ufford Neighbourhood Plan will be subject to the RAMS tariff as per Policy SCLP10.1 Biodiversity and Geodiversity of the East Suffolk Council – Suffolk Coastal Local Plan (Adopted September 2020). It was therefore concluded that the Ufford assessment suggests that there will be no likely significant effect of the proposed Ufford Neighbourhood Plan on European designated sites, and therefore that a full Appropriate Assessment is not required. Natural England agreed with the screening assessment.

### 3. Communication approach

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- 3.1 Good communication has been key to residents and businesses feeling informed and involved in the production of Ufford Neighbourhood Plan.
- 3.2 Central to the Neighbourhood Plan process was the Neighbourhood Plan website, <https://ufford.suffolk.cloud/neighbourhood-plan/>. It was updated during each phase in the development of the Plan. It containing updates and consultation material.
- 3.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
  - The Neighbourhood Plan website.
  - Posters displayed around the parish.
  - Flyers delivered to households and businesses.
  - Banners.
  - Articles in the PUNCH magazine (parish magazine).
  - Facebook, Helping Ufford Group (HUG)
  - Updates at Parish Council meetings.
- 3.4 Prior to the Referendum, the Steering Group intend to write a short summary of the Neighbourhood Plan.

## 4. Conclusion

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- 4.1 The programme of community engagement and communications carried out during the production of Ufford Neighbourhood Plan was extensive and varied. It reached a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies.
- 4.2 The comments received throughout and specifically in response to the consultation on 'Pre-submission draft of Ufford Neighbourhood Plan' have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework, the East Suffolk Local Plan.

# Appendices

## APPENDIX 1: Designation of the Neighbourhood Plan Area

### APPENDIX 1(a): Designation as a Neighbourhood Area.

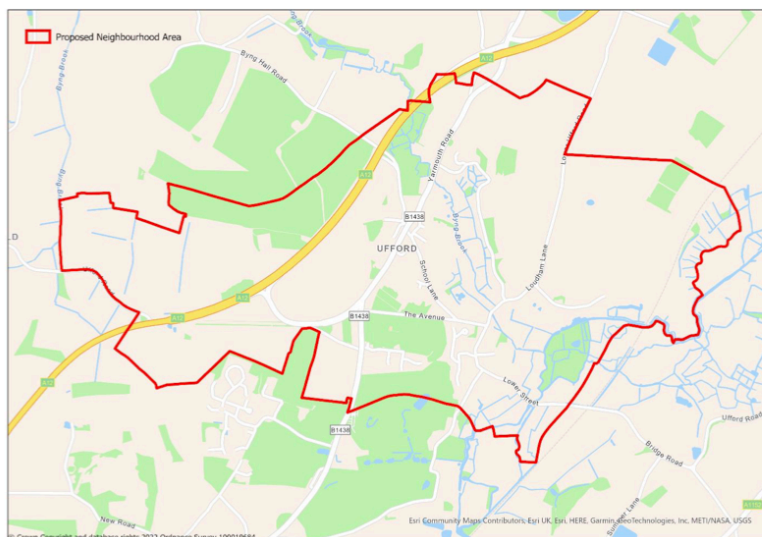


### Neighbourhood

### Area Determination and Decision

DECISION UNDER REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (as amended)

Name of neighbourhood area	Ufford
Parish /Town Council	Ufford



LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT  
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ  
DX: 41220 Lowestoft

**Background:**

The procedures governing the production of neighbourhood plans are set out in the Neighbourhood Planning (General) Regulations 2012 (as amended). The first formal stage in the neighbourhood plan process is the application by the “relevant body” to the Local Planning Authority for neighbourhood area designation.

This neighbourhood area application relates to a single parish area. The application was received by the Council on (3<sup>rd</sup> November 2021).

**Consideration:****Is the organisation making the area application the relevant body under Section 61G (2) of the 1990 Act?**

Yes. Ufford Parish Council submitted the area designation application.

**Has the application been submitted in accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012?**

Yes. The application was accompanied by a map identifying the proposed Neighbourhood Area; a statement explaining why the area is considered appropriate to be designated as a Neighbourhood Area; and a statement that Ufford Parish Council is the ‘relevant body’ to make the application.

**Is the Neighbourhood Area considered appropriate? Section 61G (4)**

Yes. The Neighbourhood Area comprises the whole parish of Ufford. There are no other existing boundaries of areas already designated as Neighbourhood Areas.

**Has the application been properly publicised?**

The application applies to a whole parish area and no part of the specified area is part of an existing neighbourhood area. Therefore there is no requirement to publicise.

**Are any modifications required to the Neighbourhood Area? Section 61G (6)**

No. As set out in the Neighbourhood Planning (General) Regulations (2012) (as amended), the Local Planning Authority is required to designate the area where:

- the application is from a parish council;
- the area specified is whole of the parish council’s area; and
- if any part of the specified area is part of a neighbourhood area, none of that neighbourhood area extends outside the parish council’s area.

No part of the specified area has been designated a neighbourhood plan area. No part of the specified area is specified in another area application.

For the reasons set out above there are no valid reasons why East Suffolk Council should not designate the Neighbourhood Area for Ufford as submitted.

**Conclusion:**

There are no valid planning reasons why East Suffolk Council should not designate the proposed neighbourhood area for Ufford as submitted.

**Recommendation:**

That following consideration by the Principal Planner designation of the Parish of (Ufford Parish Council) as a Neighbourhood Area is **Approved**.

**DECISION UNDER REGULATION 7 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012 (as amended)**

The application for the designation of Ufford neighbourhood plan area is **APPROVED**.



Signed:

Dated: 20/04/2022

Dickon Povey, Principal Planner

East Suffolk Council  
Riverside,  
4 Canning Road  
Lowestoft  
NR33 0EQ



## APPENDIX 2: Neighbourhood Plan Steering Group members

The Ufford Neighbourhood Plan Steering Group included the following members:

- Philippa Adcroft, local resident.
- Edward Creswick, local resident.
- David Findley, local resident and Chairman of Ufford Parish Council.
- Rilla Forge, local resident, Vice-Chairman of the Neighbourhood Plan Steering Group.
- Kathryn Jones, local resident and Parish Councillor.
- Steve Mayhew, local resident and Parish Councillor (until January 2024).
- Simon Read, local resident.
- Samantha Summers, local resident.
- Nigel Smith, local resident, Chairman of Neighbourhood Plan Steering Group and Parish Councillor.

Supported by:

- Parish Clerk, Judi Hallett.
  - Consultants, Rachel Leggett, Andrea Long and Emma Harrison.
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# APPENDIX 3: Terms of Reference for Ufford Neighbourhood Plan Steering Group

## Purpose

The main purpose of the Steering Group is to prepare a Neighbourhood Plan for the parish, on behalf of the Parish Council, in line with the requirements of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012, which sets out policies and proposals that seek to address the community's aspirations for the area.

In undertaking this role, the Steering Group will:

1. Ensure that Neighbourhood Planning legislation, as set out in the Localism Act 2011, as well as the Neighbourhood Planning (General) Regulations 2012, are followed in the preparation and submission of the Neighbourhood Plan.
2. Set out a project timetable, featuring key milestones, and a budget for preparing the Neighbourhood Plan.
3. Seek appropriate funding to meet the costs of developing the plan.
4. Plan, manage and monitor expenditure incurred in the preparation of the plan and report back to the Parish Council on these matters.
5. Report regularly to the Parish Council on progress with the preparation of the Neighbourhood Plan and make recommendations on any proposed content of the Plan.
6. Seek to gather the views of the whole community, including residents, groups, businesses, landowners etc., in order to inform the development of the Neighbourhood Plan.
7. Liaise with East Suffolk Council and other relevant authorities and organisations in order to make the plan as effective as possible and to ensure that it remains in conformity with local, national and European planning legislation.
8. Be responsible for the analysis of evidence gathered from the community and elsewhere, development of local policies, and the production of the Neighbourhood Plan.

## Membership

The Steering Group will include representatives of the Parish Council and any interested members of the community, as approved by the Parish Council.

At the first meeting the group will elect: a chairperson and a vice-chair.

All members of the Steering Group must declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the group. This may include membership of an organisation, ownership or interest in land or a business or indeed any other matter likely to be relevant to the work undertaken by the Steering Group.

## **Meetings**

The Steering Group shall meet every month, or as may be required. Notice of Steering Group meetings shall be given to its members, by email or post, at least five working days in advance of the meeting date. Notices must include details of the matters to be discussed.

Decisions on operational matters (relating to the process of preparing the Plan) shall be determined by a majority of votes of the Steering Group members present and voting. In the case of an equal number of votes, the chairperson shall have a casting vote.

Decisions on matters relating to proposed content of the Plan shall be made by the full Parish Council, following consideration of recommendations made by the Steering Group.

The Steering Group may decide the quorum necessary to conduct business – with a minimum of five members.

The secretary shall circulate minutes to members of the Steering Group not more than 14 days after each meeting.

## **Working Groups**

The Steering Group may appoint such working groups as it considers necessary, to carry out functions specified by the Steering Group. Each working group should have a nominated chair but this person does not have to be a member of the Steering Group.

Working groups do not have the power to authorise expenditure on behalf of the Steering Group.

## **Finance**

The Parish Clerk shall keep a clear record of expenditure, where necessary, supported by receipted invoices. Members of the Steering Group, or a working group, may claim back an expenditure that was necessarily incurred during the process of producing the Neighbourhood Plan. This could include postage, stationery, telephone calls, travel costs, childcare costs etc.

The Parish Council will report back to the Steering Group on planned and actual expenditure for the project.

## **Changes to the Terms of Reference**

These Terms of Reference may be altered and additional clauses added by agreement, shown by majority votes, of the Steering Group.

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# APPENDIX 4: Stage 1 – Community consultation to establish key planning issues

Appendix 4(a): Flyer for the initial consultation.

**UFFORD'S  
NEIGHBOURHOOD PLAN**

**BE INVOLVED IN  
SHAPING THE FUTURE OF  
UFFORD**

Date	What	Where	When
<b>Wed 6<sup>th</sup> April</b>	Drop in Exhibition	Ufford Community Hall	1.30pm ~ 3.30pm
<b>Wed 6<sup>th</sup> April</b>	Sit Down Meeting	Ufford Community Hall	7.00pm ~ 8.00pm (hall open from 6.00pm for browsing of the exhibition)
<b>Thur 7<sup>th</sup> April</b>	On-Line Meeting	Zoom	7.00pm ~ 8.00pm

**SEE YOU THERE!**

## Appendix 4(b): Results of the initial consultation.

### Ufford Neighbourhood Plan - Launch Exhibition Post-it note Analysis - Like about Ufford

Themes	Mentions	Detail Comments within theme
Friendly Community	8	Community spirit; friendly community; people;
Water Meadows	7	Water meadows; river scenes
Walks and Footpaths	6	Walks; footpaths; freedom to roam; proximity to walks
Nature and Ecology/ Wildlife	4	Nature; ecology; wild habitat within village boundary; wildlife supported by water meadows
Countryside location	3	Beautiful location; countryside; rural feel
Punch	2	Punch
Quietness	2	Quietness; quietness (most of the time)
Woodland	2	Woodland; woods
Mixture of housing	1	
Conservation Area	1	
Community facilities	1	2 Pubs, 2 Halls
Good bus service	1	Good bus service - unfortunately little used

**Ufford Neighbourhood Plan - Launch Exhibition**  
**Post-it note Analysis - Suggestions for Change in Ufford over next 10 years**

Themes	Mentions	Detail Comments within theme
Yarmouth Road/ High Street improvements	5	Traffic calming including rumble strips or chicanes to slow traffic speeds; clear and better speed indication/ warning; place signs "REDUCE SPEED NOW" at entrance from Wickham Market
Footpath Network Improvements	4	Make safe route for pedestrians walking down The Avenue; new footpath to Parklands from end of School Lane; more footpaths linking existing ones
A12 slip road southbound from Wickham Market	4	
Housing development fit for C21st	4	New housing should not be a pastiche of old but reflect best contemporary architecture; any additional housing to be C21st NOT old fashioned designs; new buildings to be in character in size and colour
Improved traffic management at The Avenue/ Yarmouth Road junction	2	Change existing junction; possibly a roundabout
Linking Parklands to the rest of Ufford community	2	Several seconded this suggestion to better integrate communities
Remove redundant traffic signs	2	Remove 90% of road signs; remove redundant signs
Integrity of village boundaries maintained	2	?? Danger of merging with Wickham Market/ Melton
Sustainable housing; encourage PV's on houses	1	Solar farms are a waste of productive land; encourage PV's on roofs instead
Start and environment group in the village	1	
Development of Notcutts site	1	Solar farm?
Create Allotments/ Community Gardens	1	
New Burial Ground	1	
Mow all grassed over areas	1	
Village shop	1	A village shop would be nice
More Affordable Housing	1	for those with a link to Ufford
Management of derelict wooded areas	1	to maintain quality of habitats

**Ufford Neighbourhood Plan - Launch Exhibition**  
**Post-it note Analysis - Issues that concern you most about living in Ufford**

Themes	Mentions	Detail Comments within theme
Joining up with Wickham Market/ Melton and losing village identity	5	Joining up with Wickham Market/ Melton; losing village feel; loss of identity and community
Overdevelopment and Infill	4	Overdevelopment; too much "infill"/ expansion risks if development not in keeping with village; no development of new property in large gardens; improve clarity of development boundaries and criteria
Traffic and speeding	3	Traffic especially from new housing developments, joining A12; speed going over river bridge dangerous for walkers
Retaining Ufford Identity	3	Need to retain our identity and keep Ufford a beautiful village; concern that it'll grow to big to maintain its tremendous assets; losing village feel
Y Junction at top of The Avenue	2	Dangerous junction
Preserve the water meadows	1	
Sustainable housing development	1	Housing developed with environment in mind eg PV on roof, air/ ground source heating; orientation towards sun
Enlarge conservation area	1	
Lack of good roads	1	
Accessibility of Recreation Ground from Lower Street and School Lane	1	Danger of walking along The Avenue - no footpath
Maintain Parish Council involvement	1	Maintain high quality involvement of parish Council involvement in village matters
Old mindsets	1	

**Ufford Neighbourhood Plan - Launch Exhibition**  
**Post-it note Analysis - Dislike about Ufford**

Themes	Mentions	Detail Comments within theme
<b>Traffic volume and speeding on Ufford's narrow roads</b>	10	Speeding traffic (4); School Lane and The Avenue; High Street and river bridge all mentioned  Traffic using Ufford roads as a rat run (4)  High Street; little notice taken of speed limits ; inadequate signage or deterrent;  The Avenue; limited passing places worn and muddy; need proper paved passing places
<b>Lack of footpaths to access Woods or Community Hall</b>	4	No footpath along The Avenue to the woods; not nice for walkers when too much traffic; no footpath from School Lane to Community Hall; perhaps some owners could allow a permissive path
<b>Noise from traffic</b>	2	Noise from A12; noisy roads
<b>Poor road surfaces and potholes not filled</b>	1	
<b>Younger people need to participate more</b>	1	Not enough involvement of younger people
<b>No village shop</b>	1	
<b>Nor enough seats or benches</b>	1	More needed; very difficult for those of us who need to rest en route
<b>Lack of village centre</b>	1	
<b>Litter in North Meadow</b>	1	Bin too small at the "Hole"
<b>Old mindsets</b>	1	

**Appendix 4(c): Flyer for Placecheck consultation exercise, summer 2022.**

The **Ufford Neighbourhood Plan** is a planning policy document written by the community to guide future development in the area over the next 20 years. It can include policies about the use and development of land, buildings, areas to protect and community needs.

Find out more at: [www.ufford.suffolk.cloud/neighbourhood-plan](http://www.ufford.suffolk.cloud/neighbourhood-plan)

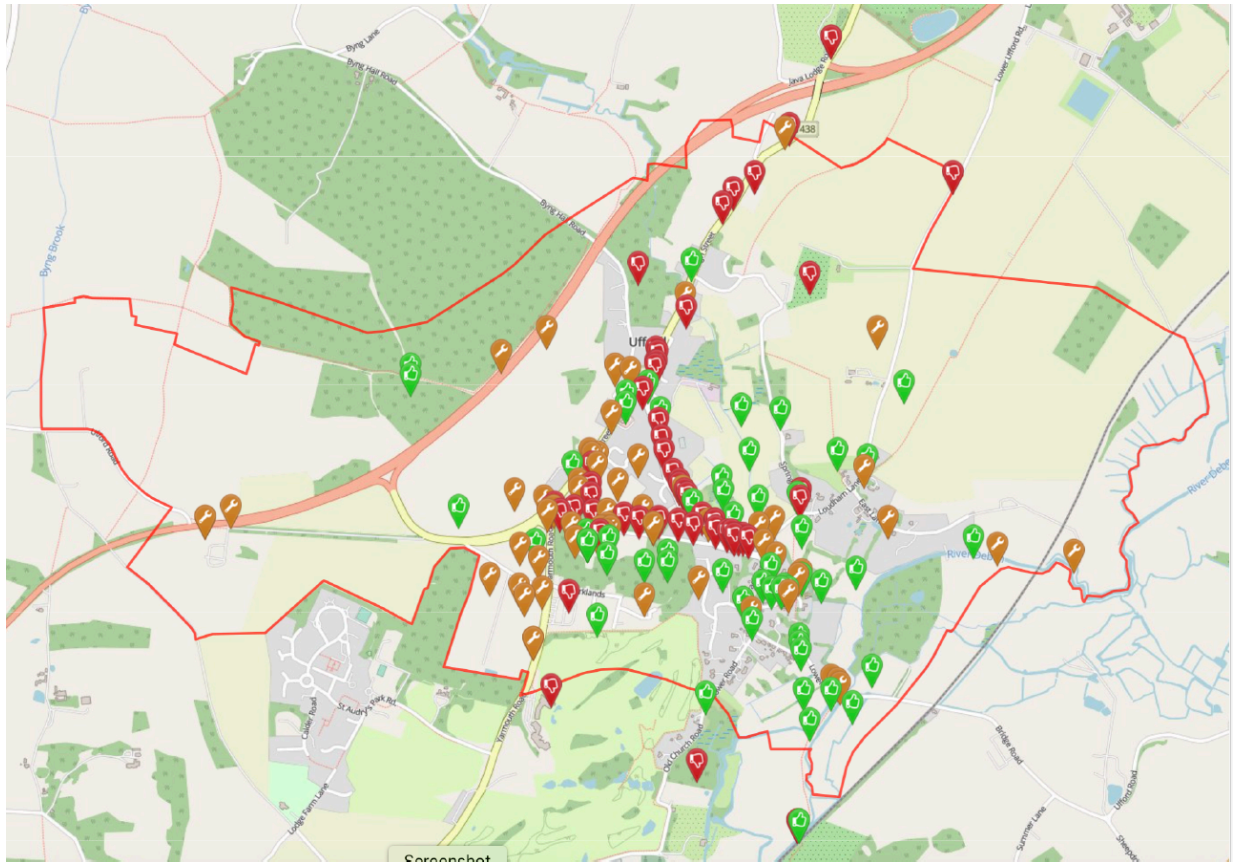
Click on the map to place a map pin

Add something I like Add something I don't like Add something to work on

It's Ufford's plan for the future. We need your views

Let us know your views putting a pin and a comment on the online map: [www.placecheck.info/app/maps/ufford](http://www.placecheck.info/app/maps/ufford)

**Appendix 4(d): Results of Placecheck, summer 2022 - map.**























**Appendix 4(e): Results of Placecheck, summer 2022 - data.**






















































## Comments added to map

	<b>Parklands Wood</b> 2022-07-04 10:46:18	We must protect Parklands Wood and the Recreation Ground for generations to come
	<b>Water Meadows between School Lane and Spring Lane</b> 2022-07-14 14:57:58	The green lungs of Ufford; open fields with abundant wildlife and good views.
	<b>Hawkeswade Bridge &amp; North Meadow</b> 2022-07-14 14:59:34	Lovely walks by the Deben; green space - these water meadows do their job in reducing flood risk in the winter,
	<b>Sogenhoe Chapel site</b> 2022-07-14 15:00:46	Domesday registered so important to protect and preserve - could be more visited
	<b>Crown Nursery site</b> 2022-07-14 15:02:22	Subject of business park development proposal; should be retained and used as community resource and limited affordable / budget housing.
	<b>Ufford Community Hall</b> 2022-07-14 15:04:10	Needs updating and possibly extending to bring it to modern standards; could add external toilets for playpark; possibilities to use more for community and young people activities
	<b>Water meadows</b> 2022-07-14 15:19:47	Knowing it can't be built on
	<b>Old Crown nursery site</b> 2022-07-14 15:21:33	Proposal to develop it for trade units
	<b>Community hall</b> 2022-07-14 15:23:50	Too small for a village this size especially when looking at those in eg Bradfield and hacheston
	<b>Crown Nursery site</b> 2022-07-14 19:11:39	Potential area for some affordable housing
	<b>Area off Lodge Road</b> 2022-07-14 19:12:43	Potential area for affordable housing
	<b>Old Crown Nursery Site</b> 2022-07-14 19:21:32	Potential provision of allotments with any development
	<b>Footpath from the A12 down to the corner of Byng Hall Road</b> 2022-07-14 19:33:33	Footpath not showing on Placecheck map
	<b>Old Notcutts site</b> 2022-07-14 19:39:03	Add a purpose in the NP as part of any future change of use. New Community Hall, better football pitch, allotments etc
	<b>Site with previous application for Caravan park</b> 2022-07-17 14:11:17	? For allotments
	<b>Site of old vehicle scrap Yard</b> 2022-07-17 14:12:51	Possible site for small group of houses
	<b>Former Crown Nursery with an application yet to be determined</b> 2022-07-17 14:15:19	NP should aim to resolve outcome for this site - eg small housing development with much public access green space and PROW through to Recreation Ground




















 <b>Former Notcutts site</b> 2022-07-17 14:16:41	NP to negotiate a future use of this land eg Solar Farm
 <b>Watermeadows</b> 2022-07-17 14:18:24	To preserve untouched; acting as flood defence, and beauty
 <b>Watermeadows</b> 2022-07-17 14:19:12	Preserve and protect for beauty, nature, views and flood defence
 <b>Watermeadows</b> 2022-07-17 14:21:03	Open space, to protect for views, for wildlife and as flood defence
 <b>Ufford village approach</b> 2022-07-18 11:12:06	Speeding traffic on approach to the village; should ask for speed limit sign to be moved towards Wickham Market
 <b>Conservation Area</b> 2022-07-18 11:14:53	Provides valuable protection of old village and its character; should consider ways to reinforce
 <b>Parklands Woods</b> 2022-07-18 12:50:53	This is a great place for dog walking and for children to play. Love the sculpture trail.
 <b>Recreation Ground</b> 2022-07-18 12:51:33	For a small village, there are lots of facilities.
 <b>The Crown Public House</b> 2022-07-18 12:54:18	Fantastic to have two pubs in the village.
 <b>The White Lion Public House</b> 2022-07-18 12:55:07	Fantastic to have two pubs in the village.
 <b>Bridges Over the Deben</b> 2022-07-18 12:58:53	Work is required because of erosion. The path is very uneven which makes it tricky to get to the footbridge and public footpath where people walk to get down to the river bank.
 <b>Water Meadows</b> 2022-07-18 13:00:18	Stunningly beautiful and very useful for holding and dispersing water in times of flooding. These need protecting.
 <b>Ufford Park</b> 2022-07-18 13:03:59	This is a lovely place to walk. Although not a public right of way, there is a trim trail that goes right around the edge of the golf course which people use for walking and running. It is a very peaceful place. I believe you should be a member of the gym to use it, but it would be great to have this open for everyone in the village to use.
 <b>Church Lane</b> 2022-07-18 13:05:16	The historic core of the village is a beautiful place, full of pretty cottages.
 <b>St Mary of the Assumption Church</b> 2022-07-18 13:05:57	Amazing font cover!
 <b>St Marys Church Hall</b> 2022-07-18 13:07:10	This is a hall that is used lot for village socials. A very characterful tin hut.
 <b>Burial Ground</b> 2022-07-18 13:08:08	Space is running out and a new burial site is required.
 <b>Spring Lane Quiet Lane</b> 2022-07-18 13:12:01	Great to have this nominated as a Quiet Lane. Great views across the water meadows.
 <b>Old Notcutts Site</b> 2022-07-18 13:16:51	Possible place for allotments and/or new burial ground
 <b>Bus Service</b> 2022-07-18 13:33:10	Great to be able to get to Woodbridge and Aldeburgh by bus














 <b>Footpath to Chapel</b> 2022-07-18 13:34:41	Very overgrown, needs clearing
 <b>Bus Stops</b> 2022-07-18 13:35:41	Its great to be able to get to Woodbridge and Aldeburgh by bus.
 <b>Access to Countryside</b> 2022-07-18 16:22:35	One of the great things about Ufford is access to countryside from all parts of the village
 <b>Countryside</b> 2022-07-18 16:23:19	One of the great things about Ufford is access to countryside from all parts of the village
 <b>Countryside</b> 2022-07-18 16:23:53	One of the great things about Ufford is access to countryside from all parts of the village
 <b>Light pollution</b> 2022-07-18 16:25:12	An ethereal glow always emanates from this site ruining the night skies
 <b>Light pollution</b> 2022-07-18 16:25:34	
 <b>Junction of the Avenue and School Lane</b> 2022-07-21 18:46:53	This junction is an awkward turning
 2022-07-21 18:45:25	I nice view over the water meadow
 <b>Junction of School Lane and the Avenue</b> 2022-07-21 18:48:30	Very awkward junction when turning into or out of School Lane
 <b>Council Bench</b> 2022-07-24 15:46:52	Ufford has few places to sit while walking. This is a new bench, there is also one at the entrance to Ufford Place and the Yarmouth Road/The Avenue junction, but that's about it. For those of us who enjoy walking, but need to sit and rest frequently (due to medical condition or disability), it's difficult. I know many provate garden walls where I can sit, but few public places.
 <b>Road Junction Triangle (same at Loudham Lane/East lane Junction.</b> 2022-07-24 15:56:22	It's a pity residents or local organisations are forbidden to maintain these triangles with flowers etc for safety reasons.
 <b>Southbound exit and entry to the A12 required.</b> 2022-07-27 09:14:53	This would improve the safety of access to and exit from the A12, and remove the need for traffic from Wickham Market to transit through Ufford to reach the A12. It would also relieve the bottleneck at the current southbound A12 entry. More the responsibility of the local authority, but this improvement would benefit the village.
 <b>Trees need to be maintained on this patch of grass</b> 2022-07-27 10:04:34	You have to duck to walk along the pavement towards the lane, lower branches need removing and trees maintained to ensure they grow well without encroaching on paths
 <b>Conservation Area</b> 2022-07-27 14:51:20	It is important that the historic and tranquil built and natural qualities of the village are protected from tactical casual exploitation.
 <b>The Avenue junction with Yarmouth Road</b> 2022-07-27 16:53:53	very dangerous junction, with the traffic increase over the years a suitable roundabout junction should be installed. The slip road from Yarmouth Road blocked and a proper roundabout built.
 <b>Unused derelict land</b> 2022-07-29 10:36:34	Area of untended derelict land, sad to see it 'let go' although is becoming fashionably "re wilder"














 <b>New Burial Site.</b> 2022-07-31 18:11:09	The churchyard is nearly full.
 <b>River Deben</b> 2022-08-01 09:57:04	This section of the river is becoming totally overgrown and is no longer navigable. At some point there will be significant flooding as water cannot pass down the main channel easily
 <b>Drainage point near Hawkswade Bridge</b> 2022-08-01 10:01:31	The raised kerb has 3 drainage holes to allow floodwaters to escape from the roadway but they are blocked with silt and weeds. The opposite side of the road there is a channel dug to allow water to escape in the ditch - this is overgrown
 <b>St Mary's Parish Hall</b> 2022-08-01 19:32:43	The hall is not fit for purpose for a growing village - it automatically prevents lots of people joining in events and is therefore divisive. A more appropriate building would encourage people to celebrate life events in the church and the Church Hall.
 <b>Community Hall</b> 2022-08-01 19:36:07	I attended events in Waldringfield Village Hall and Hacheston village hall recently and both of them are welcoming, well designed and flexible hubs for the community. Our halls are falling behind and need updating to make them attractive and useful for our younger communities.
 <b>High Street</b> 2022-08-01 20:45:08	The road traffic is getting heavier due to residential developments in surrounding villages. There seems to be no consideration to the traffic volume through our village caused by these developments. Better access to the A12 is needed at either end of the village to reduce the reliance on the High Street.
 <b>Poor Hedge cutting</b> 2022-08-01 20:48:44	The left hand verge has overgrown bushes. This makes visibility hard when turning right into Crownfields from the high street. It's only a matter of time before there is an accident.
 <b>Crown Pub</b> 2022-08-02 09:29:24	Great facility to eat, drink and make social contact
 <b>White Lion Pub</b> 2022-08-02 09:31:46	Great place to eat, drink and make social contact.
 <b>Parklands Woods</b> 2022-08-02 09:36:35	Fantastic facility. Continuation of structured woodland management to increase biodiversity and habitat. Great place to walk, relax and for children to play and learn. Redwood trail great use of felled tree.
 <b>Church Lane</b> 2022-08-02 09:41:18	Prettiest area of the village with many thatched cottages leading to the church, giving enormous sense of wellbeing.
 <b>St Mary's Church</b> 2022-08-02 09:45:05	Church dating from 11th century with renowned font cover.
 <b>Water Meadows</b> 2022-08-02 09:48:02	Should be preserved. The water meadows work and prevent flooding in other parts of the village. They add to the biodiversity and habitat.
 <b>Butts Water</b> 2022-08-02 09:54:09	Should be preserved, currently used for fish breeding but does add biodiversity and habitat to the area. It is surrounded by orchids and attracts a magnitude of waterfowl, and insects.

 <b>Water Meadows</b> 2022-08-02 09:57:44	Must be preserved, prevents flooding and adds biodiversity and habitat. Crossed by public footpaths providing beautiful walks
 <b>Hawkeswade Bridge</b> 2022-08-02 10:00:57	Bridge is eroding and is in urgent need of repair.
 <b>Footpath to Bromeswell across North Meadow</b> 2022-08-02 10:03:57	Beautiful walk along the Deben, packed with wildlife.
 <b>Ufford Place Gates</b> 2022-08-02 10:06:07	Should be preserved
 <b>Community Hall</b> 2022-08-02 10:08:11	Old, tired, in need of renovation and not big enough for Ufford's needs
 <b>Junction of Avenue and Yarmouth Road</b> 2022-08-02 10:10:34	Dangerous, I have had several near misses with cars not giving way when exiting slip road to turn into Yarmouth Road
 <b>Site with previous caravan park application</b> 2022-08-02 10:12:31	Could be used for allotments or a community farm.
 <b>Site of Old Crown Nursery Orchard</b> 2022-08-02 10:14:49	Should be preserved as the orchard contains many old and local varieties of apples.
 <b>Old Notcutts Site</b> 2022-08-02 10:17:46	Could be used for allotments or community farm. Potential for improved sports facilities and new community hall possibly containing and exhibition/art space.
 <b>Light Pollution</b> 2022-08-02 10:21:57	Some residents floodlight the street with PIR and outside lights.
 <b>Litter and dog poo</b> 2022-08-02 10:25:20	There is a lot of litter dropped in The Avenue and all over the village. The footpaths and Parklands Wood have far too much dog poo which is not picked up.
 <b>Play Area</b> 2022-08-02 10:28:00	Great play areas for children. There are not many places where one can park, bring the dog, have a picnic, and the children can play.
 <b>Area previously part of Crown Nursery</b> 2022-08-02 10:30:18	It is a mess and full of litter. Could become an extension of Parklands Wood with foot paths linking to Goldsmiths and School Lane
 <b>Sogenhoe Chapel</b> 2022-08-02 10:39:06	Very tranquil area but sadly underused. An archeological dig would be interesting.
 <b>Track from Upper Barn</b> 2022-08-02 10:45:07	Potential for additional footpath to link to existing footpath from Spring Lane. This pin has moved from where I put it and should be higher up the map.
 <b>Overhanging trees and bushes</b> 2022-08-03 06:53:17	Please keep roadways clear
 <b>Pavement to Wickham Market</b> 2022-08-03 07:02:19	The pavement is in poor condition and needs to be improved for better pedestrian access to Wickham Market certainly nearer Pettistree
 <b>Better access across A12 to Thicks</b> 2022-08-03 12:17:15	limited access at present - the Thicks are a good common resource for the village
































 <b>Crown Nursery site</b> 2022-08-03 12:18:43	Current proposal unacceptable: a good place for allotments or wildlife/recreation.
 <b>White Lion pub</b> 2022-08-03 12:21:56	A good resource for the village - especially the events
 <b>Avenue/Yarmouth Road junction</b> 2022-08-03 12:24:24	.. is dangerous and needs to be remodelled
 <b>Spring Lane</b> 2022-08-03 12:25:36	It's good that Spring Lane is now a 'quiet lane': but drivers needs educating.....
 <b>Speeding</b> 2022-08-03 13:38:38	between 8-9am and 4-6pm speeding cars . some are locals.
 <b>Barking dog</b> 2022-08-03 19:42:33	Why is this dog CONSTANTLY barking.?
 <b>junction</b> 2022-08-03 19:44:02	Stop sign needed
 <b>Yet another barking dog</b> 2022-08-03 19:48:15	Spoiling the peace & quiet of lower ufford
 <b>Dangerous speeds in Avenue</b> 2022-08-04 08:39:56	I almost got knocked off my bike last week by a speeding works van going down the avenue at 7pm
 <b>speed problem</b> 2022-08-03 19:50:10	so many cars and vans breaking the speed limit
 <b>Water meadows</b> 2022-08-05 22:09:57	Water meadows are essential as a wildlife habitat and flood control
 <b>Footpath to Eyke</b> 2022-08-06 21:35:29	Lovely walk across fields but not showing on this map
 <b>Footpath to Church</b> 2022-08-06 21:37:43	This path floods badly in winter months; ditches need cleaning out. Also footpath not shown on this map.
 <b>Speed limits</b> 2022-08-07 07:34:22	The lane is narrow and has a blind bend which cars approach far too fast. Being alongside the White Lion there are often pedestrians crossing or residents coming or going from their homes. A serious accident is,waiting to happen. A 20 mph sign needs putting up along with a pedestrians sign. It feels like a rat run at times.
 <b>footpath</b> 2022-08-07 13:17:10	quiet green area
 <b>footpath</b> 2022-08-07 13:18:09	good view across village
 <b>lack of footway</b> 2022-08-07 13:25:39	This is an unpleasant walk for anyone going to and from the community hall, especially after dark. We need a safe and properly lit route.
 <b>narrow bridge - danger to pedestrians</b> 2022-08-07 13:31:24	The bridge area needs a 20mph limit
 <b>St Mary's Church graveyard</b> 2022-08-07 17:31:36	Overgrown and not tended; missed opportunity for the church to celebrate its past. Volunteers could be used to keep in good order.















 <b>Recreation Centre</b> 2022-08-07 17:45:45	As already said, hall is far too small for a village our size. For example, Ufford Gardening Club has 100 members, but this, the largest local venue, holds only about 50 for UGC annual AGM and dinner. The new Grundisburgh Village Hall is a good example of what we need (see their website). It's heavily booked for rest of this year.
 <b>Inconsiderate parking</b> 2022-08-17 09:03:14	Today i very nearly got hit head on by a large grey van overtaking a parked car on the corner of crownfields. This car is parked here regularly and is causing quite a few very dangerous near misses.
 <b>The Avenue</b> 2022-08-08 14:16:04	We need a footpath to avoid people/children/people with push chairs using the narrow lane
 <b>The Avenue</b> 2022-08-08 14:16:09	We need a footpath to avoid people/children/people with push chairs using the narrow lane
 <b>old crown nursery, keep the orchard that is a collection of rare varieties of apple treesn ection of rare/old varieties of apple trees and could become a</b> 2022-08-08 14:21:21	could be a village orchard and then maybe making apple juice in the autumn
 <b>Community Hall</b> 2022-08-08 14:22:27	Needs to be enlarged and to have public access toilets
 <b>junction between School Lane and the Ave</b> 2022-08-08 14:24:04	Difficult to turn into the Ave from School Lane could we have a mirror suitably positioned?
 <b>Excess speed</b> 2022-08-09 10:46:22	Why is nothing done after years of this problem here? I would estimate some of the vehicles doing in excess of 50-60mph in The Avenue. Last night a white sign written trade van and a silver Range Rover must have been close to double the speed limit. THIS IS UNACCEPTABLE
 <b>Security camera's that work needed here!</b> 2022-08-10 09:56:05	After recent events of drug paraphernalia being found, needles etc, reports of zip wire parts being taken, cars parked over night and reports of drug dealing and shady goings on in the car park, isn't it about time some genuine security was put in place?
 <b>Rat run for speeders</b> 2022-08-10 10:02:37	With the high street having a 30mph speed limit BUT has a footpath and a wide enough road to flow traffic, most of the avenue and school lane has no footpath and is a narrow lane but cars come along here without a care for anyones safety at a greater speed than the high street but NEVER has there been police doing speed checks. I would like to see regular speed checks by the police
 <b>No more houses. Build a shop</b> 2022-08-17 13:10:10	When will Ufford be finished? building, extensions, modifying, converting absolutely everywhere.! PLEASE PLEASE no more new houses, the village can not support more homes and we are losing the feel of "Ufford the pretty suffolk village" I feel we would however benefit greatly from having a shop.
 <b>A SHOP..!!!</b> 2022-08-11 18:37:16	How about a shop here ? We all need a shop.. we dont need lock-ups or a care home... we need a shop. Simple as that.
 <b>Dangerous parking</b> 2022-08-12 15:00:17	This is extremely dangerous as it forces vehicles to drive on the other side of the road into oncoming traffic. Parking on a hill.. on a junction.. and on a corner. ridiculous.!

 <b>Allotments/Community farm/keep orchid.</b> 2022-08-14 15:16:36	It would be amazing to have a really good use to this space. The village could grow and swap/sell produce. Become a self sustained village. As well as allowing areas of greenspace for wildlife to thrive. We don't need industrial units or houses or more concrete. I know many people who are up for this type of idea.
 <b>Speeding silver VW polo</b> 2022-08-15 15:58:03	This car speeds every day along school lane around 4.45-5.00pm. loud music blaring and not a care for anyone safty.
 <b>Road unsafe at junction</b> 2022-08-16 16:11:00	It's super dangerous at this junction, cars parked on road cause cars to come out into middle with cars coming up the hill going to fast and with a junction to boot
 <b>The quiet lane status needs to be protected</b> 2022-08-16 16:12:45	And prevent further over development
 <b>Access to Rec via a safer route either from the golf course or from a safer road than the avenue</b> 2022-08-16 16:14:09	
 <b>School House</b> 2022-08-16 16:43:36	Site should be retained as a single dwelling.
 <b>dangerous speeds</b> 2022-08-17 09:05:10	the speeds in this road are out of order. someone will get hurt sooner than later
 <b>PLEASE READ</b> 2022-08-17 09:45:48	As much as everyone knows in the village, speeding is anti-social, dangerous and affects quality of life for those who have to put up with vehicles racing past their homes day & night and even if speeding is not on this agenda, do bear in mind just how many have brought this to your attention. The high street has little mention of speeding, however the lanes around Ufford are being used as a race track and those who SHOULD be coming up with a solution are brushing this matter under the carpet and only in the high street do you seem to think speed is the problem. The problem is in the lanes where there is no footpath but car and vans doubling the speed limit. Lets put is this way, if someone died tonight you would implement change straight away. So why are you waiting?
 <b>SPEEDING LIGHT GREY RANGE ROVER 4.49PM</b> 2022-08-17 15:51:43	ANOTHER SPEEDER WHO FEELS THE SIZE OF THERE CAR OVER RULES THE SPEED LIMIT!!!!!!!!!!
 <b>MORE SECURITY CCTV</b> 2022-08-17 15:54:40	I AGREE THERE NEEDS TO BE MORE SECURITY TO MAKE IT SAFE. DRUGS AND BAD BEHAVIOUR WILL ONLY ATTRCT MORE DRUGS AND BAD BEHAVIOUR. SHOULD BE DEALT WITH LONG AGO WITH UP TO DATE CCTV
 <b>speed monitoring</b> 2022-08-18 13:30:18	This really needs sorting out.
 <b>Parked vehicles</b> 2022-08-22 07:55:41	Dangerous due to the bend - when pulling around a vehicle that is parked along here you cannot see if anything is coming in the opposite direction due to the bend. Could double yellow lines be painted on this part of the road into Crownfields?
 <b>School Lane</b> 2022-08-22 09:55:11	Please make this and other narrow lanes in the village 20mph limits. No need to be driving at 30mph plus!



 <b>Speed</b> 2022-08-22 10:03:16	Speeding at its worst on a blind bend. A residential path that is at times dangerous. Worst offenders, tractors & delivery drivers. Speed should be 20mph. With mobility problems, I've already had a near miss.
 <b>Drains</b> 2022-08-22 10:06:35	A lot of the drains are blocked up with fallen leaves, I've already complained to Suffolk highways in March. So far nothing has been done.
 <b>Riverside walks</b> 2022-08-22 10:08:58	Beautiful walks long the river.
 <b>Barking dog</b> 2022-08-22 12:48:18	Dog constantly barking, when let out it continuously barks for long periods without the owner doing anything about it. It's quite loud & sets off other dogs in the area at times. It's becoming stressful as the barking is increasing & you can hear it in the house. For example this evening, it's been barking on & off for 20 minutes.
 <b>Dangerous junction.</b> 2022-08-22 17:30:33	Some drivers, coming from the direction of the A12, do not give way at this junction. Turning right into The Avenue can be hazardous.
 <b>Speed limit too high</b> 2022-08-22 17:33:35	A narrow residential road like this, with no footpath, should have a 20 mph speed limit.
 <b>Possible building plot</b> 2022-08-24 07:20:20	What about a small close of houses on here, perhaps 4 bungalows??
 <b>Bad parking</b> 2022-08-24 13:41:34	how thoughtless parking on a bend, you are putting others in danger by doing this. Maybe you should read the hiway code!!!
 <b>Junction - not a problem</b> 2022-08-24 13:44:29	Nothing wrong with the junction, it's the drivers who cant drive or drive dangerously that creates problems here.
 <b>Barking</b> 2022-08-25 12:44:01	We hear this dog barking in East Lane, it really is a nuisance. I wish the owners would spend some time training it just as we all do with our dogs. Owning a dog is a responsibility of the owner, not an inconvenience to others.
 <b>A shop please</b> 2022-08-27 14:37:22	can we have a shop please?
 <b>no more building!!!!!!!!!!!!!!</b> 2022-08-27 15:40:56	10 houses extra in wickham is nothing in respect of what they are building now, but 10 houses in ufford will continue to over populate and spoil everything about the nature of the 'village'
 <b>WRONG SIGNAGE</b> 2022-08-27 15:47:43	THIS NEEDS TO BE MARKED AS A STOP SIGN.. NOT A GIVE WAY SIGN. THIS WILL PREVENT THOSE NEAR MISSES
 <b>Footpath problem</b> 2022-08-28 10:51:09	Branches over hanging makes for awkward walking along here as you have to step into the road to avoid. Not particularly well maintained up this hill and on towards wickham direction
 <b>120+ Drink cans on verge</b> 2022-08-28 11:01:59	Walking along here last week to Wickham Market I counted over 120 drink cans on the verge, mostly Pepsi cans so someone who does this almost daily who drinks a lot of Pepsi

	<b>Dangerous driving</b> 2022-08-31 06:41:21	Another near miss this morning walking with mobility problems. This section of school Lane from Tovels to whitegates, has a blind corner, not helped by overgrown hedges. A large silver 4x4 came speeding round that bend & only saw me at the last minute. This needs to be addressed before someone is seriously hurt.
	<b>My view</b> 2022-08-31 11:04:54	I look out my window every morning and glory at my view of the water meadows
	<b>St Mary's Church</b> 2022-08-31 11:05:50	A wonderful peaceful place to just go and sit
	<b>St Mary's Church Hall</b> 2022-08-31 11:08:00	Happy memories of many functions and Ufford WI which sadly is no more
	<b>The Church Hall</b> 2022-08-31 11:09:19	We need a WI in Ufford, this is the perfect venue!
	<b>Speed limit needed or crossing help - can't cycle to bredfield with children as need to 'run for your life' across A12</b> 2022-08-31 17:40:02	During Covid low traffic we cycled and walked across A12 loads, but now too unsafe.
	<b>no current way to cycle safely to Woodbridge - cycle path needed</b> 2022-08-31 17:40:45	
	<b>no current way to cycle safely to Woodbridge - cycle path needed</b> 2022-08-31 17:40:52	
	<b>no cycle path to Woodbridge - dangerous to cycle along this road</b> 2022-08-31 17:41:43	
	<b>no cycle path to Woodbridge - dangerous to cycle along this road</b> 2022-08-31 17:41:50	
	<b>speed limit needed - dangerous to pull off sliproad when cars speeding around corner towards wickham market</b> 2022-08-31 17:42:33	
	<b>speed limit needed - dangerous to pull off sliproad when cars speeding around corner towards wickham market</b> 2022-08-31 17:42:41	
	<b>playpark - great for children and teens</b> 2022-08-31 17:45:21	
	<b>playpark - great for children and teens</b> 2022-08-31 17:45:29	

	<b>playpark - great for children and teens</b> 2022-08-31 17:45:29	
	<b>playpark - great for children and teens</b> 2022-08-31 17:45:29	
	<b>Will sizewell C close our footpath crossing? Or install noisy lights and siren 24/7?</b> 2022-08-31 17:49:17	
	<b>Will sizewell C close our footpath crossing? Or install noisy lights and siren 24/7?</b> 2022-08-31 17:49:25	
	<b>Will sizewell C close our footpath crossing? Or install noisy lights and siren 24/7?</b> 2022-08-31 17:49:25	
	<b>like footpath crossing to Bromeswell</b> 2022-08-31 17:49:53	
	<b>like footpath crossing to Bromeswell</b> 2022-08-31 17:50:03	
	<b>East Lane / Loudham Lane have several well used footpaths, but there's a lack of dog poo bins in this area. It would be good to have one on the triangle at the top of East Lane.</b> 2022-08-31 18:49:38	I am a dog walker
	<b>Size matters - to you lol</b> 2022-08-31 19:53:07	everyone seems very jealous because other villages have bigger village halls. Hillarious.
	<b>speed limit</b> 2022-09-01 10:23:10	there are way too many cars and vans speeding down the avenue , yesterday a black range rover must have been doing 50mph. this is very dangerous.
	<b>Barking</b> 2022-09-01 10:24:57	It never seems to stop, but every time someone walks past here it barks and sets all the other dogs off in the area. A beautiful area spoilt by noisy dogs
	<b>There is so much speeding going on even if it shouldnt be reported here then something needs to be done here in the avenue</b> 2022-09-01 14:33:54	Bad driving
	<b>We need to stop this before it to late</b> 2022-09-02 10:13:08	I just whitnessed 2 cars must have been racing each other,middle age one in a range rover and other older in a mercedes? in powerful cars acting like idiots
	<b>No parking here please DANGEROUS</b> 2022-09-02 12:46:09	so dangerous putting you in the path of on coming vehicles on a blind bend when people stupidly park all around this area in crownfields



**Speeding farmworkers in man wagons**

2022-09-04 18:57:20

You know the type, huge 4x4 pickups speeding through the village without a care for anyone, not stopping at junctions and being a danger to everyone - why - because they are big men in big man wagons who can do what ever they like.



**Prize pillock in a white Merc**

2022-09-06 18:01:33

One prize pillock racing up the avenue in a white mercedes gen-z thing popping and banging at 6pm. Fully paid up member of the dork society.



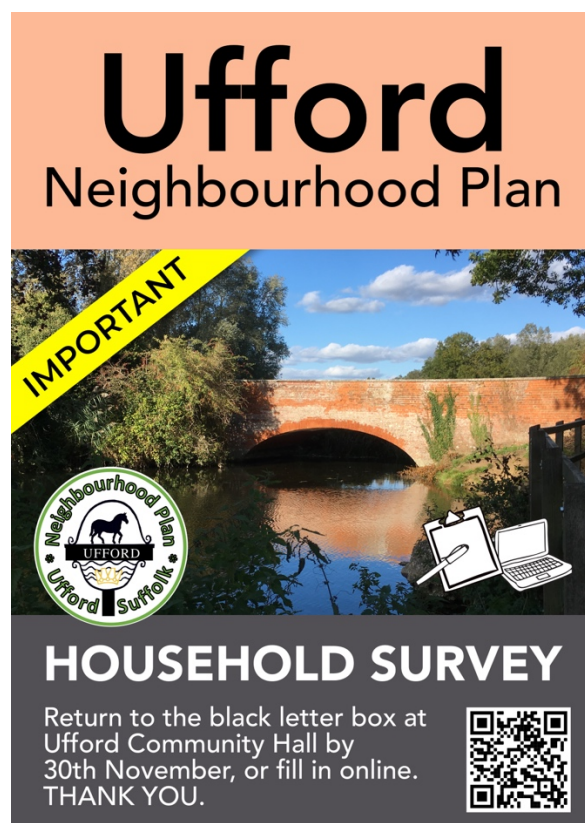
**The perfect place to let your dog have a poo**

2022-09-11 21:07:52

without having to clear it up and no one can do any thing about it hahahaha

# APPENDIX 5: Stage 2 – Further data collection

## Appendix 5(a): Poster for household survey.



## Appendix 5(b): Results of the household survey.

194 households responded out of 445 total households in Ufford, a 44% response rate.

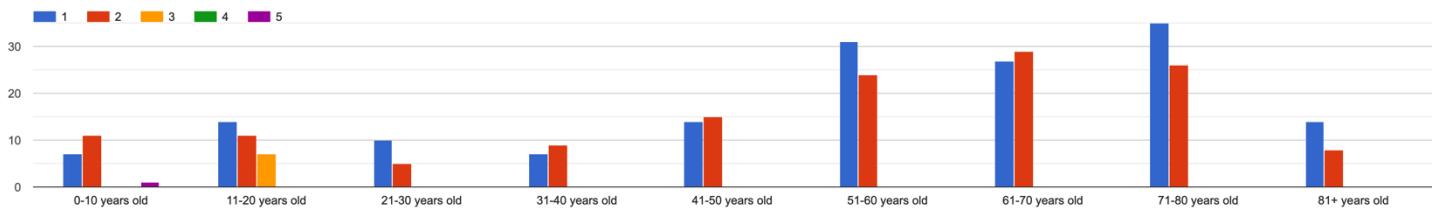
### ABOUT YOUR HOUSEHOLD

#### (1) Age of people in your household.

**Summary of the data:** Similar age distribution to the population of Ufford (see Data Profile document, page 10). Considerable number of respondents have indicated that they are the only resident in their house. Overall, data shows that we have heard from a cross section of the population.

Total across households: 449 respondents

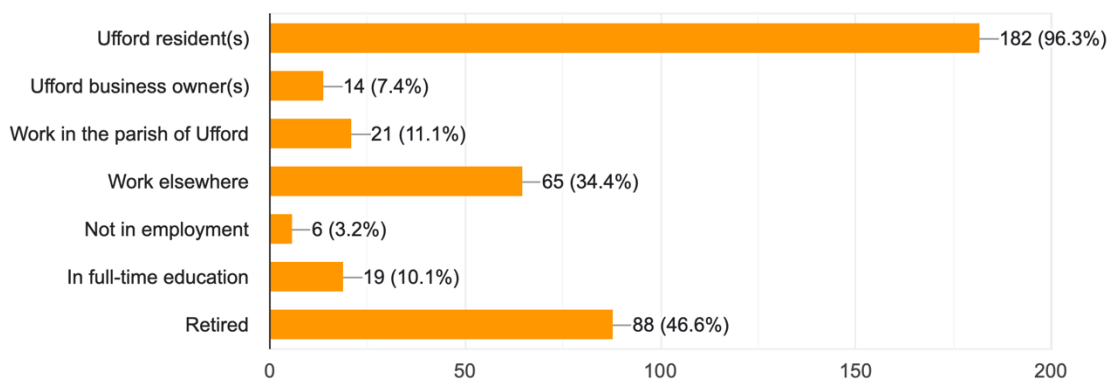
- 0-10 years old: 34 respondents
- 11-20 years old: 57 respondents
- 21-30 years old: 20 respondents
- 31-40 years old: 22 respondents
- 41-50 years old: 44 respondents
- 51-60 years old: 76 respondents
- 61-70 years old: 82 respondents
- 71-80 years old: 84 respondents
- 81+ years old: 30 respondents



## (2) Please tell us about yourselves

189 responses

**Summary of the data:** Note, households could tick more than one box. Most respondents were residents of the parish (96.3% of respondent households). It may be that the remaining 3.7% ticked another box instead, but are also residents, or it may be they were completed by businesses owners that are not resident in Ufford. A small number owned businesses (7.4%). More work elsewhere (34.4%) compared to work in the parish (11.1%). A small number said they were not in employment (3.2%). Others were in full-time education (10.1%), far less than the 51 people recorded as being 0-20 years old. A further 88 of respondent households said they were retired (46.6%).



## Other (also specified)

6 responses

- Artist (x1)
- one of us works from home, the other is retired
- Semi-retired

- Work at home
- Work from home

## GENERAL QUESTIONS

### (3) What is the one thing you value most about Ufford?

184 responses

**Summary of the data:** 'Peace' is mentioned 30 times, 'village' is mentioned 27 times, 'community' is mentioned 20 times and 'quiet' is mentioned 15 times.

**Action:** Review Vision and set Objectives.



Above: wordle. The bigger the word, the more frequently it is mentioned.

#### Raw data

- A quiet village adjacent to A12. Good for walks.
- A relatively quiet village close to amenities
- active community,
- beautiful setting and close to civilisation
- Beautiful village community
- Being a country village with greenery
- Being a village separate from melton and wickham
- Being able to walk around such a beautiful area feeling at ease and safe
- Being close to friends and family
- Being resident in a lovely rural village
- Close to local amenities
- Community
- Community

- Community
- Community - village life - peace and quiet - knowing ones neighbours.
- Community and two pubs
- Community spirit
- Community spirit and friendly. Quiet and dark!
- Community spirit and tranquillity
- Community spirit within the village
- Connection to nature and community
- Convenience
- Environment
- Friendliness of all residents, community spirit, walks in the open countryside and along the river
- Friendly - Proactive. Nr to Woodbridge
- Friendly and inclusive village
- Friendly community
- Friendly community, Lack of traffic, pretty village
- Friendly, country based village
- Friends and a very attractive village to live in.
- Friends. Conservation area being maintained. Childhood home.
- Friendships
- Good community, pubs and open spaces
- Great dog walking options
- great place to live with a quiet vibe
- Great Public Houses. Also serving coffee."
- How close to nature it feels in the village"
- I value the walks and the scenery it is such a beautiful village
- In catchment for Farlingaye school
- Instant access to countryside walks
- It's, or it was, a lovely village to live in, with amazing countryside and walks - It's not a suburb of Woodbridge or Melton - YET !
- It's beautiful countryside
- It's beauty, quietness and friendly community
- Its charm as a Suffolk village with good road connections nearby
- its peacefulness and exclusivity
- Its quiet rural village environment.
- Its tranquil environment
- Keeping the conservation area in Lower Ufford
- Kpm garage offers a great service for the villagers
- Landscape and community
- Living in a lovely village with a community feel.
- Living in a rural environment surrounded by open countryside and woodland.
- Living in an ancient village surrounded by accessible and beautiful country side
- Local environment (community, rural setting, character)
- Location
- location
- Location
- location
- Location
- Location
- Location
- Nice place to live, quiet.



- No light pollution at the moment!
- ON a bus route. Friendly residents.
- Open space
- Parkland wood, the river and beautiful countryside.
- Peace
- Peace / Quiet / Nature / Walks / No Streetlights / Clear Skies / Wildlife / Nice People
- Peace & quiet (I know, that's two but...)
- Peace and beauty and lovely people.
- Peace and countryside views. Few street lights and traffic. Lovely village community
- Peace and quiet
- Peace and quiet
- Peace and Quiet
- Peace and Quiet
- Peace and Quiet
- Peace and quiet
- peace and quiet
- Peace and quiet
- Peace and Quiet (i.e. limited traffic). Absence of light pollution
- Peace and quiet and dark skies
- Peace and quiet at the weekends
- Peace and Quiet. Beautiful area for walking.
- Peace and quiet. Pleasant residents. very pleasant surroundings
- Peace and tranquillity in a rural setting
- Peaceful
- Peaceful
- Peaceful and friendly community
- Peaceful countryside
- Peaceful environment
- Peaceful rural setting
- Peaceful village
- Peaceful village life, great neighbours and community
- Peaceful village, lived here all my life.
- people are helpful
- Perfect balance between country living and good roads / commute access.
- Physical geography, largely unspoilt architecture
- Proximity to unspoilt countryside; sense of community
- Quality of living
- Quiet
- Quiet / Peaceful yet close to amenities.
- Quiet and close to Woodbridge
- Quiet and friendly/sociable
- Quiet countryside walks for the dogs
- Quiet village
- Quiet. No commercial businesses.
- Quietness, friendly neighbourhood.
- Relative quiet village but traffic through the village is increasing
- Relatively un-spoilt and quiet village
- Rural ambience
- Rural area, nature, wild life, stunning views

- Rural aspects
- Rural countryside and community
- Rural countryside village
- Rural location near to amenities
- Rural nature of the village
- Rural nature, peace and quiet
- Rural village environment
- semi-rural location
- Semi-rural setting
- Sense of community
- Sense of community, village style feel, safety, quiet.
- Sense of community. Maintaining the rural feel of the village.
- Small village life, Good neighbours, peace and quiet.
- Strong sense of community
- Stunning views and nature
- Surrounded by open countryside."
- Surrounding open spaces and community spirit (hard to pick just one!)
- That it's such a friendly caring community which is in touch with its rural roots
- The accessibility of lovely walks.
- The amount of Green ! So many communities chop down their trees and hedges, giving a sterile feel.
- The community spirit
- The community spirit. Very pretty village. Just the right distance to travel to Woodbridge.
- The dark skies
- The environment - easy access to some glorious countryside
- The environment and located
- The feeling of family and looking out for residents wellbeing
- The friendliness of the community in a beautiful place
- The general village atmosphere
- The lanes and tracks for walking
- The natural landscape
- The nature
- The older architecture
- The peace and quiet
- The peace and quiet
- The peace and quiet of a lovely village whilst having close and easy access to Woodbridge, the coast and a train station to London.
- The peace and quiet. Access to countryside walks. Convenience - plenty of amenities in a short distance
- The peace and quiet. The green areas. The darkness (no street lights). Good community spirit.
- The peaceful and tranquil environment.
- The peacefulness of this pretty village, but also the community spirit and church.
- The people and countryside
- The quiet
- The quiet and countryside, woodland on doorstep and wildlife.
- The quietness and beautiful views.
- The rare times when you have peace and quiet.

- The relative peace and quiet of this lovely small village and very little street lighting.
- The rural beauty / amenity access
- the rural landscape with the river, fields, footpaths, wildlife and farm animals in the fields
- The rural nature of the village
- The rural village atmosphere
- The semi-rural location which is conveniently located close to the A12 and Woodbridge.
- The semi-rural village environment
- The sense of community
- The sense of community
- The sense of community. People are friendly and there are lots of opportunities to get involved in community from joining the Ufford Gardening Club, Art History Group and the working party of Friends of Parklands Woods.
- The spirit and collective energy of the community
- The strong sense of community spirit, with residents who care about where we live
- The tranquillity and countryside around the village.
- The unspoiled water meadows
- The unspoilt nature of the village
- The view of the water meadows from our house
- The village community and quiet
- The Water Meadows
- Tranquillity
- Tranquillity of residing in a rural village.
- Tranquillity without isolation.
- Ufford is a friendly and supportive village.
- Underdeveloped village, community
- Unspoilt beauty
- Village feel, Historic buildings. Peace and Quiet, friendly atmosphere.
- Village Life
- Village life
- Village life, good sense of community, peace and quiet and the open space.
- So far it's unruined!
- Village location. Proximity to Woodbridge.
- Village setting, surroundings, not over developed
- Walking paths and outdoor amenities
- Walks and nature
- Water meadows
- Water Meadows and the Lower Ufford conservation area.
- We love the peace, scenery and general feel of living here.
- You can't build on land near the river or other water fields. Keep it small

#### **(4) What would be the one thing you would improve?**

182 responses



- Alternative route for through traffic
- Apart from the obvious traffic calming, better quality of design for new development
- Area by ufford bridges
- Avenue pathway // Restrict speed to 20mph where no footpaths.
- Avoid large scale developments
- b) clear the drains that blocked causing large puddles on The Avenue and by the bridge by the phone box
- Better access to Parklands woods from the Avenue and footpaths suitable for people with limited mobility.
- Bring back the village shop
- Bus service
- bus service
- Bus service
- Bus service more accessible for Lower Ufford
- c) to pick up odd bits of litter etc"
- Car passing places
- Clean up dog poo from the wood between High Street and Byng Hall Road.
- Clubs / Village Events
- Communication
- Community activities targeted towards families / working / commuting parents
- Community Hall
- Community Hall
- Community Hall facilities
- Convenience store in walking distance
- Crazy drivers, unsociable behaviour down recreation ground especially in summer months with music and constant banging from football against basket ball wooden boards.
- Cut back people hedges against roads and footpaths.
- Cut back verges and hedgerows to allow better visibility for pedestrians, cyclists and motorists."
- cycle safety - with lanes & reduced car speed
- Enforcement of speed restrictions / road safety.
- Fewer holiday lets which devalue the community and could risk its future vibrancy.
- Footpaths
- Footpaths along The Avenue to the from School Lane to the Community Hall
- General tidiness of road frontages i.e. overgrown hedges, etc. Also road surfaces.
- get some shops etc
- Halt the rapid development
- Honesty and integrity of East Suffolk Planning Dept.
- I think there are some general small maintenance things that would help improve the village. If we could afford to employ a maintenance person to do things like
- I would like a small shop
- Improved community hall
- improved community hall
- improved facilities for village youth
- Improvement in lanes connecting the village - potholes for instance.

- Internet speed.
- Keeps roads and lanes well maintained and free of potholes.
- Less dog poo! Less traffic
- less through traffic
- Less traffic
- Less traffic - especially speeding cars and tractors. Prevent Lower Ufford, The Avenue and School Lane being used as an alternative to the crossroads at Melton.
- Less traffic in the rush hour past the house as the lane is very narrow
- Less traffic on main road -> New ramp onto A12 so traffic from Wickham Market doesn't have to come through Ufford especially large lorries from plant centre.
- Less traffic.
- Limiting volume and speed, avoiding rat runs."
- Local convenience store
- local shop
- Local shop - Lack of !
- Local transport
- Lower Speeding through the village
- Lower the speed limit through the village. Efforts to stop Ufford becoming a rat-run like road narrowing / speed bumps.
- Maintenance of hedges, Dig out ditches to prevent continual flooding of the roads.
- Measures to keep traffic out of the village where it is being used as a cut through
- Mobile reception.
- more commercial activity
- More footpaths - clear ones!
- More footpaths through the fields and cycle paths
- More frequent bus times and later into the evening so you can go to Woodbridge for an evening and get home around 11pm
- More protection in and around the conservation area to avoid unsuitable development. Restoration of the Deben from hawkswade bridge to the tidal river.
- more social housing for locals
- Much as I hate making a village look like a town - I believe speed calming measures, "sleeping policemen" or others should be implemented ALL along the avenue, cars fly up and down it.
- Neighbours
- New to the village , but as yet nothing that is apparent.
- No building on agricultural land and other 'green' sites. New building in keeping with existing, i.e. vernacular architecture.
- No more building
- Not a lot I would improve I would like for there to be more community and family events and discos etc down at the community hall but I don't think there's anything else we need in the village. A shop would be lovely but again we are not far from any local shops so it's not a necessity
- Not so much traffic, particularly on the High Street.
- Nothing
- Nothing
- nothing

- Nothing - great as it is.
- Nothing it is fine as it is.
- Nothing.
- Nothing. Remain the same . Keep as a green space full of rich and diverse wildlife, flora and fauna.
- Overall strategy for protection of the environment
- Parking control top of school lane
- Pedestrian access to the play area
- Planning permission decisions made by ESC. More care about impact of decisions on the community.
- Possible new burial ground
- Probably better safer bike and pedestrian access to recreation ground from lower Ufford. Currently walk along Avenue with dog and dive into hedgerows as cars approach.
- Protect the village from any further harmful development.
- Protection of the village environment by stopping all new housing development as this is built purely to attract incomers, it is not meeting local need.
- Public transport
- Public transport
- Public transport
- Public transport links, especially to Woodbridge train station to cut car usage.
- Quieter roads - increasingly used as a "rat run"
- Reduce amount of traffic through High St. Construct on-ramp to A12 before Ufford
- Reduce speed along the High Street/Yarmouth Road
- Reduce speed of traffic
- Reduce the amount of traffic through the village
- Reduce the unnecessary industrial developments that are not appropriate for a small rural village
- Reduce through traffic particularly in the morning and evening 'rat run'.
- Reduce traffic caused by more housing in neighbouring towns using the High St.
- Reduce traffic in School Lane
- Reducing the amount of traffic through High Street by altering A12 access from Wickham Market
- Reduction in through traffic
- Regular leaf clearing by council
- restrict any further development but happy with house improvements. Preserving what green spaces are left
- Restrict the amount of new houses. Landex ones look 'out of place' in the village.
- River is silted up and covered in weed and there are several blockages"
- road junction at The Avenue with Yarmouth Road
- Road Noise !
- Road noise/traffic from A12
- Road surfaces and drainage
- Road, pavement and drainage maintenance.
- Roads
- Roadside drainage requires improving.
- Roundabout at top of The Avenue

- School Lane / The Avenue junction.
- SENSITIVE - Future Building
- Shops/convenience store within a walkable distance
- Sleeping policemen "??"
- Slip road onto A12 thus by-passing main road through village
- Slower - and preferably less - traffic on B1438 and High Street.
- Slower traffic along the B1438
- Slower traffic through back lanes
- Slowing down of traffic on main road
- Small shop
- Speed restrictions."
- Speed zones for minor roads (20ph)
- Speeding on high street
- Stop all the building
- Stop any more development.
- Stop further building/roads cannot cope
- Stop night lights polluting sky.
- Stop overbuilding.
- Street Lighting
- street lights
- Supporting businesses in the village
- Sympathetic new builds and extensions
- The availability of affordable homes.
- The bus service!
- The dangerous road junction at the top of the Avenue / Yarmouth Road should be replaced. The recently approved development at the old Crown Nursery site will increase the traffic in this area and make the current road layout even more dangerous. A roundabout would be a good solution and there is plenty of room to accommodate this - the current triangle could be reconstructed and perhaps the developers could contribute financially.
- The eco rating of houses
- The flaccid relationship between church and the village.
- The junction at the top of The Avenue.
- The junction at top of The Avenue. It should be a roundabout.
- The main road
- The roads !
- The speed limit through The Avenue.
- The speed of traffic through coming down the hill from Wickham
- The speed of traffic through the village
- the traffic system, use is now too heavy for the narrow roads and the infrastructure is being degraded.
- The traffic. Yarmouth road up to Wickham Market has become a bit of a rat-run to the A12.
- Through traffic reduction
- Tighter control of the speeding of vehicles.
- To have less "through" traffic - avoiding the lights at Melton being one example (cant think how you could do that!) - having an access to A12 North at the Ufford junction
- Too many houses now."
- Traffic
- Traffic



- traffic
- Traffic along Yarmouth Road. Slip roads should be put in onto A12 to divert traffic from Wickham Market.
- Traffic calming for the through roads of the village
- Traffic calming needed particularly as more traffic will be using the High St. once the new houses at Wickham Market are occupied."
- Traffic calming on the main road
- Traffic management - The Avenue and Yarmouth Road l'change
- Traffic reduction
- Traffic speed
- Traffic.
- Traffic. Cars speeding on the High Street.
- Unfortunately out of our hands usually, but Ufford seems to have been the victim of a huge amount of planning applications for large-scale developments, completely unsuitable for a rural village, in our time of living here
- Unifying Lower Ufford with Upper Ufford.
- Village shop
- Village shop - general store
- Volume of traffic through the village (+ speed limits)
- Water quality at the river
- We wonder how easy it is for older people/non drivers to access Woodbridge
- We would like the opportunity to buy a retirement bungalow.
- winter needs more lighting in the darker roads.
- Without doubt I would improve the speed of traffic and volume by forcing vehicles to drastically slow down on the road going past Melton Hamlet. A DEATH OR SEVERAL ARE OVERDUE.

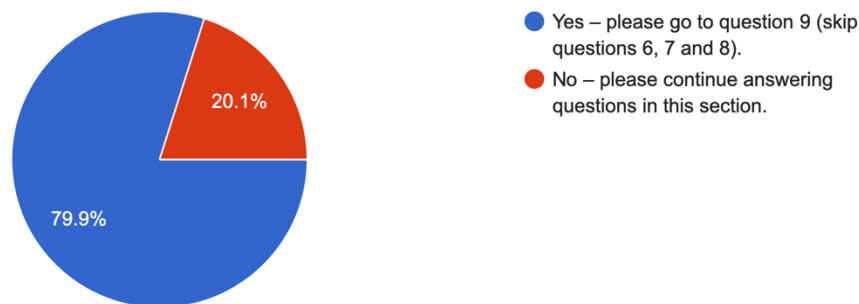
## HOUSING NEED & LOCATION

**(5) Please indicate whether you or a member of your household (i.e. yourself, older children or dependents etc.) is likely to be in housing need within the next 5 years. My current home is likely to be suitable for all the people that are currently living in it, for the next 5 years (please tick ✓).**

189 responses

**Summary of the data:** The majority of respondents said that their current home is likely to be suitable for all the people that are currently living in it, for the next 5 years (79.9% of respondent households). However, 20.1% of respondent households (38 households) said their home would not be. This means, that a fifth of all households could be looking to move or have members of the household that will be looking to move, within the next 5 years.

**Action:** Compare data with Housing Needs Assessment report and develop a policy around of housing needed within the parish.

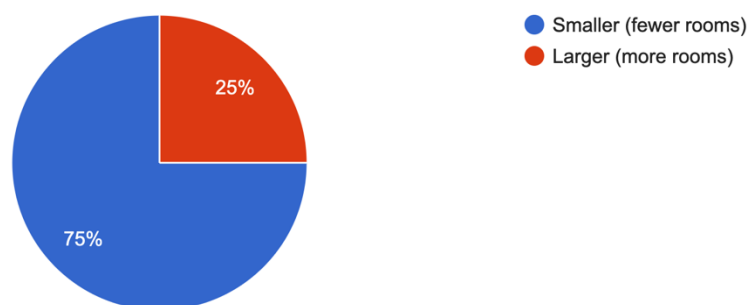


**(6) Are you looking for a bigger or smaller place to live? (Please tick ✓)**

32 responses

**Summary of the data:** The majority were looking to move into a smaller property (75% of respondent households) rather than larger property (25%). This may reflect the older age of many of the respondents (and the population) who are perhaps looking to downside.

**Action:** Compare data with Housing Needs Assessment report and develop a policy around size of new properties.

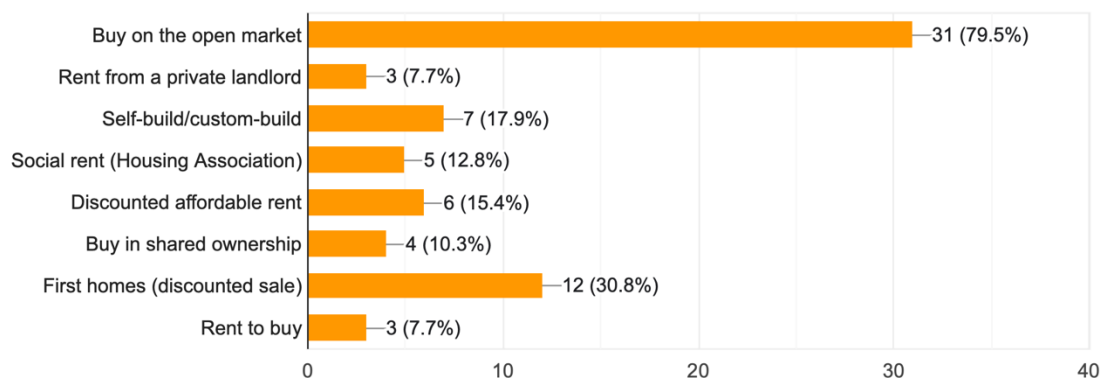


**(7) If the following were available in Ufford, which would you be looking for? (Please tick ✓ one or more boxes)**

39 responses

**Summary of the data:** Of those looking to move within the next 5 years, the majority (79.5% of respondent households) were looking to buy on the open market. Then looking for first homes (30.8%). A smaller number wanted to rent from a private landlord, self-build/custom build, social rent (Housing Association), discounted affordable rent, buy in shared ownership and rent to buy.

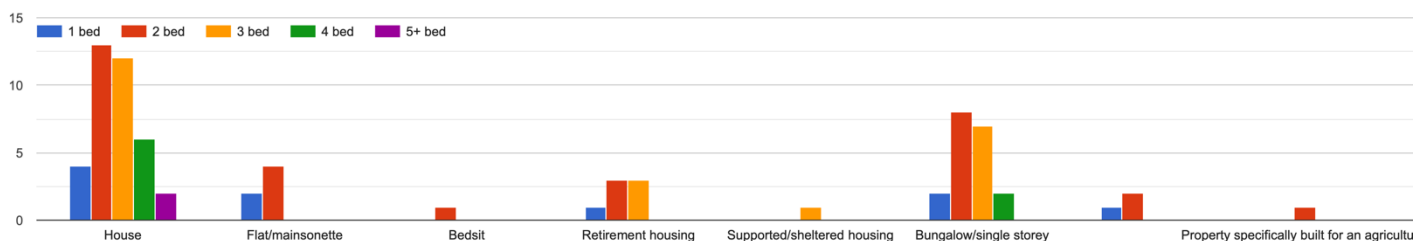
**Action:** Compare data with Housing Needs Assessment report and develop a policy around type and tenure of housing needed within the parish.



(8) If you, or a member of your household, are seeking a new home within the next 5 years, what type of property do you think you would be looking for? (Please tick ✓ the kind of property that would best suit your needs).

**Summary of the data:** Particular interest in 2 and 3-bedroom (and some 4 bedroom), and bungalow/single storey properties.

**Action:** Compare data with Housing Needs Assessment report and develop policy around type and tenure of housing needed within the parish.



(9) If Ufford had to accommodate more housing development in the future, where would be the most appropriate location(s)?

181 responses

**Summary of the data:** a variety of answers came from respondent households

- General brownfield sites within Ufford
- Former Notcutts nursery site, opposite the Norse/Council depot
- Former Crown nursery site/next to new housing developments/Goldsmiths
- Lodge Road
- Nicholls Yard/High Street/ Yarmouth Road/ old scrap yard/SBS spares
- Lower Ufford
- Main road or alongside A12 slip road
- North end of village
- Infill
- Elsewhere/no development
- Others

**Action:** develop a policy about location (specific or otherwise) locating potential development area(s).

Sorted data

<p><b>General</b></p>	<ul style="list-style-type: none"> <li>○ Any further developments needs wholesale infrastructure investment, local school capacity etc. There is already development emerging around Wickham Market which does have a range of facilities that would work well for many people. Ufford won't retain its special identity if we recreate what is already available in nearby locations. So to my mind, only single plot dwelling applications should be considered, which are sympathetic to both surrounding existing dwellings/ buildings and the landscape . Probably a minimum of 1 acre plot per dwelling so that the house actually has a garden and capacity to grow vegetables, keep chickens etc.</li> <li>○ ALL useful land has already been developed on. The village is now in danger of being over developed. This is a concern.</li> <li>○ I already tried to get permission on my large front garden for a smaller house for me but generally think that the village would lose its character if allowed to grow too much.</li> <li>○ I am not ticking the next box of 10 or less homes as I don't believe we should be opening up opportunities for commercial property developers in our village. We should be generating opportunities for new and existing families / individuals:/ groups to potentially self build individual eco homes for their own use that can be modern or traditional as long as the dwelling is sympathetic to the landscape and structures that surround it. More importantly we need to be asking ourselves what might we do to enable a more sustainable power and communal infrastructure solution for our village to support the needs of the existing resident community.</li> <li>○ Depends on imposed target number. - If can be accommodated on one site then land opposite council</li> </ul>
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	<p>depot and Parklands. Developer should also pay to upgrade dangerous junction en-route to A12 South via CIL</p> <p>- If cannot fit on one site then several smaller throughout village.</p> <ul style="list-style-type: none"> <li>o In an area previously used for work related matters.</li> <li>o Near old Main Road. Top of Yarmouth Road. On former Crown Nursery (instead of the industrial estate that was recently approved). Where B1438 and Old Bredfield Road intersect. Land opposite Suffolk Coastal Norse beside Old Bredfield Road.</li> <li>o The Parish Council should negotiate with the District &amp; County/highways authority to accommodate any new housing around the Lodge Road area which is largely unproductive land, sadly the old Notcutts site is also likely to be targeted as a brownfield site. The Parish Council should also negotiate that the A12 entrance should become a symmetrical on/off certainly at the southern exit but also the northern exit/entrance too. If these sites were to be developed it would be important to have an on/off at the southern junction to avoid excessive traffic along the High St</li> </ul>
<b>General brownfield sites</b>	<ul style="list-style-type: none"> <li>o Brown sites</li> <li>o Brown field sites (if there are any ?)</li> <li>o Disused nursery ground opposite Suffolk Norse.</li> <li>o Former industrial spaces.</li> <li>o Existing brownfield sites</li> <li>o Small brown field sites</li> <li>o One or two obvious brownfield sites &amp; remainder of the former Crown nursery site</li> <li>o opposite the village hall</li> <li>o Brown field sites such as the old scrapyards on the High Street and Crown Nurseries</li> </ul>
<b>Former Notcutts nursery site, opposite Norse/Council depot</b>	<ul style="list-style-type: none"> <li>o notcuts old site</li> <li>o Notcutts land opposite Ufford Park Hotel.</li> <li>o notcuts</li> <li>o Notcutts land adjacent to Melton Park"</li> <li>o Notcutts nursery site, Yarmouth Road</li> <li>o Notcutts site on the Yarmouth Road</li> <li>o Notcutts site</li> <li>o Notcutts nursery site opposite Norse</li> <li>o Former notcutts site</li> <li>o Disused Notcutts Nursery land</li> <li>o Notcutts</li> <li>o The old Notcutts nurseries</li> <li>o The old Notcutts nursery site.</li> <li>o The old Notcutts nursery site</li> <li>o The old nursery</li> <li>o The old nursery land, hospital grove or the nA side of the A12 near oak farm</li> </ul>

	<ul style="list-style-type: none"> <li>○ The redundant Notcutts site at the junction of Yarmouth Road/The Avenue</li> <li>○ The site of the previous Notcutts container plant field opposite Suffolk Norse depot</li> <li>○ Nursery land opposite Parklands (Notcutts old site) or Nursery land to the West of the old A12.</li> <li>○ Old Notcutts land/ opposite Parklands</li> <li>○ Old Notcutts nursery area - not sure there is much land left otherwise</li> <li>○ abandoned nursery across the road from Parklands</li> <li>○ The old abandoned nursery opposite the bin lorry depot</li> <li>○ Opposite Council Building</li> <li>○ Opposite council depot</li> <li>○ Opposite Norse</li> <li>○ Opposite Norse</li> <li>○ Opposite the council depot</li> <li>○ opposite the norse site</li> <li>○ Near and around council depot.</li> <li>○ The abandoned nursery opposite the council rubbish lorry site.</li> <li>○ The nursery opposite Parklands entrance</li> <li>○ Parklands (current Suffolk Norse) site</li> <li>○ Old nursery site opposite Parklands/Council depot.</li> <li>○ Land opposite the Ufford Hotel where there are or was greenhouses</li> <li>○ The ufford land by st audrys Melton park</li> <li>○ Derelict nurseries opposite Parklands</li> <li>○ Nurseries adjoining Parklands. Easy access to main roads and near the park</li> </ul>
<b>Former Crown nursery/next to new housing development/ Goldsmiths</b>	<ul style="list-style-type: none"> <li>○ Crown Nursery</li> <li>○ Crown Nursery</li> <li>○ Crown nursery land</li> <li>○ Crown Nursery</li> <li>○ Yarmouth Road Nurseries</li> <li>○ Yarmouth Road</li> <li>○ Where the old Nursery was</li> <li>○ Former Crown Nursery site or brown field sites along Yarmouth Road/ High Street</li> <li>○ It WOULD have been Crown Nursery !</li> <li>○ Site(s) along Yarmouth Road.</li> <li>○ On Yarmouth Road</li> <li>○ On the sites of the nurseries</li> <li>○ The Nurseries. Land with easy access to A12</li> <li>○ Nursery between The Avenue and High Street</li> <li>○ Adjoining existing new housing developments</li> <li>○ Attached to existing developments</li> <li>○ Goldsmiths nursery and Old</li> <li>○ Goldsmiths, bungalows adjacent to farm at top of hill, and scrapyard on high street</li> <li>○ Goldsmiths, in place of commercial buildings.</li> </ul>

	<ul style="list-style-type: none"> <li>○ Goldsmiths, The Bungalow High Street, Notcutts site opposite Norse</li> <li>○ High street</li> <li>○ Ideally no more - potentially grow goldsmiths a little - but definitely needs different style.</li> <li>○ IF' ... expanding, Goldsmiths.</li> <li>○ Near Goldsmiths.</li> <li>○ Near to the already developed areas such as the goldsmiths development</li> <li>○ Next to Goldsmiths where the business units have just been approved (speak to Lane about a housing option instead plus may be with the local shop). Off Lodge Road behind the current housing on the field. Opposite the junction with The Avenue next to the ex Council Houses.</li> <li>○ Former Crown Nursery site.</li> </ul>
<b>Lodge Road</b>	<ul style="list-style-type: none"> <li>○ However if essential the field opposite Lodge Road would be a suitable site "</li> <li>○ Lodge Road, Ufford is suitable for housing and services are already at the site. This site has been turned down for planning for no appropriate reason.</li> <li>○ SPS Spares site on Hight Street; land on west side of Forge Road</li> </ul>
<b>Nicholls Yard/High Street/ Yarmouth Road/ old scrap yard/SBS spares</b>	<ul style="list-style-type: none"> <li>○ Maybe the scrap yard in the High Street but too much development now - no more room.</li> <li>○ Nicholls site/scrap yard</li> <li>○ Nichols yard</li> <li>○ Along High street, especially to the north.</li> <li>○ High Street</li> <li>○ End of High St, near A12</li> <li>○ Land at The Bungalow, Yarmouth Road (editor - actually means High Street)</li> <li>○ High Street</li> <li>○ North of High Street</li> <li>○ On the High Street</li> <li>○ The old scrapyard in the High Street.</li> <li>○ Off Yarmouth Road near SBS spares</li> <li>○ Spall's SBS Spares on High Street</li> <li>○ The motor vehicle yard on the main road by the bungalow and the land where the ponies are with the big lleyandii hedge in Spring Lane</li> <li>○ SPS Spares site on Hight Street; land on west side of Forge Road</li> </ul>
<b>Lower Ufford</b>	<ul style="list-style-type: none"> <li>○ Lower Ufford Spring Lane and Loudham Lane. (Why does Upper Ufford have to have all the unnecessary unsightly over development?)</li> <li>○ Lower Ufford. Parklands.</li> </ul>

<b>Main road or alongside A12 slip road</b>	<ul style="list-style-type: none"> <li>○ A12 side of the main road</li> <li>○ Along main roads to avoid traffic on smaller roads</li> <li>○ Area between Ufford and Melton along A12 but leaving ALL wooded areas.</li> <li>○ B1438 near a12</li> <li>○ by the a12</li> <li>○ Close to main road</li> <li>○ West side of A12</li> <li>○ Near the A12 where infrastructure exists or can be easily upgraded to accommodate the additional traffic</li> <li>○ Near to main road tp prevent congestion of lanes and damage to verges.</li> <li>○ The OLD main A12</li> <li>○ Outskirts, near A12</li> <li>○ On the run up to the A12 (Woodbridge direction) on field adjoining council houses.</li> </ul>
<b>North end of village</b>	<ul style="list-style-type: none"> <li>○ Along the main road going towards Wickham Market.</li> <li>○ If it was a big development away from the North West of the area near the A12 away from the main village. If within the village on the main road going towards wickham market or on Loudham Lane</li> <li>○ Land towards Pettistree</li> <li>○ North end to Wickham Market</li> <li>○ North end of village towards Wickham Market before road bridge</li> <li>○ The land on both sides of the road heading out of village to Wickham Market before flyover.</li> </ul>
<b>Infill</b>	<ul style="list-style-type: none"> <li>○ Garden / infill locations</li> <li>○ In fill on main road</li> <li>○ In filling.</li> <li>○ Small gap sites only</li> <li>○ Large gardens to be turned into a building plot.</li> </ul>
<b>Elsewhere/no development</b>	<ul style="list-style-type: none"> <li>○ Melton</li> <li>○ Melton!</li> <li>○ Miles outside of Ufford</li> <li>○ More housing would impact the village</li> <li>○ Anywhere else ! NOT HERE !</li> <li>○ Cannot see an obvious site</li> <li>○ Don't build anymore! Leave countryside, countryside.</li> <li>○ Do not think there are any suitable locations in the village.</li> <li>○ NO FURTHER HOUSING DEVELOPMENT !</li> <li>○ No more</li> <li>○ No more housing as the roads are not sjitable for more traffic.</li> <li>○ No room for further development</li> <li>○ None</li> <li>○ None</li> <li>○ None - we have enough housing already!</li> </ul>



	<ul style="list-style-type: none"> <li>○ None left - all appropriate locations have been used.</li> <li>○ None, I feel we have enough 'housing developments' already with Ufford Place, Crownfields and Goldsmiths</li> <li>○ NONE! Would destroy village. Too much already (Crown Nursery site)</li> <li>○ None. No more housing required !</li> <li>○ Don't need more houses it's a village not a town</li> <li>○ For a village of its size and type there is ENOUGH development already.</li> <li>○ I don't think there is anywhere appropriate for more housing in Ufford.</li> <li>○ Wickham Market - NOT Ufford!</li> <li>○ I see no need for more housing development there is not enough infrastructure to cope!</li> <li>○ I think it is already overdeveloped</li> <li>○ Outside of Ufford - Ufford is a village not a town.</li> <li>○ Outside Ufford</li> <li>○ We think there is enough housing in Ufford - anymore would make it busier and more polluted with cars.</li> <li>○ Practically every available space has been developed in the last 10 years. Will soon be a town rather than a village.</li> <li>○ Not in Ufford</li> <li>○ Nowhere! There has been so much development in recent years that the character of the village is in jeopardy. The latest planning decision for Goldsmiths is a case in point. A car park for 100 cars and street lighting is in no way suitable for a "dark" village. Woodbridge /Melton and Wickham Market are already overdeveloped and spreading towards Ufford. This places a burden on facilities such as parking, Medical facilities and schools and roads.</li> <li>○ There are none that I know of. Ufford has absorbed more than enough housing for a village of its size in recent years.</li> <li>○ There is no infrastructure for more houses in Ufford. There should be no more houses here. Use brownfield sites in Ipswich. Do not use agricultural land we need it for food.</li> <li>○ There is no room for further homes unless the infrastructure is improved</li> <li>○ There is no scope to grow Ufford without ruining its village character</li> <li>○ Ufford has had enough new housing developments recently</li> <li>○ Nowhere is suitable. Ufford is a village - anymore "development" we'll be living in suburbia</li> <li>○ Nowhere! Ufford does not have appropriate locations. But as developers are palm-greasers Upper Ufford towards Wickham Market ONLY.</li> </ul>
<b>Others</b>	<ul style="list-style-type: none"> <li>○ Byng Hall Road</li> <li>○ clusters of three or less - next question answer to q10.</li> <li>○ Hospital Grove</li> </ul>

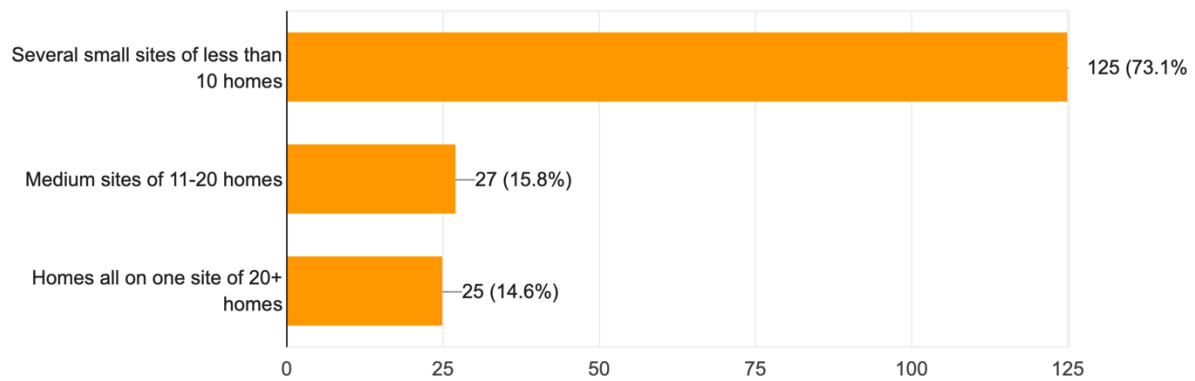
	<ul style="list-style-type: none"> <li>○ Upper st, Yarmouth Road as it's the only easily accessible area</li> <li>○ On the village outskirts</li> <li>○ Not off narrow lanes.</li> <li>○ Not sure - but small pockets only</li> <li>○ on edge of village along B1438 Yarmouth Road, not necessarily off smaller roads</li> <li>○ Outside of conservation area and within the village envelope. No 'greenfield' building.</li> <li>○ Several small area's either within or on the outskirts of the village.</li> <li>○ On the west side of the B1438</li> <li>○ Near Ufford Park</li> <li>○ Nearer to Melton. Not Byng Hall or Water Meadows.</li> <li>○ Not in low lying water meadows.</li> <li>○ On the edge of village we don't want anymore infill</li> <li>○ On the outskirts of the village toward Woodbridge</li> <li>○ Fields adjacent to the Sogenhoe chapel?</li> <li>○ Western area - between Ufford &amp; Melton. Whatever the geography dictates.</li> <li>○ East and West corners</li> </ul>
<b>Don't know</b>	<ul style="list-style-type: none"> <li>○ Don't know</li> <li>○ Don't know</li> <li>○ dont know</li> <li>○ I don't have enough knowledge to answer this.</li> <li>○ Unknown</li> <li>○ Unsure</li> <li>○ I haven't lived here long enough to make a suggestion</li> <li>○ That's impossible to answer as I don't know which land is available</li> </ul>

**(10) If East Suffolk Council allocates more housing to Ufford in the future, how should the housing be distributed in the parish? (Please tick ✓ one box)**

171 responses

**Summary of the data:** almost two thirds of respondent households (73.1%) stated 'several small sites of less than 10 homes', and the other third of respondents were split between 'medium sites of 11-20 homes' (15.8%) and 'homes all on one site of 20+ homes' (14.6%).

**Action:** Compare data with Housing Needs Assessment report and feed results into Design Code work. Develop a policy of size of developments.



## HOUSING DESIGN & HERTIAGE

### (11) What features would you like to see included in any new housing development? (Please tick ✓ one or more boxes)

188 responses

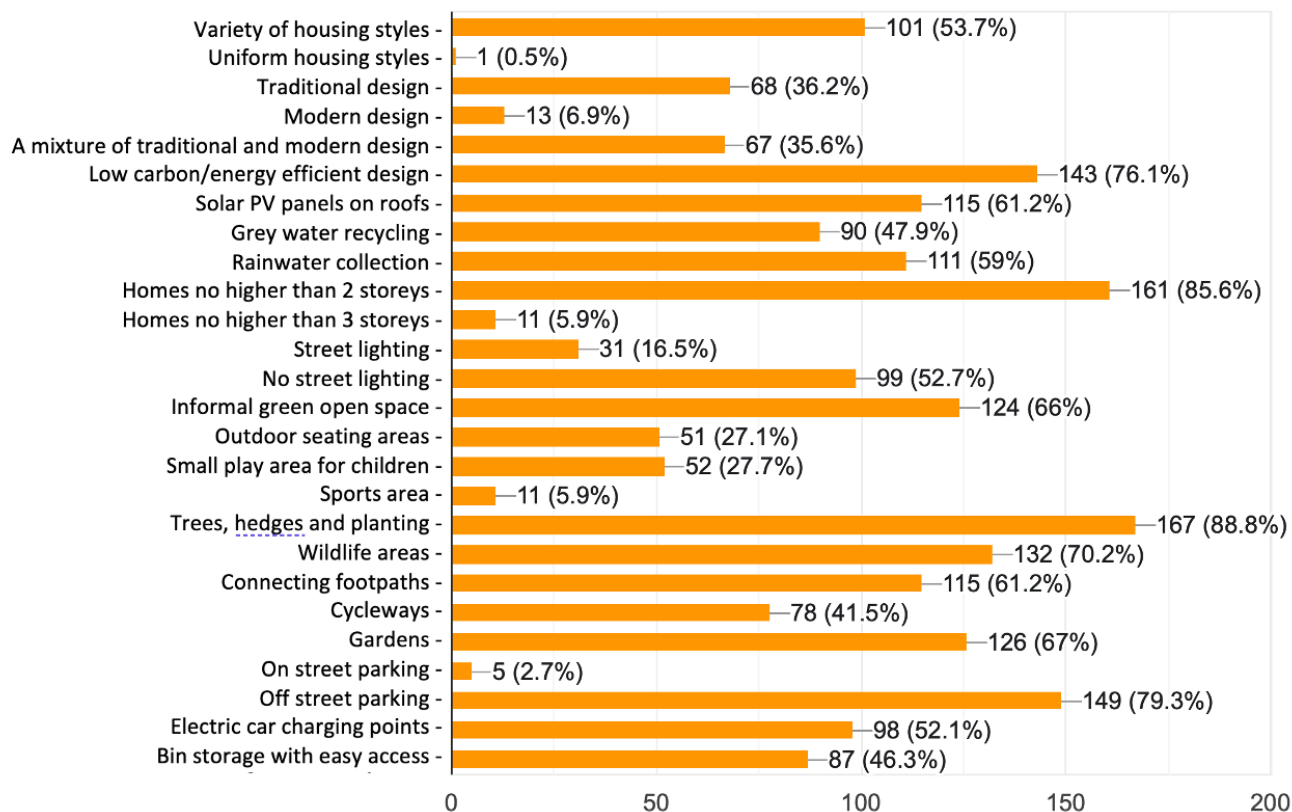
*NOTE: answers to this question should be considered alongside answers to question 12.*

#### **Summary of the data:** Particular support for

- Tree, hedges and planting (88.8% of household respondents)
- Homes no higher than 2 storeys (85.6%)
- Off street parking (79.3%)
- Low carbon/energy efficient design (76.1%)
- Gardens (67%)
- Informal open space (66%)

Least support for uniform housing (0.5%), on street parking (2.7%), sports area (5.9%) and homes no higher than 3 storeys (5.9%)

**Action:** Feed in comments to Design Code work.



## (12) Are there any other design criteria that new development should include for Ufford?

104 responses

**Summary of the data:** Some support for allotments, environmentally sustainable methods of heating, homes 'in keeping' with what is already in Ufford.

**Action:** Feed in comments to Design Code work.

### Raw data

- 21st century design, not the retro stuff currently designed.
- A simple footpath along The Avenue.
- Access to good road not country lanes
- Affordability for working class people.
- Affordable housing
- Affordable housing as part of the overall mix
- Air conditioning
- Air source and ground source heating systems
- ALL of the last planning applications that have been passed in recent years have been pedestrian in design. We are in danger of looking like Kesgrave and Martlesham Heath. We need to retain the historical connection rather than naff footballer style properties that have been built and recently have been granted planning permission..
- Allotments
- Allotments / community project spaces

- Any 'new' houses should be sympathetic to the existing environment. They can be new and modern construction without being garish like those in Goldsmiths.
- Any new buildings should look to the existing architectural vernacular of the buildings immediately within the vicinity
- Avoid the housing styles that look similar to Ravenswood council housing in Ipswich. The former crown nurseries look very similar and aren't in keeping with the local area.
- Build Elsewhere
- building materials that blend with existing housing, e.g. brick, wooden frame. Not glaring white and grey.
- Bungalows
- Bungalows
- Bungalows
- Cannot think of any
- Cars in gardens not on roads
- Compact houses built with natural materials preserving existing trees
- Cycle sheds
- Design to include adequate infrastructure to accommodate new homes ie roads / access points as well predicting the impact of associated vehicular use on the main / minor roads.
- Designs sympathetic to neighbouring properties
- Don't know
- Each house totally independent, i.e. - not dependant upon the National Grid.
- Easy access to and from houses for people with disability or poor physical movement.
- Efficient drainage for surface water
- Enforceable speed limits on The Avenue and Barrack Road. A safe footpath to continue from the existing footpath in The Avenue to the entrance of Parkland Woods and the recreational area. An improvement of the junction from the Wickham Market Road into Yarmouth Rd to slow the traffic down and make exiting from The Avenue safer. Improve junction from Yarmouth Road to The Avenue; particularly if more housing is to be built.
- Ensure that there is appropriate infrastructure.
- Fit with local vernacular eg pantile roofs, plastered, pink
- Following recent planning decisions (and government intention?) here in Ufford and in Grundisburgh and Framlingham I am very concerned that after all the effort put into neighbourhood plan it could be easily overruled.
- foot paths between housing areas
- Good bespoke contemporary design sympathetic to the village environment whilst avoiding mock vernacular
- Ground source heating systems
- High speed broadband.
- Housing should take account aesthetically of the existing stock in the village ie. building materials and styles, so that a harmonious blend is achieved. It should also be fully integrated into the rest of the village with roads and paths. When this is ignored it is to the detriment of the village and the sense of community.
- Ideally no development
- If we have to have new homes they really need to fit into the village and not ruin the charm and

- Improving facilities and amenities
- In keeping with the rest of the village.
- Individual designs
- Integrated electric car charging points. (1 for small properties and 2 for large properties)
- Just sympathetic to the area to minimise impact
- know
- Low cost housing.
- Low density, sympathetic design, good quality standard
- Low level lighting if any
- N/A
- New housing should be small affordable homes for young people - there's enough palaces in Ufford !
- no
- NO
- No
- No
- No
- No
- No
- No
- No flats or terraces houses
- NO FURTHER DEVELOPMENT
- No high rise
- No large developments or out-of-scale housing to replace smaller properties
- NO MORE HOUSES IN UFFORD ! \* This form reads like it was written by a property developer - I hope it isn't !
- No more houses. Don't build anymore.
- No real preference over styles as long as it's quality design and built houses.
- No street lighting, this is a village not a town! Most households on average have 2 cars, so each house should have parking/driveway to accommodate.
- No.
- None
- None
- Not to be too cramped together
- Off street parking is required as the roads and lanes are too narrow to park on them.
- Oly bungalows.
- Out of sight place for bins"
- outside colours, eg walls tiles, windows etc. blend in with surrounding housing
- Plan for traffic infrastructure to accommodate new housing
- Properties that do not stick out like a sore thumb, or spoil views.
- Public amenities, e.g. shops. Traffic calming.
- screening
- Should be in keeping with beautiful traditional village cottages.
- Should fit with immediate surroundings
- Should not interfere with any views
- Size of gardens - Bigger. Building not so close to each other. Squeeze them in Greed.
- Small and under £250k
- Small well insulated units for lower wage working people

- South facing roofs to maximise PV panel efficiency.
- substantial right to light
- Sustainably built.
- Thatched
- The designs need to be sympathetic to the area
- The layout, character and appearance should take account of the existing landscape street scene
- There should not be much of it.
- Thermal and environmental, e.g water, efficiency
- They should look appropriate. Ufford is a real mixture of mainly individual houses.
- Too much already - no more !!
- Traditional use of good quality finishing materials - particularly roofing (no concrete
- Ufford is a 'small village' in the country and any new development should be suitable for that. So no offices! Some elements of 'Suffolk vernacular' (e.g pantiles) should also be incorporated.
- Underground green power and technology infrastructure
- Use of vernacular materials is vital.
- We should avoid trying to emulate old designs and push hard for a new STYLISH modern energy efficient stylish approach - that enhances the village. We should push back hard against the Hopkins Home boring boxes approach. We could even be daring and push for a self build site on the old Notcutts site.
- Whatever designs are adopted, they should acknowledge the local vernacular.
- Wildlife protection / encouragement. e.g. nest boxes, roost sites, wild plat(ing) for insect habitat - NOT mown grass areas.
- would have to be traditional suffolk design cottages
- Yes - NO more "development"

**(13) There are 28 listed buildings in Ufford ([www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)). Do you know of any buildings or features which are NOT already listed, but which have significant local heritage value due to their age, rarity, aesthetic interest, archaeological interest, historical association, landmark status or social and communal value?**

110 responses

**Summary of the data:** Buildings or features noted for their local heritage value (need checking)

- Ash Greys
- Barn beside Hill Farm
- Cemetery
- Community Hall
- Green Tiles School Lane
- Hawkeswade
- Hill Farm Cottage
- Knoll Cottage
- Lower Street and Barrack Lane houses
- Ufford Place original buildings and walls
- Melton Hamlet
- The White Lion public house
- Old Chapel, High Street (Sogenhoe Chapel)
- Parklands woods
- Playground and recreation ground
- Sick cottages along Loudham Lane
- Village Sign
- Melton Hamlet cottages
- Oak Cottage
- Sick Cottages Loudham Lane
- Four Elms spring Lane
- Spion Cop Spring Lane.
- St Mary's Church Hall
- Tallboys formally Takoradi designed by John Penn Ufford Place
- The bridge over Ufford Hole
- The first two cottages on the left in East Lane.
- The ancient walls around the house called Carousel in Lower Road
- Ufford Park Gates (looking towards church
- walls at Ufford Park Golf Club entrance
- 1-5 Melton Hamlet

**Action:** Check above list against Listed Buildings list. Consider other buildings also. Undertake assessment of their heritage value using the Historic England criteria for Non-designated Heritage Assets.

Raw data

- a few properties in Ufford Place were designed by a well renowned architect during the 1900s
- All remaining walls of the former big house - Ufford Place. There are many walls in private gardens, or as boundary walls and features like the former ornamental fish pond;
- Ash Greys Church Lane
- Barn beside Hill Farm High Street.
- Cemetery
- Community Hall
- Green Tiles School Lane
- Hawkeswade
- Hill Farm Cottage, High Street
- I don't know of any
- I live in the Stables which were part of the Ufford Place estate -----
- Knoll Cottage, Barrack Lane





- No
- No
- No
- No
- No
- No
- No
- No
- No, I'm afraid I don't.
- No.
- No.
- No.
- No.
- no.
- None
- None
- None
- None
- None...any further listing of items within people's garden should not be allowed
- Not a resident long enough
- not personally
- Old chapel in High St.
- Parklands woods
- Playground and recreation ground
- Sick Cottages along Loudham Lane. Old Chapel on High Street.
- Sick Houses?
- Sogenhoe Chapel
- Sogenhoe chapel site
- Sogenhoe Chapel site, Village Sign, Melton Hamlet cottages, Oak Cottage (Ufford Road), Sick Cottages Loudham Lane, Four Elms spring Lane, Spion Cop Spring Lane.
- Speaking personally. We live in Ufford Place on the site of the old Ufford Place House and grounds. The house was demolished in the 1950's and the site developed as individual plots. Most of the properties are fairly conventional with a few exceptions but there are extensive remnants of the gates and walls and some of the original service buildings. No account has been taken of the importance of these in the village landscape and they are all outside of the existing conservation area. To protect them for the future they should be surveyed and listed for protection.
- St Mary's Church Hall
- St Mary's Church Hall
- St Mary's Church Hall
- St. Mary's Church, a Grade I listed building, contains the most valuable artefact in Ufford, the ornate 15th Century font cover. Pevsner describes it as "a prodigious and delightful piece", while Munro Cantley, an acknowledged expert in church architecture, called it "the most beautiful in the world". While this may be disputed, it does imply that St. Mary's houses a priceless piece of ecclesiastical craftsmanship. And yet Pevsner also comments that "a fair amount of original paintwork and gilding survives". That must imply that a

considerable amount of original paintwork and gilding has been lost. The font cover is badly in need of expert restoration to help recover its former splendour. Ufford and St. Mary's have an obligation to preserve this invaluable possession, and an initiative to obtain the necessary funding and permission for restoration should be of the highest priority.

- Tallboys formally Takoradi designed by John Penn Ufford Place
- The bridge over Ufford Hole
- The first two cottages on the left in East Lane. The ancient walls around the house called Carousel in Lower Road
- The garden wall in Ufford Place where the tennis courts were, when it was Ufford Place.
- The Sick Houses, Loudham Lane.
- The White Lion - and possibly Melton Hamlet opposite: the most picturesque corner of the village.
- The White Lion, Sogenhoe Chapel
- The White Lion"
- There are a considerable number of houses along the High Street and Barrack Lane which pre-date 1850 that are not listed and in my opinion, should be
- Ufford bridge. We never want it replaced with a concrete structure as they are doing in Boxted
- Ufford Park Gates (looking towards church).
- Ufford Place gates and walls and walls at Ufford Park Golf Club entrance
- Unfortunately not - is there any chance of a study being undertaken to explore this? Martlesham Heath lost a heritage asset (the runway at the square) Would be a shame if something similar happened here.
- Walls around Ufford Park
- We am not aware of any
- White Lion
- White Lion
- White Lion and Melton Hamlet Terrace
- White Lion and neighbouring buildings including Melton Hamlet
- White Lion Pub - if not listed
- White Lion Pub - Social and communal value; community sports field (Football pitch, tennis court, basketball court, kids playground). The woods.
- 1-5 MELTON HAMLET

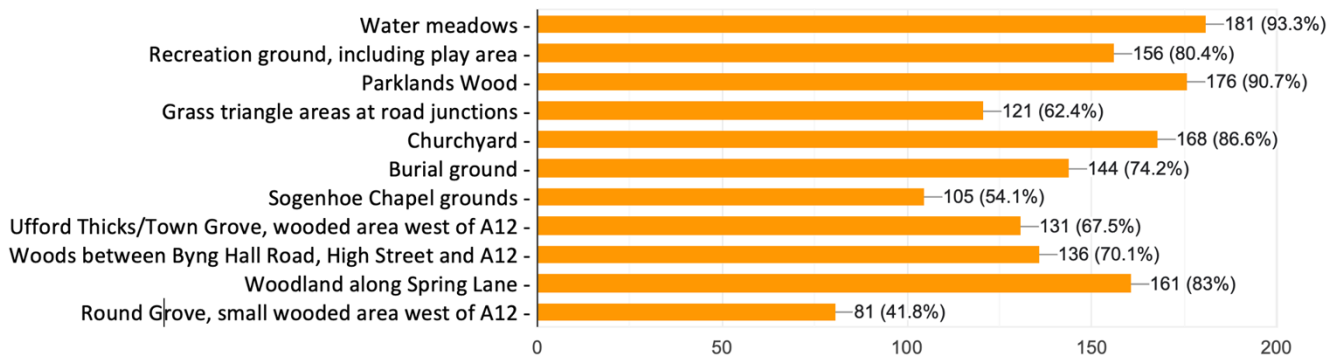
## NATURAL ENVIRONMENT

**(14) Through the Neighbourhood Plan we can protect green areas of particular community importance. These need to be close to the community, special and not an extensive area of land. What green spaces should we try to protect?**

194 responses

**Summary of the data:** Support for all Local Green Spaces suggested. Other areas also suggested.

**Action:** Consider other green spaces. Undertake assessment as 'Local Green Spaces' as outlined in the National Planning Policy Framework.



#### Raw data

- ALL
- All footpaths, bridleways etc
- All green spaces
- All key woodland and water meadows
- ALL OF THEM
- All of these ticked, ideally all but prioritise.
- All the land behind Crownfields and between spring lane and school lane where the farm is and that was used for the Ufford rally and is now used for horses needs to be protected.
- All woodland and green spaces to be protected
- Area between ufford and loudham , Water Meadows between top of school lane and crownfields
- Butts Water School Lane. The Pond and orchard on former Crown Nursery site
- Crown Farm meadow between Spring lane and school lane
- Crown farm meadows, next to water meadows
- Crown Farmland which is an SLA and Melton Park Woods
- Crown Nursery
- Crown Nursery outside planning envelop
- Environmental importance
- Fallow field between Lodge road, Byng Hall Road and A12
- Goldsmith's heritage orchard
- I think we should aim to protect all our existing green areas from further development as they make up the important balance between open and built-up areas
- know
- N/A
- No Woodland should be removed
- none
- None
- None
- River Deben surrounds
- The Drift footpath; wooded and footpath spaces in / around Loudham Lane
- The few remaining undeveloped gaps between properties abutting roads

- the more you can protect the better for the long term of the village
- Town Grove
- Ufford Hole
- Ufford hole
- Ufford Hole - provide appropriate parking for visitors.
- Ufford River Deben Bridge and Pool. River Deben Banks
- Unsure
- White Lion meadow
- Woodland to east of old church road. This is an important area for the village.
- Woods between high street and byng hall road alongside the footpath
- Woods on High Street right hand side towards Wickham Market. Green play area and woodland below the small estate on Spring Lane

#### (15) Are there any views or vistas within the parish that we should look to retain?

110 responses

**Summary of the data:** variety of views suggested. Significant number of views across the Water Meadows. Also other views.

**Action:** Develop a policy around views/vistas of community importance.

#### Raw data

- Across Byng Brook
- Across fields East of Cambrai and around Upper Barn"
- Across fields to Loudham Lane from High St. Water Meadows
- Across the field to East, at top of hill out of village towards Wickham Market
- Across the water meadows.
- All
- All
- All areas around or adjacent to the river.
- All existing views to the Church
- All in central Ufford all of it.
- All of Lower Road, River area and fields adjacent.
- All of the above - these are priority.
- ALL OF THEM
- All of them!
- All open areas of woodland and meadows should be protected
- All open spaces as they are now
- All Public footpaths in Ufford and all views from those paths with the exception of path 29.
- All that currently exist - see (4) and (14) above
- All the views between Lower Road and the railway"
- All views of the church esp. to/from Hawkeswade Bridge; views across water meadows from School Lane, Spring Lane and Loudham Lane; High Street towards Parklands Wood across former Crown Nursery
- All wooded areas and fields.
- Along Spring Lane - For its silence and beauty.
- Any development should have minimum effect on all views across open countryside."
- any views towards Church.Views over water meadows
- As many as possible !

- as much as you can, lets not ruin the village
- At many of the rural landscape as possible.
- Between crownfields, school lane & spring lane.
- Church Lane
- Church Lane. Ufford Bridges. Water meadows.
- Church view, Ufford terrace tree view
- Crown farm
- Crown Farm meadow between Spring lane and school lane
- Crown farm meadows and all the open space between spring lane and school lane
- Crownfields views/vistas across Crown Farm land to the Deben tributary, Spring Lane and it's woodland.
- Deben flood plains
- East Lane across to the Church
- East Lane views/vistas across the water meadows to the river bridge and church
- Goldsmiths )orchards and nursery land)
- Ideally all existing views and vistas should be retained and protected from unsuitable development
- know
- Land opposite Lodge Road
- Make whole viallage conservation area to STOP further development ruining views of vistas.
- Many along Spring Lane - breathtaking views.
- Many lanes have unspoilt vistas. The view south along old church road is particularly pleasant.
- N/a
- N/A
- No
- No
- no
- No
- No one owns a view!
- none
- Not allow street lighting which blights all views and is polluting.
- Not sure
- Parklands woodland and wildlife.
- Regarding item (19) other: [There seems to be a character limit in the response field... so here's our comments for (19)other.]:
- River Deben Meadows. High ground East of Spring Lane.
- River Deben, Water Meadows, Melton Hamlet and White Lion, Church Lane and St Mary's Church.
- Segregated cycle track along The Avenue.
- Spring Lane across the water meadows. East Lane across the water meadows. The views off the road to Bromeswell before and after the bridge. Lower Ufford Road towards the White Lion.
- Spring Lane across to School Lane
- Spring Lane towards Byng Brook
- Sunset view from properties on Lodge Road and Byng hall road
- The ""old A12"" between the B1438 and Grove Farm should be opened and maintained for pedestrians and cycles and provide easy access to the

proposed bridge. This stretch of "the old A12" could have suitable barriers at either end to prevent use by drivers of motorised vehicles."

- The church must stay prominent and not be crowded by any development
- The fields that are located beside Spring Lane that go up to old sick houses (J&D Boons, etc.) Beautiful fields with amazing views and footpaths.
- The view across the fields and meadows behind Crownfields and visible from spring lane and school lane
- The view across the Water Meadows from Spring Lane
- The view across the Water Meadows.
- The view from Barrack Lane up the water meadows towards Crownfields.
- The view from Loudham Lane across the village.
- The view from Moat Farm eastwards across the village and beyond
- The view of the night sky, by avoidance of street lighting or other light pollution (we have torches!)
- The view towards Spring Lane and Loudham Lane and East Lane to River Deben. All views near to River Deben
- The views to and across the water meadows.
- The water meadowland land beyond St Mary's, bounded by East Lane
- The Watermeadows.
- Unsure
- View across the water meadows from Spring Lane. Views across the parish from the footpath between Spring Lane and Sick Houses
- View down Church Lane, views over water meadows from Barrack Lane etc
- View from bridge over the meadows
- View from Spring Lane across the village
- View from Spring lane looking across into the parish of Ufford
- View of the Church Tower
- views across the meadows from Spring Lane to the Church the Church
- Views across water meadows
- Views across water meadows
- Views across water meadows from East Lane - both have footpaths - one to the church and the other to Eyke
- Views East from Yarmouth Road over old Nursery.
- Views from footpath between spring Lane and loudham Lane. Around the mill house on east Lane.
- Views from roads overlooking the water meadows. Preserving gaps between houses so that vistas are not lost e.g. In School Lane looking North East and the road leading to Melton Old Church.
- Views from the top of Loudham Lane towards Eyke and Wickham Mkt
- Views in both directions from Hawkeswade Bridge
- Views of church
- views of the church, across the high fields, across the water meadows
- Views of the water meadows
- Views of water meadows from The Avenue, School Lane, Lower Street, Barrack Lane, Spring Lane and Crownfields
- Views onto teh Watermeadows, rivers and open space views
- Views over the water meadows
- views over water meadows
- Views over water meadows from lower street and barrack lane

- Views towards the church tower from the water meadows and East Lane. Hawkeswade Bridge up to east lane and from the footpath from the bridge towards Bromeswell over towards the White Lion and Lower Road
- Water meadows
- Water meadows
- Water Meadows
- Water Meadows and Bridge.
- Water meadows and the Church
- Water Meadows and Ufford hole
- Water meadows between School Lane, Spring Lane and The Avenue
- Water meadows from East Lane
- Water meadows from Spring Lane.
- Water Meadows, Ufford Thicks, Church yard, Woodland along Spring Lane
- Water meadows, woodlands, lanes create many beautiful vistas which should not be impacted
- Water meadows.
- Water Meadows. Area at top of The Avenue towards village and west / south across the fields.
- Water Meadows. Sky line at Strawberry Hill.
- water meadows/ Spring Lane (quiet lanes)
- We'd like to see a pedestrian and cycle bridge (like those commonly used in The Netherlands) across the A12 at Grove Farm. This would allow safe movement of non-motorised traffic and walkers between the footpaths and minor roads on both sides of the village at the western end of the A12 dual carriageway. The bridge would also give access to the Woodbridge-bound cycleway beside the A12 without having to ride across the 60+mph A12. The bridge should be wheelchair friendly.
- What's left of Crown Nursery. Apple orchard - Lake - (Wildlife area)
- Woodland
- Yes
- Yes the water meadows surrounding the River Deben

**(16) Please name any areas (other than the Water Meadows) that you know of that are prone to flood and should be identified within the Neighbourhood Plan.**

87 responses



**Summary of the data:** areas suggested (need consideration):

- All the roads in and out of Lower Ufford (except School Lane)
- Area adjacent to the White Lion pub.
- Area near the phone box in lower Ufford
- Avenue
- Barrack Lane
- Below the White Lion
- Bottom of Avenue near Community Hall
- Byng Hall Road (dip close by to entrance to Byng Hall)
- Crown farm
- Land behind Crownfields (i.e. between School Lane and Spring Lane)
- Loudham Lane
- Northern end of fields to the west of spring Lane / east of high street get saturated easily
- Old Melton Road near St Andrews church.
- Lower Road near Hawkeswade bridge.
- School Lane in vicinity of The Oaks.
- The Avenue
- The lake on Crown Nursery and surrounding areas.
- The road by the bridge on Barrack Lane

**Action:** Develop a policy around localised flooding/drainage issue.

Raw data

- All the roads in and out of Lower Ufford (except School Lane) are prone to flooding (which is getting worse since I've lived here). Any building should not add to that, so any building needs to incorporate very sophisticated drainage. I wonder if the Goldsmiths development has contributed to worse flooding on the Avenue. The village is becoming increasingly inaccessible during times of heavy rain.
- Area adjacent to the The White Lion pub.
- Area near the phone box in lower Ufford
- Area near to the telephone box , heading towards Spring Lane
- Avenue
- Avenue entrance to community hall
- Barrack Lane between Village sign and Spring Lane junction.
- Barrack Lane Bing Brook bridge, The Avenue by community centre entrance
- Barrack Lane crossing Byng Brook"
- Below the White Lion
- Bottom of Avenue near Community Hall
- Bottom of hill on The Avenue at Recreation ground
- Byng Hall Road (dip close by to entrance to Byng Hall)
- Crown farm
- Crown Farm land, which floods, should be preserved and continue to be listed as an SLA
- Crown farm meadows
- Crown Farm meadows between Spring lane and school lane
- Dip at entrance to the playground (The Avenue). Road adjacent to Phone Box (Barrack Lane)
- Do not know of any
- Down near recreation ground at bottom of The Avenue."
- Entrance of the park on The Avenue
- Entrance to Recreation Ground

- Flooding at bottom of Barrack Lane next to water meadows.
- Flooding at the dip in the Avenue outside the Community Centre is a repeating problem, exacerbated by the absurd failure to include any drainage when the car park was resurfaced.
- High Street by The Avenue junction (outside 1 Yarmouth Road)"
- If the drains were cleared from leaves regularly it would stop roads from flooding.
- know
- Land behind Crownfields (i.e. between School Lane and Spring Lane)
- Large areas of the field behind Crownfields and between spring lane and school lane can become very flooded during very wet periods.
- Loudham Lane
- Low point in Avenue opposite Rec ground. Needs proper drain upgrade.
- Lower part of Crown farm
- Lower Street between the White Lion and Hawkeswade Bridge"
- N/a
- N/A
- Near phone box in Loudham Lane (ed - Barrack Lane) by white bridge.
- No
- No
- No
- No
- No crossing there please. It would be very dangerous (Police blocked off road there last week because of flooding !)
- none
- None
- None
- None known
- Northern end of fields to the west of spring Lane / east of high street get saturated easily
- Not aware of any
- Not aware of others
- Old Melton Road near St Andrews church. Top of Loudham Lane. Lower Road near Hawkeswade bridge.
- Outside the recreation ground, The Avenue.
- Pouring more concrete into Ufford countryside will disturb the natural underground water course causing flooding in other areas of Ufford which is 1 foot above sea level.
- road outside the community hall/playground
- School Lane in vicinity of The Oaks. The avenue opposite entrance to Recreation Ground
- Section between the Avenue junction and Spring Lane ( the section by the white railed bridge / old telephone box floods regularly). Section of the Avenue by recreation ground.
- The Avenue
- The avenue
- The Avenue
- The Avenue
- The Avenue - local flooding. Bottom of The Avenue - local flooding
- The Avenue - near entrance to Recreation ground.
- THE AVENUE + SPRING LANE

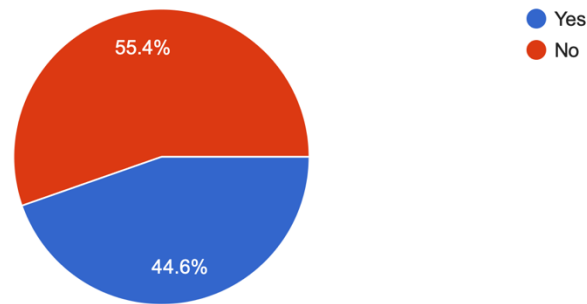
- The Avenue and in the telephone box area along Barrack Lane
- The Avenue around the plaining field and Crown Nursery intersection
- The Avenue at entrance to recreation ground.
- The Avenue at Recreation Ground
- The Avenue at turning in to the Community Hall.
- The Avenue by the Community Hall
- The Avenue by the entrance to the Community Hall
- The Avenue by the recreation ground
- The avenue by the recreation ground. It used to flow into goldsmiths
- The Avenue near Community Hall
- The Avenue near Community Hall entrance; Barrack Lane/ Loudham Lane where road crosses Byng Brook
- The Avenue near recreation ground.
- The Avenue opposite recreation ground entrance ; Lower Street from White Lion to parish boundary
- The Avenue, opposite recreation ground.
- The Avenue.
- The Avenues
- The dip in 'The Avenue' by entrance to Ufford Community Hall.
- The dip in the Avenue at the recreation and pay area
- The dip in The Avenue just outside the Recreation Ground.
- The entire unbuilt low lying area to Low Farm that fringes the Deben
- The lake on Crown Nursery and surrounding areas.
- The road by the bridge on Barrack Lane
- The road just before the entrance to UCH car park
- Top of Loudham Lane.
- Unknown
- Unsuitable for HGV sign should be located at top of The Avenue !!
- Unsure
- Water meadows between crownfields, school lane and spring lane called crown farm

#### (17) Would you like to see new country footpaths (Public Rights of Way)?

168 responses

**Summary of the data:** Support for new country footpaths is split, with only 44.6% in favour of more. Variety of routes suggested.

**Action:** Consider policy/project on new footpaths.



### If so, where?

67 responses

#### Raw data

- A comprehensive guide to all existing paths/rights of way issued in Parish Magazine
- A footpath from somewhere around Ufford place giving a direct route to the playground at the community centre would be fantastic. Children have to walk or cycle along the avenue to get to the playground. This is not a very safe route. A footpath from the white lion to hawkswade bridge would similarly be welcome. This is a road safety issue.
- Across the Water Meadows. Footpath to Parklands woods.
- Across towards the coast.
- Additional rights of way around the Deben, and Ufford Thicks
- ALL OVER
- Along river from Ufford Hole to Wilford Bridge (Melton)
- Along Spring Lane and Loudham Lane
- along the Avenue between the Community Hall and School Lane larger
- Along the length of the River Deben
- Along the west side of river Deben to melton
- anywhere
- Anywhere
- Anywhere possible!
- Anywhere you can.
- Anywhere!
- Around Ufford Park Golf Course
- At the end of East Lane
- Better access to West side of River Deben. i.e. over the railway line.
- Between the high street and rec ground through goldsmith
- Bromswell loop back to Ufford (over and above the Ufford Hole bridge)
- Decking walkway across the water meadows so all can enjoy ?
- Easy pedestrian/ cycle route Melton railway station
- From Goldsmiths through to the recreation ground
- From lower Ufford to the Recreation Ground. From Ufford Bridge to East Lane. From the Water Meadows to Old Melton Church and to Welford Bridge,
- From Spring Lane to the White Lion
- From Ufford Place to the recreation ground; also connect the footpath across the meadow towards Bromeswell to the footpath coming from Wilford Bridge towards Ufford along the Deben which stops short (not strictly in Ufford, I

know, but would be of great benefit, especially when the National Coastal Path is open and crosses Wilford Bridge).

- Happy with current paths, this may bring in walkers who park inappropriately e.g. on grass triangle impacting on views at junctions. This makes it difficult to drive out of lane safely.
- Happy with the existing footpaths
- I feel we have an excellent existing network of footpaths and public rights of way within the village boundary
- I think there's enough
- Improvement of A12 crossing
- It is unfortunate that people in Parklands have no natural access to the lower village other than walking through the woods - a path down through Ufford Place would be lovely and would make a nice circular walk for all residents.
- Link from School Lane to Community Hall.
- Linking footpaths severed by A12 bypass to make circular walks
- Linking Strawberry Hill to Loudham Lane. Loudham Lane to old A12 near Upper Barn. East Lane to Hawkeswade Bridge.
- linking the recreation ground to school land and the high street
- More routes within Ufford Thicks, some form of crossing over A12 for bike and pedestrian
- n/a
- No
- not sure
- Over fields and water meadows, etc.
- Parallel to the full length of The Avenue.
- Parklands Wood to The Avenue / Ufford Place (avoiding need to go on the roads); Ufford golf course to Ufford Place or into Parklands Wood.
- Redirect path from existing route through sick cottages.
- Safe ways to cross A12 and reach footpaths the other side. Would be nice to walk to Foxburrow Farm.
- There are enough otherwise the area will be flooded with cars parking around the small village roads whilst visitors and walking groups come to use the paths, as happens at Deben Hole
- There is no proper way to get off the golf course and down to the park - there are footpaths that have gone into disrepair and need reigniting there needs to be thought on some sort of circular Ufford footpath and ones that about the A12 mean you don't have to run across it! Could we have a footpath that crosses back from the train bridge on the way out to Bromeswell that comes back on itself?
- Throughout the village.
- To Upper Barn from Spring Lane. Permissive path currently connecting Byng Hall Road to Town Grove alongside A12. Footpath through Goldsmiths (between the Avenue and Goldsmiths)
- To/ from Parklands and Community Hall
- Top of strawberry hill
- Track around Golf Course to be made a public footpath
- Ufford to Melton (avoiding highway)
- Ufford to Wickham Market
- Ufford to Woodbridge
- Unknown

- Unsure but better signage needed for footpaths. Some have been 'lost' as farmers sometimes plough over footpath areas.
- Water Meadows.
- We already have lots of lovely footpaths throughout the village
- We have got our share of lovely footpaths
- We have many footpaths around Ufford but it is always nice to have more.
- where they would fit, around unused fields???
- wherever makes sense

## COMMUNITY & SERVICES

### (18) What community facilities do we need more of in Ufford?

128 responses

**Summary of the data:** community and cultural facilities identified as needed:

- Improved or new village hall
- Cycle paths
- Village shop
- Pub
- Allotments
- Bus services
- Community groups/activities

**Action:** Develop a policy and possible projects around community infrastructure.

Raw data

- A better/improved village hall
- A bigger, lighter, brighter community hall that can also act as a multi-use sports hall. We also need to consider the number of young people in the village now - it may be that groups such as St John's Ambulance Cadets might be viable.
- A cycle path to Wickham Market.
- A friendly pub where neighbours can meet socially rather than a restaurant.
- A larger Community Hall than cope with catering and possibility to open a small cafe for refreshments whilst villagers are using the play and recreation ground
- A nice welcoming country pub, not another restaurant. Traditional food and good bar area.
- A proper community social pub - No more restaurant! A pun please with traditional grub.
- A shop
- A shop and possibly cafe
- A shop, with basics supplies but lovely local produce and coffee but not a coffee shop
- A small convenience store
- A small shop on Goldsmiths estate
- A village shop
- A village shop again.
- A village shop would be good.

- A village shop would be useful and another focal point for the community
- A village shop, but unlikely to be viable, as has proved in the past.
- A village stores.
- Affordable housing
- Allotments
- Allotments
- Allotments
- allotments, community orchard, community garden, cycle lanes
- Apart from allotments and more facilities for young people, nothing.
- ATM
- Better bus service to Barrack Lane, Lower Street, Lower Road. (mini bus / katchbus)
- Better mobile phone signal strength
- Bigger bin near Ufford Hole.
- Bus routes
- Bus service
- Bus Service !
- buses and meeting areas
- Cafe and Farm Shop
- Cafe/Shop
- Club for elderly
- Community Events
- Community facilities are excellent. I suppose a shop would be handy, but I suspect the village couldn't sustain one. Wouldn't be viable, I suspect.
- Convenience store
- Convenience store
- Convenience store. Good Wi-Fi service
- Convenience store/newsagent and a cafe
- Cycle lanes, community garden for veg,
- Develop youth facilities including re-establishing the football club - the facilities at the Rec/Community Hall need to be used.
- Do we have enough groups activities for the youth of Ufford ?
- Dog poo bins
- Electric car charging points
- Enlarged Village Hall
- Enlarged/new Community Hall
- Extend/ remodel Community Hall to create externally accessible toilets; upgraded kitchen and AV facilities; Youth Club or similar
- Farm shop and cafe, care home,
- Farm shop selling Suffolk fruit, veg and meat/milk
- I believe we are close enough to Melton and Woodbridge who provide all the essentials. For those unable to reach these, it is unlikely that local placement would make very much difference, and they most likely already rely on friends and family.
- I feel we are well served with the existing facilities
- I like it as it is.
- I think we are very lucky and we have all the facilities listed in question 19, in my opinion.
- Improved / larger community hall with more events
- Improved bus service
- Improved bus service.

- Improved Community Hall, potential for youth club? Digital hub for community use.
- It would be handy if smaller buses come through Lower Ufford
- larger community hall
- Larger Village hall at Sports ground - to seat 150+ people, including stage / "green room".
- larger village hall, shop,
- Local grocery shop."
- Local shop
- Meeting place for older residents, coffee mornings or lunch club. Better on call transport as in Wickham Market
- Mens shed, more social meeting places for residents.
- More benches along popular walks.
- More clubs and groups especially for younger residents
- More community functions would be good.
- More Frequent Bus Service.
- More frequent buses
- More regular bus service on A12/Yarmouth Road
- More stuff for teenagers, Village shop. recreation gates need to be locked to stop unsociable behaviour in summer months.
- New burial ground
- NHS dentist
- None
- None
- None
- none
- None
- None
- None
- NONE
- None
- None
- None
- None
- None
- None
- None
- NONE - ITS A VILLAGE. Leave it alone, there is sufficient already.
- None - Plenty available nearby.
- None I am aware of
- None- there are amenities close enough by
- None, except maybe protecting natural green spaces from YET more building
- None, facilities available close by.
- None.
- None. You do not have to travel far for facilities.
- Off-road parking areas especially in Lower Ufford for safety of pedestrians and drivers.
- Our shortage is of volunteers willing to run such facilities
- Public transport
- Railway station
- School. Village shop. Community Orchard
- shop
- Shop / Post Office - As we used to have.



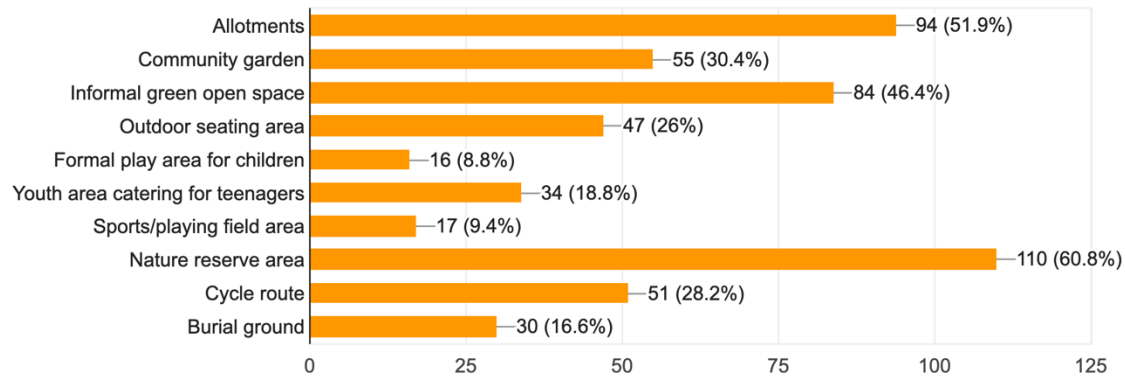
- Shop,
- Shop,
- Shop, Cafe, Post Office
- shops ect
- Small daytime combined cafe and convenience store eg Coddensham Community Shop. Free cash machine perhaps outside proposed cafe/shop or at The Crown
- Small shop
- Small shop
- Small shop
- Small shop / Post Office
- Small shop with local produce, small coffee shop
- some form of local bus service
- Static map of public walks for visitors. Cafe and/or shop to accommodate younger generations needs.
- Street lighting
- STREET LIGHTING AS A IORST PRIORITY IN LOWER ST.
- Street Lights, Crossing over a12 for bike and pedestrian
- Tea Room, Local shop.
- Traffic calming measures in High Street. Since the housing estate has been built in Wickham Market the traffic has doubled and no one goes at 30 mph!
- Ufford as a village is very well served for community assets.
- Updated church Hall
- Upgrade community hall
- Village shop
- Village Shop, Mother and Baby Group, cycle routes into Woodbridge and especially to Farlingaye School
- Village shop, public toilets at the recreation ground, cafe at recreation ground
- Village shop.
- We are already well served
- We don't
- WI
- Youth club for teenagers
- Youth clubs / activities. Walking clubs. Cycling groups. Gym facilities. OAP lunch / activity groups. Allotments.

**(19) If some new outdoor open space is available for the community, what would you like to see it used for? (Please tick ✓ one or more boxes)**

181 responses

**Summary of the data:** Most interest in 'nature reserve area' (60.8% of household respondents), 'allotments' (51.9%), and 'informal green open space' (46.4%).

**Action:** Develop a policy and possible projects around new outdoor open space. Feed in comments to Design Code work.



## Others

15 responses

Raw data

- A green/non religious burial ground
- Community orchard
- community orchard
- Community orchard
- Community orchard. Woodland burial site
- Educational nature trail
- Green open space areas promoting wilding
- N/a
- none
- None
- None
- Open Countryside unblighted by newbuild
- Other
- See 15 above. Insufficient space here!
- Wild camping area

## BUSINESS & EMPLOYMENT

### (20) Is there a need for more employment opportunities in Ufford?

54 responses

**Summary of the data:** More comments saying that they did NOT want to encourage more employment in the village, largely due to other opportunities being nearby and elsewhere, village feel and character. Some support for a café, a shop, small business units.

**Action:** Develop a policy regarding appropriate employment opportunities/sites in the parish.

### Yes, please specify what

54 responses

Raw data

- A 'SMALL' number of SMALL businesses may benefit the local community
- anything so people don't have to go far
- Apart from the hospitality sector, not really.
- Artists studios, Coffee Shop, Tea Room, Arts Centre with retail outlets

- Cafe
- Digital hub/facility in community hall. Rental of short term work space, desk space for home-workers
- Don't know
- don't know
- Employment for young people.
- Farmshop
- Full fibre broadband = Home working
- General village maintenance
- I don't see this as a place for employment
- I hope that the small industrial units and shop that have recently passed planning permission create employment opportunities for local people. Also I hope that the Ufford Park Hotel which has recently changed hands and is apparently to be upgraded also creates more jobs for local people. Also I would imagine local businesses such as the farms will look for people from the local workforce.
- I think there are need for more employment opportunities everywhere
- If demand exists. A mixture on an appropriate scale and type
- If Notcutts site is to be developed it should incorporate a shop, a carehome and maybe a medical centre/dental centra with employment opportunities.
- in support of existing businesses or new activities employing 1-5 staff
- Income opportunities for young people who are still in full time education "
- It is all about managing the scale and size AND the location before it is forced on us by the district council. "
- Light industrial
- Little village shop.
- Manual labour, office work, part-time work and apprenticeships
- More maintenance of woodlands and paths
- No
- no
- No
- No
- no
- No
- No
- No
- no
- No
- No
- No
- No
- No
- No
- No, but I do not have children here.
- No.
- Not needed
- Opportunities for local young people
- Possibly for "Craft Type" enterprises
- shop
- Shop/Cafe, Campsites
- Shops, coffee shops
- Small business units

- Small local businesses or shops where residents could work at
- Support hub building for home working community.
- The nature of work has changed dramatically and much of it can be conducted remotely. With Ufford demographic, it would be good to encourage creation of jobs for younger people to help build a more vibrant community
- Yes
- Yes - ??
- Yes ??
- Yes in a shop
- yes it is good for the nucleus of the village.
- Yes, but no real idea what. Again, a shop.
- Yes. Small farm shop and cafe.
- Yes. For those unable to travel

### No, please say why

128 responses

Raw data

- A dormitory village. People work elsewhere.
- Already covered by planning permission DC/21/3237/FUL
- Already served by surrounding towns
- Ample opportunities in Melton and Woodbridge: further afield in Ipswich area.
- Ample opportunity for employment in Ufford and surrounding villages and towns.
- Being so close to A12 means easy access to commercial areas nearby.
- Current planning approvals
- Employment - Felixstowe port, Police Force, Retail-Woodbridge, Martlesham, Ipswich, NHS !!
- Employment opportunities already close by in Woodbridge, Wickham Market, Martlesham, Ipswich
- Employment opportunities in nearby Woodbridge sufficient
- Employment opportunities in neighbouring communities, e.g. WM, Melton, Woodbridge.
- Employment opportunities means local businesses. Apart from a shop I do not see a need and there are plenty of opportunities in neighbouring larger towns.
- Enough now nursery site approved & fibre enabling home working and studying
- Enough opportunities exist in local area.
- Existing businesses in Ufford struggle to employ local people as it is
- Greater opportunity for home working already; access to local employment in the area
- Huge number of employment facilities in surrounding villages and Ipswich. Creating Businesses for employment always necessitates noise and lack of control over further development; and more traffic if people travel to Ufford for work, as public transport is extremely limited.
- I am not aware of any pressing need for employment in Ufford as easily commutable to nearby areas.
- I believe there is plenty of work for tradespeople and those offering home services. Traffic would become a problem if large/medium employers
- I do not know of anyone who is unemployed in Ufford

- I personally feel that Ufford is primarily a residential village/area that people move to to live in. Employment is better suited to the towns nearby. Further employment would probably result in additional traffic through the village, which is something we do not need.
- I think most people have their work place in established sites and are prepared to travel accordingly , plus the work from home sector.
- I've never encountered anyone looking for work in Ufford.
- Inadequate infrastructure and possible need for external lighting i
- It is a dormitory village with narrow access roads not an industrial park
- It is a small village and cannot compete with larger villages
- It would encourage the wrong type of employer (Co-op, Tesco, etc.)
- It would spoil the feel of the village to have factories or offices.
- It's a small residential village. There are plenty of employment opportunities in the local area. It's not needed.
- It's a very small village.
- It's a village, plenty of opportunities nearby
- It's a village, towns close by.
- It's fine as it is. More employment would incur additional traffic and the current infrastructure can't cope. Especially with no southbound on ramp to the A12 north of the village. This means all that traffic passes through the village which is getting worse with the new housing developments in wickham.
- It's never going to be a bustling town centre and it shouldn't be either
- Its a rural village
- Little industry/manufacturing so no real need
- Lots of jobs in Woodbridge and surrounding areas.
- Low unemployment, much home working already occurring
- Many people are able to work from home now, there is no need for office space etc
- Martlesham and Ipswich are close by- there's a bus link ( which could be made more regular ) for people without cars to travel to and from employment
- Most people are mobile or can work from home, I'm not sure there is a need for very local employment.
- Most people are retired or already work employed
- Most people of working age travel to existing employment areas outside village that can support higher wages and are better connected to services and trade.
- mostly retired villagers or commuters
- No
- No
- No
- No
- No
- No
- No
- No demand / need
- No ??
- No as opportunities exist relatively close by.
- NO BUSINESSES HERE

- No, provided public transport is punctual and frequent enough to use to commute to Woodbridge
- No, Residential village.
- No, ufford is well connected to other areas and with the increase of hybrid working less travelling is required as people can work from home.
- NO! It's not a business area. Use Woodbridge or Melton
- No. people can work from home and there is a need for more gardeners, plumbers and carers.
- No. There are plenty of employment opportunities in Woodbridge, Melton and the surrounding area - Ufford is a small village - It does not need industrial areas, etc.
- No. This is a village not a town.
- Not necessary
- Not really it we would mean more buildings and green space taken
- Not relevant for our family as we commute (London and Cambridge)
- not sufficiently familiar with village yet to pass comment
- Not suited for employment, would lead to move traffic and Wickham Market and Melton/ Woodbridge are accessible by public transport.
- Opportunities already exist in Melton, Wickham Market and Woodbridge. Ufford is too small to support additional business opportunities which would just attract people/car movements from other areas.
- People can work from home majority of time
- People choose to live here for peace, tranquility and a unique village feel. Ufford doesn't need to develop into a suburb of Woodbridge. It is close to work opportunities in Woodbridge and, with the train line at Melton, Ipswich. Public transport accessibility is an issue though.
- People commute for work from Ufford, or most retired.
- People work from home more now.
- permission granted for nursery site more than enough provision
- Plenty of opportunities nearby
- Plenty of work elsewhere locally
- Proximity to Woodbridge and wickham market satisfies most employment needs, I suspect.
- Pub / Ufford Park
- Public Transport links are rubbish so anyone without access to a car would find it difficult to get to and from work in Ufford and no youngsters can afford to live in the village they grew up in
- Riduna Park Melton, Martlesham Heath, Wickham Market and Phase II Goldsmiths in Ufford is adequate.
- Roads in village not suitable for more traffic
- See above
- Small village - should be kept that way - not business hub
- Small village and ample employment in nearby towns and villages
- Suggest all those living here are already in employment.
- The Nursery development will provide more business space than is needed
- There are already good public transport links to employment opportunities in Woodbridge/wickham market/ipswich
- There are lots of job opportunities within the surrounding areas.
- There aren't any small business premises in Ufford.
- There is already work for the service industry.
- There is employment opportunities in surrounding areas of Ufford

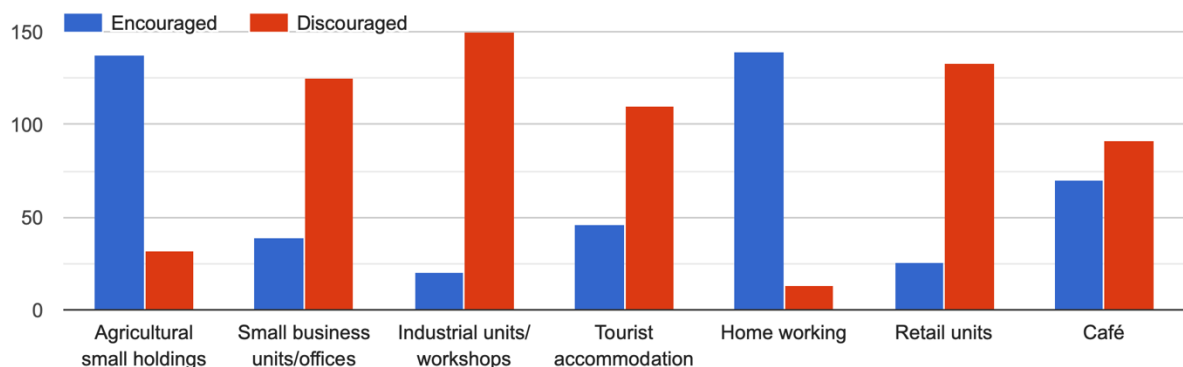
- There is no infrastructure suitable for business access apart from rural business.
- There is plenty of employment opportunity in the local area and lots of unused business units in surrounding towns and villages.
- There is plenty of varied employment within an hours travel
- There will be sufficient.
- This is a residential village only!
- This is a rural community with limited public transport.
- This is a small residential village not a place of work.
- This is a small village with easy access to areas of employment
- This is a village, so we don't need lots of employment that would mean people travelling from other places to work here
- This would bring more traffic to the village
- Those residents who do work, I believe, are already established in roles elsewhere. Most of the people we speak to are already retired.
- Trend is working from home in these days, This is a small village not an employment location.
- Ufford is a peaceful quiet area
- Ufford is a residential village
- Ufford is a rural village
- Ufford is a small country village - more business, more traffic Ufford will become a town - Not good.
- Ufford is a small village and does not lend itself to further business / employment
- Ufford is a small village and if you move to a small village you would expect to travel out of village for work, if this is not for you move to a town/city.
- Ufford is a village for living in, not a town or a place of work. - It would be spoiled!
- Ufford is a village, not an employment hub
- Ufford is a village, not an industrial estate. Most people are retired. Work at Ufford Park / Council depot and mainly travel to work if not working from home or retired
- Ufford seems well positioned to Wickham, Woodbridge and a train station for access to areas that offer employment
- Ufford will lose even more of its character if it sets itself to include employment opportunities
- unemployment in Ufford is below the national average
- Unemployment not high in this area
- Village is predominantly residential in nature and does not have the physical or transport infrastructure to support an enlargement in business and employment opportunities. Do not see the need for it in any case - lots of vacant business units available close by in both Melton and Wickham Market both of which have better supporting infrastructure than Ufford.
- We already have 2 pubs and Ufford Park Hotel and many people work from home. Better transport links are needed for young people to work in larger towns and villages.
- we are close to larger villages and towns
- We are near to places where there are already employment opportunities
- We are within close proximity to multiple large employment rich areas already. Online/remote working opportunities are more common (good internet needed).
- We do not need any businesses, we are a small country village, not a town.

- We do not need more development. It's a village not a town !!
- We don't want industrial units and the associated traffic and noise
- We like that it's quiet here and it's close to other employment opportunities
- We're a small country village not a town.
- We're a small residential village with a very limited road network, so although I like the idea of more employment opportunities, they will probably bring more traffic on roads that already seem to be too busy at times.
- Woodbridge and Melton sufficient
- Woodbridge is close enough

**(21) Should the following be encouraged/discouraged in Ufford? (Please tick ✓ one or more boxes)**

**Summary of the data:** Support for agricultural small holdings and homeworking. Discouragements of small business units/offices, industrial units/workshops, tourist accommodation and retail units.

**Action:** Develop a policy and possible projects around business support.



### Other, please specify

#### Raw data

- "rent a desk" for home workers in a small office unit, single retail unit for a local shop
- Agricultural Small holding only where needed. NO second homes.
- Bird hide by railway meadows, Cycle lanes, footpath to Wickham that is usable with a pushchair or mobility scooter, crossing for A12 to bredfield for non car users & teenagers, slip road to A12 at North end of village, keep railway foot crossing open, measures to reduce sizewell C no traffic, request railway stop for passengers.
- Campsites near the river
- Children's Nursery
- Community Farmers/traders / traders market online order central hub collection
- Community Transport. Nursery School.
- Depends which retail units and cafe and where they would be situated...
- Discourage because: Empty offices in Melton. Plenty of units locally, this would encourage more business. Plenty of Cafes nearby.



- Discourage ribbon development into Melton, and Wickham Market.
- Everything that has recently been approved on the development on the old Crown Nursery site should be discouraged
- Expansion of business and retail units would not be suitable because the infrastructure cannot cope with it.
- Goldsmith II is providing these
- None
- Notcutts site, Yarmouth Road, but not housing as roads wouldn't take traffic.
- One shop
- options 1, 2, 6, 7 already covered by planning permission DC/21/3237/FUL
- Recent announcement of pending developments on Crown Nursery land should be sufficient.
- Return the business park land @ Notcutts back to a wildlife area before construction starts.
- Site at top of Church Lane, now private. Allotments should be made. A village Green
- Small Cinema. Afternoon tea room specialist cafe.
- Small scale conference facility
- Small workshops for artists and artisans etc to be encouraged.
- The scrapyard on old A12 (ed- High Street)
- Unsociable noise (e.g. 2-stroke leaf blowers), Speeding, Dog fouling and barking, littering, and building and bonfires. Observe and respect countryside rules when you move to a village.
- Village shop
- Village shop
- Village store

**(22) Are there any sites in the village that would benefit from development/change of use? Is so, please state where.**

95 responses

**Summary of the data:** Former Notcutts site in particular, plus old scrap yard and the former Crown nursery.

**Action:** Develop policy around opportunity sites.

**Raw data**

- A disused piece of land / caravan storage on High St.
- Along High Street.
- As much as it pains me to say it, the undeveloped side of the former Crown Nursery site probably needs something done with it, as otherwise it will deteriorate further into disrepair. However, the two planning applications for a further large housing estate and the current plans for a retail 'hub' are not suitable developments for the rural setting that the site sits within. A smaller housing 'estate' with more open spaces and fewer houses would look and feel better, but naturally, this wouldn't be attractive to the current land owner in terms of maximising their investment.
- Business park should not have been allowed.
- Can't think of one.

- Can't think of any
- Church - community management if shut for low use. Notcutts nursery ensure classed as greenfield site not brownfield site. SSSI by river
- Development of empty properties or unsightly abandoned plots.
- Don't know
- EX Nursery sites, e.g. opposite Council Depot for allotments NOT houses
- Former Crown Nursery, - build houses instead of commercial units.
- Former Notcutts site for housing / allotments / community garden
- Former Notcutts site. Allotments/community farm. (Woodbridge also is short of allotments with a long waiting list, this could be useful for both communities)
- Former Notcutts site"
- Former nurseries - Notcutts/Crown
- Goldsmiths (Landex) site - small scale residential. The Bungalow on the High Street - present use inconsistent with the aesthetics and nature of the High Street.
- Goldsmiths Nursery
- High Street old car and lorry parking area
- Hope the N Plan actually influences future developments , it would be a +ve if developers delivered their social housing numbers."
- IF' there are to be more houses built, perhaps there would be a case for expanding the Community Hall.
- Improvement of walkways whether adjacent to small roads or complimenting footpaths / bridleways.
- Land on Crown Nursery just approved for business units. Change use to Residential plus maybe a small shop/cafe
- Land opposite Parklands - possible burial ground. Section of Crown Nursery as educational nature trail with access to/ from Community Hall car park
- land to south of Bing Brook, land to south of cambari house
- Make Spring Lane one-way. White Lion field to be used for visitors to Ufford.
- More bins for waste at ""The Hole"" especially a problem in summer."
- n/a
- Nicholls site/scrap yard"
- Nichols Yard High street ; Site of former Crown Nursery; Site of previous application for Caravan Park; Former Notcutts Nursery site opposite Suffolk Norse Depot on Yarmouth Road.
- No
- no
- No
- NO
- no
- No
- No
- No
- No
- No
- No
- No
- NO
- NO
- no
- No

- o No
- o No
- o No
- o No
- o No
- o No - Not that I can think of.
- o No parking on village triangle.
- o No, not that I can think of.
- o NO! Don't change our village for so called "progress". It's not needed.!!
- o NO! In fact some buildings require protection from over development.
- o No.
- o no/no/no why change the face of a village, or is it that there will only be a ( what is a village mum/dad??????)
- o None
- o None
- o None !
- o None !
- o None, there is too much development already
- o None.
- o Not aware
- o Not really.
- o Not that I am aware of.
- o Notcutts site
- o Notcutts site is suited to public allotments
- o Old Notcutts nursery site (currently derelict)
- o Old scrap yard on the High Street
- o Old scrapyard on the High Street, Crown Nursery site
- o Parking at intersection between lower road and lower street - this is really dangerous
- o Possibly the old Notcutts site opposite Parklands.
- o PS: Thank you to the team for pulling this together , sorry its a bit 'NIMBY' but we like Ufford as it is (was).
- o PV Solar Farm on disused Notcutts nursery. Housing on the old scrapyard in High Street
- o Replace junction A12 slip / Yarmouth Road with a roundabout.
- o SBS on Yarmouth Road (Ed - actually in High Street) is an eyesore. - Could make a small retail outlet there.
- o Scrap yard
- o Scrapyard area on the High Street.
- o Scruffy site with old vehicles along high street
- o several sites along high street towards wickham
- o The aforementioned Notcutts site.
- o The Nursery site opposite the Parklands area
- o The old crown nursery area would be ideal as a local green space and nature reserve.
- o The old Crown Nursery should be a nature reserve.
- o the old Notcutts nursery site on Yarmouth Road would be good for allotments and a playing field
- o The old Notcutts site down to the Avenue slip road

- The old nurseries opposite the suffolk council yard should become a solar farm. we need the electricity for power and this would have minimal extra road traffic once built
- the remained of Goldsmiths
- The vehicle yard on main road next to the bungalow
- The village id being spoiled by development and subsequent volumes of traffic - Further development would only exacerbate this
- There are already several that are in that position - let's let them settle down first.
- There's quite enough planned already!
- Unsure
- Waste Ground Areas along High Street
- Yard East of Yarmouth Road / South of Byng Brook (ed - high Street)
- Yes, Lodge Road could accommodate 5 -8 suitable properties without impacting on landscape or other local residents

## UNDER 18s ONLY

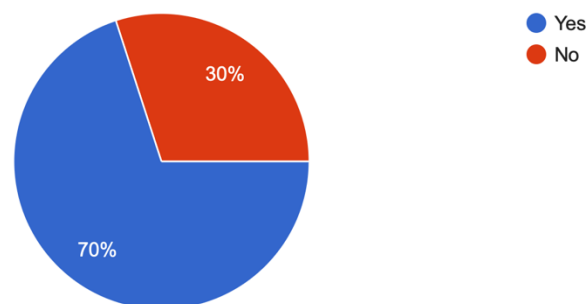
### (23) Do you think you will want to stay living in Ufford as an adult?

30 responses

(note: some responses may not be under 18s)

**Summary of the data:** The majority of young people want to stay living in Ufford as an adult (70%).

**Action:** Consider data alongside other data collected from young people.



### (24) If you continue living in Ufford in the future, what would you hope to see?

29 responses

**Summary of the data:** An appreciation of what Ufford offers now, with some desire for more activities and amenities.

**Action:** Consider data alongside other data collected from young people.

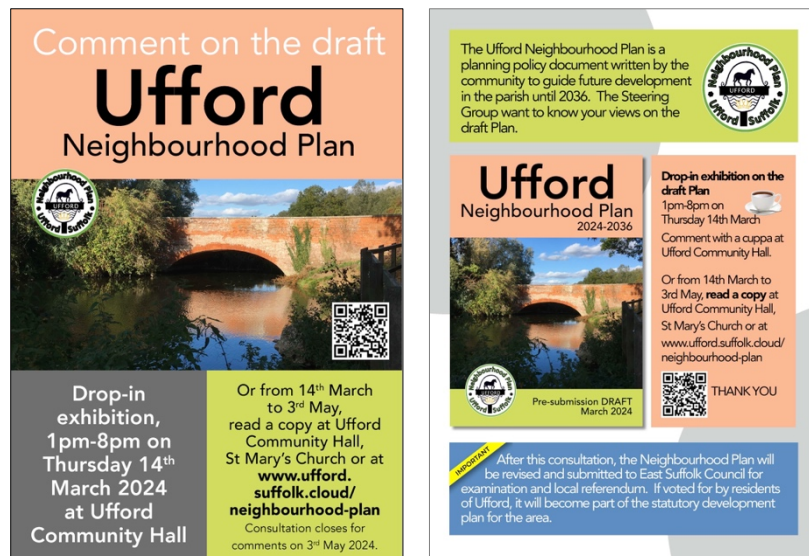
Raw data

- 20 mph limit in village particularly over river bridge
- A lovely place for both families and the retired to live in a rural village atmosphere

- A shop
- Affordable accommodation
- Better road safety. More play facilities.
- Cleaner environment, e.g. at the Hole where the water is very dirty and unsafe."
- Don't let development from Melton and Wickham Market and Ufford change the character. More cycle lanes.
- Efforts to address the traffic noise and dangers stemming from the village being used as a rat run by commuters living in Rendlesham. See the example of the village of Easton.
- For the village to remain the peaceful and tranquil place that it is.
- For Ufford to retain its character
- I would hope to see Ufford remain a village and not be turned into suburbia with every kind of facility on site. Woodbridge and Wickham Market are near enough.
- If more houses are built and offices/shops I will not be living in Ufford.
- Maintenance of its essential village character
- More activities for young people.
- More horses!
- More social things to do.
- More water features and a fishing pond / lake
- No commercial development
- No further development
- No major developments - this is a village not a town
- open green space that hasn't been built on. Cycle lanes
- Really really careful consider reaction to
- Sensitive Building in the right place, Affordable housing! With a decent amount of Garden space !
- shops ect
- Small shop on Goldsmiths estate.
- Somewhere to meet friends like a cafe or welcoming pub.
- Status Quo.
- The village retains it's natural setting and stunning views and is not over developed.
- Things to remain unchanged!!
- Thriving multigenerational low carbon rural community with good public transport links

# APPENDIX 6: Stage 3 – Pre-submission consultation on the draft Neighbourhood Plan

## Appendix 6(a): Posters/flyers for pre-submission consultation.



## Appendix 6(b): Consultation response form (also online).

# UFFORD

## Neighbourhood Plan

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### DRAFT Neighbourhood Plan CONSULTATION RESPONSE FORM

Consultation period: 14<sup>th</sup> March to 3<sup>rd</sup> May 2024.

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The Ufford Neighbourhood Plan is a planning policy document written by the community to guide future development in the area until 2036. The Steering Group want to know your views on the draft Plan.

Please use this form to comment on the draft Neighbourhood Plan, or comment online [www.ufford.suffolk.cloud/neighbourhood-plan](http://www.ufford.suffolk.cloud/neighbourhood-plan), so we can make amendments before submitting it for examination.

PLEASE NOTE: This is a formal stage of consultation on the Neighbourhood Plan before it is submitted to East Suffolk Council. Comments received will be reported in a Consultation Statement which will be submitted alongside the Plan, and which will include your organisation (if applicable) and comments. The Consultation Statement will be publicly available online.

On submission of the Neighbourhood Plan, Ufford Parish Council is required to share personal details of those that have commented on the document with East Suffolk Council so that they can discharge their legal duties in relation to publicising the submission of the Plan, in accordance with the Neighbourhood Planning (General) Regulations. By submitting a consultation response at this stage, you authorise Ufford Parish Council to legally collect and share your data in this manner. You can view the Parish Council's Privacy Policy on the Parish Council website.



BY 3<sup>rd</sup> May, PLEASE DELIVER YOUR FORM TO:

Black post box at the Ufford Community Hall (left of door)

OR EMAIL: [uffordplan@gmail.com](mailto:uffordplan@gmail.com)

OR COMPLETE ONLINE: [www.ufford.suffolk.cloud/neighbourhood-plan](http://www.ufford.suffolk.cloud/neighbourhood-plan)

Name	
Email address (or postal address)	
Organisation name (if appropriate)	

HOUSING AND DESIGN policies	
UFF1: Design	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	
UFF2: New housing	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	
UFF3: Housing mix	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	
UFF4: Rural exception sites	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

ENVIRONMENT policies	
UFF5: Local Green Spaces	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	
UFF6: Landscape character	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	



<b>UFF7: Important views</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				
<b>UFF8: Biodiversity/ nature conservation</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				
<b>UFF9: Ecological corridors</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				
<b>UFF10: Historical environment</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				
<b>UFF11: Non-designated Heritage Assets</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				
<b>UFF12: Dark skies</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

ACCESSIBILITY policy				
<b>UFF13: Access and connections</b>	<input type="checkbox"/> Agree	<input type="checkbox"/> Mostly agree	<input type="checkbox"/> Mostly disagree	<input type="checkbox"/> Disagree
Comments				

COMMUNITY policy	
UFF14: Community facilities	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

BUSINESS policy	
UFF15: New and existing business	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

AREA policy	
UFF16: Former Crown Nursery	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

DESIGN GUIDANCE AND CODE	<input type="checkbox"/> Agree <input type="checkbox"/> Mostly agree <input type="checkbox"/> Mostly disagree <input type="checkbox"/> Disagree
Comments	

<p>OVERALL, do you</p> <p><input type="checkbox"/> Agree with the draft Neighbourhood Plan</p> <p><input type="checkbox"/> Disagree with the draft Neighbourhood Plan</p> <p>Any further comments about the draft Neighbourhood Plan</p>
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Please note, if you have any further comments, you are welcome to add another page of comments, or email [uffordplan@gmail.com](mailto:uffordplan@gmail.com). THANK YOU.



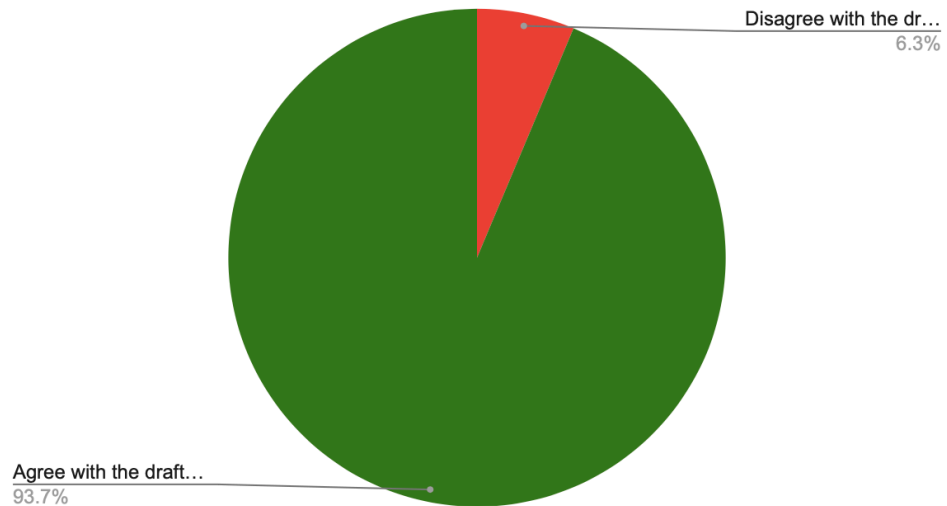
## Appendix 6(c): Log of all comments and responses to pre-submission consultation (Regulation 14).

### Table code

- ☐ Supportive comment or no change to the Plan
- ☐ Change to map or supporting text
- ☐ Change to policy/text.
- ☒ Change made

The pie charts in the document show the results of those that completed the Consultation Response Forms (paper and online combined).

OVERALL, do you



## GENERAL COMMENTS

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
1	East Suffolk Council	General	<p>The main overall issue is the length of the Neighbourhood Plan. The Neighbourhood Plan includes a lot of supporting text – consideration should be given to whether is it all needed, and if so whether some could be moved into appendices/supporting docs.</p> <p>Some of the policies are potentially superfluous – repeat (or largely repeat) Local Plan policy without adding sufficient local detail/value to the policy area to clearly justify their inclusion.</p> <p>A policies map should be included. ESC can assist with producing spatial data as required. A list of policies at the start of the plan is helpful, and hyperlinks on the contents page are very useful.</p>	<p>Comments noted.</p> <p>The supporting text in the Plan will be reviewed to see if it can be reduced without losing necessary context.</p> <p>Policies will also be reviewed for repetition of existing Local Plan policy.</p> <p>Hyperlinks can be inserted into contents page and a policies map will be created.</p>	<ul style="list-style-type: none"> <li>• <b>Policies Map</b>☑</li> <li>• <b>Hyperlinks</b>☑</li> <li>• <b>Review text and policies</b>☑</li> </ul>
2	National Gas Transmission	General	<p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p>	No change suggested	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></li> </ul> <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p>		
<b>3</b>	National Grid Electricity Transmission	General	<p>Proposed development sites crossed or in close proximity to NGET assets:</p> <p>An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></li> </ul>	No change suggested	
<b>4</b>	National Highways	General	<p>Thank you for your correspondence, received on 07 March 2024, for inviting National Highways' comments on the subject mentioned above.</p> <p>National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. In the area</p>	No change suggested	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>within and surrounding of the Ufford Neighbourhood Plan, we have responsibility for the trunk road A14 (such as, Junction 58 with A14/A12/A1156).</p> <p>The area and location that are covered by this current consultation under the pre-submission Reg 14 Neighbourhood Plan is remote from the SRN. Consequently, for the proposed draft Ufford Neighbourhood Plan, it is unlikely to have an impact on the operation of the trunk road. Therefore, National Highways offers No Comment.</p>		
5	Sport England	General	<p>The National Planning Policy Framework (NPPF) identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p>	No change suggested	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Paragraphs 102 and 103. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p>		
6	Suffolk County Council	General - education	<p>Education</p> <p>SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity. The information below is to inform the Neighbourhood Planning Group's understanding of educational provision in the Plan Area and does not need to be included in the Plan.</p>	Comments noted.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p><i>Primary Education</i> The primary education catchment area for Ufford Parish is Melton Primary School. The school is not currently forecast to exceed 95% capacity during the forecast period.</p> <p><i>Secondary Education</i> The secondary education catchment for Ufford Parish is Farlingaye High School. The school is forecast to exceed 95% capacity during the forecast period. The proposed strategy for mitigating this growth is via future provision of additional secondary accommodation in the local area.</p>		
7	Suffolk County Council	General - libraries	<p>Provision of a library service is a statutory duty. The Public Libraries and Museums Act 1964 (c. 75) is an act of the United Kingdom Parliament. It created a statutory duty for local authorities in England and Wales "to provide a comprehensive and efficient library service for all persons".</p> <p>The catchment library for Ufford is Woodbridge Library which is currently 53% of the modal size for the population of the catchment. Any development in the area would increase demand on this service and we would seek investment to mitigate the additional provision required.</p>	Comments noted.	



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
8	Suffolk County Council	General – minerals and waste	<p>Minerals and Waste</p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,<sup>2</sup> adopted in July 2020, which forms part of the Local Development Plan.</p> <p>Though the Suffolk Minerals and Waste Local Plan is mentioned in paragraph 1.6 as a plan document, but in the following section when outlining the national and local planning policy context, the Suffolk Minerals and Waste Local Plan is not assessed, or policies mentioned. The SMWLP is a policy document in the same way the districts local plan is a policy document, and all its policies need to be considered where applicable.</p> <p>While there are no allocated safeguarded sites within or close to the boundary for the Ufford plan, the entirety of the plan area is within the "minerals consultation area" outlined in the policy map and relating to policy MP10 (safeguarding).</p>	<p>Comments note. Reference is made to the Suffolk Minerals and Waste Local Plan in paragraph 1.6. However the NP does not assess or mention the policies in detail as NP's do not to relate to 'excluded' development' such country matters (minerals and waste).</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
9	Suffolk County Council	General	<p>"Policies Map" appears twice in the plan, and only refers to Figure 25 Settlement Boundaries. A policies map should contain more details, and should be a visual summary of all of the policies on the plan. Therefore, it is strongly recommended that the plan creates a Policies Map, which clearly displays the important features mentioned within the plan policies in once clear and consolidated image.</p> <p>This map should display the following: parish boundary, settlement boundary, all allocated housing sites, Listed buildings and/or heritage assets, designated Local Green Spaces, important views, Public Rights of Way, and any other important features or facilities of the parish.</p> <p>Inset maps may be used to show closer detailed parts of the parish, where identified features would be lost and/or hard to read on the overall Policies Map.</p>	Comments noted. Policies map to be included in submission version.	<b>Include Policies map</b> <input checked="" type="checkbox"/>
10	Natural England	General	Natural England does not have any specific comments on this draft neighbourhood plan.	Comments noted	
11	Individual 3	General	I agree with the vast majority of the NP apart from the points raised. If left as is, then I wouldn't support it in a referendum.	Comments noted	
12	Individual 13	General	Mostly	Noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
13	Individual 14	General	Well done everyone, a huge amount of high quality work has clearly been done :-)	Support noted	
14	Individual 16	General	Well done and thank you to all those involved in the production of the UNP - tremendous hard work involved!	Support noted	
15	Individual 17	General	Thank you to all members of Ufford Parish Council and others who have taken time to assist with the NP	Support noted	
16	Individual 20	General	Very well presented	Support noted	
17	Individual 21	General	Just congratulations to all involved for their hard work. It's most impressive and very important! Well done.	Support noted	
18	Individual 30	General	A big thank you to you all, who have contributed to this Plan on our behalves.	Support noted	
19	Individual 32	General	The map on Page 20: Key does not match the Plan. Probably overlaid colours, which makes it virtually unreadable and of little value. Please review and amend.	Map to be reviewed and amended as required	<b>Amend and review map</b> <input checked="" type="checkbox"/>
20	Individual 33	General	Just have concerns re. traffic, adding more cars of people into a small village	Comments noted. However the NP as drafted is only making a modest allocation for new housing which is balanced against the existing proposed use of the site which is employment/commercial.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
21	Individual 34	General	Uff16 needs to be looked at	See Uff16.	
22	Individual 35	General	I dislike, as a matter of principle, that the Plan, if passed, would be statutory.	Noted. However this is the position under the 2011 Localism Act which introduced Neighbourhood Plans	
23	Individual 39	General	Very comprehensive and considered and conveys views of the existing villagers	Support noted	
24	Individual 42	General	Very well done - thank you all	Support noted	
25	Individual 44	General	I think a different way (other than the Ufford Punch) should be used to attract a younger audience from the village. The Ufford PUNCH is great but not working to its full potential.	Comments noted. However, this is not directly related to the NP content and comments have been passed on to the editors of the PUNCH magazine.	
26	Individual 46	General	This response supersedes the previous one I submitted which said I didn't want my house in the asset category. I am now ok with this after speaking with Nigel and Jane	Comment noted. See later comment under UFF11.	
27	Individual 49	General	A bit more clarity in the first chapter(s) on East Suffolk's calculation of the new housing need in the parish. It is now - provisionally - 7 dwellings? Does this exclude the bungalows being built now at Hill Farm (which were consented before but commenced after this draft NP process)? If the '7' figure is exceeded, how can the 'excess' best	The original figure from ES was 44 between 2018 and 2036, however all of those had permission at 31 <sup>st</sup> March 2018. The additional 7 cover the period 2024 to 2036 and	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			be taken forward and into account in the next (post 2036) planning period?	<p>take into account a contingency number.</p> <p>The dwellings referred to at Hill Farm were approved on 24/1/19 (DC/18/5042/ARM, Land at Hill Farm Yarmouth Road Ufford Suffolk IP13 6EG)). This superseded DC/15/2374/OUT, which was approved in June 2016, and shown in the Local Plan Ufford inset map as a site with permission as at 31st March 2018 . Therefore the dwellings at Hill Farm were included in the original figure of 44.</p>	
28	Individual 50	General	Thank you to the Neighbourhood Plan Steering Group and support staff for all the work that has been done so far to the Draft NP.	Support noted	
29	Individual 53	General	The Steering Group putting together the NP should be congratulated on their skill, hard work and diligence - it is obvious from the quality of the document that they have expended much time and effort in arriving at such a quality document.	Support noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
30	Individual 62	General	Appreciate the hard work and sorry for the late reply!	Support noted.	
31	Individual 63	General	There is no specific policy for highways in order to manage the increase in volume and speed of traffic through the village. Policy to consider access to A12 South at Pettistree, traffic calming on the High Street / Yarmouth Road, maintaining and improving footpaths / cycle paths.	Comments noted, however speeding and traffic calming does not require the benefit of planning permission and is not within the scope of the NP. The NP can only include policies within the NP area. Access to A12 at Pettistree is outside of the Neighbourhood Area. However the Parish Council does have an active Speed watch group and the issue has been addressed in the PUNCH magazine..	
32	Individual 64	General	Well done to all who have worked on the Neighbourhood Plan.	Support noted	
33	Individual 65	General	The Plan is an excellent piece of work that is suitable for planning reference for the next ten years.	Support noted	
34	Individual 67	General	Many thanks to the team for their thoughtful, time-consuming but essential work.	Support noted	
35	Individual 68	General	Thank you for all the hard work	Support noted.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
36	Individual 70	General	Thank you for all the work that has gone in to this draft.	Support noted	
37	East Suffolk Council	General	Page 39 - 5.7 Neighbourhood CIL: The 25% is paid to parish councils where CIL has been received from relevant development that was granted planning permission on or after the date that the Neighbourhood Plan is "made" (ie adopted by East Suffolk Council). It could be misleading to not refer to it relating to relevant planning permissions granted on or after this date.	Noted. Amend para 5.7 accordingly	<b>Amend para 5.7 accordingly</b> <input checked="" type="checkbox"/>
38	Melton Parish Council	General	This is an excellently produced and informative document	Support noted	
39	William Notcutt Estates	General	Whilst I applaud the initiative and progress made in developing the draft, I am concerned that the balance needed has not been yet achieved and that the plan places too many restrictions without providing sufficient safeguards to enable Ufford and the rural economy to remain viable.	Comments noted. The plan will be subject to changes as a consequence of representations received through this consultation. The plan is required to contribute to sustainable development which includes economic, social and environmental dimensions, however it needs also to reflect the results of community consultation.	

## INTRODUCTORY CHAPTERS

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
40	East Suffolk Council	Introduction	<p>The plan period of 2024-2036 does not cover the period that the main evidence document, the Local Housing Needs Assessment, was produced over. We recommend this time period is covered within the plan period, so 2022-2036.</p> <p>Following the 'Accompanying supporting documents' section, it may be worth adding in a short section that similarly covers the appendices to the Plan.</p>	<p>Amend Plan period to 2022-36</p> <p>This would add length to the plan, the appendices are clearly identified.</p>	Amend plan period on front cover <input checked="" type="checkbox"/>
41	East Suffolk Council	Chapter 2: Ufford Parish	<p>This section is rich with local history, which is interesting content that is best provided through an alternative medium, such as a local guide, than put into a Neighbourhood Plan. This is because it extends the length of the plan, reducing its useability and cohesiveness for officers and developers.</p> <p>Ultimately, the purpose of neighbourhood plans is to add value to the development plan by adding local detail and value to LP policies, together with adding new parish-specific, relevant policies. IF the content is to be retained in the Neighbourhood Plan, we would recommend it was relocated into an appendix or a supporting document, like the Design Guidelines and Codes document.</p>	<p>Noted. Chapter 2 to be reviewed and reduced as appropriate.</p>	Review and amend accordingly <input checked="" type="checkbox"/>

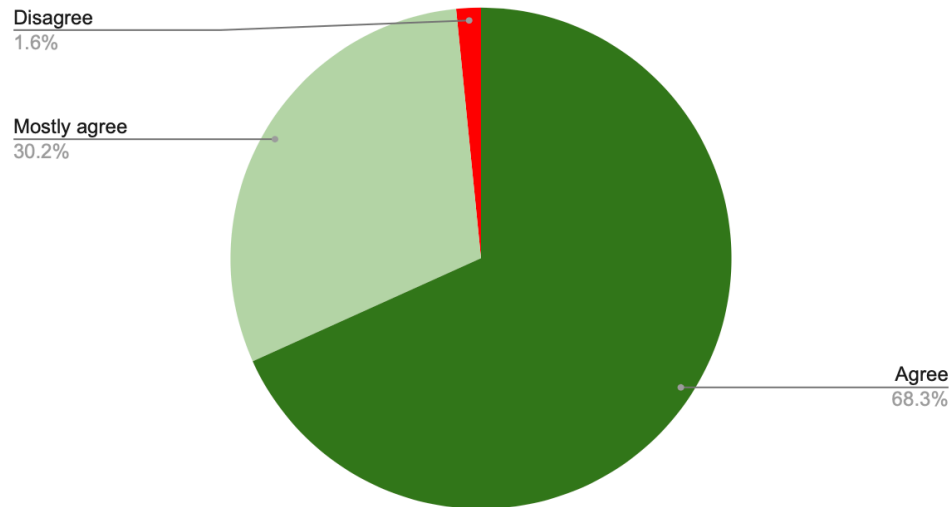


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Figure 8 (Natural Environment) – The key provided with this plan doesn't seem to entirely match the polygon styles on the map; we recommend the key be amended to be clearer.</p> <p>Regarding paragraph 2.35 – a small part of Rowanwood Cottage Marsh County Wildlife Site (Suffolk Coastal 141) extends into the parish (north of the A12) from neighbouring Pettistree and lies within the parish boundary. Hospital Grove County Wildlife Site (Suffolk Coastal 203) could also be identified in this section as it lies immediately adjacent to the southern parish boundary, in neighbouring Melton.</p> <p>Regarding paragraph 2.36 – the Deben Estuary is also designated as a Special Protection Area (SPA) and Ramsar site. The Sandlings Forest Site of Special Scientific Interest (SSSI) also forms part of the Sandlings SPA.</p>	<p>Review map</p> <p>Figures 8 and 2.35 and 2.36 to be reviewed and reduced</p> <p>Amend accordingly</p>	<p><b>Amend map key</b> <input checked="" type="checkbox"/></p> <p><b>Amend accordingly</b> <input checked="" type="checkbox"/></p> <p><b>Amend 2.36</b> <input checked="" type="checkbox"/></p>
<b>42</b>	East Suffolk Council	Chapter 4: Vision and objectives	Policies UFF8-12 are missing from Figure 23.	Amend figure 23 accordingly	<b>Amend figure 23 accordingly</b> <input checked="" type="checkbox"/>
<b>43</b>	East Suffolk Council	Chapter 5: Policies and projects	See comments on UFF14 Community Facilities.	See UFF14.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
44	Suffolk County Council	Para 7.37	Typo: paragraph 7.37 should read as "will" rather than "wil".	Amend accordingly	Amend accordingly☑
45	Suffolk Constabulary	Glossary	<i>Suffolk Police support Ufford's Neighbourhood Plan and would just ask for the following to be included within the glossary. It would be appreciated if within the glossary at Annex D, in alphabetical order under "C" the following reference could be included: "Crime Prevention through Environmental Design," which is an analysis that is adopted for every proposed planning application no matter what the scheme. Further information on CPTED can be found at <a href="#">Crime prevention through environmental design - Wikipedia</a> or <a href="#">Crime Prevention Through Environmental Design – Design For Security</a></i>	Amend glossary accordingly	Amend glossary☑

## HOUSING AND DESIGN policies

### UFF1: Design



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
46	East Suffolk Council	UFF1	<p><b>Overall comments on UFF1 Design:</b></p> <p>The policy text is quite long; various criteria could be consolidated and made more focused, making the policy more concise and effective overall. A concise plan is more user-friendly and therefore more likely to achieve its aims. Ineffective sections of the policy may reduce the plan's ability to meet the basic conditions set out in the 1990 Planning Act.</p> <p>Cross references to other policies in the Local Plan (e.g. SCLP11.1 Design and Policy SCLP11.2 Residential Amenity), the Healthy Environments SPD (currently</p>	<p>Agree that the length of the policy and supporting text can be reviewed for example para 6.1 could be removed.</p> <p>However, it is not considered</p>	<p><b>Review policy and supporting text as appropriate</b> <input checked="" type="checkbox"/></p> <p><b>Amend as appropriate</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>draft, but due for adoption in June 2024), and other Ufford Neighbourhood Plan policies could usefully be made to help focus individual policies, including UFF1 Design.</p> <p><b>Section-specific comments on UFF1 Design:</b></p> <p>The second paragraph requires proposals to have regard to the advice in the Design Guidelines and Codes document (2023) and be based on an understanding of the relevant character area. The first part in particular is a vague requirement, and in practice will be very difficult for a decision-maker to know when this has been met, or for designers to know how they should be applying the document.</p>	<p>necessary as a matter of principle to refer throughout the NP to Local Plan policies particularly as these may change through the NP plan period and make it appear out of date.</p> <p>This is wording that has been used through a number of other Examinations. The Design Code includes guidance on its use.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>We recommend the policy does more to articulate how the Design document should be applied. Are there parts of the Design document which are of particular value or importance to the neighbourhood plan group? And/or some of less importance? If so, then the policy could highlight these and ask for proposals to demonstrate how they have met the particular design objectives.</p> <p>Some parts of the Design document are very generic and do not add anything new to the design conversation and could potentially be read as distracting from the parts of the document which focus on genuinely locally distinctive details.</p> <p>As a start, adding something along the lines of: 'Development proposals falling within the identified character areas must demonstrate how they met the 'Implementation Guidance' for the relevant character area.'</p> <p>For proposals falling outside the character areas the policy could be more precise about which bits of the 'Parish wide' guidance are important to apply. Being specific about the key parts of the Design document to be applied should help new development be distinctive to Ufford.</p>	<p>The most important design elements are those that are reflected in the policy criteria. More details on these is included in the Design Code.</p> <p>Wording to be reviewed</p> <p>See above</p>	<p><b>Amend accordingly</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Regarding criteria (a) and b) – these are currently worded in a way that makes them contradictory to each other – on the one hand the historical vernacular must be respected, but on the other a diversity of styles is sought, acknowledging that there is a diversity of styles currently present in Ufford. This would not be easy for a case officer to apply in practice, and therefore amending the wording of this policy to apply in accordance with context would be more effective.</p> <p>The approach of supporting Ufford's 'unique diversity' is not just incongruent with the policy wording, but also the current wording of the housing objective (as set out on page 36), which uses the term 'distinctive character', which suggests less scope for diversity, as this could reduce the distinctiveness of an established character. Consideration should therefore be given to the wording of UFF1 and potentially the housing objective as well.</p> <p>Regarding criterion (c), the Heritage team recommended to include reference to high quality workmanship – not necessarily needing to be limited to development that relates to heritage assets, this can be encouraged for all residential development that requires planning permission.</p>	<p>These criteria on not considered to be contradictory. It is perfectly reasonable for a proposal to respect the vernacular whilst having a different style.</p> <p>Agree to use 'distinctive character' to tie in with objective.</p> <p>Agree to amend criterion c to refer to high quality workmanship</p>	<p><b>Amend criterion a</b> <input checked="" type="checkbox"/></p> <p><b>Amend criterion c</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Regarding criterion (e), rather than 'respect the medieval layout of the village', (e) would benefit from focusing just on what can be delivered through development: the retention of existing Public Rights of Way and the delivery of new active travel routes that connect key origins and destinations from the site to the rest of the village, e.g. off-site areas of open space.</p> <p>Regarding criterion (f), it is recommended that (f) is removed, as there may be other important factors that justify different orientations of buildings such as solar gain, solar shade and avoiding overheating, relationships between other buildings/spaces, privacy, and so on, etc.</p> <p>Proximity and orientation towards open space also needs to be carefully managed in terms of noise impacts from open space use on residential amenity, as particularly amenities such as playing pitches and equipped play provision can generate noise which some residents find reduces their wellbeing; for this reason, the Healthy Environments SPD suggests minimum buffer zones. The point about clear delineation between public and private space can be retained, though the current wording</p>	<p>This criterion is a locally distinctive criterion and is to be retained</p> <p>This point can be addressed by the insertion of the words 'as appropriate'</p> <p>Advice in Secured by Design<sup>2</sup> indicates that open spaces should be designed to allow natural surveillance from nearby</p>	<p><b>Amend criterion f</b> <input checked="" type="checkbox"/></p>

<sup>2</sup> <https://www.securedbydesign.com/images/HOMES%20GUIDE%20May%202024.pdf>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>('connection') is unclear and is recommended to be revised.</p> <p>Regarding criterion (g), as currently written, particularly the clause 'limit buildings to contained areas on the plot', was felt to be unenforceable by our DM colleagues, especially when development able to be permitted through permitted development rights is considered too; suggest removal.</p>	<p>dwelling but that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance . Criterion f seeks to orientate the fronts of dwellings towards such spaces</p> <p>Agree to amend accordingly</p>	<p><b>Amend criterion g</b> <input checked="" type="checkbox"/></p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>We recommend combining (h) and (i). This criterion would benefit from a cross-reference to the NP's Important Views policy.</p> <p>Regarding criterion (j): simply stating 'careful design' is too ambiguous. It would be much more helpful for the objectives with respect to crime prevention to be clearly stated. The parking section of this policy does not feel like the correct location for overlooking public space requirements.</p> <p>Regarding criteria (k) and (l): if it is small-scale development, the provision of on-street parking for visitors is not something that is within the direct control of applicants (unless they live on a private road). It is suggested that this criterion be deleted, and reference instead made in the supporting text to the Local Plan policy, SCLP7.2 Parking Proposals and Standards (which in turn references various parking standards guidance, including the Suffolk Guidance for Parking). Also, it is very onerous to require this to be adjacent to community open space.</p> <p>Regarding criteria (n) – we query whether this means 'bin storage' rather than 'waste storage'? It is</p>	<p>Agree to combine and cross refer to UFF7</p> <p>Agree to remove second part of criterion and include reference to Secured by Design</p> <p>Rather than delete, a caveat could be included making it clear that this is to be applied proportionately and therefore smaller development may not be appropriate or desirable.</p>	<p><b>Amend criteria h and i</b> <input checked="" type="checkbox"/></p> <p><b>Amend criterion j and include SBD reference</b> <input checked="" type="checkbox"/></p> <p><b>Amend criterion l</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>recommended that this criterion references 'secure cycle storage'.</p> <p>Criteria (q) and (r) are ineffective as currently worded, as they are potentially asking for higher standards than the Building Regulations – it would be better for these criteria to express encouragement and support for proposals that exceed Building Regulation minimums for sustainable construction and resource efficiency (post-occupation performance).</p>	<p>Agree to refer to bin storage and secure cycle storage</p> <p>Agree to reword this.</p>	<p><b>Amend criterion n</b> <input checked="" type="checkbox"/></p> <p><b>Amend criterion q and r</b> <input checked="" type="checkbox"/></p>
<b>47</b>	Suffolk County Council	UFF1	<p>Flooding SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.</p> <p><i>Policy UFF1</i> Suggested amended wording for part s): Incorporate <i>green, open sustainable drainage systems to ensure no increase in off-site flood risk, pollution control, amenity benefits, and biodiversity enhancements.</i></p>	Agree to amend accordingly	<b>Amend Policy UFF1 accordingly</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
48	Suffolk County Council	UFF1	<p><i>Policy UFF1 Design, part o-p Landscaping &amp; Trees</i></p> <p>The inclusion of trees into the Design policy is welcome; however, NPPF paragraph 136 seems to go further by suggesting community orchards and by stating that planning policies and decisions should ensure that new streets are tree-lined. This could be anchored in the policy UFF1.</p> <p>While SCC agrees that native species should be prioritised, it is likely that species which are not native or not truly native will become more important for the species mix as they may be more climate resilient. It should be long established non-native species, which are not invasive and provide benefits to wildlife, which should first be considered to be added to the native species mix.</p>	<p>Agree to include reference to street trees which is often included by Examiners.</p> <p>Amend to remove prioritisation for native species</p>	<p><b>Amend criterion o</b> <input checked="" type="checkbox"/></p> <p><b>Amend criterion p</b> <input checked="" type="checkbox"/></p>
49	Suffolk County Council	UFF1	Parking (J-N) this section should quote and accord with Suffolk Guidance for Parking (2023 or current version4) with regard to vehicle provision, space layout and dimensions, garage dimensions and secure cycle storage.	Agree to include reference to the 2023 guidance	<b>Amend text to refer to latest guidance</b> <input checked="" type="checkbox"/>
50	Individual 12	UFF1	Build some bungalows	Comments noted . See also UFF3 which supports the provision of bungalows and UFF16	

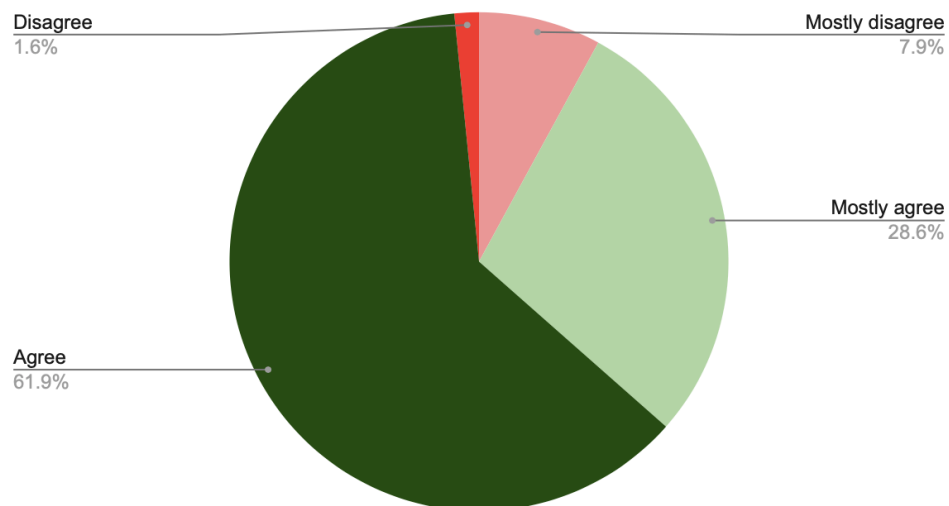
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				which includes bungalows	
51	Individual 16	UFF1	c) Use building materials which have been recycled or are recyclable l) discourage on street parking wherever possible!	Comments noted. See also comments made by East Suffolk above at 46 above. Criterion j seeks to encourage off street parking; it is not possible to require (or always obtain) recycled materials.	
52	Individual 17	UFF1	There has been a failure in developments over the last 30 years to encourage vernacular architecture. Needs integrated long term plan	Comments noted	
53	Individual 25	UFF1	While new housing should reflect the historical character of the village I feel 'mock vernacular' styles should be discouraged in favour of imaginative contemporary designs which elect the architectural style of the period	Comments noted. The policy aims to produce high quality design, which may include some elements of vernacular	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				architecture. However, poor pastiche would not be acceptable	
54	Individual 41	UFF1	I support and I am glad to see the emphasis on affordable housing. Not sure about why houses need to be detached	Support for affordable housing noted. The policy does not require housing to be detached.	
55	Individual 46	UFF1	Given the recent properties Suffolk coastal have agreed in Ufford which are not in keeping with the existing properties either in design or garden space, basically they are squeezing a quart into a pint pot. Surely there must be something that looks better than metal cladding to fit it with the older properties which were surrounding the properties which were built on the crown garden site	Comments noted. The aim of the policy supported by the Design Cde is to raise the standard of the design of new in the parish	
56	Individual 48	UFF1	The new development on the Main Road going out of the village towards W/Market is ghastly. No more like this please.	Comments noted	
57	Individual 49	UFF1	Perhaps a little more thought needs to be given to the issue of parking. In particular, I'd suggest that it might be useful to question whether garages should be	Comments noted. The policy	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			discouraged. They use a lot of space relative to their usefulness and are almost always used by residents as storage, meaning that cars are still parked on the remainder of the plot.	recognises that a range of parking solutions may be required and that these would not just be garages.	
58	Individual 54	UFF1	These are good but easier said than done as the Planning Department often have a different agenda	Comments noted.	
59	Individual 55	UFF1	Seems like an open invitation to build anything. Better to say compatible with the unique diversity...	See comment from ES at 46 above.	
60	Individual 63	UFF1	There is no reference to the design and layout of access roads or highway. This should include features such as width, traffic calming measures, retention of rural aspect and footpaths	These matters are covered by the Suffolk CC Guidance. See response 49 above.	
61	Individual 64	UFF1	In section 'f.' - Layout, it is important that not only houses should face public spaces, but to ensure roof lines also align with solar paths across the sky to allow maximum sunlight efficiency of PV panels that should be mandatory on new buildings.	Comments noted . See also ES response at 46 above. Criterion r could be amended to include	<b>Amend criterion r</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				reference to solar	
<b>62</b>	Individual 65	UFF1	Important to remember that Ufford is a rural community and this should be preserved. Some recent developments (Goldsmiths) are not in keeping with the established rural character that residents want. To build new in the same urban style as Goldsmiths may be distinct and in character with a few existing houses but would further erode Ufford's rural character.	Comments noted, the policy seeks to achieve this.	
<b>63</b>	Melton Parish Council	UFF1	Like the focus on retaining/planting trees and wildlife	Support noted	
<b>64</b>	William Notcutt Estates	UFF1	I would prefer there to be more emphasis placed on creation of housing with a stronger presumption in favour, rather than seeking grounds for refusal.	Comments noted.	

## UFF2: New housing



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
65	East Suffolk Council	UFF2	<p><b>UFF2: New housing</b> – we recommend removal as this policy either duplicates strategic policies of the SCLP but without adding additional detail or value, or adds detail which would be difficult to justify and defend at examination.</p> <p>The first two paragraphs add no further detail or relevant criteria for local circumstances, but unnecessarily repeat the Local Plan spatial strategy.</p>	See also SCC rep at 66 below: Agree there is some repetition of LP policy. Policy to be reviewed and to make a more succinct	<b>Review and streamline policy UFF2.</b> ☑



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Policy SCLP5.7: Infill and Garden Development sets the terms for infill development or residential development within existing gardens, and covers key matters related to materials, design, residential amenity, and compliance with other housing policies of the Local Plan. Policy SCLP5.7:</p> <p>Infill and Garden Development also states that Neighbourhood Plans are able to set their own policies on this type of development in response to local circumstances. However, the third and fourth paragraph adds no value to the existing wording of this policy. The proposed addition of 'small groups of 6 dwellings' to this policy area is unlikely to pass examination, as there's no evidence that development within Settlement Boundaries needs to be limited to no more than 6 dwelling schemes in Ufford; neither the LP nor NPPF define 'small groups' as 'no more than 6 dwellings' – this figure is therefore unsubstantiated, and therefore has seemingly been selected arbitrarily. In reality a developer would do well to find sufficient space within the Settlement Boundaries for a larger development, but in policy terms there's no reason to find a specific maximum figure acceptable.</p> <p>If the policy is considered necessary to be retained, it would not be harmful to remove the reference to '6' dwellings, instead changing this to 'small groups' only, as</p>	<p>and locally distinctive policy.</p> <p>The figure of 6 arose through consultation and is considered to be an appropriate figure base and the character of Ufford.</p> <p>Agree to include a reference to small groups</p>	<p><b>Include 'small groups'. ☑</b></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>this is consistent with Policy SCLP5.2: Housing Development in Small Villages.</p> <p>The penultimate paragraph relates to development that is largely outside of local planning control due to permitted development rights or NPPF para 84 development. As it only seeks to repeat local and national policies it is recommended to be removed.</p> <p>The text of the final paragraph, "the consolidation of sporadic outlying development which is not part of the main built-up area of the settlement will not be considered to be suitable for development" clashes with the SCLP's Housing in Clusters in the Countryside policy, Policy SCLP5.4 (and associated SPD) which sets the terms for acceptable housing delivery in this context. It is therefore unlikely to be supported at examination.</p>	<p>Do not agree . Wording similar to this has been used in other NPs. There are a range of barn conversions and replacement dwellings etc that are not permitted development.</p> <p>Agree to review in the context of the SPD</p>	<p><b>Review policy wording</b> <input checked="" type="checkbox"/></p>
<b>66</b>	Suffolk County Council	UFF2	<i>Policy UFF 2: New housing</i>	See ESC response above.	<b>Review policy wording</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>As the parish consists of several settlement clusters, it may be worth considering the designation of settlement gaps between these clusters to avoid coalescence.</p> <p>As a more general comment, it would be useful if the Housing and Design policies would reference the Environment Policies relevant to UFF1-UFF4.</p>	Agree that there may be merit in defining specific settlement gaps which would add local distinctiveness and overcome some of the ESC reservations above.	
67	Individual 3	UFF2	<p>Whilst in agreement with the broad principles, the plan is I feel a bit misleading as it states that "To deliver 18 affordable units as part of a wider development scheme, consistent with Adopted Local Plan policy which requires 1 in 3 dwellings to be affordable, a scheme of between 50 and 60 new dwellings in Ufford would be required. Such a scheme would not be in accordance with the adopted planning strategy for the area, contrary to the results of the Household Survey and therefore would not be supported." It is contrary to the needs of the household survey as development preferred was for 10 units or less, but also the site allocation for Crown Nursery is against the household survey as it is for 24 units.</p>	Comments noted. However, it is made clear in the site specifics section why the Crown Nursery Site is being allocated and that this is for	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Additionally, no balance is put relating to exception sites where 2 sites could be put forward potentially of 9 units each which would be complaint with the household survey and the Adopted Local Plan Policy.</p> <p>The plan also goes on to state that "Consideration of these factors will help to determine whether this 'unconstrained need' is best met within the parish or whether it would be better met in another settlement with better facilities e.g. Melton or Wickham Market." This may apply to assisted living or specialist provision for older people but There isn't any evidence to suggest the need to apply this to affordable housing. We already have affordable housing operating successfully in the village at Goldsmiths. If the other villages surrounding Wickham Market adopted a similar approach then we would have large developments at Wickham Market than have previously been opposed by the PC on traffic and service provision grounds.</p>	<p>exceptional reasons . Sites of under 10 units will not deliver any affordable housing.</p> <p>Paragraph 6.25 does make it clear that the affordable housing figure of 18 units is an unconstrained need and not a target to be aimed for. The adopted settlement hierarchy in the Local Plan already seeks to located housing (including affordable)</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				housing in larger settlements with better facilities.	
68	Individual 14	UFF2	Boundary definition is important but new 'industrial bungalows' at top of hill seen at odds with this	Comments noted. The NP seeks to influence new development it cannot be applied retrospectively.	
69	Individual 15	UFF2	Para 3 infill site, no mention of all important space. Housing needs funds, within a housing area	Comments noted. The policy does refer to the need to enhance the character of the area	
70	Individual 28	UFF2	Parking should be off street as much as possible. Should be mostly infill	Comments noted. Policy UFF1 seeks to address parking	
71	Individual 29	UFF2	Need more bungalows/single storey	Comments noted. The allocation	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				provides for bungalows.	
72	Individual 30	UFF2	I sincerely hope this policy is implemented, garden development has been passed opposite our house!	Comments noted	
73	Individual 39	UFF2	Feel large modern 4 bedroom dwelling should be very much the exception	Comments noted Policy UFF3 states a preference for 1-3 bed dwellings.	
74	Individual 42	UFF2	Needs to be a clearer commitment to allowing more homes to be built, even if that means a higher housing density	Comments noted. See earlier comments in relation to density and space	
75	Individual 43	UFF2	Any new developments should also plant trees and flowers to counteract environmental impact and also add some colour	Comments noted . See also UFF1 and UFF8 which touch on this issue.	
76	Individual 46	UFF2	In view of UFF16 former crown nursery which unsurprisingly they are now considering housing after they got the commercial properties agreed. I think that will be more than enough houses in Ufford and any other developments should just be 1 or 2 . We only have the 2 pubs and no shops and very other amenities to support	Comments noted. The issue of traffic calming would be a project rather than a	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			continued house development and a reducing bus service . The High Street is already very busy and street calming measures should be considered as part of any further development. I have seen this work elsewhere. Given that more and more vehicles are going electric then the argument of increased carbon as cars accelerate will be reducing and the benefit of some calming at both ends of the village might save lives especially as the houses being discussed as part of this plan are for young families and therefore potentially younger children using the high street	NP policy and the Parish Council are seeking to address a number of traffic concerns.	
<b>77</b>	Individual 48	UFF2	See above. Are these really necessary?	Comments noted	
<b>78</b>	Individual 49	UFF2	I'd suggest considering making the focus for new development inside the settlement boundary, but outside the Conservation Area, to preserve the character of this bit of the village.	Comments noted. The issue of development outside of settlement boundaries is dealt with by the NPPF and the Local Plan.	
<b>79</b>	Individual 55	UFF2	Must include development of roads, water supply etc.. Not just cram more traffic in to existing roads	The concerns re traffic are noted	
<b>80</b>	Individual 62	UFF2	6 dwellings sounds high within existing streets. Sensitive conversion of farm buildings outside the village sounds preferable to new builds inside the boundary.	Comments noted. See also ESC	

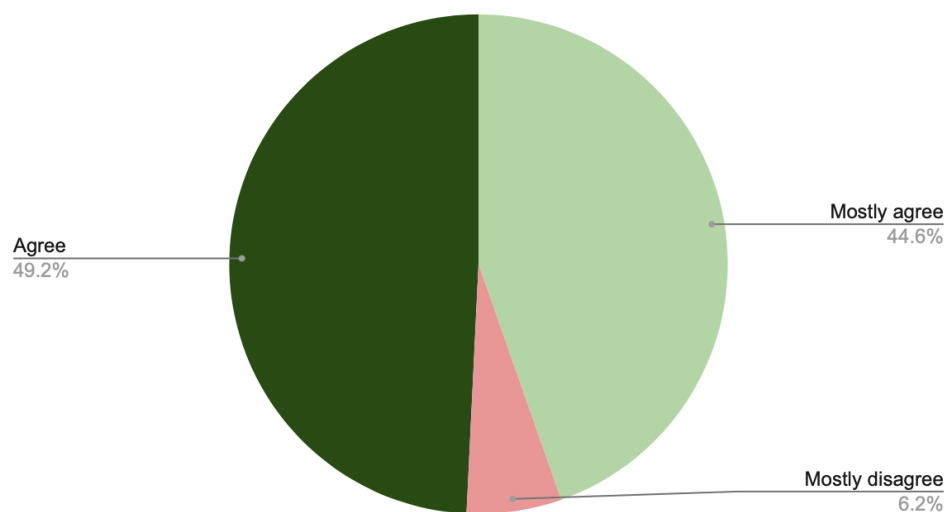
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				comments at 65 on this issue. Para 5 of the Policy addresses the issue of barn conversions	
81	Individual 63	UFF2	Is New Housing exclusively new build? Should this include development or conversion of existing buildings, e.g. convert large house into flats or several houses. Ref Sorrell and Fairlawn in School Lane	New dwellings can be created through conversions as well as new builds – the policy addressed this in Para 5.	
82	Individual 65	UFF2	Space to build more than a few houses within the settlement boundary is somewhat limited. What is the policy condition to allow expansion of the boundary? Should this be left to the discretion of the local planning authority, or, can something be added to indicate potential acceptable land area (eg number of square meters) or location where an expansion may be considered/allowed?	Comments noted. There was limited support for new development within the parish (the allocation is an exception made for specific	



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				reasons) and the housing target for the parish has been met.	
83	Individual 66	UFF2	<p>I only agree as sadly we cannot stop any more "development" but if it is to go ahead the existing village with its history, beauty, countryside etc must be taken into account first and foremost.</p> <p>We don't need any new housing in the village - it's already becoming over populated with no infrastructure to support it. The village is fast becoming a small busy town which will only expand and we lose the charm of another beautiful Suffolk village.</p>	Comments noted. The Np policies recognise the local distinctiveness and character of Ufford.	
84	William Notcutt Estates	UFF2	<p>I would prefer there to be more emphasis placed on creation of housing with a stronger presumption in favour, rather than seeking grounds for refusal.</p>	Comments noted. The NP policies are required to be in conformity with both national and strategic policies. Policies set out the criteria which development needs to comply with in	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				order to receive permission.	

### Housing mix



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
85	East Suffolk Council	UFF3	This policy could be clearer on the fact that Ufford went to the trouble of commissioning a Local Housing Needs Assessment, and therefore there is up to date evidence on local need in Ufford that should direct this mix/implementation of local connection test, etc., rather than defaulting to the mix directed by the Local Plan's Policy SCLP5.8 Housing Mix.	Comments noted. UFF3 reflects the HNA rather than the Local Plan policy and paras 6.33 and 6.34 do address this point, however they and the policy could be amended to make this more explicit.	<b>Amend accordingly</b> <input checked="" type="checkbox"/>

86	Landex	UFF3	<p>3.1 In relation to housing mix, there is a tension/conflict between the housing mix policy UFF 4 and the Crown Nursery allocation UFF 16. Specifically, the draft housing mix policy suggests a mix of one, two and three bedroom dwellings whilst UFF 16 makes reference to 4 bedroom dwellings as being appropriate. The addition of 4 bed dwellings should be made to the housing mix policy to maintain flexibility.</p> <p>3.2 That part of this policy which refers to affordable housing requires a greater compatibility/sense check with the extant policy in East Suffolk Local Plan and its adopted supplementary planning document (SPD Affordable Housing).</p> <p>3.3 There does not appear to have been any viability testing undertaken by the Neighbourhood Plan team to support this part of the UNP policy which proposes that any affordable housing included within a development scheme should provide for tenure which includes 50% of the dwellings as 'social rent or affordable rent'.</p> <p>3.4 As the council will know these two rental tenures are radically different and the ability to produce social rent tenure dwellings within a development is nearly always based upon the availability of external grant/subsidy and/or promoted by registered providers. Landex support the provision of affordable rent dwellings in accordance with extant policy but do not support social rent dwellings</p>	<p>Comments noted. Para 3 of the policy states a preference but also indicates that variety will also be sought. The HNA makes this important point and is summarised at para 6.32. It is not considered there is a conflict between UFF3 and UFF16.</p> <p>Noted. It will be up to a developer to justify any viability issues.</p> <p>Comments noted. Landex will (in the event of an application ) need to</p>	
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			<p>for the Crown Nursery site and the policy should be amended accordingly.</p> <p>3.5 Moreover, within the same policy, references made to the provision of First Homes tenure with a proposed discount of 50% of market value. This is neither justified nor has it been viability tested and will not work in the instance of the Crown Nursery proposal/allocation. Landex will support a discount of 30% of market value for First Homes which they have delivered on the Crown Nursery site on previous occasions, all of which were taken up very quickly indeed.</p> <p>3.6 Landex are surprised to note the omission of any suggested local priority clauses in relation to affordable housing whereby priority could be given to those existing locals or with a provable connection to Ufford over those who could come from anywhere within the choice base letting area to which the East Suffolk Council subscribes? Further discussion with the UNP delivery team is strongly advocated.</p>	<p>evidence any deviation from the policy.</p> <p>The justification for the 50% discount is set out in the HNA. If Landex wish a different figure to be applied in the event of an application, it will need to be evidenced.</p> <p>Comments noted and the point accepted. The policy could be amended to include reference to local connection clause for the affordable housing.</p>	<p><b>Amend policy accordingly</b> <input checked="" type="checkbox"/></p>
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Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
87	Suffolk County Council	UFF3	<p>The references to health and wellbeing in the plan are welcomed.</p> <p>The support for adaptable homes in Policy UFF3 is strongly supported by SCC. This can help to support the needs of an ageing population, as indicated in the demographics section</p>	Support welcomed	
88	Individual 3	UFF3	<p>Although 79.5% (37 respondents) said that they were looking for open market housing in the Household survey, 41 respondents were looking for some form of affordable housing whether it be rent or buy.</p>	<p>The policy seeks to balance the result of the household survey and the evidence from the Housing Needs Assessment whilst remaining in conformity with the strategic policies. Given that the overall level of new housing in the parish is likely to be low over the plan period, the NP and its policies are</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				delivering both open market and affordable housing In all is forms)	
89	Individual 13	UFF3	Individual applications continued to be judged on need/style to compliment the village	Comments noted. Policies UFF1 and Uff2 seek to achieve this.	
90	Individual 28	UFF3	Should be less affordable as transport links are poor	Comments noted. This point is covered in para 6.25	
91	Individual 30	UFF3	Not sure if we need as much as 50% Social Housing	Comments noted. The figure comes for the HNA and refers to the split between forms of affordable housing. The split between open market and affordable is 1 in 3.	
92	Individual 32	UFF3	Prioritising on 2 bed homes doesn't allow for new families who want to remain in the village as their family grows	Comments noted. The	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				policy allows for variety.	
93	Individual 33	UFF3	No sure I agree that 50% Social/Affordable rented housing. Feel we have sufficient now.	Comments noted. The policy is based on the findings of the HNA.	
94	Individual 39	UFF3	I feel this needs to be evidence based, around population data/last 10 years/village feedback and projections	Comments noted. The NP is supported by a Data Profile, the HNA and the results of the household survey.	
95	Individual 41	UFF3	This feels important and well thought out but lacking in a firm commitment or requirement for affordable housing (or a definition)	Comments noted. A definition of affordable housing is included in the glossary, but a refence to the glossary could be added. The HNA contains the evidence	<b>Include cross reference to definition of affordable housing in the glossary</b> ✓
96	Individual 42	UFF3	There needs to be a much stronger commitment to more affordable housing being built	Comments noted	

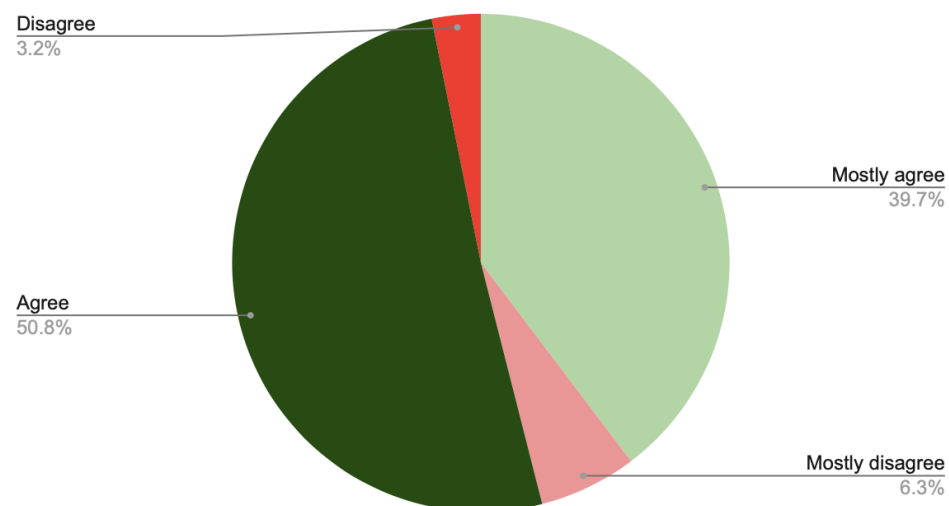


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
97	Individual 44	UFF3	I would love to buy a property in Ufford. Living alone it is difficult to get a deposit. Rent to buy or being a villager discount	Comments noted. The discount for First Homes is 50%	
98	Individual 46	UFF3	As part of the plan housing should be more in keeping with what is there already. Although a few smaller ones for people that already have relatives in Ufford would be nice. However we also need to be mindful of the limited services we have for a growing population	Comments noted. The policies of the NP seek to achieve this.	
99	Individual 49	UFF3	Can I suggest this is a bit less prescriptive on social home ownership. I'd suggest a final bullet simply saying that affordable housing should be half affordable rented housing and half affordable home ownership without more. This might give more wriggle room if needed.	Comments noted. UFF3 sets out a preferred mix based on evidence from the HNA	
100	Individual 54	UFF3	The new housing mix needs to maintain the current spread of housing in the village; i.e. not certain areas of poorly designed housing	Comment noted. Design policy UFF1 seeks to achieve this	
101	Individual 56	UFF3	But small amount of large housing	Comment noted	
102	Individual 57	UFF3	I am not sure I fully understand the 'Affordable Housing' percentage	Comments noted. Where new housing is proposed 1 in 3 will be an 'affordable	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				dwelling' . Of those affordable dwellings there is an equal split between rented and affordable routes to home ownership. This is then further broken down into types of affordable home ownership	
103	Individual 64	UFF3	More smaller houses are required to allow young people to live in the village (both rental and purchase) and perhaps for older generation who may wish to downsize and stay in the village.	Comments noted. UFF3 seeks to achieve this.	
104	Individual 68	UFF3	curious priority 2 bedroom	Comments noted. This is from the HNA	
105	William Notcutt Estates	UFF3	50% allocation for affordable is very high and would reduce viability of schemes coming forward.	Comments noted . The 50% is the breakdown of the affordable housing	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				element not the amount of affordable housing proposed as part of a larger scheme which remains at 33%.	

### Rural exception sites



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
106	East Suffolk Council	UFF4	<p>This policy could be shorter, focusing on the requirement for a local connection in the first instance and the appropriate evidence base findings, and how to access the document for more information, plus cross references to Policy SCLP5.11: Affordable Housing on Exception Sites and UFF1: Design (which in turn should cross-reference SCLP11.1 Design Quality and SCLP11.2 Residential Amenity).</p> <p>The footnote on what is meant by 'small-scale' is best removed, as this term is not defined in national or local policy, and therefore may not stand up to examination if queried. The East Suffolk Council Affordable Housing SPD was adopted in May 2022, not 2023.</p> <p>Policy SCLP5.11: Affordable Housing on Exception Sites recognises that an element of market housing may be necessary to facilitate "exception" sites (and this is also recognised in the glossary definition of "rural exception sites" in the NPPF). It is worth adding some additional text</p>	<p>Comments noted. Cross references to existing LP policy which is now approaching 5 years old, and therefore due for review, would potentially render the references outdated during this life of this NP.</p> <p>The foot note is an NP definition and should remain. See response to UFF2 above.</p> <p>Noted. The policy would benefit from</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>(for the avoidance of doubt) to clarify that this approach will be acceptable in Ufford, where the viability evidence demonstrates that this is the case.</p> <p>c) - it is not clear how housing can remain 'available' in perpetuity. If it is occupied then it would seem not to be available. 'Available' either needs clarifying and justifying, or removing.</p> <p>h) - does the site need to be self-contained before being developed? Or could it be made self-contained afterwards with soft landscaping? It would seem unreasonable to rule out using some otherwise suitable land for delivering important Affordable Homes for local people because it makes use of only part of a field, which this criterion suggests would be the case.</p> <p>There is no need to repeat or re-iterate other planning policies in the development plan in the policy. This is likely to be removed by an Examiner.</p>	<p>clarity along the lines suggested.</p> <p>This is a widely used an understood term which seek to ensure that the property remains within the affordable tenure.</p> <p>In order to meet the policy, the site would need to be self-contained as the application is determined, not afterwards.</p>	<p><b>Amend policy accordingly</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			As a minor point, there's at least once instance where the new extended policy name has not been updated (flow diagram at 5.4).	Comments noted.  This will be corrected.	<b>Amend 5.4</b> <input checked="" type="checkbox"/>
<b>107</b>	Suffolk County Council	UFF4	<i>Policy UFF4 Rural and community led exceptions sites</i>  SCC as Local Highway Authority would be consulted on any new development proposals and will look to procure highway safety and sustainable travel improvements from development wherever possible.	Comments noted	
<b>108</b>	Individual 3	UFF4	The NP states that "The result of the delineation of settlement boundaries is that development outside of them is limited (see Policy UFF2). By limiting development beyond settlement boundaries, landowner expectations of open market housing development (hope value) is lower, and this in turn lowers land values. This allows for the development of 'exception site' policies which allow for certain types of development such as 100 per cent affordable housing schemes which wouldn't otherwise be viable if they were competing for land with market		

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			<p>housing. This approach is supported by national planning policy."</p> <p>One of the potential site allocations from Land Owner engagement has been 'rejected' on the basis that it "The site is not well related to the existing built up area and the potential scale of development proposed would need to be counterbalanced by some significant community benefit for it to be considered acceptable. Development of this site provides limited benefits to existing residents." Discussions could have been had with the land owner regarding an exception site to deliver the affordable housing requirement as they probably don't have 'hope' value for market housing. Maybe this would have been rejected but the option could have been explored. Regarding connectivity it is as close to bus stops as the Crown Nursery site and even closer to the recreation ground and Community Hall as well as being encircled by a public footpath and close to Ufford park for leisure pursuits. The site is surrounded by ecological corridors which can be preserved. There are also 39 responses in the Household Survey suggesting development for this site compared to 27 for the Crown Nursery so it is at least as 'popular'. It is also not clear why this is of less benefit to existing residents as the Crown Nursey site allocated. Whilst there is no compulsion to provide for new housing there is still a significant opportunity for development in line with changing demographics and for Ufford to play it's small part in resolving the national and local housing</p>	<p>Comments noted. However, in order to be an acceptable site, an exception site still needs to be acceptable in all other planning terms, the site in question was not well related to the settlement and there is doubt about whether safe pedestrian connections could be achieved. There was also a concern</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			crisis. With protections of landscapes, views, green spaces and heritage assets and non-heritage assets in place, there are opportunities for Ufford to move forward with affordable and smaller homes provision.	about the potential for coalescence between built settlement in Ufford and Melton and the impacts of lighting from the adjacent compound	
<b>109</b>	Individual 10	UFF4	But quantity of buildings to be kept to a minimum to limit impact	Comments noted.	
<b>110</b>	Individual 13	UFF4	Need/should be priority	Comments noted	
<b>111</b>	Individual 14	UFF4	Even more important now that W.Market is expanding and Melton is under development pressure	Comments noted. Although the NP can only relate to the parish.	
<b>112</b>	Individual 30	UFF4	Depending whereabouts in the village. Upper Ufford, High Street is now a busy road with rush hour already, the Wickham Market relief road.	Comments noted . The Parish Council have been looking at traffic issues.	
<b>113</b>	Individual 31	UFF4	Difficult to ascertain what this means in reality	Comments noted	



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
114	Individual 32	UFF4	No mention of Brown Field Sites. I believe Nicholls Yard is outside the Development Boundary and this would be a prime site for development for both social and open market housing.	Comments noted. Reference to brownfield sites could be included in UFF2	<b>Amend Uff2 to refer to brownfield sites. <input checked="" type="checkbox"/></b>
115	Individual 33	UFF4	We have enough building land/fill in areas in Upper Ufford. I feel we don't need any further development. The main road from Wickham Market is so busy and has become much worse since the new building in Wickham Market.	Comments noted. The NP can only relate to land within the parish	
116	Individual 34	UFF4	Needs to tie in to Uff2, which states small scale development, max 6 No.	Comments noted. This policy is based on evidence of need which tends to be smaller sites. Criterion g refers to being proportionate in size.	
117	Individual 44	UFF4	Local connections and housing for people that don't own properties	Policy makes reference to local	

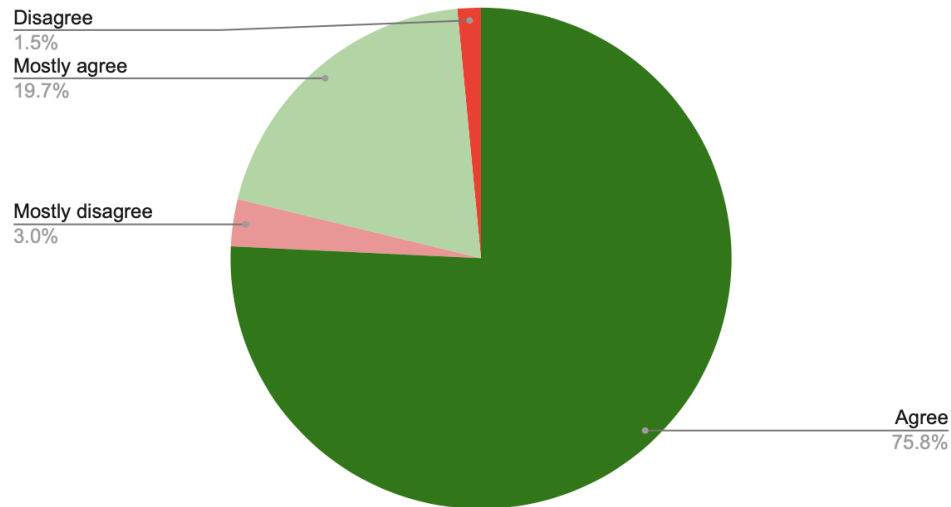
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				connections in criterion b)	
118	Individual 57	UFF4	Extending the village beyond the "outside the line of the Settlement Boundary" opens up too much development opportunity of a major scale	Comments noted. Development outside of the settlement boundary needs to be justified and will be 'exceptional' and in accordance with national and local policy.	
119	Individual 59	UFF4	I have concerns over extending the village and it linking with other villages	Comment noted. Vision to be amended to reflect issue of coalescence with other villages. see comment immediately above.	<b>Amend vision</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
120	Individual 65	UFF4	Do 'sites immediately adjacent to, but outside of, the settlement boundary' ever get incorporated into the settlement boundary? Or, are there some protective mechanisms put in place to record the exceptional nature of the development, so that planners will not keep adding exceptions on top of previous exceptions?	Where a development has been granted permission on an exception basis, once constructed, it may be included within the settlement boundary when the Local Plan is reviewed. And there may be future natural expansion of the settlement. However, any conditions attached to that grant of permission will still be relevant.	

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121	William Notcutt Estates	UFF4	I would prefer there to be more emphasis placed on creation of housing with a stronger presumption in favour, rather than seeking grounds for refusal.	Comments noted. This policy sets out the criteria that need to be met for a proposal to be considered acceptable.	

#### ENVIRONMENT policies

## Local Green Spaces



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
122	East Suffolk Council	UFF5	<p><b>UFF5: Local Green Spaces</b> - The current list of Local Green Spaces (LGS) that have been prepared, which lists a total of 28 sites, is very unlikely to be supported at examination by the Examiner – there is experience elsewhere in East Suffolk of examiners significantly pruning back the number and/or extent of LGSs in NPs.</p> <p>In total, the extent of land proposed to be covered is very high, with virtually every part of the main village in very close proximity to one or more proposed LGSs</p>	The Examiner will be led by how well the proposed space performs against the LGS criteria in the NPPF. They are unlikely to exclude a	<b>Review all LGS against criteria and remove any that are not appropriate</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>and this does not appear justified by the evidence (The Planning Practice Guidance for Local Green Spaces says that they are “a way to provide special protection against development for green areas of particular importance to local communities”).</p> <p>Many of these sites are unsuitable for allocation for development and unlikely to be developed as windfall sites, through combinations of being unsustainably located/outside of Settlement Boundaries, in an area with significant flood risk, owned by the Parish Council (e.g. site #11), are ancient woodland (and therefore already well protected in policy terms), have significant challenges in terms of access (#18), are very small in scale (e.g. #8), or ‘awkward’ (#16), etc. and are therefore very unlikely in reality to be at risk of being developed now or in the future. Some sites, and some sites in continuous combination also arguably form an ‘extensive tract of land’.</p> <p>In addition, the LGS designation is very restrictive to future development and this may have some unintended consequences in terms of managing land. Clearly also some of the proposed designations will be vigorously opposed to by the landowners, so the justification will need to be robust.</p>	<p>space that performs well against the criteria on the basis of an arbitrary judgement about how much in the parish is covered by such designations. Furthermore the designation is criteria led and not only to be employed where a site may or may not be suitable for development.</p> <p>That said, the proposed LGS would benefit from a further</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p><b>Close proximity:</b> The PPG states it must be reasonably close, and normally where there is direct access to it, this would mean within walking distance. ESC uses 800m or 10 minutes walking time as our standard 'walking distance' metric, though routes rather than radius will tend to be used, taking into account accessibility and severance factors, such as the presence of a main road, such as the A12 (which varies throughout its length in how safe it is to cross as a pedestrian). If the origin of walking distances is taken to be the main built up area, then sites 12, 17 and 18 are queried. However, it is acknowledged that the PPG does make allowances for sites that are not directly accessible – therefore the 'reasonably close' is the most important consideration. 17 and 18 are particularly queried in terms of whether they qualify as reasonably close.</p> <p><b>Significance:</b> besides knowing site 18 is ancient woodland and site 11 is the main wooded area around the centralised community facilities, not much is said in the draft NP about the significance of the others. It may be useful to flesh this out more if they are all/the majority of them are still proposed to be retained.</p> <p><b>Extensive tract of land:</b> the continuous but parcelled 'block' created by parcels 4, 2b, 2d, 15, 2f etc., could easily be argued as being an 'extensive tract of land'.</p>	<p>check against the criteria to ensure robustness . will be removed as a consequence</p> <p>All LGS have an assessment in Appendix B.</p> <p>The designation is criterion led and where criterion are met the space should be included.</p> <p>Agree that these proposed LGS are large and effectively</p>	<p><b>Remove LGS 18</b> <input checked="" type="checkbox"/></p> <p><b>Remove LGS 18</b> <input checked="" type="checkbox"/></p> <p><b>Remove the LGS which constitute the</b></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>The PPG wording is vague on what constitutes an extensive tract of land, however, we are of the view that some of the areas are simply too large. The PPG also says that: “<i>blanket designation of open countryside adjacent to settlements will not be appropriate</i>” and in aggregate, the total LGS area appears to get close to this.</p> <p>Site 11, is obviously an extensive tract of land, but as a key part of the recreation and leisure “offer” of the area, it is understandable why it has been included. However, as wholly owned by the Parish Council, the “threat” of development is likely to be very low, and so it may not actually need to be included in the LGS list.</p>	<p>constitute the water meadows which are s significant characteristic of Ufford . However these may be more appropriately included within a specific policy which looks at their distinctive landscape character and biodiversity value.</p> <p>It is considered this LGS meets the criteria</p>	<p><b>water meadows ( 2a-2g) and include in a separate policy</b>✓</p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p><b>Provenance:</b> Lastly, only a small number of these sites seem to have been identified through the Household Survey - particularly where they have not identified through the responses to the survey as being significant, it might be useful to cover why they've been included in the draft Plan.</p> <p><b>Overall:</b> the list of LGSs should be significantly streamlined, both in terms of numbers and/or (in some cases) extent, to focus on those which are demonstrably special.</p> <p>In addition to ensuring the LGS criteria of the PPG is appropriately met, from a heritage perspective, there may be some grounds to review which of the sites should be prioritised for retention.</p> <p>Focus could be given to retaining historically significant green spaces, and if possible, finding a way to replicate a sense of the former area of common land; Ufford's primary village green was lost underneath the Old Dower House, but if a sense of this could be retained or used elsewhere this could also serve to maintain the historic rural and communal sense of place that the NP is seeking to protect and enhance.</p> <p>In addition to this, the setting of the Ufford water mill is recommended to be considered for LGS designation</p>	<p>Para 7.6 states that the proposed LGS have originated either through the survey or the character work.</p> <p>Agree the list needs to be reviewed against the criteria</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			– this appears to currently be covered by area 2d, which is extensive and could be made more focused around the water mill building.	See above – reference to Water meadows	
123	Landex	UFF5	<p>3.7 The area identified as no.9 in the schedule of spaces within this policy can only be delivered in conjunction with the allocation made in UFF 16 particularly, if it is envisaged that public access/maintenance/biodiversity net gain is to be delivered.</p> <p>3.8 The same degree of protection and utilisation can be better afforded if the area of land so identified was incorporated within the allocation of UFF 16. The two are inextricably linked.</p> <p>3.9 Furthermore, we think another area of Woodland within the remaining crown nursery land site could also be usefully incorporated and addressed/dealt with in the same way and this comprises further woodland with a frontage to 'The Avenue' but located further to the south, directly opposite identified space no.10. This area of woodland exhibits just as many qualities as that recorded for no9. reflected in its identification as a green or ecological corridor in UFF9.</p>	<p>Comments noted. The red line for the allocation will need to be reviewed to reflect the requirement for 10% biodiversity net gain.</p> <p>Agree to review the boundary of the allocation but also include more detail on the various land uses within it.</p>	<b>Amend boundary of UFF16 and include more detail on uses within</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
124	Sport England	UFF5	<p>The objective of section 7 is to protect the rural landscape setting, green spaces and historic environment of the parish, whilst promoting, managing and enhancing its existing wildlife/biodiversity assets and encouraging an active environmental role for the community. Sport England supports this objective and recommend that the supporting text in Section 7 should reference paragraph 102 of the NPPF. This paragraph emphasises the importance of providing access to high-quality open spaces and opportunities for sports and physical activities, as they contribute to the well-being of communities and have wider benefits for nature. By referencing this paragraph, it demonstrates that the objective of Section 7 aligns with national planning policy.</p> <p>Furthermore, the Neighbourhood Plan also refers to criterion (b) of paragraph 106 of the NPPF. This criterion aims to encourage an active environment and protect the recreational value of green spaces, including playing fields. Therefore, it is important to also reference paragraph 103 of the NPPF, which seeks to protect existing open spaces, sports and recreational buildings and land.</p>	Comments noted. Reference can be made to the Playing Pitch and Outdoor Sports Strategy (PPOSS)	<b>Amend plan to make appropriate reference</b> ✓

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			Additionally, the Neighbourhood Plan should consider the recommendations outlined in East Suffolk's District Council Playing Pitch and Outdoor Sports Strategy (PPOSS) (2021). This strategy recommends that the existing football playing fields at Ufford Recreation Ground are protected and recommends the tennis courts are protected and enhanced. It is crucial for the Neighbourhood Plan to reflect these recommendations and seek any local investment opportunities to support their implementation.		
<b>125</b>	Suffolk County Council	UFF5	<p><i>Policy UFF5: Local Green Spaces</i></p> <p>SCC welcomes the designation of the 18 Local Green Spaces, shown on Figure 26, and the reference to the NPPF paragraphs 105-107 - as this supports the ongoing work to make Suffolk the Greenest County<sup>3</sup>. The LGS should also be shown in a Policies map. The Justification for Local Green Spaces is presented as supporting document in Appendix B in the NP document, providing clear evidence through photos and tabular description. It does provide sizes of the proposed LGS. Locations maps for each site in the appendix would be useful. All sites proposed for LGS designation appear to fulfil the NPPF criteria.</p>	Noted. Policies map will be produced for the submission version of the Plan, together with individual LGS maps.	<b>Produce new maps</b>
<b>126</b>	Suffolk Wildlife Trust	UFF5	Thank you for sending us details of the Ufford Neighbourhood Development Plan. We are pleased to see that the draft Ufford Neighbourhood Plan recognises the importance of biodiversity and greenspace, which is highlighted in the Environment	Comments noted.	<b>Check LGS against CWS</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Objective as well as within Policies UFF5, UFF8, UFF9. We believe that these policies could be strengthened further to offer an even greater benefit to biodiversity. Please see our comments below:</p> <p><b>Policy UFF5: Local Green Spaces</b> Suffolk Wildlife Trust support the policy. Where greenspaces are also designated as County Wildlife Sites (CWS) this information could be added to the policy wording, although CWS are well detailed within the plan. Green spaces are important spaces for nature, and of course provide opportunity for people to engage with the natural world.</p>		
127	Individual 12	UFF5	Find map a bit confusing - Spring Lane end. Does this mean we have to ask permission to do any work in our own property/land?	Comments noted. This is unlikely to be the case The proposed LGS designation relates only to actions which constitute development and where planning permission will be required.	
128	Individual 13	UFF5	You cannot designated private land in short considering loss of value to the owners and future	Comments noted. The LGS	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			wishes. Why have the water meadows been exempted they should be protected	designation can be applied to private land provided consultation has been carried out. The water meadows are to be included in a separate policy	
<b>129</b>	Individual 14	UFF5	We are fortunate to have these and our work is looking after Parklands Wood makes a significant contribution	Comments noted.	
<b>130</b>	Individual 15	UFF5	Identified green areas sit alongside unidentified, surely any development on any green areas should be opposed. Area around 2c not designated?	All spaces are to be reviewed for compliance with the criteria	
<b>131</b>	Individual 16	UFF5	Maintain green space behind Crownfields and the water meadows	All spaces are to be reviewed for compliance with the criteria	
<b>132</b>	Individual 17	UFF5	There are some green areas, adjacent to designated green spaces which SHOULD be designated	Noted. These are being reviewed.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
133	Individual 18	UFF5	Triangular plot at top of Church Lane, shown as green space (confirmed by representatives at Bring R?) as fence moved	Comments noted. This will be removed.	<b>Remove LGS 8 at Church Lane) ☑</b>
134	Individual 19	UFF5	As shown on your display map our private garden is included in your green space. We have not been notified on this and would appreciate it being confirmed as to your intentions	Comments noted. This will be removed.	<b>Remove LGS 8 at Church Lane) ☑</b>
135	Individual 20	UFF5	Particularly support protecting the field next to the White Lion pub as a local green space	Comments noted	
136	Individual 23	UFF5	That Lodge Road remains as land/woodland and not built on and not built on	Comments noted	
137	Individual 28	UFF5	Lodge road (5) should be kept as a green space	Comments noted	
138	Individual 30	UFF5	Sad so many Green open Spaces have been lost in Upper Ufford or on High Street. Land adjacent to Red House on High Street is not mentioned???	Comments noted. However it is not considered to meet the NPPF criteria	
139	Individual 33	UFF5	The wooded area next to Red House (P14) is not shown as a Green Area, but is a significant area. Also the land owed by Red House (High Street). It would be a terrible [loss] to the village if this land was ever sold for development.	Comments noted. However it is not considered to meet the NPPF criteria	
140	Individual 39	UFF5	Principle character of the village	Comments noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
141	Individual 43	UFF5	Community should be asked for ideas or a small vote for your local area like Goldsmiths	Comments noted. The NP is parish wide.	
142	Individual 49	UFF5	This green space allocation is ambitious and may not all comply with the relevant criteria. If some of these are disallowed is there a 'plan B'? For example, developing the water meadows could lead to widespread overflow flooding in the lower village: can that be used as a hook to prevent inappropriate development - also perhaps by engaging more with the local Internal Drainage Board.	Comments noted. The NP would not support the development of the water meadows which lie within flood risk areas	
143	Individual 51	UFF5	There may be one or two LGS cases to review but the Plan is right to go for more protection rather than less, given the pressure from developers in East Suffolk	Comments noted	
144	Individual 62	UFF5	The parade-ground central area in Goldsmiths seems an example of how not to design green spaces	Comments noted.	
145	Individual 64	UFF5	Keep all these spaces special and green.	Comments noted. The LGS designation seek to achieve this.	
146	Individual 65	UFF5	Not sure that I recognise where "Redlands Glade" is, as part of LGS 11.	Noted.	
147	Individual 66	UFF5	It is imperative that all green spaces are protected or again we lose the charm and feel of the village, the main reason many people have moved here in the first place.	Comments noted. The LGS designation seek to achieve this.	



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
148	Individual 70	UFF5	Point 8 - The land at the top of Church Lane referred to here us part of a Private Garden	Comments noted. This is to be removed.	<b>Remove LGS 8 at Church Lane</b> <input checked="" type="checkbox"/>
149	Melton Parish Council	UFF5	I love the concise way in which the detail of the is presented	Support noted	
150	William Notcutt Estates	UFF5	<p>There are simply too many proposed - to such an extent as creating a sanitised greenbelt around the village which in the longer term is not helpful. Proximity alone is not grounds for designation.</p> <p>Designation will probably reduce the capital values for the land owners and I believe that the owners of the greenspaces should not be denied the opportunity to find viable agricultural or environmental land uses for their land. I fear that once sites are designated, they will be sterilised from changes in the economic use, for which no compensation will be received.</p> <p>Site 7, has no historical significance and only has limited visual attractiveness and aesthetic value, it is not mentioned in any relevant landscape characteristic assessment as a particular point of interest and nor does it contain features that are uniquely characteristic of the area. It does not contribute to the setting of a historic or listed building or tie back to a any historic event, heritage asset, ancient monuments or other special landscape</p>	<p>Comments noted. All proposed LGS are to be reviewed against the criteria. Those that perform well against the criteria will remain.</p> <p>Noted. However it is considered to meet the LGS criteria and will remain.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			feature such as ancient hedgerows or ponds. It is not notably visible from afar and does not afford particular views. It just happens to be on the outer edge of the Ufford village.		
151	Town Estate Charity, Ufford	UFF5	<p>The Trustees of the Town Estate Charity, Ufford, are the proprietors of Butts Meadow, amongst other pieces of land. This parcel of land has been earmarked in the Pre-Submission Ufford Neighbourhood Plan (parcel 2. C) as being one of many 'Local Green Spaces', to be protected from development.</p> <p>As mentioned in previous correspondence to you, the Trustees are in favour of the designation of the Local Green Spaces in the Plan, in order to protect the very rural nature of the village. Indeed, we have a clear Policy on the retention of the land in the village that we own, which recognises "...the historic contribution and importance of the land to the preservation of the village environment."</p> <p>From a limited amount of legal advice we have received on the LGS designation, we understand it has an impact on development and planning applications but does not impose restrictions and obligations on landowners. However, we are run as a Trust, under instructions held in a Trust Deed. In order to review these documents and the impact the LGS designation may have on them, our solicitor will need time to review them. This will in turn cost the Charity;</p>	Comments noted. The Water Meadows are to be removed from the LGS policy in their entirety and covered instead on the landscape character policy UFF.6	<b>Remove water meadows from LGS designation</b> <input checked="" type="checkbox"/>

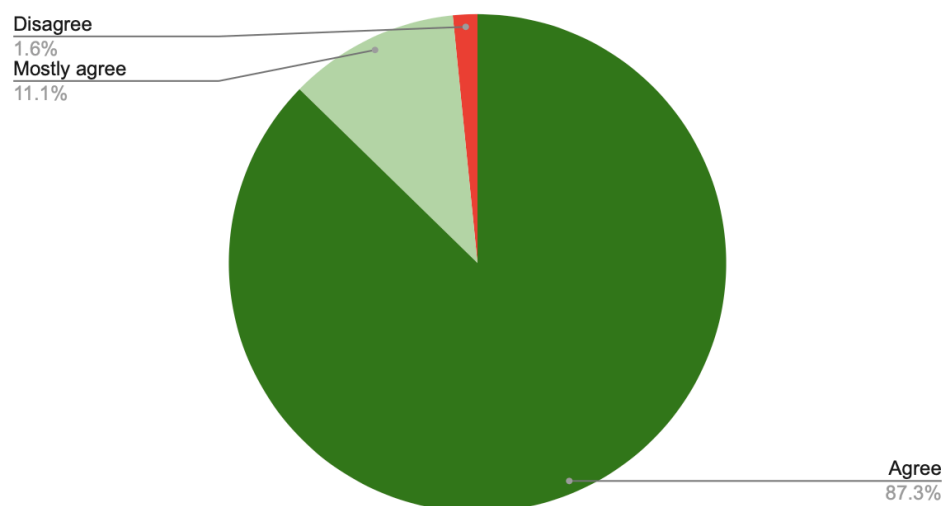
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>an expenditure we would rather not have. Indeed, expenditure on this matter would have a direct impact on two further Ufford Charities; the Ecclesiastical Charity, which provides funds for the upkeep of St Mary of the Assumption Church and the Non-Ecclesiastical Charities, whose Trustees manage the Almshouses.</p> <p>For this reason, we ask that you remove parcel 2.C from the LGS section of the Draft Plan. We can assure the Parish Council that the way we intend to manage the land going forward achieves the same aim of maintaining it as a 'green space' and protecting it from development.</p>		
152	Individual 72	UFF5	<p>Green Space 7</p> <p>My main concern is that you are penalising people that take pride in the environment, green space 7 this is an agricultural field and was growing crops up until about 10 years ago. I ploughed it up in 2019 made an area to put a marquee up and planted the rest with wild flowers it now looks great. I have done it with the permission of William Notcutt . You want to take ownership of it and limit what can be done with it. This will limit what can be done, wild flowers need re seeding, and invasive weeds need removing where is the incentive to do it if it becomes a form filling exercise? Its probable also worth noting that the footpath never used to go up</p>	Comments noted. The LGS designation does not alter the ownership. The LGS designation does not interfere with usual land management practices only where development is proposed.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>the edge of the field but straight up through the land that Malt Farm has now fenced!</p> <p>Green Space at the White Lion Pub. This was very badly kept allotments that I ploughed up and planted with grass for the pub. At the moment the home owners park their cars there and the pub use it as their car park and events. What controls are you putting on it? How are you going to police it are you going to put a limit of the number of cars that can be on it? Before the pub allowed it to be used for the houses and pub car park the cars parked on the road and caused traffic problems. You can't have a green space that is covered with cars ! it would be a backward step to limit or remove the cars !</p>	Comments noted. This space has been reviewed against the criteria and given the use for car parking has been removed from the LGS notation	
153	Individual 75	UFF5	<p>Email 1: We have been advised by Judi Hallett to contact you regarding the Ufford Neighbourhood Plan. It appears on the site map displayed at the community hall that part of our garden has been included in the said plan. As owners of the land we believe we were or are entitled to be informed if this case. Please can you confirm your intentions in regards to this matter. Our land borders the junction of Church Lane and Barrack Lane.</p> <p>REPLY: Thank you for your email. As we are in a formal stage of consultation, we will log your correspondence as a comment that will be considered by the steering group at the end of the 6</p>	LGS 9 is the site at Crown Nurseries which is not at the junction of Barrack Lane and Church Lane. It is believed the respondent is referring to LGS 2c . This is part of the wider water	Remove LGS 2c <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>week period. Judi has kindly passed on the correspondence to me.</p> <p>Email 2: Please accept my apologies for not responding sooner to your email of the 27.3.24. We wish the section of our garden plot outlined in the Ufford Plan page 63 numbered 9 and UFF local green space No 9 page 64 to be removed from the afore mentioned plan for the following reasons.</p> <p>A) Failure to inform us as owners of the land as required on page 64 to include the section of garden in the local green space plan.</p> <p>B) The area outlined failed to meet the requirements as stated in section 7.1 and 7.6 of the NPFF criteria page 60.</p> <p>C) It appears to be the only private garden included in the plan and as listed in appendix B page 122 part 8 it has no historical significance, recreational value or any particular richness of wildlife.</p> <p>Email 3: I write to inform you that I have requested through Rachel Leggett that a section of our garden plot at the junction of Church Lane and Barrack Lane included in the Ufford Plan be removed from the said plan.</p> <p>If this request is refused without good reason then unfortunately I will be required due to the legal nature</p>	meadows and will be removed from the LGS notation.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			of the plan to seek redress through the Local Government Ombudsman.		

### Landscape character



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
154	East Suffolk Council	UFF6	<b>UFF6: Landscape Character and Area of Local Landscape Sensitivity (ALLS)</b> We suggest removal of this policy. This policy does not add any additional value to	Comments noted.	Remove reference to ALLS from

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>the development plan. The concept of Special Landscape Areas no longer exists and the plan does not demonstrate sufficient evidence and justification for the protection area drawn (i.e. explanation and justification for why the areas that are covered are covered, and why the areas not covered are not covered). NP's landscape policies should be clearly justified using published evidence.</p> <p>The first paragraph of the policy appears to be a blanket approach to (in effect) try to stop most development outside of the Settlement Boundary.</p> <p>However, as identified through the Suffolk Coastal Landscape Character Assessment (2018) and acknowledged in Policy SCLP10.4: Landscape Character, the value of the landscape and countryside varies, with some areas (like the B7 Deben Valley area, which covers much of the Ufford area, with a smaller area of the Ufford parish outside of the Settlement Boundary covered the N1 Boulge Park and Bredfield Rolling Farmland landscape character area ) being more highly valued than others, and therefore set a higher bar for development to be sympathetic to landscape character matters in these areas.</p> <p>The Suffolk Coastal Landscape Character Assessment (2018) states that Plans impacting this landscape character area should:</p>	<p>Accept that as currently drafted there is little local distinctiveness however, policy could be amended to contain more local details in terms of specific landscape features but not to include a specific designation. The policy will also be amended to reflect the locally distinctive water meadows.</p>	<p><b>the policy and map accordingly. Amend policy to include more locally distinctive references to the water meadows as a landscape feature. ☑</b></p>

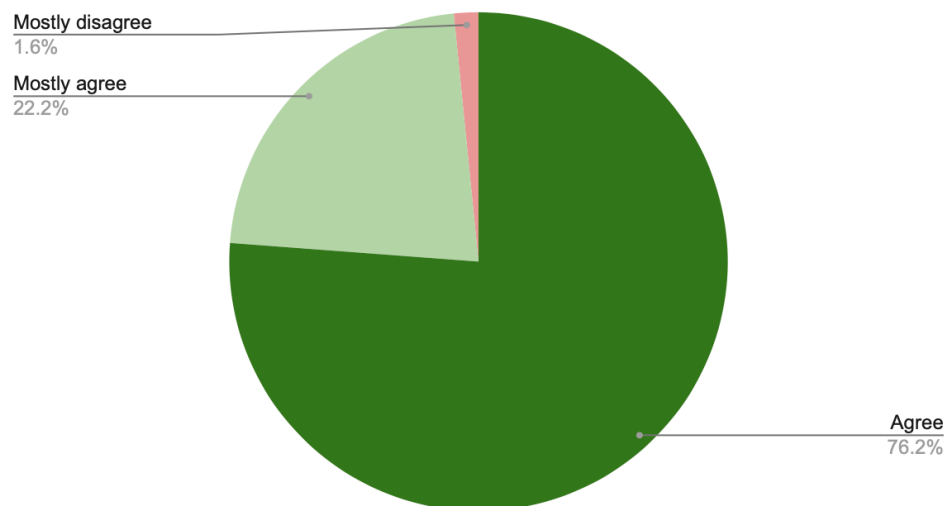
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<ul style="list-style-type: none"> <li>• (B7) Plan for any future expansion of Wickham Market or Ufford to be highly sympathetic to landscape character.</li> <li>• (B7) Plan for the special qualities of each village to be articulated so that new development can be integrated sensitively, e.g. through village design statements.</li> <li>• (N1) Plan future expansion of any villages carefully to retain character and settlement patterns.</li> <li>• (N1) Plan for enhancements to biodiversity in this highly agricultural landscape, perhaps opportunities that might emerge through agri-environmental schemes.</li> <li>• (N1) Plan for further restoration and enhancement of parkland.</li> </ul> <p>The Settlement Sensitivity Assessment (2018) states that the gap between Ufford and Melton should be maintained.</p> <p>Policy SCLP10.4 Landscape Character of the Suffolk Coastal Local Plan, covers landscape matters in the Suffolk Coastal area, and sets a high bar for the protection of valued landscape character areas. In reality, UFF6 is unlikely to add any additional landscape character protection than is covered through the LP policy, and doesn't provide much additional local detail on how to best preserve character (although this</p>		



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>is somewhat addressed through the suite of Important Views to be protected through UFF7: Important views).</p> <p>If retained, the Crown Nurseries site allocation policy does not make reference to this policy. It's not clear from the map at Figure 29 whether it is meant to cover the site or not, as there appears to be a wedge that isn't hatched. Clarification and justification would need to be provided on the coverage of the Special Landscape Area – why some areas of the parish are covered and others are not. As Special Landscape Areas no longer exist, the onus would be on the NP's evidence base to demonstrate this at examination if it is to remain.</p> <p>As iterated earlier, we recommend it is removed as adequate protection is provided through Policy SCLP10.4 Landscape Character.</p>	Noted. The policy will be amended to remove this ALLS notation.	
<b>155</b>	Suffolk County Council	UFF6	<p><i>Policy UFF6: Landscape Character and Area of Local Landscape Sensitivity (ALLS)</i></p> <p>SCC welcomes this policy. SCC suggest replacing 'material' with 'significant'.</p>	See response to ESC above.	
<b>156</b>	Individual 17	UFF6	The SLP must be protected at all costs. Meadows behind Crownfields are currently poorly maintained and in time will cave under pressure from planning, this should be resisted as it ? Byng Brook Meadows	Comments noted. Maintenance is not a planning matter	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
157	Individual 49	UFF6	There's a typo in the heading of this question.	Typo refers to the response form	
158	Individual 65	UFF6	Should have a key to identify areas shown in figure 27. (as per page 15 of referenced report - see footnote 17 on page 67 of the plan) or show that there is a key in that document if the reader wishes to follow it up. In Figure 29, there are two areas in that used to have special protection that now appear to be excluded. The triangular section known locally as 'childer butts' and the area around the church. Would it be possible to add some form of designation within the plan for these areas to restore their significance in the village?'	In an attempt to streamline the plan Figure 27 will be removed and replaced by a footnote which links to the Suffolk Coastal Landscape Character Assessment. Figure 29 will be removed as a consequence of ESC comments	<b>Remove map; include footnote and link</b> ☑
159	William Notcutt Estates	UFF6	Greater emphasis must be placed on the materiality of harm.	Comments noted	

### UFF7: Important views



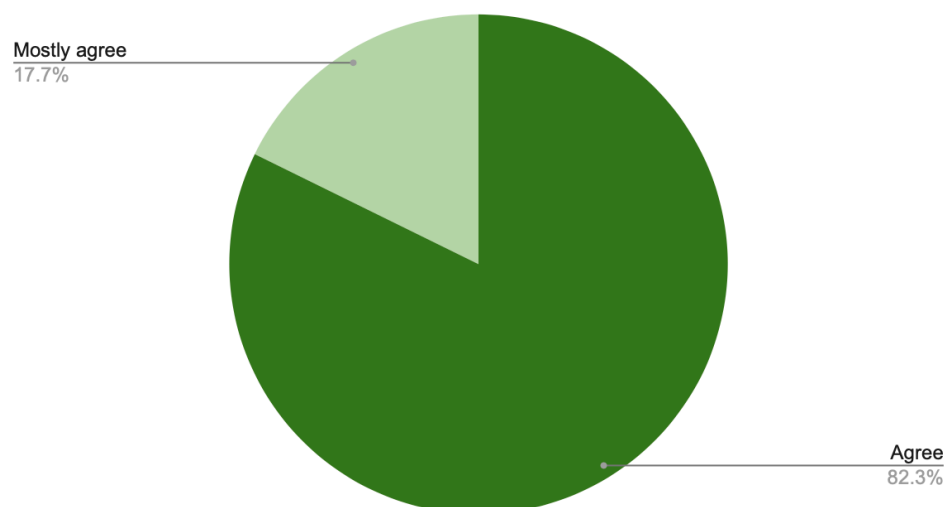
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
160	East Suffolk Council	UFF7	No comments.	No change	
161	Suffolk County Council	UFF7	<p><i>Policy UFF7: Important views</i></p> <p>SCC welcomes the assessment of 15 Important views. The views are clearly identified with descriptive titles, that are referenced on Figures 30 (view location and direction map) and 31 (photos). Evidence: The views emerged from a mixture of the work undertaken by Steering group members on the Character Appraisal and the Design Guidelines and</p>	Comments noted. The View cannot be protected from all development – the NPPF does not allow this, However the	<p><b>Amend policy wording accordingly</b></p> <p><input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Codes and suggestions from the local community through the Household Survey. It does not appear that a dedicated Key Views Assessment was carried out or that residents were involved on a broad scale.</p> <p>The policy does not protect the important views fully, as the last paragraph implicitly accepts that development could adversely affect the views.</p> <p>The term 'unacceptable' should be replaced with 'significant', as the latter is a recognised term in Landscape and Visual Assessments and Appraisals and is less subjective than the former.</p>	<p>significance and importance of the view must be taken into account</p> <p>Agree the final para could be reworded for clarity</p>	
162	Individual 14	UFF7	We are lucky already to have these. Vigilance is needed to protect them and any development needs to be sympathetic to them	Support noted	
163	Individual 16	UFF7	There are so many beautiful views in Ufford which help to make it the special village it is. We have a responsibility to keep including the view from Crownfields across to the church and Spring Lane	Support noted	
164	Individual 17	UFF7	Missing views from Corfields across Byng Brook at Meadows too ? at St Mary's Church (reverse of view 5)	Comments noted. View 5 to be amended to include views form each direction	<b>Amend view 5 to be a two way view. ☑</b>
165	Individual 39	UFF7	Very objective and seasonal	Support noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
166	Individual 43	UFF7	The use of trees and green areas (wildflower meadows) to counteract the look and impact of building	Comments noted	
167	Individual 44	UFF7	Use of trees/allotments to counteract the new buildings being built	Comments noted	
168	Individual 49	UFF7	Can I suggest adding the view from Hawkeswade Bridge towards the church over Melton Hamlet.	This has been reviewed and it is considered that the main public views to and from the bridge have been captured	
169	Individual 54	UFF7	These are amongst the most attractive parts of the village	Support noted	
170	Individual 62	UFF7	Even though it's a highway issue, I don't know why the Avenue cannot be included as one of the most important views in the village - at least to preserve the tree line along the edges and the general character as a small lane. I would definitely oppose any new access road joining the Avenue	Noted. However a number of these trees are in poor health	
171	Individual 65	UFF7	It would be good to have a view of Crisp's meadow, the legendary origin and home of the Suffolk Punch horse, that features on everything about Ufford, including the village sign and parish magazine and websites.	Comment noted . This is part of the water meadows which are dealt with under the landscape policy (UFF6)	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
172	Melton Parish Council	UFF7	It is a good idea to identify these and photograph them as you have	Comments noted	
173	William Notcutt Estates	UFF7	caution must be taken to avoid setting the village in sepia tones with no allowance for future progress, be it changes in tree planting or land use.	Comments noted – each view has some explanation behind it	

#### UFF8: Biodiversity/nature conservation



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
174	East Suffolk Council	UFF8	Paragraph 7.23 to 7.36 and policies UFF8 and UFF9 are supported. We suggest removal of repetition of the Policy SCLP10.1 Biodiversity and Geodiversity criteria and instead include a cross-reference.	Agree to remove repetition	Amend supporting paragraphs accordingly
175	Suffolk County Council	UFF8	<i>Policy UFF8</i> Suggest inclusion of another line for biodiverse SuDS features with measurable BNG impact: <i>Installation of Sustainable drainage features with a focus on biodiversity enhancements such as ponds, wetlands, and tree-pits.</i>	Agree to include this additional reference in UFF8	Amend UFF8 accordingly <input checked="" type="checkbox"/>
176	Suffolk County Council	UFF8	<i>Policy UFF8: Biodiversity</i>  SCC welcomes this policy.  The neighbourhood plan policy outlines how development should avoid loss, and compensate for any losses, under the Environment Act development is required to go further than this and not only to compensate for harm but to deliver a measurable improvement. This could be made clear, to line up with national policy better. Paragraph 7.27: The former AONBs are now generally called National Landscapes (except for legal purposes) and parts of Essex are now included. It should be considered to change the text accordingly to <i>Suffolk and Essex Coast and Heaths National Landscape (formerly AONB)</i> . It would be useful, if the National Landscape was identified on Figure 32.	Comments noted. Review policy wording against latest position with legislation  Figure 32 to is now to be removed.	Amend policy, text and maps accordingly <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
177	Suffolk Wildlife Trust	UFF8	<p><b>UFF8: Biodiversity</b></p> <p>Suffolk Wildlife Trust support this policy. The policy provides suitable detail on the CWSs within the parish and references Impact Risk Zones to nearby SSSI, internationally important nature sites, and environmentally sensitive areas.</p> <p>Frequent and suitable reference is made to the mitigation hierarchy, and the policy wording suitably deliver four options of suitable biodiversity enhancement. We especially support the reference under point IV that measures are suitably located.</p> <p>The policy could be strengthened to deliver more for biodiversity by including an aspiration for new development to deliver a net gain above the mandatory 10%. Suffolk Wildlife Trust, alongside many other Non-Government Organisations (NGOs) working in the conservation sector, advocate that net gain should be increased to a minimum of 20%. There is clear evidence that greater confidence in positive ecological outcomes will be delivered should net gain deliver above 10%. DEFRA's Impact Assessment<sup>1</sup> Document states:</p> <ul style="list-style-type: none"> <li>• <i>"In simple terms, [10%] is the lowest level of net gain that [DEFRA] could confidently expect to deliver genuine net gain, or at least no net loss, of</i></li> </ul>	<p>Support noted.</p> <p>The aspiration above 10% is habitually removed by examiners and cannot be included as a requirement although an aspiration to 20% can be included in the supporting text.</p>	<p><b>Amend text accordingly</b> <input checked="" type="checkbox"/></p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p><i>biodiversity and thereby meet its policy objectives._"</i></p> <ul style="list-style-type: none"> <li>– • <i>"Advice from some Natural Capital Committee members suggests that a level of net gain at or above 10% is necessary to give reasonable confidence in halting biodiversity losses._" _</i></li> </ul> <p>Suffolk Wildlife Trust therefore state that a policy of 10% only offers confidence in no-net-loss, rather than a 10% net gain. To further deliver additionality for nature recover in Ufford, Suffolk Wildlife Trust support and encourage Ufford Parish Council to consider including aspiration or policy to deliver a net gain higher than 10%.</p> <p>While recent changes to the wording of Planning Practice Guidance (PPG)2 may be off-putting to including policy or even aspiration to deliver net gain above 10%, the guidance also clearly states that plan-makers could seek a higher percentage net gain for area-wide plans or for specific allocations if a higher-level net gain is justified.</p> <p>Such justification has been put forward within the Maidstone Local Plan (Regulation 19)3; the recent publication of the inspectors report_4 of the plan acknowledges the justification, stating; <i>"there is nothing in the National Planning Policy Framework5 or the Environment Act 20216 to suppress local authorities</i></p>		

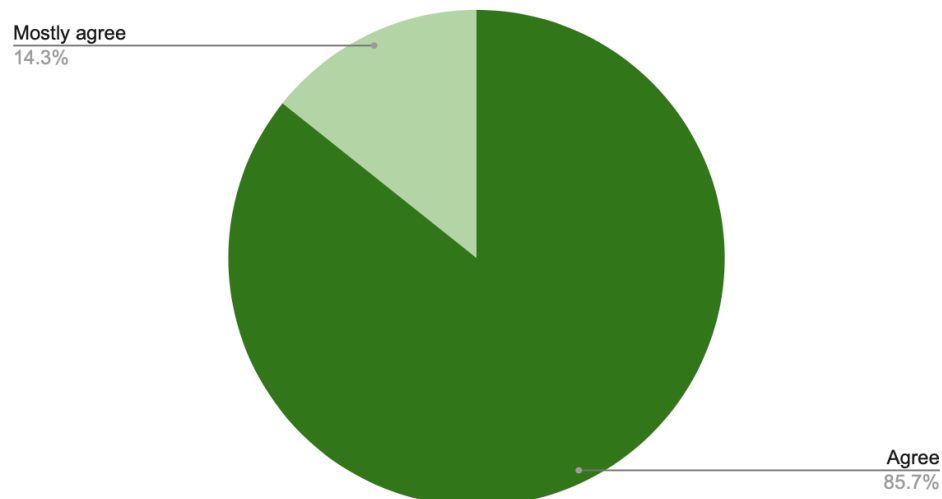
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p><i>seeking more ambitious minimum targets through Local Plans provided it is justified."</i> _</p> <p>This sets a precedent that it is still viable for plans to include policy or aspiration for deliver of 20% net gain. Justification of this is clear in the eyes of Suffolk Wildlife Trust, with both local and national evidence showing that more needs to be done to halt wildlife decline and tackle the biodiversity crisis. The following support the need and desire for a 20% net gain policy or aspiration:</p> <ul style="list-style-type: none"> <li>• East Suffolk Council have, alongside declaration of a climate emergency in 2019, now declared a biodiversity emergency<sup>7</sup>.</li> <li>• Suffolk County Council have declared a climate emergency<sup>8</sup> and note the importance to protect and enhance biodiversity in the county. The climate and biodiversity crises are intrinsically linked.</li> <li>• In 2020, the government committed to protecting 30% of the UK's land by 2030<sup>9</sup> (often called 30by30). Thanks to UK leadership, a global 30by30 target was adopted at the UN Biodiversity Summit COP15 in December 2022, as part of an ambitious Global Biodiversity Framework. <ul style="list-style-type: none"> <li>◦ In October 2023, Wildlife and Countryside Link published the 30by30 in England 2023 Progress Report<sup>10</sup>. This found: <ul style="list-style-type: none"> <li>▪ The area of England effectively protected for nature is still hovering</li> </ul> </li> </ul> </li> </ul>		

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>around 3.11% on land and at maximum 8% at sea.</p> <ul style="list-style-type: none"> <li>▪ The UK is one of the most nature-depleted countries in the world, sitting in the bottom 10% globally for biodiversity remaining.</li> <li>• The 2023 State of Nature Report<sup>11</sup> highlights that, despite considerable conservation efforts over recent decades, many species continue to decline. This includes, of note to Suffolk: <ul style="list-style-type: none"> <li>○ The abundance of 753 terrestrial and freshwater species has on average fallen by 19% across the UK since 1970. Within this average figure, 290 species have declined in abundance (38%).</li> </ul> </li> </ul>		
178	Individual 9	UFF8	However, Landex recent clearing of ALL of the former nursery site has barren site, now lacking all any living plant or animal or insect!	Comments noted. Although the clearance is in accordance with the permissions granted	
179	Individual 14	UFF8	Ponds and rough undergrowth are good for this	Comments noted	
180	Individual 16	UFF8	Many toads lost their home when Goldsmiths was developed and the ponds were filled in. Mature trees were removed.	Comments noted. The policy will apply	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				to new developments	
181	Individual 20	UFF8	Link to 'Wild about Ufford' project to support and protect wildlife	Comments noted. A reference to Wild About Ufford can be included in the supporting text	<b>Amend supporting text accordingly</b> <input checked="" type="checkbox"/>
182	Individual 27	UFF8	Wildlife will find its own environment	Comments noted	
183	Individual 41	UFF8	I would have liked to see greater protection of our biodiversity habitats and more definition of what should be protected at all costs, and what measures are truly acceptable. It reads as if putting up a bat box may be enough to allow a valuable tree to be cut down.	Comments noted, The net gain will be calculated using Defra metrics which require a 10% net gain. It is unlikely the scenario described will meet the policy	
184	Individual 42	UFF8	Need to be firmer that any damage must be avoided	Comment noted	
185	Individual 43	UFF8	I love these ideas but I'd like to think that everyone involved in benefitting wildlife and the environment all communicate and seek professional advice so its entirely beneficial and has no negative impact and is	Support noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			tailored to native wildlife. I'd also be interested in being told/involved in this and perhaps having the community volunteer if they wanted		
<b>186</b>	Individual 44	UFF8	Affordable/Eco Friendly; self sustainability yet still (affordable!)	Comments noted	
<b>187</b>	Individual 51	UFF8	Should look to build a cross-parish plan across the Deben catchment; the ideas here can't work without collaboration and integration> Nature has no respect for artificial borders like parish boundaries	Comments noted. PC to note suggestion for future working and is exploring the potential for a "Wild About Ufford" project .	
<b>188</b>	Individual 54	UFF8	Any recommendations for mitigation of unavoidable losses should be enforced by the Planning Authority as developers will get around it if possible, as we know	Comments noted. The responsibility for enforcement lies with the LPA	

## UFF9: Ecological corridors



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
189	East Suffolk Council	UFF9	(As UFF8) Paragraph 7.23 to 7.36 and policies UFF8 and UFF9 are supported. We suggest removal of repetition of the Policy SCLP10.1 Biodiversity and Geodiversity criteria and instead include a cross-reference.	Comments noted. Duplication to be removed	<b>Amend section accordingly</b> <input checked="" type="checkbox"/>
190	Suffolk County Council	UFF9	<i>Policy UFF9: Ecological Corridor</i>  SCC welcomes this policy. The last paragraph could reference Figure 33.	Support noted. Add refence to map in the policy	<b>Amend policy accordingly</b> <input checked="" type="checkbox"/>
191	Suffolk Wildlife Trust	UFF9	<b>UFF9: Ecological Corridors</b>	A CWS map is not publicly available,	

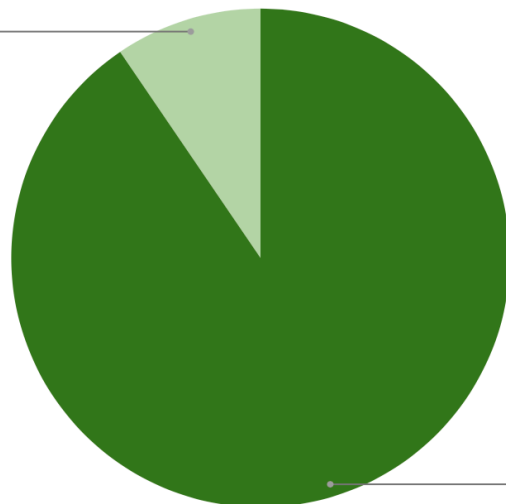
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			Suffolk Wildlife Trust support this policy which suitably identifies and maps ecological corridors. The map included, Fig. 33, could be improved by including the important habitats which are linked by the ecological networks. These could include CWSs and areas of priority habitat within Ufford and neighbouring parishes, as well as SSSIs in surrounding areas.	therefore no CWS map put into the Plan.	
<b>192</b>	Individual 14	UFF9	Good idea, we are lucky to have national ones, already authentication and encouragement is needed	Support noted	
<b>193</b>	Individual 41	UFF9	Very thoughtful	Support noted	
<b>194</b>	Individual 43	UFF9	As long as it was done in the most environmentally friendly way	Comments noted	
<b>195</b>	Individual 44	UFF9	Regular management and reports. Somewhere for locals to report issues if and when they arise.	Comments noted. PC to note issue	
<b>196</b>	Individual 54	UFF9	I agree that ecological corridors should be protected but also need to be maintained. The exceptional rainfall of October 2023 resulted in damaging floods on the High Street as drains were neglected	Comments noted. Maintenance is not a NP issue	
<b>197</b>	Individual 66	UFF9	Development should not be allowed anywhere near these sites. Who will police it if it is and ensure the developers do retain, protect and enhance existing ecological corridors??	Comments noted. The policies are enforced by the LPA	
<b>198</b>	Individual 68	UFF9	should indicate more obviously that green links are for wildlife	Comments noted -	<b>Amend para 7.32</b>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				suggest explanation of green corridors is included at para 7.32 to make it clear they are for wildlife	<b>accordingly</b> <input checked="" type="checkbox"/>
<b>199</b>	Melton Parish Council	UFF9	This is a really important concept to help reverse the damage to natural diversity	Support noted	
<b>200</b>	William Notcutt Estates	UFF9	Landowners must not be restricted in their use of open land where designated as a green corridor if such use is needed for the agricultural or environmental schemes. This map on figure 33 expands on and duplicates the designation of local green spaces, potentially detrimental the underlying land capital value.	This policy does not duplicate the LGS policy.	



## UFF10: Historical environment

Mostly agree  
9.5%



Agree  
90.5%

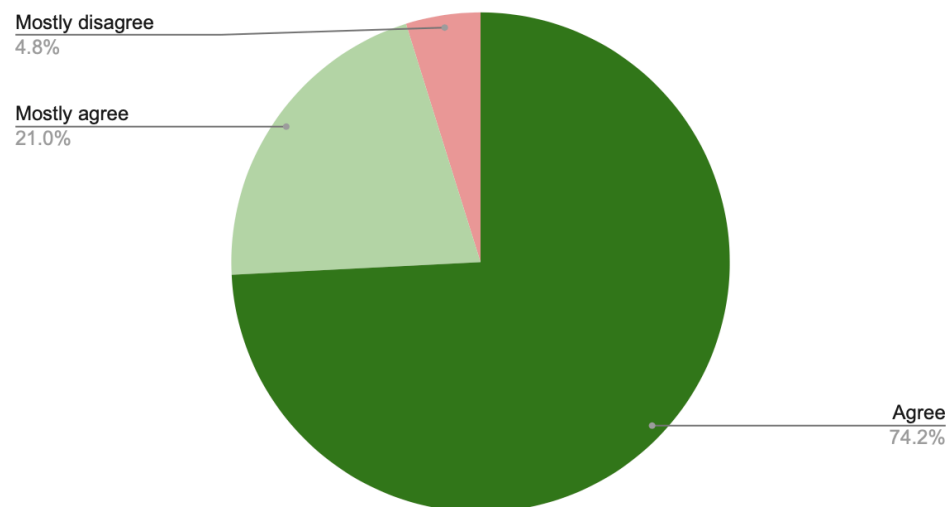
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
201	East Suffolk Council	UFF10	We suggest reordering and consolidating the proposed criteria to form a shorter, more focused list; the criteria is suggested to be ordered from the more high-level principles down to the more detailed considerations. Criterion 6 should be amended to read "...which respects the asset's character, appearance and setting, and the character of the area".	Amend criterion 6 accordingly.	Amend criterion 6
202	Suffolk County Council	References to heritage	Archaeology  Overall, the Suffolk County Council Archaeological Service (SCCAS) are pleased to see that heritage has been given thorough thought and consideration in the	Support noted	Add note after para 7.48 <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>plan and that the Ufford community clearly value their local heritage.</p> <p>2.4 – Nice introduction to early origins of Ufford.</p> <p>2.10 and figure 6 – Good to see inclusion of a map showing the listed buildings in the area.</p> <p>2.13 and 2.14 – Excellent to see the HER has been consulted and a summary of the results included which covers both above and below-ground heritage assets.</p> <p>4.1 – Really good to see protecting local heritage is part of the vision statement in the plan and that protecting the historic environment is included in the Environment Objective on p36.</p> <p>Historic Environment from 7.37 – Again really good to see reference to the HER has been made in 7.41. It is good to see that this section highlights the need for developments to take heritage assets into consideration and that Policy UFF10 points out the need for heritage statements to be submitted with planning proposals.</p> <p>Historic Environment from 7.37 – Again really good to see reference to the HER has been made in 7.41. It is good to see that this section highlights the need for developments to take heritage assets into consideration</p>		

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>and that Policy UFF10 points out the need for heritage statements to be submitted with planning proposals.</p> <p>This section would benefit from adding a statement regarding below-ground heritage assets. SCCAS would encourage the addition of a note within this section along the lines of:</p> <p><i>"Suffolk County Council Archaeological Service (SCCAS) would advise that there should be early consultations of the Historic Environment Record (HER) and assessment of the archaeological potential of any potential development site at an appropriate stage in the design stage, in order that the requirements of NPPF and East Suffolk Local Plan are met. SCCAS as advisors to East Suffolk Council would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken."</i></p> <p>Having something along the lines of the above would provide clarity to developers for any future development sites and. In addition to this, the plan could also highlight any level of public outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF. _</p>	Add this as a note to Section 7 after paragraph 7.48	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
203	Individual 14	UFF10	Ufford is a special place, we affectionately enjoy an environment that has been looked after by previous generations	Support noted	
204	Individual 54	UFF10	It is to be hoped that the Plan, when accepted, will help to prevent some of the less sympathetic new development. Good new design is needed but not to diminish the existing village landscape	Support noted	

### UFF11: Non-designated Heritage Assets



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
205	East Suffolk Council	UFF11	<p>A brief summary table explaining the main reason(s) for proposing each of the features/buildings as Non-designated Heritage Assets is recommended to be added, supported with a cross-reference (and ideally in-text hyperlink so the reader can 'jump' if they want to) to Appendix C for more detailed information on each.</p> <p>The reference to 'cultural significance' is recommended to be changed to 'communal significance', in order to be more in alignment with the hierarchy of protection.</p> <p>A cross-reference to Policy SCLP11.6: Non-designated Heritage Assets is suggested to be added.</p>	<p>Agree to add a hyperlink to enable access to Appendix C. However a summary table will just repeat the detail of Appendix C and the hyperlink will make access to that more speedy. A summary table is therefore not required.</p> <p>Replace 'cultural' with 'communal'. There is no specific need to cross refer to the generic LP policy.</p>	<b>Add hyperlink and amend first paragraph of policy accordingly</b> ✓
206	Historic England	UFF11	We welcome the production of this neighbourhood plan but do not consider it necessary for Historic	Support noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>England to be involved in the detailed development of your strategy at this time.</p> <p>We are, however, pleased to see the historic environment features throughout, with clearly considered policies which seek to protect and enhance the range of designated and non-designated assets within the parish.</p>		
207	Suffolk County Council	UFF11	Really good to see that the NP group have identified a number of non-designated heritage assets, which included above and below ground heritage, and included these in figure 34 and in Policy UFF11. SCC Archaeological Service have been reviewing Farmsteads throughout Suffolk, as part of a project funded by Historic England. Entries from the project can be seen via the Suffolk Heritage Explorer <sup>1</sup> . The NP group may wish to consider whether the information from the Suffolk Farmsteads Project would add further information to non-designated heritage assets. In addition, the NP group might wish to consider the potential impacts of the conversion of historic rural buildings some of which could be non-designated heritage assets.	Comments noted. None of the identified NDHA are affected by the farmsteads project.	
208	Individual 1 (NDHA 10 – Forge House)	UFF11	Please be aware that I don't want my house registered	(See 214 below)	
209	Individual 2	UFF11	Please note I don't want my house 2 forge house designated as an asset. . Thank you. I will reply on	See above and	

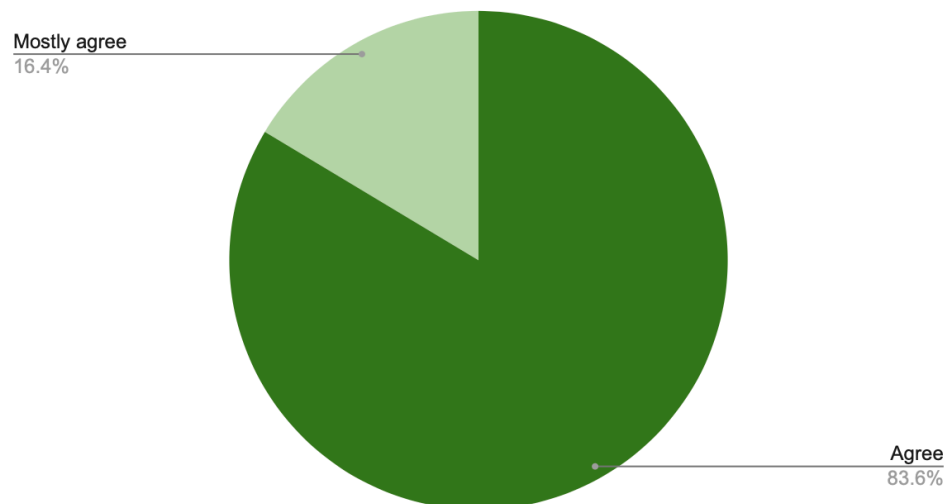
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
	<b>(NDHA 10 – Forge House)</b>		other aspects of the form in due course I just wanted to make sure my earlier email to the Parrish council secretary had been noted	(See 214 below)	
<b>210</b>	Individual 6	UFF11	I agree to have my cottage as an asset - Mulberry Cottage,	Support noted	
<b>211</b>	Individual 14	UFF11	Interesting idea, not sure I agree with some of the choices. It can be very subjective however	Support noted	
<b>212</b>	Individual 35	UFF11	With the proviso that property holders involved and agreeable	Support noted	
<b>213</b>	Individual 39	UFF11	Very important and glad it is considered	Support noted	
<b>214</b>	Individual 1 <b>(NDHA 10 – Forge House)</b>	UFF11	Having spoken with [NAMES REDACTED] new “no paint “ sash windows in the front of the house as I am no longer able to keep the wooden ones going due to ill health that this will not be a problem I don’t want to be in a position where I can’t have the house maintained to be more maintenance free house in order that i can continue to love in my own house Given that this isn’t going to be an issue and I will still be free as i am now to make changes when necessary then I am in support	Support noted. The NDHA designation does not place any specific burdens or requirements on property owners. The designation reflects the significance of the building should planning permission be required. There	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				are no specific permissions required for maintenance	
<b>215</b>	Individual 49 ( <b>NDHA 13 Mulberry Cottage</b> )	UFF11	It is not clear from the relevant annex why Mulberry Cottage on the High Street (Yarmouth Road) meets the criteria set out in this proposed policy	Noted. Not all of the criteria need to be met for the building to be identified as an NDHA	
<b>216</b>	Individual 50	UFF11	Has Clay Cottage on the High Street been deliberately excluded from this list (i.e. the current owners did not wish their property to be listed as a NDHA?)	This has been reviewed and it has been concluded that there has been some history of renovation to the property and that it is similar to a number of others who have not been included	
<b>217</b>	Individual 54	UFF11	Unsurprisingly I agree as our house is at number 9 on the list. Most of them would already be listed in a less well endowed village.	Support noted	



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
	<b>(NDHA 9 – The Orangery)</b>				
<b>218</b>	Individual 63	UFF11	Should the Crown and The White Lion be included?	The Crown is a listed building. The White Lion has been subject to alteration and renovation.	
<b>219</b>	Individual 65	UFF11	map and key designations of 2i and 2ii are incorrect, need to be reversed. on the map 2i is Ufford Park Hotel and 2ii is Hill Farm and not as shown in table listing - reproduced below.  i. A12/B1438 at Hill Farm ii. A12/B1438 at Ufford Park Hotel	Comments noted. Map and list to be corrected.	<b>Amend map accordingly</b> <input checked="" type="checkbox"/>
<b>220</b>	Individual 68	UFF11	Do not agree relevance no. 11	This has been reviewed and it is considered to meet the criteria for NDHA identification	
<b>221</b>	Melton Parish Council	UFF11	Important to list these	Support noted	

## UFF12: Dark skies



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
222	East Suffolk Council	UFF12	Paragraphs 7.52 to 7.55 and policy UFF12 are supported. We suggest the addition of more detail and cross-references to Policy SCLP11.2 Residential Amenity and Policy SCLP10.3 Environmental Quality.	Support noted. Wording to be amended for more detail . No need to make reference to LP policy as the reference will no doubt change during	<b>Add more detail to policy wording</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				the life of the NP	
<b>223</b>	Suffolk County Council	UFF12	<i>Policy UFF12: Dark skies</i> SCC welcome the Dark skies policy.	Support noted	
<b>224</b>	Individual 7	UFF12	Light pollution from Ufford Park Hotel golf course at the moment is just acceptable. More lighting or longer hours of floodlighting would NOT be	Comments noted	
<b>225</b>	Individual 8	UFF12	We would not want to receive further light pollution than we get already from Ufford Park Hotel/Golf Club	Comments noted	
<b>226</b>	Individual 12	UFF12	Like the idea of possible street lighting	Comments noted The Parish Council's preference is for new residential, or business, development not to contain streetlights or high intensity security lighting but instead favours environmentally friendly streetlighting which will be	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				turned off at 11pm and is centrally controlled . There are no streetlights on the Goldsmiths development and this was at the request to the Parish Council	
227	Individual 14	UFF12	Good idea, thoughtless garden lighting can confuse wildlife. I support street lighting at junctions only	Comments noted. Garden lighting generally not considered to be development and therefore caught by this policy	
228	Individual 16	UFF12	There seem to be organs skies from light pollution at present. Avoid street lights where possible. Set a stretch of time e.g. 11pm	Comments noted The Parish Council's preference is for new residential, or	<b>Include reference to PC policy</b> <input checked="" type="checkbox"/>

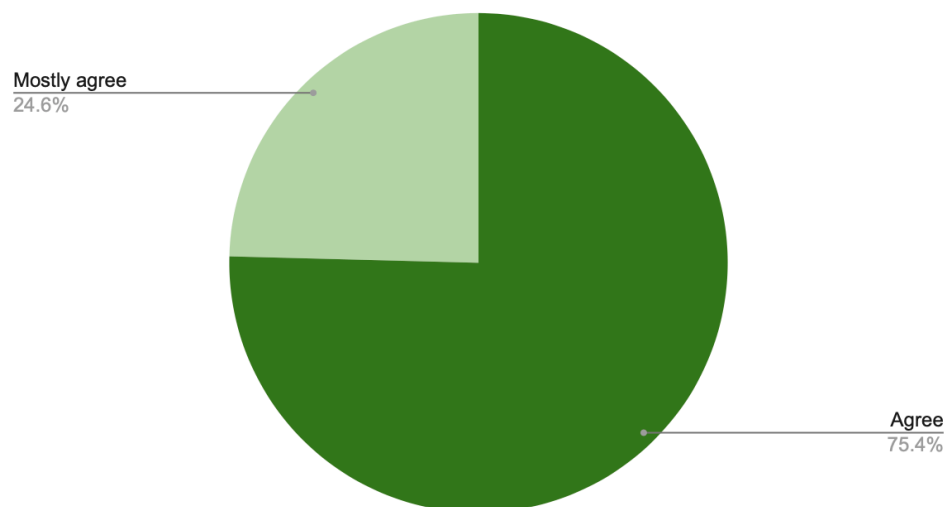
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				business, development not to contain streetlights or high intensity security lighting but instead favours environmentally friendly streetlighting which will be turned off at 11pm and is centrally controlled.	
<b>229</b>	Individual 25	UFF12	Very much agree	Support noted	
<b>230</b>	Individual 29	UFF12	Important for the village	Support noted	
<b>231</b>	Individual 35	UFF12	A difficult one. There are some roads and areas - the Avenue for example - which are extremely dangerous at night due to the lack of lighting	Comments noted	
<b>232</b>	Individual 41	UFF12	Good proposal as long as it doesn't impact on safety of walkers after dark.	Comments noted	
<b>233</b>	Individual 43	UFF12	Love this, would be good to encourage existing places (i.e. Ufford Park) to join in	Comments noted	
<b>234</b>	Individual 49	UFF12	Perhaps, rather than proposing a complete block on all streetlights (which could cause accessibility issues), this	See 228 above	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			policy might say that street lights - only where necessary - should be of the low level (ie knee height) and shaded kind.		
235	Individual 54	UFF12	We choose to live in Ufford because of the lack of street lighting. We like to observe the night sky by telescope	Comments noted	
236	Individual 55	UFF12	The sky is already lit up by numerous house lights, sport areas, etc. As an amateur astronomer I would like to see skies darkened further	Comments noted	
237	Individual 57	UFF12	Street lighting should be resisted at every opportunity. NO street lighting!!	See 228 above	
238	Individual 59	UFF12	No street lighting	See 228 above	
239	Individual 65	UFF12	Dark skies should apply to all developments, not just residential. Plan should include statement that 'The Parish Council's preference is for new residential, or business, development not to contain streetlights or high intensity security lighting'.	Include reference to PC current approach	<b>Amend para 7.55 accordingly</b> <input checked="" type="checkbox"/>
240	Individual 67	UFF12	I would be concerned about safety for pedestrians after dark, where pavements might have damage and cause a fall.	See 228 above	
241	Melton Parish Council	UFF12	Very good policy	Support noted	
242	William Notcutt Estates	UFF12	the obligation to provide detailed lighting proposals must not entail the need for specialist lighting consultants and large professional fees. Instead a more pragmatic approach is suggested.	The Parish Council's preference is for new residential, or	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				business, development not to contain streetlights or high intensity security lighting	

## ACCESSIBILITY policy

### UFF13: Access and connections



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
243	East Suffolk Council	UFF13	<p>We suggest shortening this policy; the policy should focus on adding local detail to Policy SCLP7.1 Sustainable Transport's guidance. We suggest adding cross-references to Policy SCLP7.1 and the (currently Draft, to be adopted in June 2024) Healthy Environments SPD's design guidance on active travel infrastructure.</p> <p>We also suggest that the wording is amended to add a clearer hierarchy of preference for how development-impacting existing PROW routes are dealt with.</p> <p>Lastly, we suggest that the active travel route that is currently described in this policy is instead shifted into UFF14 Community Facilities and listed (and mapped, if possible) as a priority project.</p>	<p>As outlined above, the NP will not make cross references to specific LP policies which will change during the life of the NP</p> <p>The policy reflects wording requested by SCC</p> <p>Agree to add the connection to UFF14, map it and add to projects</p>	<b>Add reference into Policy UFF14</b> <input checked="" type="checkbox"/> .
244	Suffolk County Council	UFF13	<p>SCC welcomes the desire for safe walking and cycling routes highlighted throughout the plan and particularly in Policy UFF13. The reference to accessibility for users with mobility impairments is welcomed.</p>	Support noted	
245	Suffolk County Council	UFF13	<p>Public Rights of Way</p> <p>Paragraphs 2.47 and 2.48 are both well worded re PROW, there is further recognition of the PROW</p>	Support noted	



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			network elsewhere in the document, 8.11-8.13 is welcome, and 'UFF13: Access and connection' is very well structured.		
<b>246</b>	Suffolk County Council	UFF13	Transport  SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches. Paragraph 4.4 Accessibility Objective - support these aims and to support them	Support noted	
<b>247</b>	Suffolk County Council	UFF13	<i>Policy UFF13 and Chapter 8: accessibility</i>  Fully support these aims to improve connectivity and to support them SCC Transport Strategy will look to procure sustainable travel improvements from new development wherever possible. Paragraph 8.10 could reference LTN1/20 as the current cycle infrastructure design guidance.	Include reference to LTN1/20	<b>Amend accordingly</b> <input checked="" type="checkbox"/>
<b>248</b>	Individual 12	UFF13	Definitely like the idea of safe cycle routes. I cycle round the village a lot	Support noted	
<b>249</b>	Individual 16	UFF13	Maintaining the existing pavements along High Street is very important	Support noted	
<b>250</b>	Individual 17	UFF13	I'll let you know about disability access in a years time	Comments noted	
<b>251</b>	Individual 23	UFF13	Has the impact of traffic through Yarmouth Road/High Street been considered, 30mph!!	Comments noted. Speeding is not a NP issue	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
252	Individual 26	UFF13	Action needed on The Avenue - not suitable for traffic volumes - potentially hazardous. The green area at the top of the Avenue - view traffic direction	This is an existing problem which falls outside of the scope of the NP	
253	Individual 27	UFF13	Junction at the top of the Avenue to the High Street and road to Melton should be made into a round about. Most dangerous junction in Ufford	Traffic calming and safety issues are outside of the remit of the NP	
254	Individual 28	UFF13	Much as I agree I wonder how this will work from Goldsmiths to the community hall, also the road is so narrow I can't see how it will be achieved. The crossing across the A12 going to Wickham Market must have access to the road to reduce traffic coming from W Market south	Comments noted. The proposed route is to be mapped and will run from Nursery Lane through the Nursery site and cross the Avenue not run along it.	
255	Individual 30	UFF13	High Street is already a busy road, so development will increase our traffic volume even more. The development in Wickham Market is increasing volume of traffic; a heavily used access to the A12. Perhaps it is time for a 20MPH Speed Limit and a Fixed Speed Camera	Comments noted. However development in Wickham Market lies outside of the NP remit,	
256	Individual 33	UFF13	Decisions on any new development should take in to account the effect of additional traffic, footfall, etc. through the village. Lower Ufford do not currently experience these issues; Upper Ufford does.	Comments noted. Traffic generation is a consideration in	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				new development	
<b>257</b>	Individual 36	UFF13	On Avenue, outside Community Hall - sign for 'blind summit' in the direction towards the Village Sign	Comments noted. However this lies outside of the scope of the NP.	
<b>258</b>	Individual 38	UFF13	Would be good to have a path leading through Goldsmiths to the Community Hall entrance	Support noted	
<b>259</b>	Individual 39	UFF13	Keen on the promotion of connections. This should be a priority and linked with growth of the village and Housing and Design Policies	Support noted	
<b>260</b>	Individual 41	UFF13	Excellent commitment	Support noted	
<b>261</b>	Individual 42	UFF13	Need greater commitment to cycleways to Woodbridge and especially Farlingaye High School. And the Avenue needs a footpath	Comments noted. Accept that this would be desirable however it would require connections outside of the NP area.	
<b>262</b>	Individual 44	UFF13	I agree accessibility could be improved, but it will be difficult without ruining the 'look' of a country village	Comments noted	
<b>263</b>	Individual 54	UFF13	The increased traffic through the village from the Eyke Road to the A12 is a problem at rush hours and the general increase of delivery vehicles on narrow lanes.	Comments noted. The lane is narrow here and	

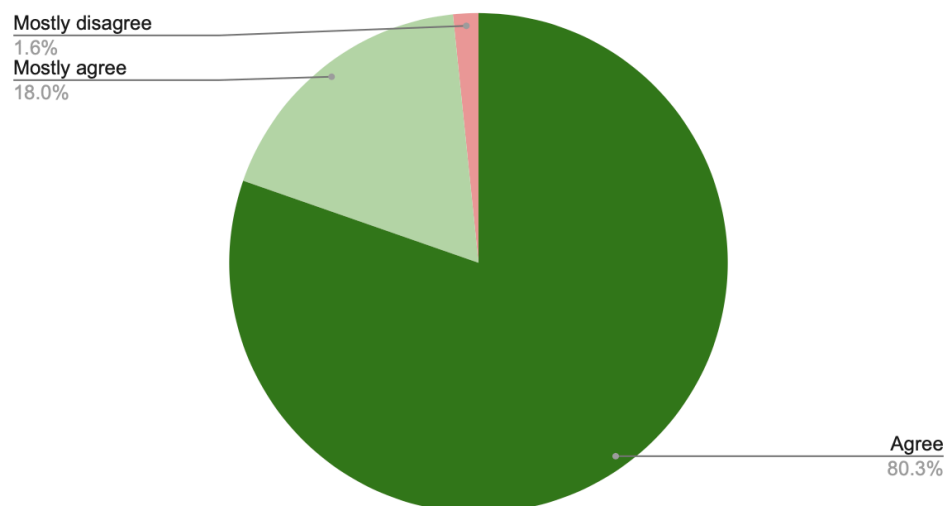
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			A footpath from the White Lion pub to the level crossing would increase safety and possibly a 20Mph speed limit	is often used as a rat run, there is no obvious location for a path here.	
<b>264</b>	Individual 59	UFF13	This is welcomed. Advice should be sought from disabled residents. Current footpaths need improving. Access and parking to Community Buildings needs improving	Comments noted. The community buildings already have handrails, slope access and disabled parking	
<b>265</b>	Individual 66	UFF13	I think the speed limits in some areas need to be readdressed and reduced. Byng Hall Road for example is 30!!! A lot of dog walkers, runners and cyclists use that road and it's very risky. An accident waiting to happen.	Noted. The County Cllr is looking at potential speed limits. This lies outside of the scope of the NP	
<b>266</b>	Individual 68	UFF13	very difficult in all established areas	Comments noted	
<b>267</b>	Individual 71	UFF13	<p>Just to say congratulations to all involved in the development of the Ufford Parish Plan - it is an extensive and well researched document that should help to secure Ufford's thriving into the future.</p> <p>We fully agree with the overall Vision and all the work to ensure the future sustainability of growth, community and village identity.</p>	Support noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>We are slightly saddened that no way has been found to make safe walking access along the Avenue to the Community Hall and recreation ground - even if it was only steps up the bank and entrance into the north eastern corner of the parklands woods that would still be a considerable improvement.</p> <p>We also wish that space for a footpath could be found to link Nicholls Close/Parklands with the lower half of the village as it seems so sad that those residents are effectively cut off from the rest of the village and have to either take a car or walk through the woods and the Avenue to attend church or visit the White Lion.</p> <p>Finally, this may well be beyond the purview of the Plan, or we may have missed it, but there are some village maintenance issues that need addressing both in the shorter term and in the long term - such as the drainage issues surrounding the shorter term and in the long term - such as the drainage issues surrounding Byng Brook at both the High St and Barrack Lane and a water drainage issue in the Avenue. Similarly, the document notes the importance of the water meadows in acting as mitigation against inundation of houses, but doesn't make comment</p>	<p>Comments noted. The NP aims to improve access to the community hall via the nursery site and across the Avenue.</p> <p>The path been looked at but there is not an appropriate location to put one in.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>or recommendations on the maintenance needs of the river - this may be described as "re-wilding" but at some point the weed growth in the river will cause flooding of homes either within Ufford or further up river.</p> <p>I have also enclosed a photo of the donated daffodils - they were showing up bravely in today's drizzle on the East Lane.</p>	<p>Comments noted. The NP is able to ensure that new development does not exacerbate existing problems however surface water flooding lies outside of it remit.</p> <p>Photograph is gratefully accepted.</p>	

## COMMUNITY policy

### UFF14: Community facilities



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
268	East Suffolk Council	UFF14	This policy and its supporting text does not make clear that UFF14 is the Infrastructure List of priority projects for the spend Neighbourhood CIL (or other funding sources) for Ufford, and does not identify the hierarchy of priority for the different projects listed – this is covered in Figure 24, which is situated earlier in the document, having been supported by helpful background information in	Comments noted. The policy and supporting text can be clarified.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>para 5.5-5.11. It is recommended that this content is moved to support UFF14.</p> <p>In Figure 24, we would suggest the same language is used as is in the SCLP's Infrastructure List, i.e. 'Essential', 'Critical' or 'Desirable' rather than using numbers, or use it in combination with numbers to show nuance within the priority list categories. Chapter 9 of the <a href="#">Wickham Market Neighbourhood Plan 2023</a> is a good example of an Neighbourhood CIL priority list.</p> <p>The first two paragraphs of the Policy do not seem to do anything different from local plan policy SCLP8.1. They are less thorough in their approach and wording, and could potentially risk watering down some elements of SCLP8.1. The parts of UFF14 which specify that replacement proposals should be provided within the Parish and the list of local community facilities add something new, otherwise these two paragraphs don't add anything new to the development plan and could be removed.</p> <p>The map in Figure 37 seems to show a definitive list of Community facilities in Ufford. The policy makes no reference to this map and only seems to suggest a list of facilities. The policy and/or the map need resolving to make clear whether the plan is defining a list of community facilities or just suggesting some examples.</p>	<p>Comments noted. However this is not a requirement of the NP and the Parish Council have already begun to develop their own mechanism for identifying their priorities.</p> <p>Review for clarity</p>	<p><b>Include reference to the Map</b> <input checked="" type="checkbox"/></p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			Also, Figure 37 could be amended to reflect the priority level of the projects, supporting Figure 24.	Policy to refer to map	
269	East Suffolk Council	UFF14	Neighbourhood CIL (NCIL) should be directed first to the priority infrastructure projects. The main infrastructure projects in the list are the expansion/improvement of facilities at the Village Hall and the provision of new allotments. Funding options explored by the Parish Council should include other funding sources such as fund raising events, donations (crowd funding), supermarket sponsorship and other local grants and precept (maintenance).	Comments noted. However this is not an essential NP issue.	
270	Sport England	UFF14	<p>The community facilities list should be extended to include mention of playing pitches (please see the suggested wording highlighted in red below). Reason being is this will avoid any ambiguity on whether playing pitches are considered a community facility under policy UFF14.</p> <p><i>'UFF14: Community facilities Proposals including changes of use that would involve the potential loss of an existing community facility (e.g. the Church, the Community Hall, St Mary's Parish Hall, the Public Houses, recreation ground, <b>playing pitches</b>, play areas etc) will not be supported except where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe, and accessible location or where there is no reasonable prospect of continued viable use.</i></p>	Agree to add playing pitches to policy	<b>Amend accordingly</b> <input checked="" type="checkbox"/>

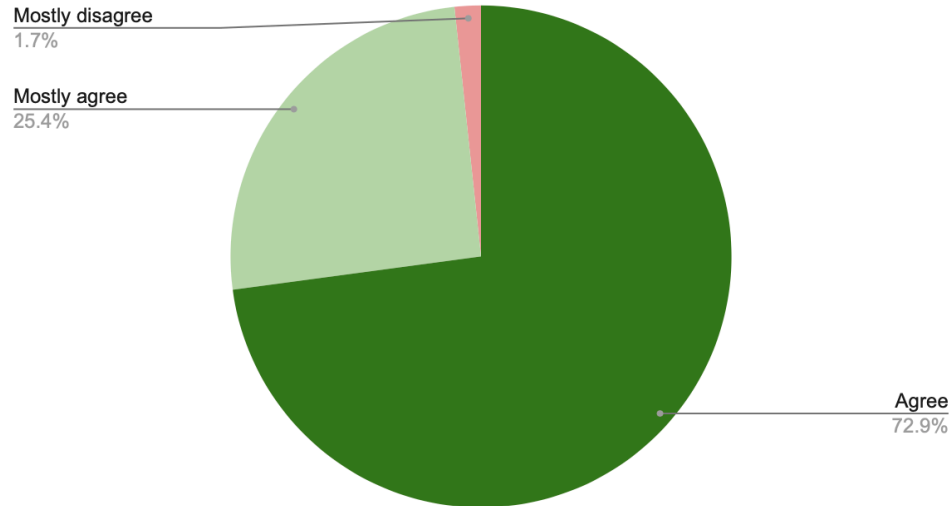
Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p><i>Proposals which would enhance the use and quality of existing community buildings/facilities such as the Community Hall, will be supported.</i></p> <p><i>Encouragement is given to proposals which would provide enhanced or new facilities which satisfy an identified need such as:</i></p> <ul style="list-style-type: none"> <li>• <i>allotments,</i></li> <li>• <i>new open spaces, meeting or seating areas,</i></li> <li>• <b><i>playing pitches,</i></b></li> <li>• <i>community garden or nature reserve,</i></li> <li>• <i>a new burial ground,</i></li> <li>• <i>a village shop,</i></li> <li>• <i>improved or new footpaths/cycleways.'</i></li> </ul> <p>The inclusion of the definition of open space and playing fields within the Draft Neighbourhood Plan is endorsed as it aligns with the definitions in the NPPF.</p>		
<b>271</b>	Suffolk County Council	UFF14	Policy UFF14 is welcomed, particularly the desire for allotments, which can help to increase access to healthy foods.	Support noted	
<b>272</b>	Individual 9	UFF14	Allotments and burial ground a definite need!	Support noted	
<b>273</b>	Individual 12	UFF14	Like idea of new footpaths or footpaths being improved	Support noted	
<b>274</b>	Individual 14	UFF14	A new burial ground is needed as the existing site is almost full. I suggest purchasing the 'triangle' site opposite the council depot. Subscription could be raised to purchase it for the village	This has been highlighted by the Parish Council and is being explored.	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
275	Individual 16	UFF14	Ensure these are all accessible e.g. the White Lion	Comments noted. These are existing facilities and therefore accessibility cannot be retrospectively applied.	
276	Individual 22	UFF14	Allotments	Noted	
277	Individual 26	UFF14	The village urgently needs some level of community facilities	Noted. See 269 and 270 above	
278	Individual 28	UFF14	A village shop would be useful depending on opening hours. Allotment would be good but must be for residents only	Comments noted.	
279	Individual 30	UFF14	100% agree	Support noted	
280	Individual 31	UFF14	Definitely like improved/more footpaths	Support noted	
281	Individual 36	UFF14	Need for new burial ground	Comments noted. See response to 274 above.	
282	Individual 38	UFF14	I would support a proposal for a village shop	Comments noted.	
283	Individual 43	UFF14	Absolutely agree, would be wonderful to have allotments, community gardens, etc. a nature reserve would be beautiful for all the wildlife we have	Comments noted	
284	Individual 44	UFF14	We have the facilities in Ufford already. I think if the time/effort and money was put in, the Community would	Comments noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			come together. E.G. the Children's Park is very busy during the summer holidays, the football field is never used and the 'football club' is closed.		
<b>285</b>	Individual 51	UFF14	I don't sense a clear vision for what we want from the Community Hall for the future; a bit too constrained by what is there and what village thinks it can afford.	Comments noted. This is a priority for the Parish Council	
<b>286</b>	Individual 54	UFF14	Allotments would be an asset for people with small gardens. I cannot see a village shop being a viable option; maybe a mobile shop would be better. We used to have a very popular fresh fish van. A footpath on the narrow roads such as The Avenue would be good	Comments noted the Np seeks to deliver allotments and improved footpaths through Uff16.	
<b>287</b>	Individual 63	UFF14	Co-ordination of support in order to maintain the financial viability of community facilities such as St Mary's Church and St Mary's Church Hall	Comments noted	
<b>288</b>	Individual 68	UFF14	Impossible to understand why graveyard is supposedly so full	Comments noted.	

## BUSINESS policy

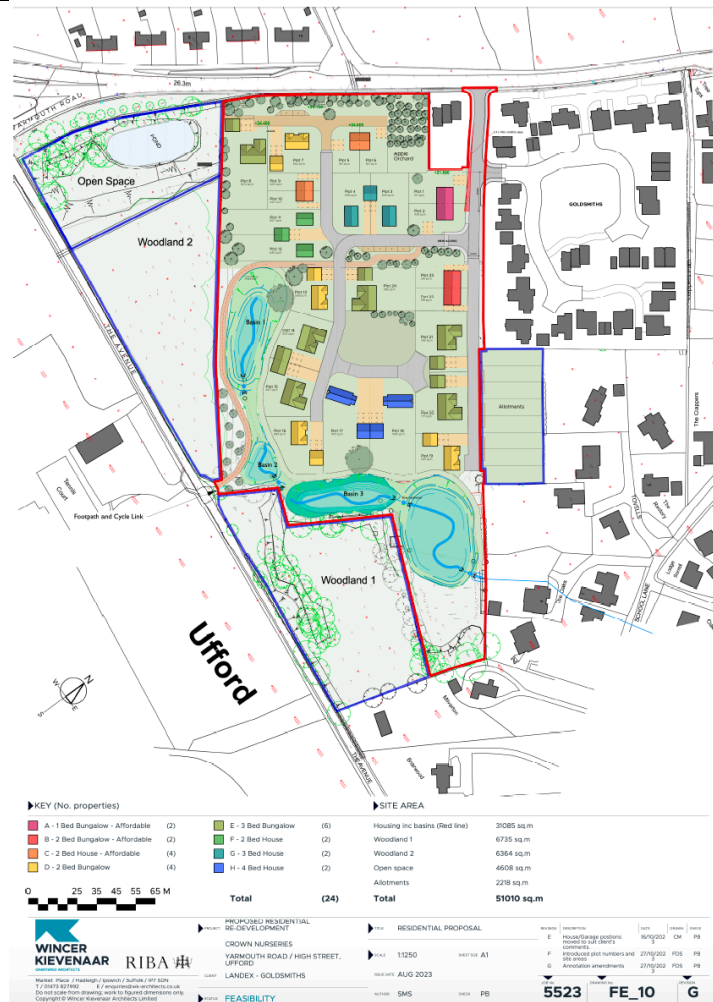
### UFF15: New and existing business



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
289	East Suffolk Council	UFF15	<p>The first paragraph of the policy is not necessary, as it just repeats/references other LP/NP policies, and therefore is suggested to be removed.</p> <p>The second paragraph references 'small scale businesses appropriate to a rural area'. Paragraph 10.9. references growth of all types of businesses in rural areas. Some guidance on what businesses you consider to be appropriate would be helpful so that a decision-maker will understand how to apply this part of the policy.</p>	Agree to review	<b>Amend policy wording accordingly</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>It is suggested that the point about home working is moved to UFF1: Design, which determines residential design. It would be helpful to clarify if the point about converting existing buildings for homeworking applies only to those within residential curtilages, or other buildings too. The wording of this paragraph is a bit confusing – could 'otherwise' be removed?</p> <p>Also, the current wording of this policy suggests support for re-using buildings but not brownfield sites more generally – consider revising this wording to include sites without existing structures/structures that are not suitable for re-use, too.</p>	<p>This is aimed more at buildings outside of residential curtilages.</p> <p>Agree to review</p>	<p><b>Review policy wording</b> <input checked="" type="checkbox"/></p>
290	Landex	UFF15	<p>3.10 Landex fully support the first para. of this policy which states :- Proposals for the expansion of existing businesses in Ufford, including small scale extensions, will be supported where they are compliant with other policies in this Neighbourhood Plan and do not have a significant adverse impact upon the character of the area, adjoining uses, or the amenity of local residents, either through their built form, lighting, proposed use or traffic generated.</p> <p>In the event that the extant approved commercial development on the Crown Nursery site proceeds, this policy provides quite sensibly for the future expansion of such businesses which will establish themselves in the various commercial units.</p>	Comments noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			Site and layout plan for 23/0077 commercial development		

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
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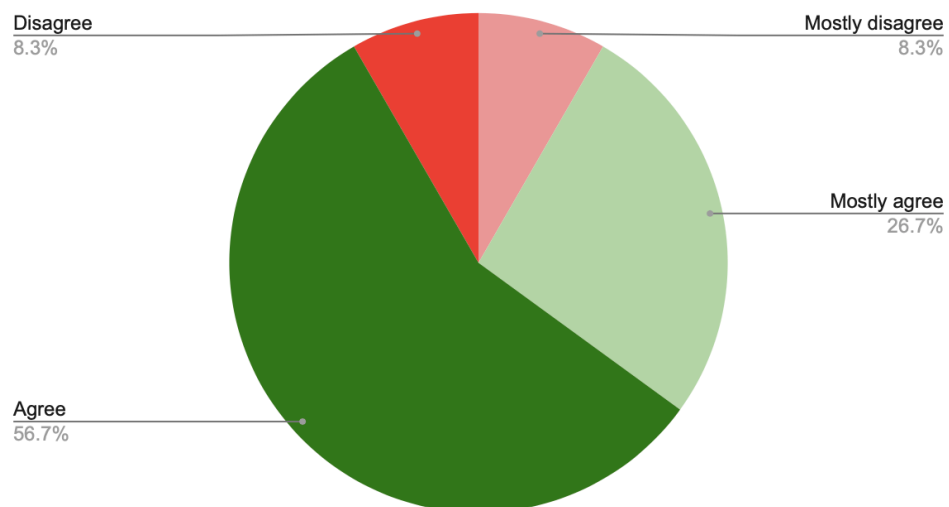


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
291	Suffolk County Council	UFF15	Site Allocation, Former Crown Nursery Site – An archaeological evaluation has been undertaken on the site which revealed no significant below-ground heritage assets. No further archaeological investigation is required on this site.	Comments noted	
292	Individual 9	UFF15	No large scale - Landex have already got planning permission, but are having great problems in securing businesses to take up space! Therefore proof that they weren't needed in the first place	Comments noted. However an extant permission is still in place	
293	Individual 10	UFF15	No large scale new units as proposed on the large site	Comments noted	
294	Individual 14	UFF15	New fast broadband make home/shed workers increasingly realistic. I see no need for industrial units for village	Comments noted	
295	Individual 20	UFF15	Good idea to have a village shop. Viability may be a problem	Comments noted	
296	Individual 43	UFF15	Lovely, would be great if it was local businesses too, also be cool if it was relevant businesses to the area	Comments noted	
297	Individual 46	UFF15	Use of existing farm buildings	Comments noted	
298	Individual 49	UFF15	Perhaps a more nuanced approach to applications for new agricultural buildings would be appropriate? Some of the modern barns can be very large and ugly (cf. the green giants at Foskett Farms - admittedly in Bromeswell).	Comments noted. Agricultural buildings can be permitted development. However the needs of modern agriculture often	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				require larger buildings	
299	William Notcutt Estates	UFF15	as ever there is a balance to be struck in terms of the materiality of adverse harm as opposed the needs of the business, creating employment and enhancing the rural economy.	Comments noted	<b>No change to Plan</b>

## AREA policy

### UFF16: Former Crown Nursery



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
300	East Suffolk Council	UFF16	<p>The para 11.8 reference to 'replac[ing] the existing consented commercial development in its entirety'/'the allocation will replace the consented commercial scheme' will need to be removed/reworded to demonstrate that the community's preference for the site is for it to be developed for residential only, and therefore the housing allocation reflects this. There is no mechanism for blocking the consented permission from being built out through the NP. Same comments for para 11.19.</p> <p>A cross-reference with hyperlink is recommended for para 11.9 to jump to the site assessments.</p> <p>It is not clear why (in para 11.19) a mixed-use scheme would be considered 'wholly inappropriate' when respondents of the Household Survey reported a desire for a village shop, which has been consequently enshrined in UFF14: Community facilities' list of new facilities aspired for. In order to retain 'wholly inappropriate', evidence will likely need to be made available to the examiner that demonstrates why a mixed-use scheme (e.g. housing and a village shop) would be 'wholly inappropriate' on the site but housing on its own would be desirable.</p> <p>It would be better to say that there should be community engagement into the design/layout rather than the agreement of a masterplan. However, the</p>	<p>Comments noted. However the consented scheme is not universally popular and there are local concerns over the potential for combined housing and employment scheme on the site. Insert hyperlink</p> <p>Support for a village shop was the only part of the original scheme which was supported locally and there is some scepticism over viability.</p>	<b>Amend para 11.8</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>production of an illustrated masterplan would be useful – even if it is just polygons to indicate the different land use zones on site. The Bungay NP and the Beccles &amp; Worlingham policy (WLP3.1) both have useful things to say on community engagement into masterplans.</p> <p>The housing mix proposed for the site is different to UFF3: Housing Mix. UFF3 already addresses housing mix therefore there is no need to add new requirements here. UFF3 could be referenced in the supporting text for extra clarity.</p> <p>Regarding (e), the site can only provide pedestrian/cycle routes within its boundaries. It is not possible to provide connections to the remainder of the village and the community facilities as the site does not stretch that far. The community facilities shown in Figure 37 are dispersed around the Parish – what connections are required to access these? The policy could identify which adjoining roads or paths should be accessible from the site.</p> <p>If (j) Areas subject to policy requirements should be included within the red line area of the site. is retained, this area should be shown within the red line area of the site allocation, and reference to a management agreement should be added.</p>	<p>This wording was taken from the Bungay NP Policy H4.</p> <p>Amend criterion c) and add reference to UFF3</p> <p>The boundary and the allocation are to be clarified in map form. Reword e) to provide connections which would 'enable' links to etc</p>	<p><b>Amend criterion c</b> <input checked="" type="checkbox"/></p> <p><b>Allocation map to be amended.</b> <input checked="" type="checkbox"/></p> <p><b>Amend criterion e</b> <input checked="" type="checkbox"/></p> <p><b>Red line to be amended</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>There is no need to set a minimum affordable housing figure, as this will be expected to be delivered in alignment with Local Plan policy.</p> <p>Regarding criterion (g), reference to the need for tree surveys is recommended to support this. Rewording to the effect of retaining as many trees as possible may be more readily supported by the examiner.</p> <p>SuDS will be required for this site's (major) development through Policy SCLP9.6 Sustainable Drainage Systems – this policy can add value to this by specifying what kind of landscaping/multi-functional benefits are expected. We suggest both the SuDS and green open space design criteria directly reference the Healthy Environments SPD, which has an extensive chapter on green infrastructure matters, and is due for adoption in June 2024.</p>	<p>Red line to be amended to include the whole site (see Landex response)</p> <p>Amend to include reference to tree surveys</p> <p>Additional criteria to refer to the details of SuDs and reference the SPD</p>	<p><b>Amend accordingly</b> <input checked="" type="checkbox"/></p>
301	Historic England	UFF16	<p>We note Policy UFF16 which allocates land for residential use, with associated infrastructure, allotments and community, open space on the former Crown Nursery site. We also note the consented scheme has been implemented and clearance has commenced.</p> <p>It is clear the Steering Group has considered its rationale in preparing this policy. However, we would suggest that to ensure your strategy is accessible and understandable for a broad audience e.g. your community, and decision makers, the wording of this</p>	<p>Supporting text to the policy to be reviewed</p>	<p><b>Review supporting text</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>section and its intended purpose could be made clearer. For example:</p> <ul style="list-style-type: none"> <li>• 11.16 could be separated into smaller statements</li> <li>• 11.19 provides important context for the site. It could be helpful if this is explained earlier on within this section to aid understanding.</li> </ul> <p>Historic England's advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		
302	Landex	UFF16	2. The Proposed Allocation : UFF 16 (or UFF17) Former Crown Nursery Site		<b>Amend policy and text accordingly</b> <input checked="" type="checkbox"/>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>2.1 The primary focus of the Landex response to the pre-submission draft consultation is towards the Area Specific Policy as set out in section 11 of the pre submission draft and to the specific allocation, UFF 16.</p> <p>2.2 In the first instance however, the draft plan needs to correct its policy reference since at page 105 it is referred to as UFF17.</p> <p>2.3 Landex accepts the underlying principles of the allocation of its land at the former Crown Nursery as set out in paragraph 11.8 of the document which notes the allocation is for <i>housing, open space and allotments and for this to replace the existing consented commercial development in its entirety. It is not the intention of the allocation to allow for both commercial and residential development – the allocation is for residential development only, which will replace the consented commercial scheme.</i></p> <p>2.4 A significant amount of the land is subject to an implemented planning permission (23/0077) (see plan at Appendix 2 to this Statement) for commercial development comprising the demolition and clearance of former nursery buildings and structures, erection of a Class E (A)</p>	<p>Amend policy reference error</p> <p>Noted</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>store for the sale of goods (other than hot food), Class E (B) cafe and 11 No. business units (G)(i) (offices); access, car parking spaces and landscaping.</p> <p>2.5 Landex gave due consideration to what this site could deliver in an alternative form to the commercial scheme along with the remaining Crown Nursery land and devised a concept plan which appears again as Appendix 1 to this Statement. to illustrate how that might be achieved if the land were to be incorporated as an allocation in the final version of the UNP.</p> <p>2.6 We note that the specific boundary of the allocated site proposed within UFF16 differs from that in the previous Landex submission (Appendix 1) and excludes a substantial area adjacent the High Street which thereby compresses the available land allocation with which to accommodate the list of proposed land uses. There is therefore a resultant contradiction/tension created between the UNP seeking a lower density development scheme and the exclusion of this area. This seems to be driven by the aspiration to preserve what is described as an orchard. We think this is wrong and an unnecessary restriction for the proposed development of the whole site.</p>	<p>Noted. See ESC response above re red line boundary.</p> <p>Comments noted. The Parish</p>	<p><b>Amend allocation notation</b></p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>2.7 The UNP drive to preserve what it describes as an orchard needs further review discussion and agreement as to its status and quality. Landex is prepared to volunteer the expert services of the former Nursery owners who planted the apple trees in this area to provide the necessary detail as to the extent of the trees, their variety and rarity, their condition and life expectancy or otherwise as a means of advancing site specific knowledge to this part of the site.</p> <p>2.8 This area proposed to be excluded from the allocation, is a very important block of land for the design of any residential scheme intended to replace the approved commercial development which already utilises this area of land in its layout proposals.</p> <p>2.9 It is also noteworthy that the extant commercial planning permission approves the removal of these trees and their replacement elsewhere within the former Crown Nursery site and to a location shown within the brown line boundary of proposed allocation UFF16. Further discussion with the UNP delivery team is strongly advocated.</p> <p>2.10 In sub para. 'a' of the text to Policy UFF16, reference is made to:- Between 20-25 dwellings will be provided (of which 8 will be affordable dwellings).</p>	<p>Council would be keen to work with Landex on this issue and for the orchard to be independently examined.</p> <p>Noted. The Parish Council will establish a 'delivery team' to engage in further discussion on the details of the implementation of the site.</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>This lacks clarity, definition and precision and fails to take into account the prospect of the appeal decision on part of the land. If the outstanding as yet undetermined appeal by Landex ref. APP/X3540/W/23/3328629 is allowed, this will result in an approval for four dwellings which would then be a standalone planning permission capable of implementation and subject )only) to the conditions appended to any positive appeal decision, irrespective of the emerging policy in the neighbourhood plan. The site would be rendered in capable of delivery for any number of allotments as is the reference within policy UFF 16.</p> <p>Furthermore, it is the land position that the number of dwellings approved by any such appeal decision should not be offset against the numbers/range expressed in the draft policy. In the landowner submissions made to the council prior to the production of the pre-submission draft, this point was made clear. The comparative value of the commercial scheme when offset against the residential numbers proposed within the draft allocation were carefully considered. The point was made that the four dwellings if allowed an appeal or if dismissed on appeal, should not count against or be offset against the allocation numbers in the emerging plan. So, in other words the proposed allocation range of 20 to 25 dwellings should</p>	<p>Comments noted. However the appeal has subsequently been dismissed.</p> <p>Noted. See above re appeal decision</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>remain irrespective of the outcome of the appeal decision.</p> <p>So, if the appeal is allowed, the proposed allotments cannot be accommodated on the appeal site and an alternative site will have to be found elsewhere within the proposed allocation boundary or elsewhere within the Landex remaining ownership of the former Crown nursery in any revised boundary for the allocation.</p> <p>Even if the appeal is dismissed and the appeal site becomes available for consideration, we do not think that this is necessarily the best location within the former Crown Nursery land for an allotment site. There is at least one other potential site within that land located towards the southern end of the site.</p> <p>As such, this possible outcome needs to be reflected in the UNP and so, further discussion with the UNP delivery team is strongly advocated.</p> <p>2.11 In sub para. 'b' of the text to Policy UFF16, reference is made to:-  Dwelling type to be a mix of houses and bungalows  This is supported but we think that the policy should also address 'scale' as in the maximum height of dwellings say for example whether or not rooms in the roof space of a 2 or 3 storey style dwelling would be supported.</p>	<p>Comments noted however it is considered that this would be a good site for the allotments in order to protect the amenity of existing residents of Tovells.</p>	

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			<p>2.12 In sub para. 'c' of the text to Policy UFF16, reference is made to:-  Dwelling size to be a mix of 1, 2, 3 and 4 bedroomed properties with an emphasis on 2 and 3 bedrooms.  This is supported although that needs to be greater clarity of how that element will complement or conflict with policy SCLP 5.8 Housing Mix of the East Suffolk Local Plan (2020) which, for example, addresses the need for a proportion of the dwellings delivered to be Part M4(2) Building Regulations compliant. This is such an important element in establishing the early parameters for the design of dwellings that clarity should be sort particularly in consideration of the adoption of the UNP which would be a more recently adopted element of the development plan.  Further discussion with the UNP delivery team is strongly advocated.</p> <p>2.13 In sub para. 'd' of the text to Policy UFF16, reference is made to:-  The layout will provide of safe and convenient pedestrian and cycle access from Yarmouth Road through the site to the adjacent recreation ground. This has always featured in any land design for the development of the remaining area of</p>	<p>Comments noted. This can be included accordingly</p> <p>Agreed. ESC have made a similar point</p>	<p><b>Amend accordingly</b>  <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>Crown Nursery and this aspect of the policy is supported.</p> <p>2.14 In sub para. 'e' of the text to Policy UFF16, reference is made to:- Pedestrian and cycle connections linking the site to the remainder of the village and its community facilities will be provided. Subject to a greater understanding on Landex part (at least) of what this aspect of the policy is trying to achieve that isn't provided for in sub-paragraph 'd' above, this is supported. Further discussion with the UNP delivery team is strongly advocated.</p> <p>2.15 In sub para. 'f' of the text to Policy UFF16, reference is made to:- Approximately 8 allotments will be provided. Subject to the comments made in paragraph 2.10 of the statement, this aspect of the policy is supported in principle but should be the subject to further, more detailed discussion with Landex, prospective allotment holders and the delivery team. Further discussion with the UNP delivery team is strongly advocated.</p> <p>2.16 In sub para. 'g' of the text to Policy UFF16, reference is made to:-</p>	<p>Support welcomed</p> <p>Support noted, however there is some overlap between d and e which will need remedying</p> <p>Comments noted Discussion on the detailed implementation will be welcomed.</p>	<p><b>Amend criterion d and e</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>All existing trees and hedges on site will be retained, unless specific justification is given for their removal and compensatory provision is made.</p> <p>The vast majority of existing trees and hedges on the remaining crown nursery land will not be covered by this policy requirement since the boundary of the allocation excludes them.?</p> <p>This part of the policy is in conflict with the comments made in earlier paragraphs with regard to the retention of an orchard in the existing position adjusted the High Street or the justifiable preference to create a new community orchard elsewhere within the site. Please remember that the removal of the existing apple trees at the northern end of the site has already been sanctioned by a planning permission which has been implemented.</p> <p>Further discussion with the UNP delivery team is strongly advocated</p> <p>2.17 In sub para. 'h' of the text to Policy UFF16, reference is made to:-</p> <p>A suitable scheme of sustainable drainage to be provided on site which not only addressees the potential flooding issues on site but also provides multifunctional benefits in terms of landscaping, biodiversity, pollution control and recreation</p> <p>This aspect of the policy is supported in principle, but the council must recognise the limitations imposed by</p>	<p>Noted. The allocation notation is to be amended in response to Landex and ECS responses.</p> <p>See response to ESC comments above</p>	<p><b>Amend notation</b></p> <p><b>Amend criterion g</b> <input checked="" type="checkbox"/></p>

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>public liability issues in respect of recreational aspirations combined with privately owned and managed surface water drainage facilities. We suggest that the words 'and recreation' are removed from the draft policy. Further discussion with the UNP delivery team is strongly advocated</p> <p>2.18 In sub para. 'i' of the text to Policy UFF16, reference is made to:- Separate systems for surface water and foul water are provided. This seems to be a rather pointless duplication of a regime which is extensively covered in other existing statutory legislation such as the Water Act or in the form of extant planning policies and building regulations. Therefore, we suggest it is unnecessary and should be deleted from the emergent policy.</p> <p>2.19 In sub para. 'j' of the text to Policy UFF16, reference is made to:- Adjacent woodland, areas including ponds to be conveyed to Ufford Parish Council. This lacks clarity, definition and precision. Which ponds? Does that include any attenuation ponds devised for any surface water drainage strategy and system to serve the new development? Which woodlands. There is no plan based identification or definition of these assets within</p>	<p>This will be part of the discussions with the 'delivery team'</p> <p>Given the issues with surface water flooding in the parish this is to be retained.</p> <p>This will be part of the discussions between Landex and the Parish Council 'delivery team'</p>	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>the policy that seeks to secure them for the Parish Councils use or the community's enjoyment.</p> <p>2.20 Perhaps a simpler way to address the issue would be to redraw the proposed UFF16 allocation boundary to include all of these areas so that Policy UFF16 and its allocation fully addresses the whole of the remaining former Crown Nursery area with its pockets of woodland and ponds. That would bring the definition, certainty and clarity to the Policy. Further discussion with the UNP delivery team is strongly advocated.</p> <p>2.21 In sub para. 'k' of the text to Policy UFF16, reference is made to:- New open space provision within the site will be in accordance with East Suffolk open space standards. In our opinion, this is an unnecessary duplication of extant policy of other planning documents of the local planning authority and should be deleted.</p> <p>2.22 Within the implementation section of the pre-submission draft (section 12), references made to planning obligations in the context of the delivery of development schemes and specifically any allocation made within the neighbourhood plan. Planning agreements common referred</p>	<p>Agree clarity is required. The map notation is to be amended to provide this clarity See ESC comment in respect of Suds</p> <p>Agree the implementation</p>	<p><b>Amend notation</b></p> <p><b>Amend notation</b></p> <p><b>Remove criterion k</b> <input checked="" type="checkbox"/></p>



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
			<p>to as S106 agreements the text identifies key parties to such agreements but admits that it will be necessary for the parish Council to be actively involved in such agreements as, for example, the recipient party of identified areas of woodland/open space/ponds. It is quite likely that the parish Council will need to be a party to the agreement and that should be recognised and embraced as an additional means of securing delivery of the allocation.</p> <p>2.23 As a party to any such agreement, the Parish Council will need to fully understand and be aware of any commitments and obligations for the development, in securing biodiversity net gain provisions related to the built development approved for any housing.</p>	<p>section could be usefully amended to reflect this position</p> <p>Noted</p> <p>A discussion for the Parish Council and the Landex</p>	Amend text in Chapter 12
303	Suffolk County Council	UFF17	<p><i>Policy UFF17: Former Crown Nursery Site</i></p> <p>SCC as Local Highway Authority were consulted on proposals at this location and any secured highway</p>	Noted	

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			improvements will be provided by the developer via legal agreement with the Highway Authority.		
304	Individual 3	UFF16	For the reasons outlined previously I think both the Crown Nursery and the Notcutts sites could have been allocated as the assessments are virtually identical and the reasons for not allocating the Notcutts site not fully explored. If the fear was that the Notcutts site of potential 20+ homes was opening the floodgates to 200 this could have been discussed and addressed with the landowner and provision of affordable housing or limiting the site to 2) homes and the balance of the site a landscaped area and a solar farm at some distance from the houses could at least have been explored.	This is not supported by the results of the household survey. The rationale for the Crown Nursery allocation is set out in the NP	
305	Suffolk County Council	UFF16	Policy UFF17 [?] is welcomed, as it includes allotments, and the desire for pedestrian and cycling links.	Support noted Numbering error to be corrected.	Amend Policy number <input checked="" type="checkbox"/>
306	Individual 7	UFF16	No to hubs or houses - but affordable 1st time buyer houses if we have no choice in the matter. Too many new builds in area already	Comments noted	
307	Individual 8	UFF16	Don't want houses or hubs BUT if we have no choice, then small houses for first time buyers	Comments noted	
308	Individual 9	UFF16	Must be limited number of houses 25 max	Comments noted. See 300 and 302 above	
309	Individual 10	UFF16	No more than the 20-25 dwellings	Comments noted. See 300 and 302 above	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
310	Individual 14	UFF16	Good idea, houses are definitely profitable to business units on this site. The woodland and pond ? good as well	Support noted	
311	Individual 22	UFF16	Allotments	Noted	
312	Individual 27	UFF16	Crossing the Avenue should be improved - either zebra crossing or footbridge	Comments noted. It is possible that improvement could be sought as part of an application . See also ESC 300	
313	Individual 28	UFF16	Totally object to any further building on this site	Noted. However, the site has an extant planning permission	
314	Individual 29	UFF16	More consideration should be given to the current residents at Tovells which backs onto the area	Comments noted. The allotments are proposed to be located closest to existing residence which are in relatively large plots.	
315	Individual 30	UFF16	I sincerely hope this happens. A much better option than an industrial area	Support noted	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
316	Individual 31	UFF16	I agree with this, assuming adjoining residents are consulted and listened too. I also feel this is a high number of houses for the area allocated, causing detriment to adjoining properties.	Noted. However, the site has an extant planning permission for commercial use. There is support locally for a less intrusive use of housing. The housing layout locates the housing away from existing dwelling as much as possible.	
317	Individual 34	UFF16	Too many houses - Uff2 small scale development, houses not needed - targets met. Affordable houses will probably not be affordable	Comments noted. The allocation seeks to replace the existing permitted commercial scheme with residential development which includes affordable housing and is at	

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				a relatively low density	
318	Individual 36	UFF16	Would like it to be used for housing, preferably affordable to encourage young to stay in the village.	Comments noted. The policy seeks a range of types of housing including smaller properties and affordable housing	
319	Individual 39	UFF16	Will this housing stock fulfil the projections for the next 10 years? Seems it will so perhaps ... to getting this Plan right	Comments noted	
320	Individual 41	UFF16	Sounds very thought through	Support noted	
321	Individual 42	UFF16	Needs a firm commitment to more affordable housing	Comments noted. Affordable housing is to be provided	
322	Individual 43	UFF16	More housing is great and everything but it would be so much nicer to have a bigger allotment space and more green space. Housing is better than business units though. Just don't think either are necessary, it'll be too crowded.	Comments noted. The intention is for either a commercial scheme or a residential scheme not	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				both The site has an extant planning permission and therefore development in some form will take place on site	
<b>323</b>	Individual 44	UFF16	AFFORDABLE HOUSING for people who live locally. Drainage that doesn't compromise flooding down on School Lane. Please be eco friendly and more self sufficient, e.g. solar panels and more than 8 allotments please	Comments noted. The Design will need be compliant with Policy UFF1 and the Design Code. 8 allotments is the number requested by the PC who have considered the issues of need and management.	
<b>324</b>	Individual 46	UFF16	Maybe they could also be of more of a design to match in with the village this time. But residential for this plot is more in keeping with the village than a commercial site	Comments noted	

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325	Individual 49	UFF16	Perhaps a bit more on drainage - for example a requirement for an enforceable agreement for (current and) future owners to contribute to upkeep costs etc? This is particularly true if the Parish Council is to take ownership of part of the site - as costs of remedial works could fall on the village taxpayer.	This would need to be addressed as part of the transfer agreement with the Parish Council	
326	Individual 51	UFF16	Really important to carry this through	Comments noted	
327	Individual 52	UFF16	I hope we can trust Landex not to try to have both Business Units and Houses in another part of the site	Comments noted. See also ESC response 300 above and Landex response 302 above	
328	Individual 54	UFF16	This is a definite improvement on the original plan for a business centre, shops and a car park	Support noted	
329	Individual 55	UFF16	Good in theory but how do you keep the developers to the Plan?	Comments noted. Any permission granted will need to be compliant with Policy Uff16 and will be conditioned accordingly	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
330	Individual 62	UFF16	I'm unclear (if I'm reading the map correctly) why the space for the new 20-25 houses is around twice the space allocated for the existing 20+ houses, and I am concerned about road access to the Avenue. I understand that this may be preferable to the commercial plan but would need to see more details of the site design and the house design before supporting the idea. PS UFF16 seems to have been mislabelled as UFF17?	Policy numbering error to be corrected.  The redline boundary of the site is to be reviewed as a consequence of other representations. The layout provides for a lower density and accommodates bungalows.	
331	Individual 66	UFF16	Seeing as the site has already been mostly cleared it's a bit of a moot point. Could the developers put up a mix of native wildlife friendly hedging??	Comments noted. The site will either be developed for commercial use under the extant planning permission or for housing subject to compliance with UFF16	

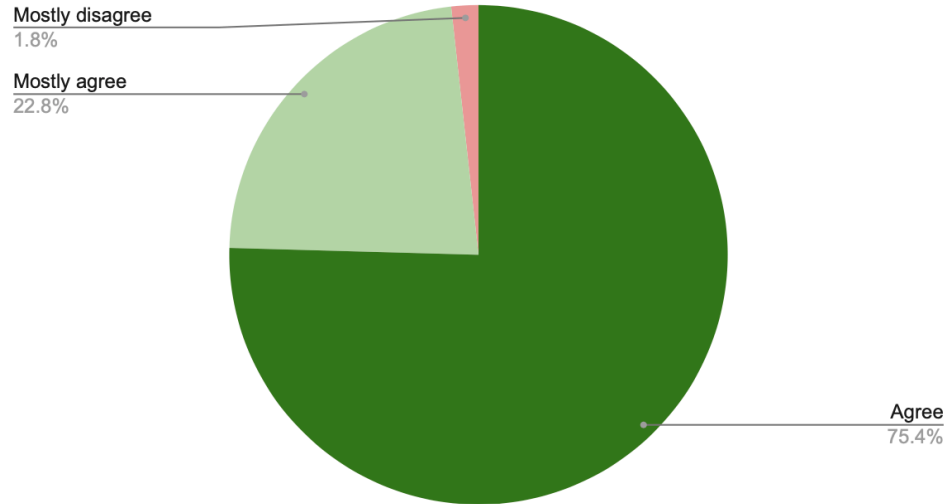


Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
332	Individual 70	UFF16	No comment here since it is already work in progress	Comments noted.	
333	Individual 43	UFF16	Re. Crown Nursery space, would be best if left as natural as possible and /or as quiet as possible. Nursery Lane is also too small for all the traffic a business unit would create	Comments notes. There is an extant planning permission on the site and therefore development in some form will take place	
334	Individual 44	UFF16	Former Crown Nursery would be amazing if left natural as possible. I would prefer a few houses and allotments, keeping the apple trees and brining the community together pushing for 'Village Life'.  Goldsmiths has one entrance and having more traffic would cause more pollution.  Business Units would be a joke. We all know they would start as nice quiet businesses but would eventually change to hairdressers, car garage and will attract anti-social behaviour at night.	Comments noted. There is an extant planning permission on the site and therefore development in some for will take place Comments about Former Crown Nursery	
335	Individual 73	UFF16	I attended the drop in exhibition last night and I would firstly like to thank the team for all of the work that has gone into preparing the draft neighbourhood plan. In the main I think it is very well put together and really	Noted. No further comments received.	

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			<p>does set a great framework for the future development of Ufford.</p> <p>However, I do have some concerns about the draft proposal for the old Crown nursery site. This site obviously has a lot of history in terms of proposed development which I have followed very closely. Living as I do adjacent to the site ( No2 Tovells) this will affect me significantly so I wondered if it was possible to obtain a copy of the detailed proposals submitted by the developer. As I am sure you will appreciate, It is often the detail that influences the level of impact.</p> <p>Thanks, I have read the detailed document on line but I was referring to the developer proposals on which the Neighbourhood plan was based as per my previous Emails. I have discussed this with members of the Neighbourhood plan committee but a copy of the document would be very helpful.</p> <p>Thanks. I have studied appendix E in detail. This assessment was based on a submission from the developer submitted to you through the Landowner Engagement process. As I said, having discussed this document with others I would request a copy please.</p>		

## DESIGN GUIDANCE AND CODE

### DESIGN GUIDANCE AND CODE



Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
336	Suffolk County Council	Design Code	<p><i>Ufford Design Guide</i></p> <p>Noted that Section 1.4 references Suffolk Design: Streets Guide and Suffolk Guidance for Parking. However, the section 2.2 Streets section should reference Suffolk Design: Streets Guide5 and the Parking section should reference Suffolk Guidance for Parking.</p> <p>General Note: EV charging should be provided on new and significantly extended dwellings in accordance</p>	Agree these references could usefully be added	<p><b>Request AECOM to amend.</b></p> <p><input checked="" type="checkbox"/></p>

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			with Suffolk Guidance for Parking (2023 or current version) and Building Regs Part S. Non-residential development should also provide EV charging infrastructure in accordance with Suffolk Guidance for Parking (2023 or current version).		
337	Individual 10	Design Code	To reflect the character of the village and helps to maintain this	Support noted	
333	Individual 14	Design Code	Astonishing document! Can it really be applied when some developers are cynical?	Comments noted	
334	Individual 22	Design Code	Well produced	Support noted	
335	Individual 26	Design Code	Well produced!	Support noted	
336	Individual 43	Design Code	Village life, no urban looks	Comments noted	
337	Individual 44	Design Code	We are in the 21st C and we need to go with the times but maybe a certain part of the village could keep to the design etc. I don't think an odd housing estate should be built but a certain look should be achieved.	Comments noted	
338	Individual 57	Design Code	An excellent document that fully meets the purpose set out in Para 1.1	Supportive comment	
339	Individual 62	Design Code	Well thought out - I like the advice against uPVC windows - can this be extended to the use of plastic cladding and similar faux materials? I would want to encourage 2-storey buildings as more in keeping with the local architecture rather than bungalows.	Supportive comment	
340	Individual 70	Design Code	Noble aims here but I cannot see how in practice they can be applied to private development	These requirements are required	

Ref	Respondent	Reference (paragraph or policy number)	Response	Summary of comment	Action
				to development requiring the benefit of planning permission	
<b>341</b>	Individual 11	UFF1	Page 20 of the Design Code - parking. One steer parking needs clarification.	Agree this requires clarification	<b>Request AECOM to amend.</b> <input checked="" type="checkbox"/>