

Ufford

Neighbourhood Plan

2022-2036



Adopted
July 2025

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1. Introduction

- 1.1 The Ufford Neighbourhood Development Plan provides the first ever statutory planning policy document specifically for the Parish of Ufford. Neighbourhood Plans such as this were made possible by powers contained within the 2011 Localism Act which sought to decentralise policy making to the local level giving more powers to communities and the right to shape future development where they live.
- 1.2 The Neighbourhood Plan is a community-led document for guiding the future development of the Parish. It is about the use and development of land up to 2036. 'Made' in July 2025, East Suffolk District Council will use it to determine planning applications. Ufford Parish Council will also use the Plan to guide its response to planning applications.
- 1.3 A Neighbourhood Plan Steering Group, comprising local residents from around the parish and Parish Councillors, led on the preparation of the Neighbourhood Plan for Ufford (see [Appendix A](#) for Steering Group members). The process of preparing the Plan has involved several stages of public consultation and community engagement and originally began in Spring 2022.



Figure 1: Ufford Neighbourhood Plan Steering Group work.

- 1.4 The Plan looks ahead to 2036, which is consistent with the Plan period of the Adopted East Suffolk Council – Suffolk Coastal Local Plan which was adopted in September 2020. The Neighbourhood Plan recognises that

there has been development in the Parish and that there will continue to be so over the plan period. The Plan seeks to manage development proactively to ensure it meets local needs, whilst ensuring that the historic and natural environment of the Parish and the current community facilities are preserved and enhanced and encouraged to thrive.

- 1.5 The key issues facing the Parish, which have been highlighted through public participation, include concerns about the design and impact of new development, impacts on the village from traffic, the need to protect the environmental assets of the Parish and to ensure that housing in the parish meets the current and future needs of residents.
- 1.6 The Plan operates in the context of the East Suffolk Council -Suffolk Coastal Local Plan and the Suffolk Minerals and Waste Local Plan. Most policies will guide new development across the whole Plan area and the Parish Council will promote, and collaborate with others, to identify community projects which will produce benefits for the Parish.
- 1.7 The Plan's policies and proposals will rely on collaboration and investment in the Parish by private, public, and voluntary agencies. Specific proposals will only happen through partnerships and collaboration. Part of the purpose of the Plan is to give a sense of direction and momentum which will build confidence and commitment amongst all stakeholders.
- 1.8 By creating a Neighbourhood Plan, the Ufford Neighbourhood Plan Steering Group aims to:
 - Develop an agreed vision for the future.
 - Engage the whole community, to enable residents to influence and shape new development, effectively responding to change.
 - Allow the village to develop sensitively, in terms of size, identity, location, design, heritage, amenities, and the environment.
 - Identify other non-planning projects and community needs for the use of developer contributions and other possible funds.

Neighbourhood Plan process

- 1.9 The Neighbourhood Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). The flow chart below (**Figure 2**) outlines the stages that have been completed by the Steering Group and the future work programme.

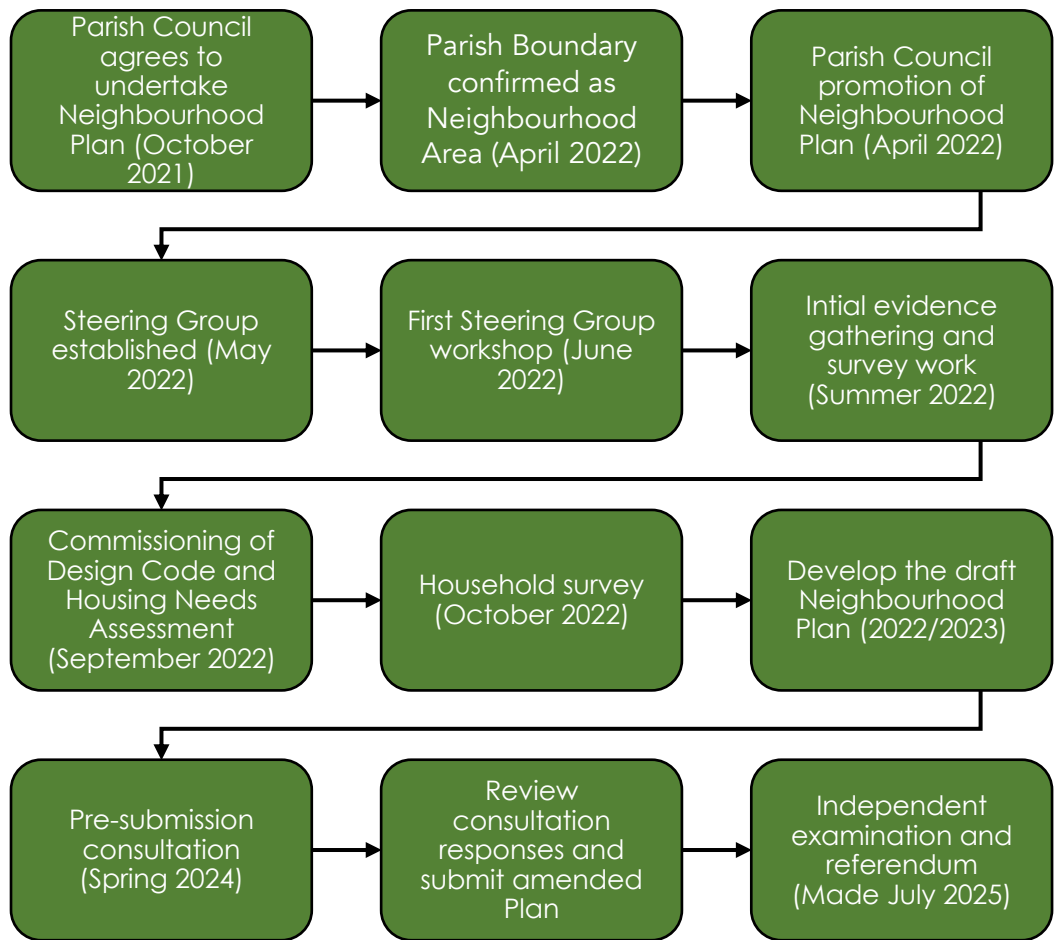


Figure 2: Ufford Neighbourhood Plan Process (source: own).

- 1.10 The Plan was subject to independent examination between January and March 2025. The outcome of the examination and the Council's consideration of the modifications was that the Plan was determined able to proceed to referendum.

Accompanying supporting documents

- 1.11 The Ufford Neighbourhood Plan is supported by the following documents:
- **Ufford Design Guidelines and Codes** - undertaken by consultants AECOM completed in October 2023 and updated in September 2024 – a focus on design elements to inform policy making and application determination across the Neighbourhood Area.
 - **Housing Needs Assessment** - undertaken by consultants AECOM and completed in March 2023, a desk top study of the likely needs within the Parish.
 - **Ufford Data Profile** - a compendium of statistical and local evidence covering key themes within the Parish.

- **Ufford Environment Report** – undertaken by Steering Group members and completed in October 2023, this identifies the ecological corridors in the Parish and the actions required to help nature recovery and sustain biodiversity.
- **Strategic Environmental Assessment (SEA) Environmental Report for the Ufford Neighbourhood Plan** – undertaken by consultants AECOM and completed in October 2024.

Referendum

- 1.12 On 26th June 2025, a referendum on the Neighbourhood Plan was held. Every resident of Ufford entitled to vote in the Council elections, had the opportunity to vote on whether or not they agree with the Neighbourhood Plan. At referendum, residents were asked, *'Do you want East Suffolk District Council to use the Neighbourhood Plan for Ufford to help it decide planning applications in the Neighbourhood area?'*. 208 votes were accepted (a turnout of 28.4 per cent). There were 194 'yes' votes, and 14 'no' votes. As a majority result, East Suffolk 'made' (adopted) the Neighbourhood Plan as part of the statutory development plan. This took place at East Suffolk Council's Full Council meeting on 16th July 2025.
- 1.13 The statutory purpose of the Ufford Neighbourhood Plan is to ensure that development takes place in an appropriate way for the Parish. It has been positively prepared, with the purpose of supporting and managing the growth of Ufford. The Plan is required to be 'positively' prepared and should not act as a rigid barrier to growth or unnecessarily restrict it. Its purpose is to manage and shape future development. In practice, higher level planning documents, such as the Adopted Local Plan, cannot feasibly deal with all of the issues particular to every Parish and village across the entire district, whereas the Neighbourhood Plan can add considerable value to the planning process by providing additional details which reflect specific local circumstances and conditions.
- 1.14 The Neighbourhood Plan provides clarity on what will be expected from development proposals in the Parish. A Neighbourhood Plan is a significant document and once 'made' (adopted), will carry legal weight which developers must take into account when considering future developments in the Parish.
- 1.15 The Neighbourhood Plan Area covers the entire Parish of Ufford and was formally designated by East Suffolk District Council on 20th April 2022.

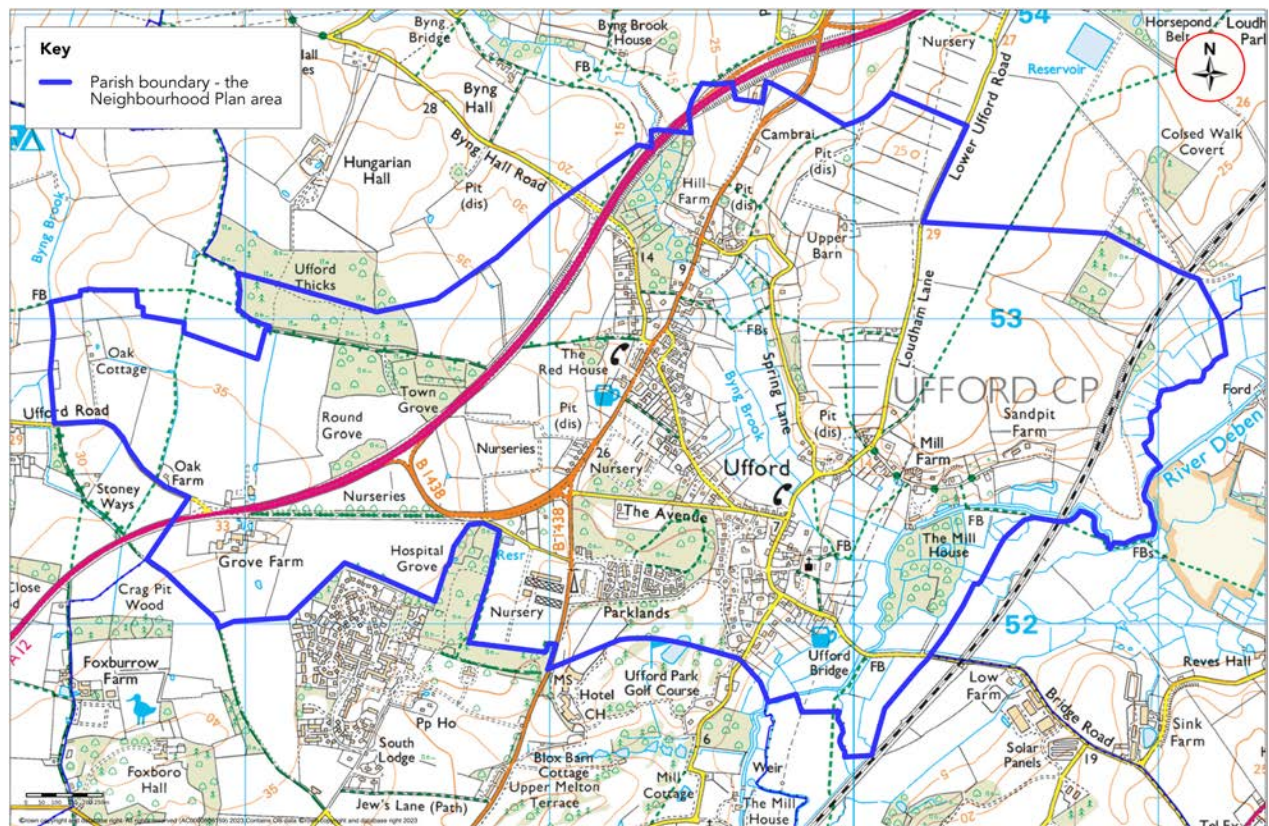


Figure 3: Ufford Neighbourhood Plan Area (source: Parish Online, with own annotations). Blue line denotes parish boundary.

National and local planning policy context

- 1.16 Every local planning authority in England is required to prepare a Local Plan. Local Plans include all of the local planning policies for the district's area and identify how land is used, determining what will be built and where. Not every parish is compelled to produce a Neighbourhood Plan, however those that are produced are required by the Neighbourhood Plan regulations to 'have regard to national policies and advice', to 'contribute to the achievement of sustainable development' and to be in 'general conformity with the strategic policies for their area' e.g. the Local Plan. The relevant Local Plan for Ufford is the East Suffolk- Suffolk Coastal Local Plan which was adopted in September 2020 and no formal review has begun. Alongside the Adopted Local Plan, the Neighbourhood Plan will provide the basis for determining planning applications and future development in the local area and should be consistent with the National Planning Policy Framework.
- 1.17 The current 'National Planning Policy Framework' (NPPF) was published in December 2024. It sets out the Government's planning policies for England and how these should be applied. The Ufford Neighbourhood Plan has been produced to be in conformity with the December 2023

version of the NPPF, in particular taking a positive approach that reflects the presumption in favour of sustainable development. The Plan reached submission and consultation stage before the December 2024 NPPF was published and was submitted for examination prior to the transitional arrangement end date specified in paragraph 239 of the NPPF (12 March 2025). The Ufford Neighbourhood Plan was therefore examined under the December 2023 NPPF but was considered to be in conformity with both the 2023 and 2024 versions of the NPPF.

- 1.18 Planning law defines 'development' as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land'. Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a 'plan-led' system and restates the requirement that 'determination must be made in accordance with the Plan unless material considerations indicate otherwise'.
- 1.19 The Ufford Neighbourhood Plan once 'made' (adopted) will form part of the statutory Development Plan for the area and future planning applications for new development in the parish will be determined using its policies.



Figure 4: Spatial and strategic policy context, relationship between the National Planning Policy Framework (overarching national policy), the East Suffolk-Suffolk Coastal Local Plan and the Ufford Neighbourhood Plan which sits alongside the Local Plan (source: own diagram).

Local Policy framework for Ufford Neighbourhood Plan

Adopted Local Plan 2020

- 1.20 The Adopted Local Plan identifies Ufford as a 'smaller village' in the settlement hierarchy (Policy SCLP3.2) The Local Plan settlement hierarchy was defined through a scoring mechanism related to the presence of certain services and facilities such as convenience store, primary school, village hall / community centre, play area, employment opportunities, medical facilities, public transport and, for villages, proximity to a major centre or town.
- 1.21 The policy approach to 'smaller villages' broadly as set out in the Local Plan is as follows:
- Employment, to take place within existing Employment Areas (SCLP4.1) and of a scale appropriate to the scale of the settlement (SCLP4.2 and 4.5).
 - Housing, small groups of new housing and infill within Settlement Boundaries (Policy SCLP5.2) only, unless specific allocations are made.
- 1.22 The Local Plan made no specific new allocations in Ufford and Table 3.5 of the Adopted Local Plan identifies a figure of 44 dwellings for Ufford as the indicative contribution to the overall District housing requirement figure between 2018 and 2036. The 44 dwellings are effectively a commitment figure, in that they already all had the benefit of planning permission on 31st March 2018, which was the base date of the Local Plan. Therefore, the indicative housing requirement for the Neighbourhood Plan to 2036 was 'zero'. It should be noted that the local housing requirement figure relates to new housing in any form (open market and affordable) and that it is a figure constrained by the application of relevant strategic planning policies. It takes into account the relevant planning strategy for the area, the adopted settlement hierarchy (Ufford is a 'small village'), environmental and infrastructure constraints and the characteristics of the parish.
- 1.23 In January 2024, East Suffolk produced an updated indicative housing requirement figure to inform the emerging Neighbourhood Plan. This figure was produced using their adopted assessment methodology and takes into account the Local Plan contingency figure of 16.5 per cent. This revised draft figure is 7, which it is acknowledged could be subject to change depending on further evidence, new information, feedback from infrastructure providers and other consultees and any changes to national legislation, policy and/or guidance.





WICKHAM MARKET 2½
IPSWICH 10

LOUDHAM 4
CAMPSEA ASHE

BROMESWELL 134
EYKE 134



2. Ufford parish

Location

- 2.1 The parish of Ufford lies within the administrative area of East Suffolk Council and is located approximately 2 miles south-south-west of Wickham Market, 3 miles north-east of Woodbridge and 13 miles north-east of Ipswich. Ufford Parish Council is the parish council for the civil parish. Ufford is part of the Wickham Market electoral ward.

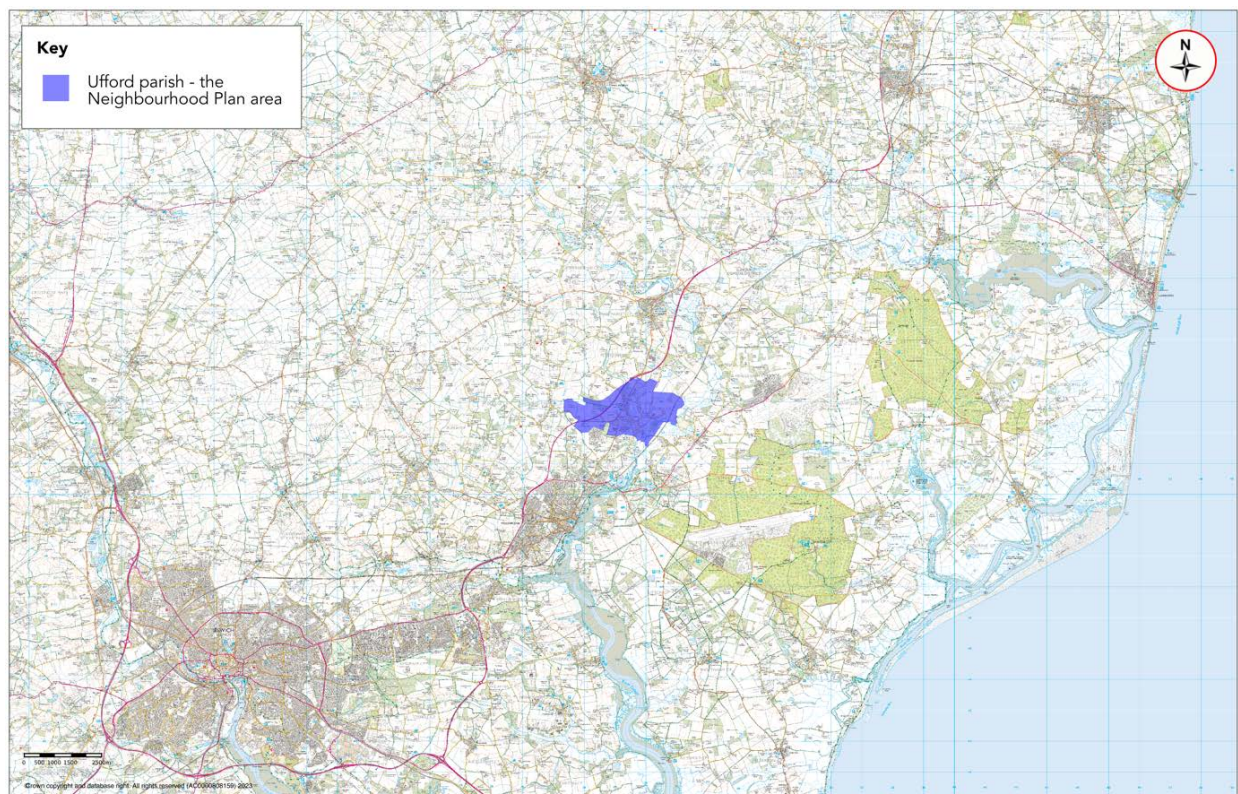


Figure 4: Location of Ufford parish (source: Parish Online with own annotations).

- 2.2 The main built-up part of the village lies east of the A12 trunk road which runs between London and Lowestoft. The village lies on the north-west bank of the River Deben, about a mile upstream from Melton. Downstream from Wilford Bridge at Melton the estuary runs a further eleven miles before reaching the North Sea. Historically the river was navigable at least as far as Wickham Market but has long since become too silted up above Melton. At Ufford the river is joined by a small tributary, the Byng Brook.
- 2.3 There are two distinct parts to the village of Ufford: the western part, where development is centred on High Street (which was, until the by-

pass was built, part of the A12 trunk road) and the original core of the village. The two parts of the village are now linked by the ribbon development along School Lane.

Origins and brief history

- 2.4 Originally, it was thought that Ufford's name evolved from that of the Anglo-Saxon kingdom of *Wuffingas* and the fact that there was a ford with a hard gravel bed across the River Deben close by. But recent research into English place-names¹ reveals that the name was recorded in 1075 as "*ufford*" and in 1086 as "*uffeworda*". The derivation is a combination of Uffa (the Old English genitive of Uffan) and "*word*" an Old English term for an enclosure. Hence, the name means "Uffa's enclosure" and curiously, Ufford, a village in Cambridgeshire has an identical origin and history.
- 2.5 First references to Ufford are recorded in the Domesday Book of 1086 when Ufford had 146 acres of arable land, 9 ½ acres of meadow, 14 freemen, 2 boarders, 2½ ploughs and 1 mill, probably a Water Mill. It is believed that the Mill is still on the same site.
- 2.6 The village has evolved from two distinct settlements; the western part known as "Upper Street" (as shown on 1888 OS map) centered on the London to Great Yarmouth coaching route. The original core of the village - termed "Lower Street" on the 1888 OS map - centered around St Mary of the Assumption Church and the Ufford Place estate.
- 2.7 In the eighteenth century the road through Ufford, from Woodbridge to Wickham Market and Saxmundham, was turnpiked and became the main A12 east coast route, which now by-passes the village a quarter mile further to the north-west. An almost separate settlement developed along this road, linked to the historic core of the village by School Lane and Spring Lane. The presence of the extensive parkland of Ufford Place to a considerable extent acted to restrict development in between these two historic settlements.
- 2.8 The Avenue is one of the area's most important landscape features, a fine tree-lined thoroughfare. Created in the early nineteenth century by the Brooke family of Ufford Place, it provides a memorable approach to the historic core of the village. The route of Lower Road was also modified in the early nineteenth century.
- 2.9 Part of the village was designated a Conservation Area in 1972, which was extended in 1977 and again in 1990. This area is an attractive

¹ 'A Dictionary of Suffolk Placenames' Dr Keith Briggs and Kelly Kilpatrick. English Place-Name Society & Suffolk Institute of Archaeology and History (2016),

collection of traditional buildings, which remain somewhat hidden away. There are no main roads through this part of the village and, up until the Second World War it remained relatively isolated and undeveloped.

- 2.10 Historic England lists 28 listed buildings in the parish. The oldest building is St Mary's Church which dates back to the eleventh century and is Grade I listed. All others are Grade II.

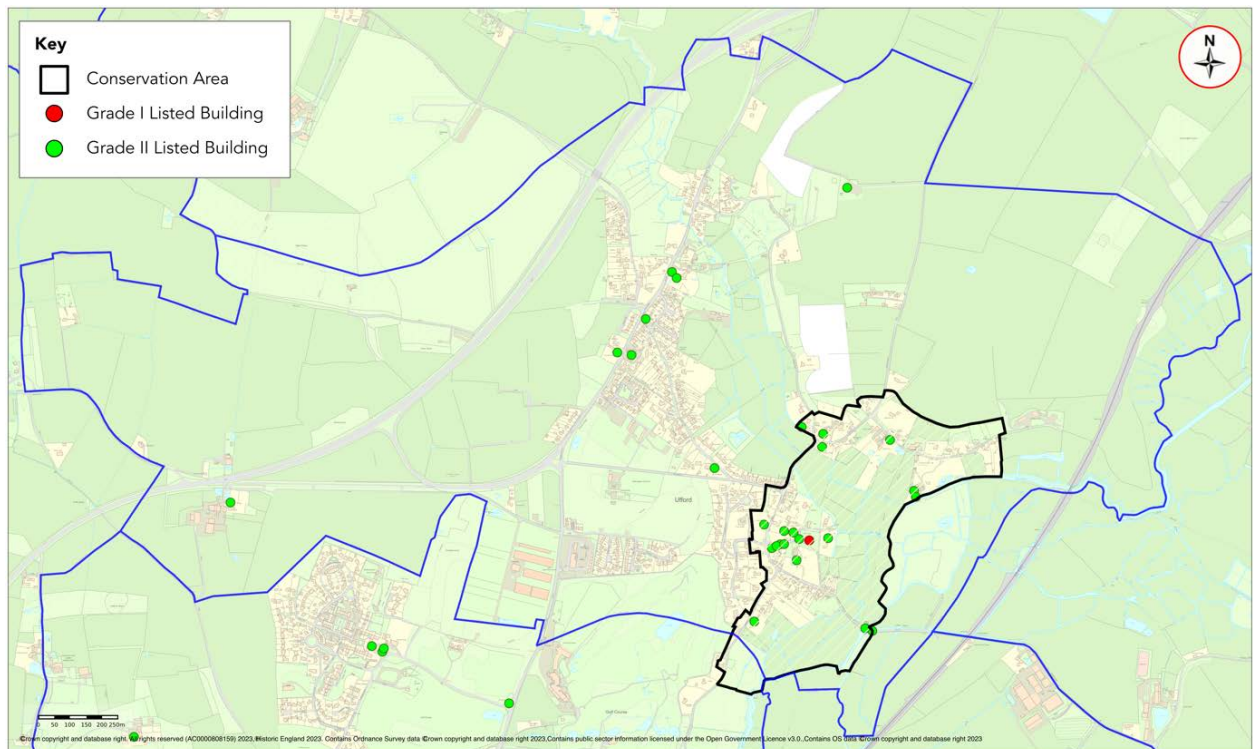


Figure 5: Conservation Area and Listed Buildings in Ufford (source: Parish Online with own annotations). Blue line denotes parish boundary.

- 2.11 Ufford Place was a substantial eighteenth century classical mansion which was remodelled and extended at the end of the nineteenth century for Edward Brooke. Map evidence appears to suggest that many of the surviving trees and other landscape features also date from that time. The Estate was broken up in two sales in 1921 and 1930 and the house itself was demolished in 1956. Although its pleasure grounds have since been built over, its park survives. During World War II it was requisitioned by the army and the bases of former military huts can still be found scattered within its parkland. The house's late eighteenth century octagonal walled garden survives as the boundary to a modern property 'Carousel', immediately to the west of the Conservation Area. The original gates and piers survived as does The Orangery, now a private house.

Archaeology

- 2.12 The Suffolk County Historic Environment Record lists more than fifty sites with finds of potential archaeological interest within the parish of Ufford. These include Palaeolithic Mesolithic and Neolithic finds. There are also some Neolithic pits and some undated earthwork mounds which believed to be of Bronze Age origin. There have also been Iron Age, Roman and Saxon finds. Saxon inhumations, spears and bronze ornaments were found at Ufford Place in 1819. A cruciform brooch of late 6th century date was also found at Ufford in the same year.
- 2.13 Notable historic buildings include the early medieval Church of St Mary of the Assumption and the site of the Sogenhoe Chapel west of the village. A moated manorial site was recorded on early maps of Ufford lying near the Sogenhoe Chapel site. The sixteenth century Crown Farmhouse, Old Rectory and Ufford House are amongst the village's earliest surviving domestic buildings. Recent archaeological surveys and a field walk have found evidence of a Bronze age settlement close to the site of the Sogenhoe Chapel and its nearby hamlet.

Population and demography

- 2.14 The usual resident population of Ufford parish was 948 in the 2011 Census and had risen to 1,016 by 2021. The population was exactly 50 per cent male and 50 percent female in 2021, a change from 51.1 percent male and 48.9 percent female in the 2011 Census.
- 2.15 The age structure of Ufford parish from the 2021 Census data is shown in the table and chart below.

Age Distribution Circa 2021	
80+ years	68
70-79 years	146
60-69 years	190
50-59 years	165
40-49 years	103
30-39 years	81
20-29 years	84
10-19 years	105
0-9 years	84

Figure 6: Ufford age distribution 2021 Census.

- 2.16 The mean age of residents in Ufford was 44.4 years in the 2011 Census compared with 41.7 years for Suffolk and 44.2 years for Suffolk Coastal District Council. 98 percent of the population is white. These remain the case in 2021.

Housing

- 2.17 Figures from East Suffolk² indicate that in 2019, there were 428 dwellings in the parish. Taking into account completions since 2019, the total quantity of dwellings in the parish is therefore estimated by East Suffolk to be 460 as of March 2023.
- 2.18 East Suffolk's Village Profile published in 2019, identifies a typical house in Ufford to be a detached property with 3 bedrooms occupied by 2 people. Of the housing stock, 275 are detached properties with 79 semi-detached properties, 46 terraces and 29 flats. Of those properties 325 are owned outright or with a mortgage. 24 properties are rented privately and 38 are socially rented with 4 shared ownership properties.
- 2.19 99 households are single person households with a further 165 households consisting of two people. Three and four person households account for 50 and 61 households respectively.
- 2.20 The most recent development of any size in the parish is the development known as 'Goldsmiths' a development of 34 dwellings on part of the former Crown Nurseries site completed in 2019.

Health and wellbeing

- 2.21 In 2011, the percentage of Ufford residents reporting Very Good Health and Good Health were higher than the percentage of residents in Suffolk Coastal and Suffolk. Ufford has a higher percentage of residents whose day-to-day activities are not limited by their health compared to residents of Suffolk Coastal and Suffolk.
- 2.22 There is no medical surgery within the parish. The nearest GP surgery is Wickham Market Medical Centre. Ufford is also within the catchment area for Little St John's Surgery and the Framfield House Surgery, both located in Woodbridge. The nearest pharmacy and dentist surgery are in Wickham Market.

Deprivation

- 2.23 Ufford parish is within Lower Super Output Area (LSOA) Suffolk Coastal 005A. A Lower Super Output Area is a geographical area. In the Indices of Multiple Deprivation 2019 LSOA 005A was ranked 27,681 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 20 per cent least deprived neighbourhoods in the country.

² East Suffolk Council, 2019, <https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Town-and-village-profiles/Ufford-Village-Profile.pdf> (accessed 08.11.23).

Crime

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

Education

- 2.25 There is no school within Ufford parish. Primary age children from Ufford attend Melton Primary School, Eyke Primary School, Kyson Primary School (Woodbridge) and St Mary's Church of England Primary School (Woodbridge). Secondary school age children attend Farlingaye High School (Woodbridge), Thomas Mills High School (Framlingham) and Kesgrave High School (Kesgrave). Children from the parish also attend a variety of nearby independent schools.

- 2.26 Melton Primary School has a Nursery for 3 and 4-year-old children.

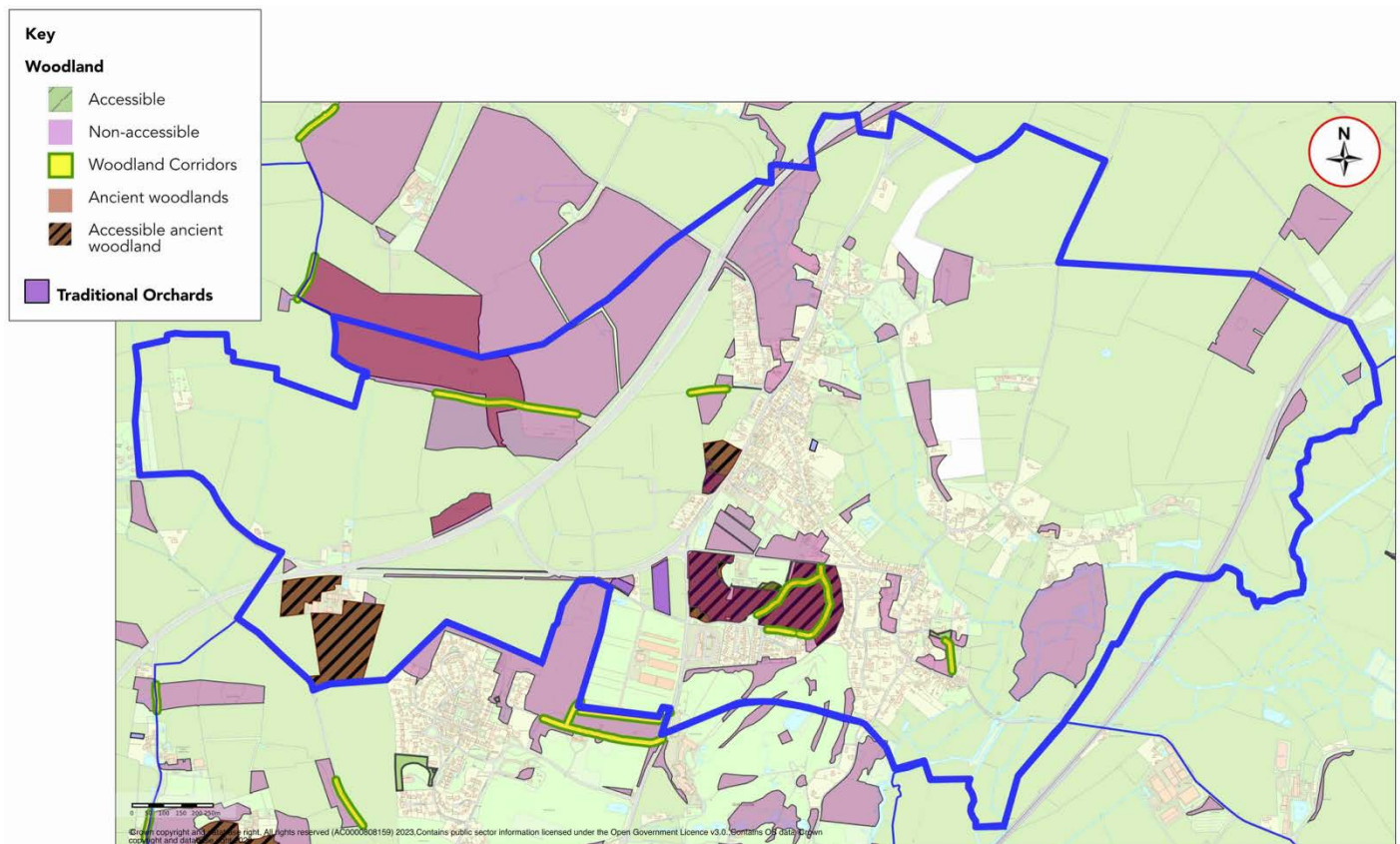
Community facilities

- 2.27 Ufford has an active community with a range of services, facilities, clubs and groups. Community buildings in Ufford parish include:
- Ufford Community Hall
 - The Church of St. Mary of the Assumption
 - St. Mary's Parish Hall.
- 2.28 The Parish Council own and manage the Recreation Ground and Parklands Wood. The Recreation Ground includes parking, a play area with equipment for all ages, tennis courts, a Boules Terrain and a Multi-Use Games Area.
- 2.29 Parklands Wood includes a BMX bike trail, outdoor table tennis tables, boules court and basketball hoops in the multi-use games area, and a sculpture trail. Ufford Parish Council purchased Parklands Wood (8.12 ha) from Suffolk Coastal District Council in 2014. The woodland has historically been used by the community of Ufford predominantly for recreational purposes.
- 2.30 There are no allotment sites within Ufford parish. There are two cemeteries in Ufford parish located in the Church Yard and behind the Parish Hall. The Cemetery in the Church Yard is now closed.

Public houses

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

Natural environment



Biodiversity

2.32 There are no national or international nature conservation designations located within the parish. There are four County Wildlife Sites (CWS) in Ufford Parish. The CWSs are listed below.

- CWS Number: Suffolk Coastal 140 UFFORD THICKS Area 17.56ha.
- CWS Number: Suffolk Coastal 175 ROUND GROVE Area 1.06ha.
- CWS Number: Suffolk Coastal 176 BOONS MEADOW Area 1.65.
- CWS Number : Suffolk Coastal 141 ROWANWOOD COTTAGE MARSH (part)

2.33 The Deben Estuary Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar Site, is located to the south of Ufford parish and the Sandlings Forest SSSI and Sandlings SPA is located to the south-east of Ufford parish.

Landscape

- 2.34 The Suffolk & Essex Coast & Heaths National Landscape is located to the east and south of Ufford parish. The Coast and Heaths were designated in 1970 with the purpose of conserving and enhancing the habitats and biodiversity of the special heathlands, woodlands, estuaries and coast.

Protected trees

- 2.35 There are a number of trees in the parish protected by Tree Preservation Orders, served by the District Council. These are shown below.

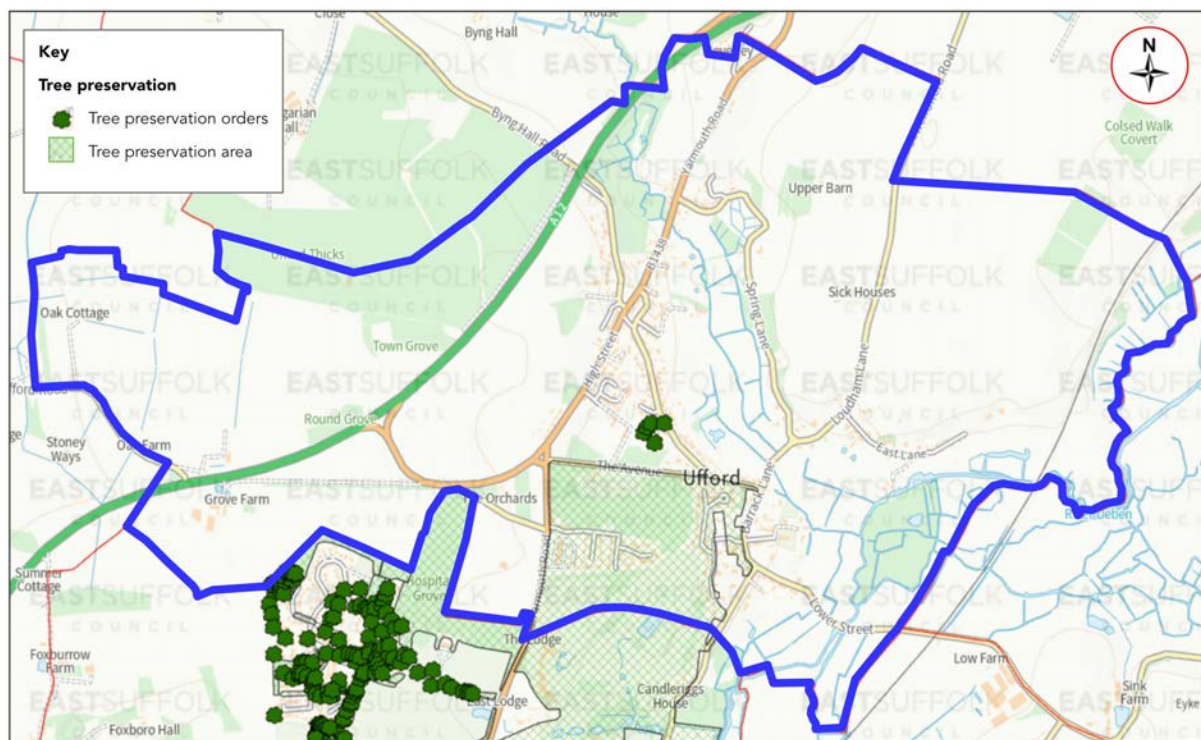


Figure 8: Tree preservation (source: East Suffolk Council mapping system, with own annotations). Blue line denotes parish boundary.

Rivers and flooding

- 2.36 Parts of Ufford parish are within flood zone 3 where land has a 1 in 100 or greater annual probability of river flooding.

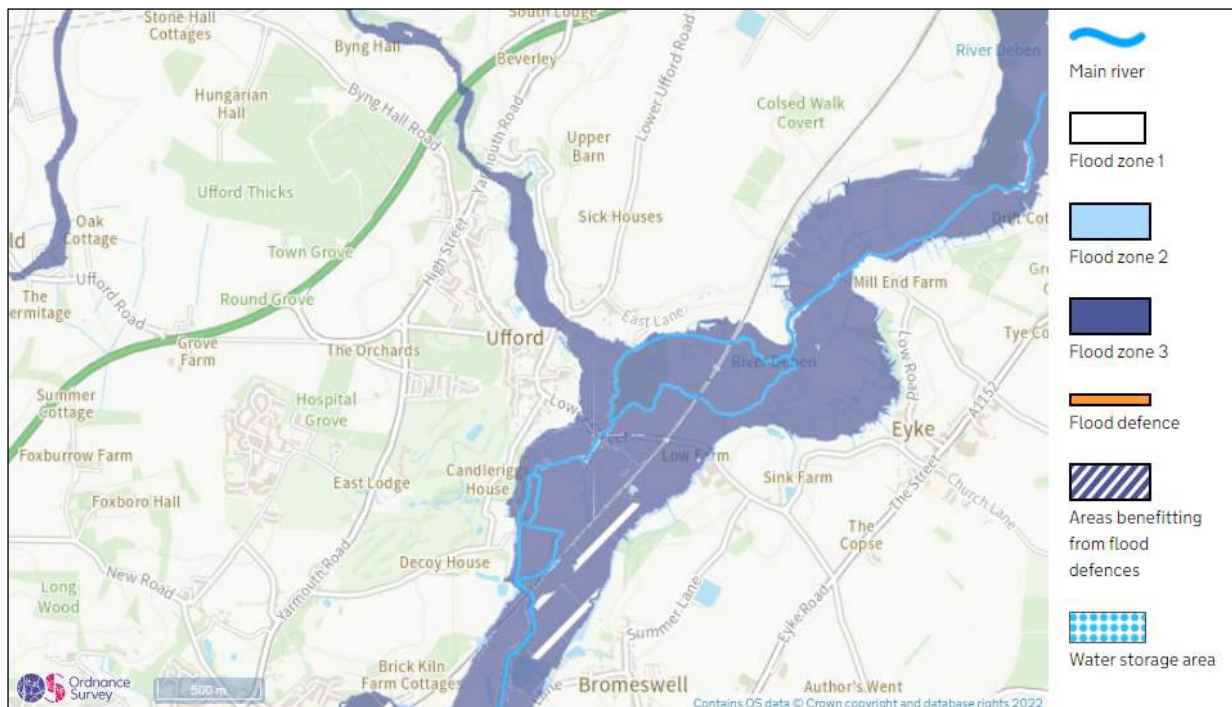


Figure 9: Flood risk map for Ufford area (source: <https://flood-map-for-planning.service.gov.uk>).

- 2.37 Parts of Ufford parish are at risk of flooding from surface water. Some areas of Ufford parish are at low, medium and high risk of surface water flooding, which can be seen in **Figures 10 and 11**. Surface water flooding, sometimes known as flash flooding happens when heavy rain cannot drain away. As seen on the map there are small areas at a high risk of surface water flooding as shown in dark blue. This means that each year this area has a chance of flooding of greater than 3.3 per cent. Small areas are at a medium risk of surface water flooding, which means they have a chance of flooding between 1 per cent and 3.3 per cent. Small areas are at a low risk of surface water flooding, this means that each year the area has a chance of flooding of between 0.1 per cent and 1 per cent.



Figure 10:
Flooding in
Ufford,
October
2023.

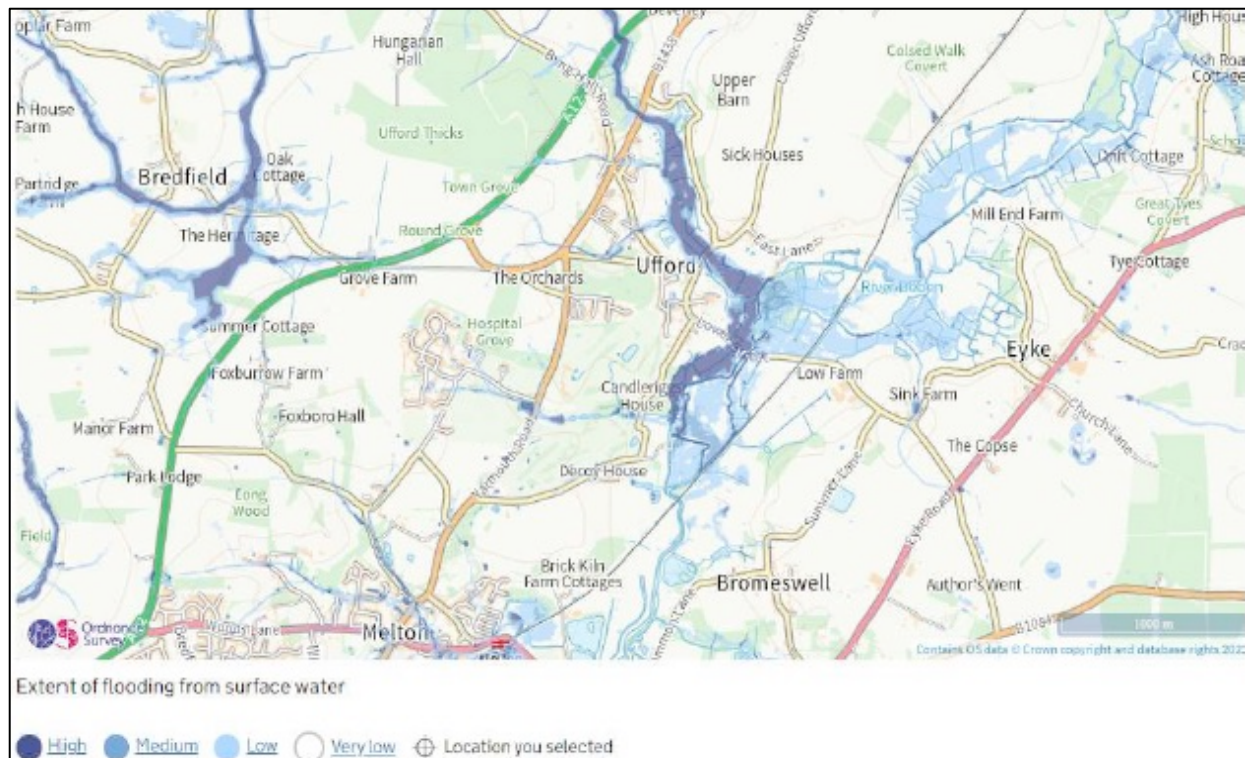


Figure 11: Extent of flooding from surface water (source: <https://flood-map-for-planning.service.gov.uk>).

Employment

- 2.38 Ufford parish has a range of businesses and employment opportunities. Ufford Park is a hotel, spa and golf course situated in the neighbouring parish of Melton with some of the golf course within Ufford parish. East Suffolk Services Limited (formerly Norse) is situated off the B1438 and is a facilities and waste management service supplier.
- 2.39 Figures from the East Suffolk Ufford Village Profile published in 2019, indicate that Ufford's working age population (16-64 years) comprised 295 males and 283 females. In terms of employment sectors, 110 residents worked in higher management or professional sectors, 176 in lower managerial or professional sectors and 110 were self-employed or worked in very small firms.
- 2.40 120 residents travelled less than 10km to their place of work and 91 worked from home. A further 142 travelled between 10k and 30km to work.

Transport

- 2.41 Data from the 2011 Census shows that car ownership levels in Ufford are high compared to the car ownership levels for Suffolk Coastal district

and Suffolk. Figures from the 2019 Ufford Village Profile indicate that the average car per dwelling was 1.62.

Public transport

- 2.42 There are a range of bus services in Ufford although these are generally once an hour and do not run into the evenings or operate on Sundays.
- 2.43 The nearest train station is at Melton, which is 3.1 km from Ufford. Greater Anglia operate services to Lowestoft and Ipswich.

Walking and cycling

- 2.44 Ufford has a wealth of public footpaths and byways, some date from mediaeval times while others result from the development of the village in the 19th and 20th centuries. Many of the footpaths cross into the neighbouring parishes of Bredfield, Bromeswell, Eyke, Melton and Pettistree, providing interesting circular walks in the local countryside.

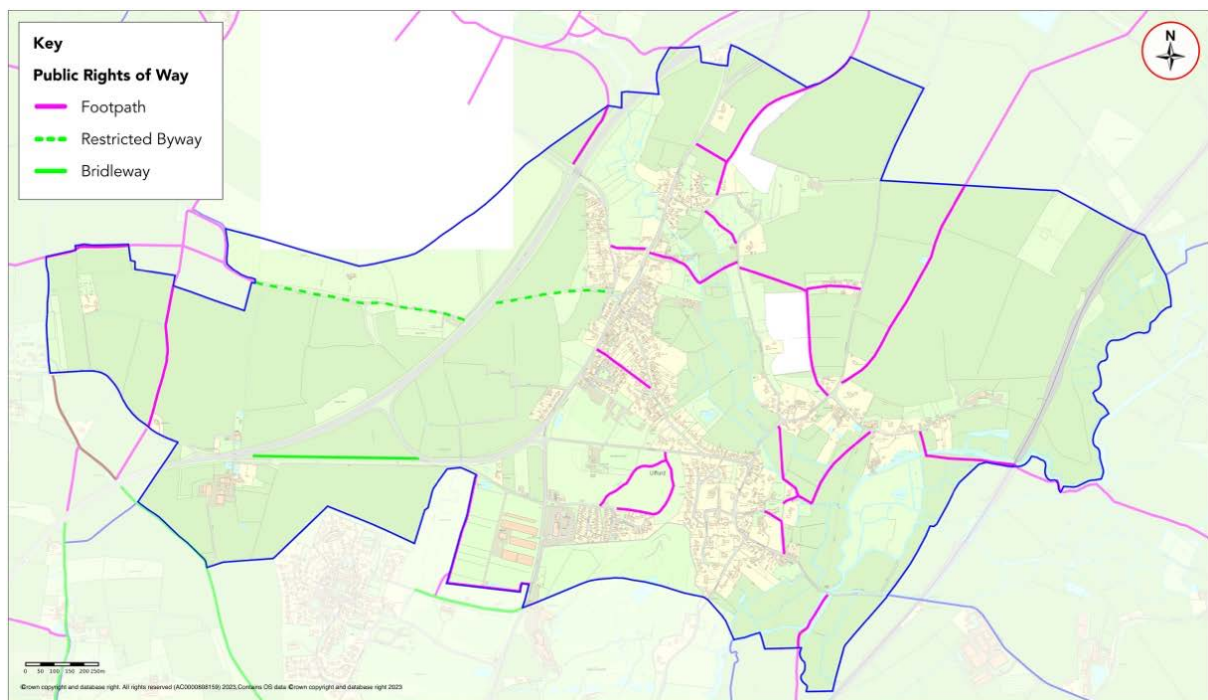


Figure 12: Public Rights of Way (source: Parish Online, with own annotations). Blue lined denotes parish boundary.

- 2.45 In 2006, a 3-mile circular walk was established around the village linking 31 places of historical interest. The project also funded the restoration of the Ufford Park Gates and the placing of an interpretation board at the little-known Sogenhoe Chapel site. A guide provides notes to read as you walk along the route. The Parish Council are continuing with the upgrade to the signage on the footpath network to incorporate

footpath numbering and to show the destination of the main paths linking Ufford with surrounding villages. The Parish Council is also planning to work with neighbouring parishes to improve access and signage on selected paths. The Heritage Trail content was updated and extended in 2021 to include QR code scanning at each location which allows visitors to look at more detailed historical content on mobile devices.

- 2.46 There are no formal cycle routes within the parish. National Cycle Route 1 passes to the west.

Quiet lanes

- 2.47 There are four Quiet Lanes in Ufford parish. These are:
- Byng Hall Road (the section in Ufford).
 - Spring Lane.
 - Loudham Lane (part of).
 - Lower Road (including the section in Melton called Old Church Road).

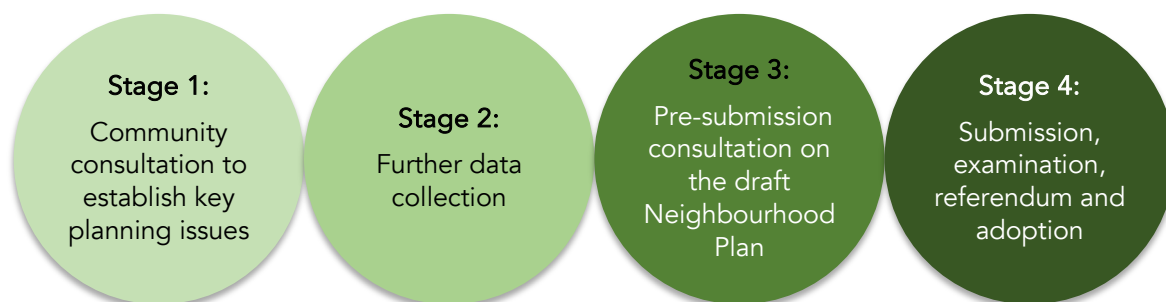


3. How the Plan was prepared

- 3.1 The formal process of preparing a Neighbourhood Plan for the parish began when the Neighbourhood Area was designated by East Suffolk Council in April 2022. The Neighbourhood Plan Steering Group, established in Summer 2022, has been responsible for the preparation of the Plan and has been supported by a small team of independent consultants who were appointed in Summer 2022.
- 3.2 The Plan has been commissioned by Ufford Parish Council. Funding for its production has come from a central government Locality grant and from Parish Council funds.

Community engagement and consultation

- 3.3 The Ufford Neighbourhood Plan has been undertaken with community engagement and consultation. The Steering Group have been innovative in their approach, using ZOOM for a number of Steering Group meetings as well as face to face public engagement.
- 3.4 The Neighbourhood Plan was launched with an exhibition held in April 2022 at the Community Hall which sought to identify some key issues and engage enthusiasm for the Neighbourhood Plan and explain its purpose. Members of the public were asked four broad questions, and their answers were recorded using Post-it notes. Further engagement took place in the form of a Household Survey which built on the work of the original launch exhibition and posed a number of thematic questions for the community to respond to. This work helped to inform the Pre-Submission Draft of the Neighbourhood Plan.
- 3.5 Below is a summary of each of the community engagement and consultation stages.



Stage 1: Community Consultation to establish key planning issues

- Neighbourhood Plan launched with a public exhibition held at the Community Hall in April 2022. 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.

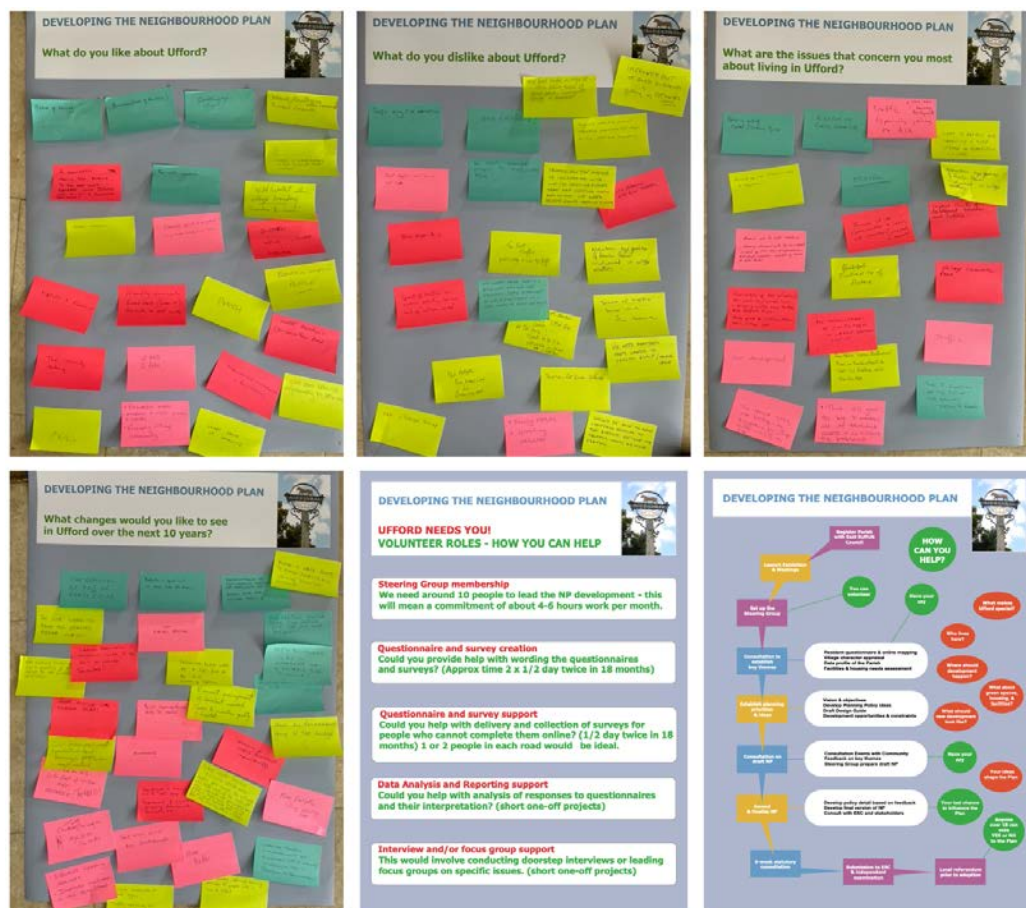


Figure 13: Consultation display boards at the launch event, April 2022.



Figure 14: Photographs from the launch event, April 2022.



Figure 15: Flyer for Placecheck consultation exercise, summer 2022.

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 survey 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.

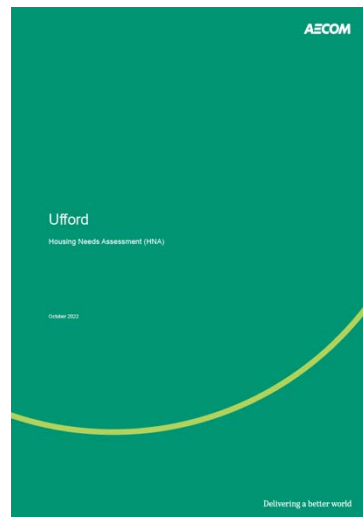


Figure 16 (left): Front cover of the Ufford Design Guidelines and Codes, June 2023.
Figure 17 (right): Front cover of the Ufford Housing Needs Assessment, October 2022.

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 14th March and 3rd May 2024.
- Responses were received from a range of statutory consultees, landowners and over 70 individuals. In total over 340 separate comments were made.

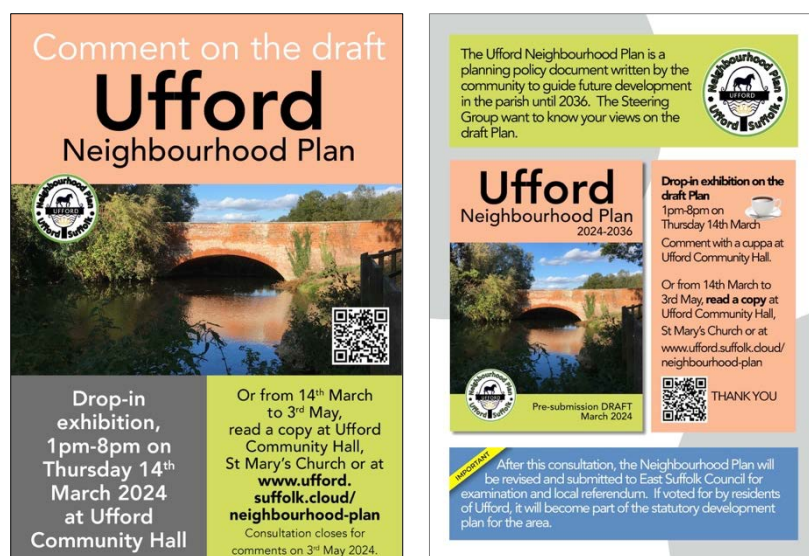


Figure 18: Flyer for pre-submission consultation, March 2024.

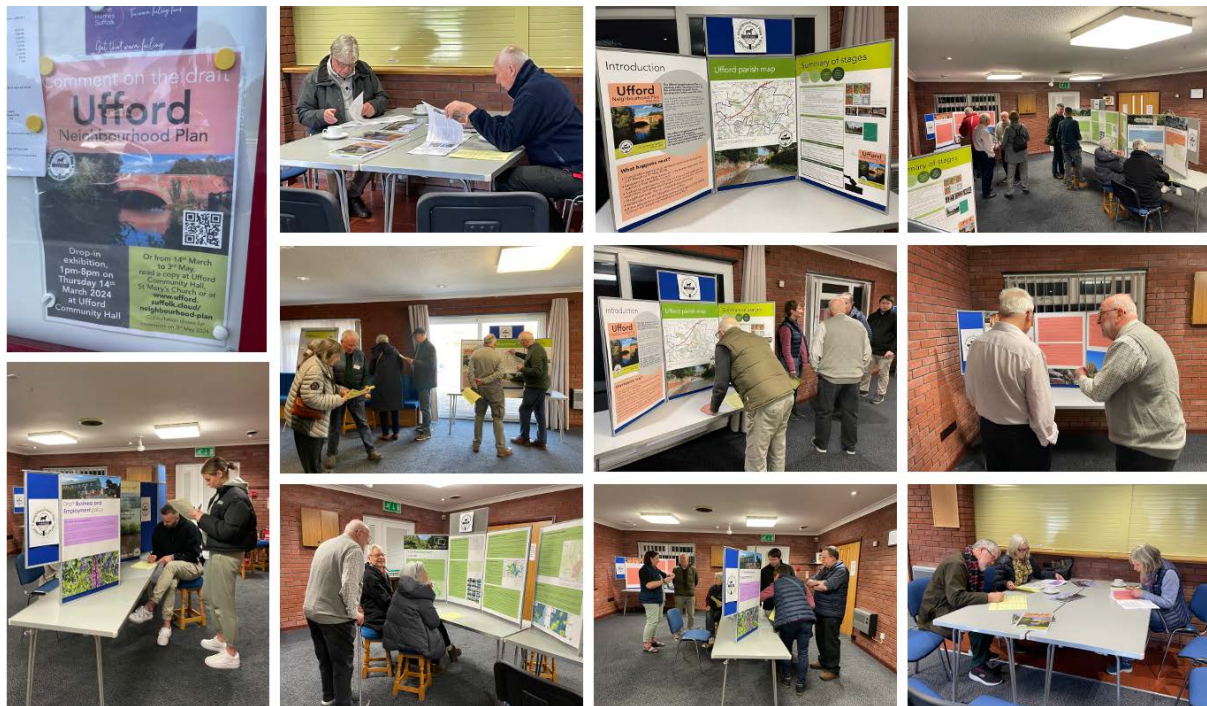


Figure 19: Photographs of exhibition for pre-submission consultation, March 2024.

Stage 4: Submission, examination, referendum and adoption

- Following the conclusion of the pre-submission consultation, all comments were analysed and appropriate amendments have been made to the Neighbourhood Plan.
- The amended Neighbourhood Plan was submitted to East Suffolk Council in October 2024. A further period of public consultation which lasted for eight weeks was undertaken between 20th November 2024 and 15th January 2025.
- On the conclusion of that consultation exercise, the Neighbourhood Plan was sent for independent examination.
- Following receipt of the Examiner's Report in March 2025, East Suffolk Council considered the recommended modifications and determined it was able to proceed to Referendum.
- A referendum in Ufford was held on 26th June 2025.
- The Ufford Neighbourhood Plan was 'made' at the Full Council of East Suffolk Council on 16th July 2025.

Summary of issues from consultation

3.6 Consultation undertaken to date has resulted in a wealth of views and information. For full details please see the website and the summaries of

the individual consultation events. Full details of each comment made in respect of the Pre-Submission Consultation Draft Plan can be found in the Consultation Statement which accompanies this Submission Version of the Neighbourhood Plan. The consultation statement also includes details of the amendments made to the plan made as a consequence of representations received. In summary, the key issues raised during the Pre-submission consultation are as follows:

- Generally positive feedback in respect of the vision and objectives.
- Comments in respect to the alternative plan for the proposed development on the former Crown Nursery site.
- Comments on housing numbers and the mix of new housing.
- Support for protection of important views.
- Comments in support of or in objection to proposed Local Green Spaces.
- Comments made in respect of Non-designated Heritage Assets.
- Comments made in respect of the relationship between Local Plan policy and Neighbourhood Plan policy.

3.7 As a result of comments received during the Pre-Submission consultation, the following amendments have been made to the plan:

- Amendment to the Vision to reinforce the need to prevent coalescence.
- Shortening and streamlining of Chapter 2 Ufford parish.
- Amendments to policy wording and supporting text for clarity.
- Amendments to policy wording of Policy UFF1 for clarity.
- Amendment to policy wording of Policy UFF2 to make the policy more locally distinctive.
- Removal of some proposed Local Green Spaces from Policy UFF5.
- Removal of references to Area of Important Local Landscape in Policy UFF6. Addition of references to the Water Meadows.
- Minor wording amendments to Policies UFF2, UFF3 and UFF14.
- Amendments to the supporting text and policy wording of UFF16 for clarity and to ensure compliance with basic conditions.
- General correction of errors.
- Mapping amendments and inclusion of Policies Map.

Communication

3.8 Communication with the local community, businesses and landowners throughout the Neighbourhood Plan process has been important. All relevant information has been placed on the Neighbourhood Plan page of the Parish Council website:

<https://ufford.suffolk.cloud/neighbourhood-plan/> The website also contains information on the workings of the Neighbourhood Plan

Steering Group including the Terms of Reference and the minutes of meetings.

- 3.9 The PUNCH magazine is delivered monthly free of charge to all residents of Ufford. It has featured regular update articles about the Neighbourhood Plan, publicised consultation events and made requests for feedback.
- 3.10 The Parish Council has received regular updates on Neighbourhood Plan progress at its meetings.



4. Vision and objectives

- 4.1 The Neighbourhood Plan vision is an overarching statement describing what Ufford should be like at the end of the Plan period i.e., 2036. It has been developed with local people and has been refined and adapted through consultation, including the results of the Neighbourhood Plan Household Survey. The result is a vision statement which captures the overarching spirit and ambition of the local community and the Neighbourhood Plan.

VISION	Ufford parish will maintain its distinctive and separate identity, protecting the spaces between us and the neighbouring villages to prevent coalescence. There will be a range of housing types and tenures to suit all ages, supported by good rural village amenities. Development will be environmentally, economically and socially sustainable. It will be well designed and fit within the character of the parish. Green spaces, the natural environment and local heritage will be protected. Ufford will continue to be an attractive village that meets the needs of its community.
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- 4.2 The vision underpins the objective and policies of the Ufford Neighbourhood Plan and is referred to throughout. From the vision flow the different objectives of the Neighbourhood Plan and from there, the policies. The diagram below outlines this relationship.

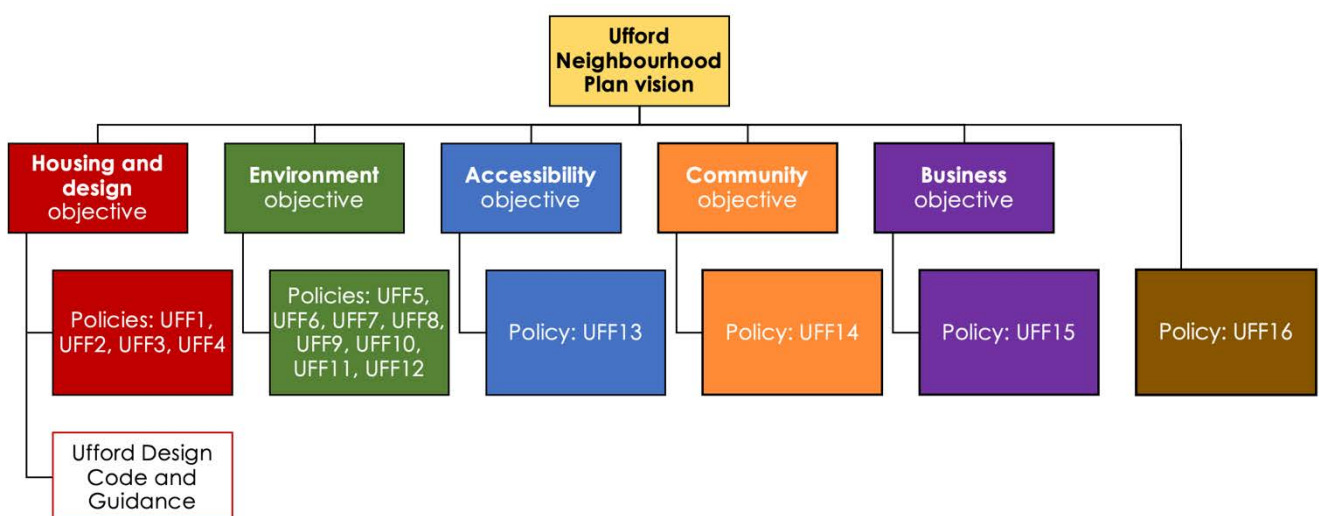


Figure 20: Structure of the Neighbourhood Plan (source: own).

- 4.3 The objectives of the Neighbourhood Plan are broad statements of intent which are there to help deliver the vision and link to the issues that Ufford is seeking to address. They have been drafted using themes picked up at an early stage and have been refined through the community consultation exercises.
- 4.4 The overarching aim of the Ufford Neighbourhood Plan is to contribute to the achievement of sustainable development as outlined in the NPPF. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Ufford Neighbourhood Plan objectives

Housing objective: To ensure that future housing development addresses the needs of the changing demographics of the village by providing a variety of housing of appropriate size and scale. New housing should ensure that the distinctive character of the village is maintained, should be well designed and environmentally and socially sustainable.

Environment objective: 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.

Accessibility objective: To ensure that new development improves and enhances accessibility for both residents and visitors to the village, through protecting public rights of way and encouraging the creation of safe routes for pedestrians and cyclists, which connect to village services.

Community objective: To protect and enhance the parish's existing community facilities and supporting the development of appropriate new facilities.

Business objective: To support appropriate new and existing small-scale businesses and enable them to thrive in Ufford.

5. Policies and projects

Introduction to policies

- 5.1 The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates to a particular objective under the following five themes: Housing and Design; Environment; Accessibility; Community; and Business.
- 5.2 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from a series of consultation exercises, stakeholder engagement and desk research, which provide the justification and evidence base for their selection.
- 5.3 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out locally led requirements in advance for new development in the parish.
 - Inform and guide decisions on planning applications.
 - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.
 - Support the delivery of strategic policies set out in the local plan and should shape and direct development that is outside of those strategic policies.
- 5.4 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans. This is set out before each of the policies.

Ufford Neighbourhood Plan policies

Housing and design policies

- UFF1: Design
- UFF2: New housing
- UFF3: Housing mix
- UFF4: Rural and Community-Led exception sites

Environment policies

- UFF5: Local Green Spaces
- UFF6: Landscape character

- UFF7: Important views
- UFF8: Biodiversity/nature conservation
- UFF9: Ecological corridors
- UFF10: Historic environment
- UFF11: Non-designated Heritage Assets
- UFF12: Dark skies

Accessibility policy

- UFF13: Access and connections

Community policy

- UFF14: Community facilities

Business policy

- UFF15: New and existing business

Area policy

- UFF16: Former Crown Nursery

Projects

- 5.5 The Neighbourhood Plan is principally concerned with land use planning matters. However, it is inevitable through public consultation and discussion with local stakeholders, that issues will emerge which are not land use planning matters and therefore not within the scope of the Neighbourhood Plan. These matters, nevertheless, are of legitimate concern to local people. These issues can be dealt with separately as projects or community aspirations. The Neighbourhood Plan can provide evidence of support for new facilities which may shape and direct the spending of future Community Infrastructure Levy (CIL) in the parish.
- 5.6 **The Community Infrastructure Levy (CIL)** is a planning charge, introduced by the Planning Act 2008, to help deliver the infrastructure required to support the development of an area. The CIL is levied on most residential development (with the exception of affordable housing and self-build dwellings) within a given area. East Suffolk Council has introduced CIL across its administrative area and has an adopted CIL Charging Schedule which sets out the charges levied on various forms of development. East Suffolk is responsible for levying and collecting the CIL payable and they retain 5 per cent of the overall CIL collected in the District to administer the scheme.

- 5.7 **Neighbourhood CIL** is the percentage of the CIL that is payable to the parish or neighbourhood within which eligible development takes place. At present Ufford Parish Council receives 15 per cent of the CIL but this will rise to 25 per cent. The 25 per cent is paid to Parish Councils where CIL has been received from relevant development granted planning permission on or after the date that the Neighbourhood Plan is "made" (i.e. adopted by East Suffolk Council).
- 5.8 **District CIL** is the remaining percentage of CIL that goes into the District Infrastructure fund which is pooled and allocated to infrastructure projects that make the development in the area sustainable, e.g. extensions to schools and health. This may be spent on infrastructure projects identified in the Local Plan's Infrastructure Delivery Framework, Neighbourhood Plans or through bids received.
- 5.9 Ufford Parish Council has identified a number of potential projects which may be suitable for Neighbourhood CIL spend and has made some progress towards identifying priorities and potential costs for the delivery of these. These will largely be delivered by the Parish Council working with other partners as necessary. The list is not exhaustive and there are others that may occur through the Plan period. These projects have been identified via a range of mechanisms including the results of consultation exercises and direct approaches to the Parish Council .
- 5.10 The Neighbourhood Plan consultation exercises, including the household survey have identified some potentially 'larger projects' that may have a land-use planning implication. These are as follows:
1. Upgrade the Community Hall
 2. Investigate the potential for allotments in the parish.
 3. Investigate the potential for a new burial ground.
- 5.11 The current Ufford Parish Council CIL Projects list has captured these projects, and they form the top three priorities in the most up to date parish list. Because they have potential land use implications, they are also included within **Policy UFF14**.

Figure 21: Ufford Parish Council project list for CIL spend: February 2024

Priority	Details	Estimated Cost (if known)
1	Community Hall Development (refurbishment of toilets and kitchen)	£50,000 ±
2	Provision of Burial Ground/Cemetery or extension to existing burial ground	
3=	Provision of Allotments	
3=	Replacement of the leylandii hedge alongside the Recreation Ground with one of native species	£15,000
3=	Recycling Bin at Recreation Ground	£800
3=	Notice Board at Parklands	£1,500
7=	Additional signage on footpath signs, indicating where the path goes	£500.00
7=	Further benches in Parklands Wood	£1,500.00



6. Housing and design

Housing objective: To ensure that future housing development addresses the needs of the changing demographics of the village by providing a variety of housing of appropriate size and scale. New housing should ensure that the distinctive character of the village is maintained, should be well designed and environmentally and socially sustainable.

The importance of design

- 6.1 One of the determinants of whether any new development is successful or not will be dependent upon how well it is considered to integrate with its surroundings. Matters such as design, impact on local character, layout and scale are the most common issues that will cause the local community concerns about any proposed new development. If a community believes that it has been involved in and been able to influence the design of a development at an early stage, the higher the likelihood that the development will be considered to be acceptable.
- 6.2 Whilst to an extent design and impact on local character are subjective judgements, these can be influenced by breaking design elements down into component parts and attempting to address them. Whether a proposed new development relates well to and enhances the existing character and context, is one of the most common judgments to be made, yet there is often very little evidence or guidance to assist local people in making that judgement.
- 6.3 A key purpose of the Neighbourhood Plan is not only to help influence the designers and proposers of development at an early stage of formulating their proposals, but also to help promote an understanding of what elements make up the character of the area and what constitutes good design that respects local character.

- 6.4 Government guidance places considerable emphasis on achieving well-designed places. Paragraph 131 of the NPPF³ describes it as 'fundamental to what the planning and development process should achieve'. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Effective engagement between applicants, communities and local planning authorities is essential.
- 6.5 Paragraph 132 of the NPPF states 'Design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics.' Neighbourhood Plans can play an important role in identifying the special qualities of an area and how they should be reflected in development.
- 6.6 The NPPF makes clear that local planning authorities should ensure that visual tools such as design codes and guides are used to inform development proposals. This will provide maximum clarity about design expectations at an early stage and reflect local character and preferences. They should provide a framework for creating high-quality places, with a consistent and high-quality standard of design to inform development proposals. It also makes clear that the level of detail and degree of prescription within design codes and guides should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety where this would be justified.
- 6.7 A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.
- 6.8 In August 2022, consultants AECOM were commissioned to undertake **Design Guidelines and Codes** for the Parish. This work was completed in Autumn 2023, updated in October 2024 is a supporting document to the Neighbourhood Plan. The work has been used to inform **Policy UFF1** below.
- 6.9 The Design Guidelines and Codes built on the Character Appraisal work undertaken by the Steering Group. The original work involved a detailed analysis of the local character of the parish, the development of some strategic design guidelines and identification of a palette of materials which should influence the design of future development. In addition, the report provides specific guidance to be used by the Parish Council when assessing and responding to consultation in future planning applications for new development.

³ National Planning Policy Framework – see Glossary in [Appendix](#).

- 6.10 Community consultation undertaken to develop the Neighbourhood Plan revealed key issues that needed to be adequately addressed in the design of new housing development included landscaping, specifically trees and hedges, height of new housing, parking, low carbon/energy efficient design, gardens, informal open space and variety in house design. It has been important to ensure that the Design Code work undertaken by AECOM reflects these key issues and **Policy UFF1** below has been developed accordingly. The policy is applicable to all new housing developments of any scale, although some criteria may not be appropriate for individual dwellings.

POLICY	UFF1: Design The design of all new development in Ufford should reflect the local distinctiveness and character of the parish and seek to enhance its quality. Development proposals must demonstrate how they meet the guidance for the relevant character area as contained within the Ufford Design Guidelines and Codes for the Neighbourhood Plan area. Proposals for new housing development should accord with the following criteria, as appropriate: Building style/design a. Include a variety of building styles and designs to further contribute to the distinctive character of buildings in Ufford parish. b. Include locally sensitive designs which utilise architectural features and materials that respect historic buildings and are distinct to Ufford. c. use high quality materials and workmanship which reinforce the local character of Ufford. d. Respect surrounding buildings in terms of scale, height, form and massing. Layout e. Respect the medieval layout of the village, and retain the connected network of streets, laneways and Public Rights of Way which encourage the community to move throughout the village and reinforces the importance of key meeting places. f. Where appropriate and practicable, orientate buildings⁴ towards public spaces and ensure that the height and design of fences and walls makes an appropriate and sensitive distinction between public and private spaces. g. Provide front and back gardens compatible with the prevailing character of the area. h. Provide gaps between buildings consistent with the character of the area to contribute to the open feel of Ufford and reinforce long views to natural features, such as the Water Meadows and woodlands; and take advantage of key short and long-distance views to significant landmarks, such as St Mary's Church (Grade I) and other heritage assets. (See also Policy UFF7). Parking i. Enhance crime prevention through careful design in accordance with the principles of Secured By Design⁵
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⁴ Principal elevation

	j. Provide residential parking on plot, in garages, carports and/or the driveway. Parking provision should seek to utilise no more than 50 per cent of the frontage of the plot. k. As appropriate, provide on-street parking for visitors and ensure it is located adjacent to community open space. l. Parking provision should be made in accordance with Suffolk Guidance for Parking⁶ m. Garages should be designed to reflect the architectural style of the main building. n. Integrate secure bicycle parking and bin storage areas, combined with high quality, soft landscaping. Landscaping and trees o. Where appropriate and practicable, include street trees in all new developments and use them to mark reference points and as feature elements of the street. Trees should also be incorporated into any public open spaces or green areas to generate environmental and wildlife benefits. p. Prioritise climate resilient species, including native and non-native species that support wildlife in new planting. Sustainability and drainage q. Encourage the combination of energy efficient construction, and lighting with renewable energy systems, such as solar PV panels for generating electricity, air and ground source heat pumps and electric charging points. r. Encourage the design of homes and wider developed areas to consider resilience to climate change, for example flood and heat resistance, solar and water capture, grey water recycling and water saving. s. Incorporate green, open sustainable drainage systems to ensure no increase in off-site flood risk, pollution control, wider amenity benefits and biodiversity enhancement.
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New housing development

Strategic context

6.11 The scale and location of future housing growth within a parish is often one of the key drivers for local communities deciding to embark upon the production of a Neighbourhood Plan. This Neighbourhood Plan is no

⁵ <https://www.securedbydesign.com/>

⁶ <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance>

exception, and the issue is one of the most commonly raised through community consultation exercises.

- 6.12 The Adopted Local Plan identifies Ufford as a 'smaller village' in the settlement hierarchy (Policy SCLP3.2) The Local Plan settlement hierarchy was defined through a scoring mechanism related to the presence of certain services and facilities such as convenience store, primary school, village hall / community centre, play area, employment opportunities, medical facilities, public transport and, for villages, proximity to a major centre or town. As outlined in **Chapter 2**, Ufford has a limited range of facilities.
- 6.13 Between 2011 and 2022, 47 new homes were constructed in the parish. In March 2022, unimplemented planning permissions existed for a further 10 dwellings across 4 developments although a number of these are now under construction or nearing completion.
- 6.14 For the purpose of the policies of this Neighbourhood Plan, the settlement boundary is that as shown on the policies map in **Figure 22** below which is broadly that shown in the Adopted Local Plan 2020.

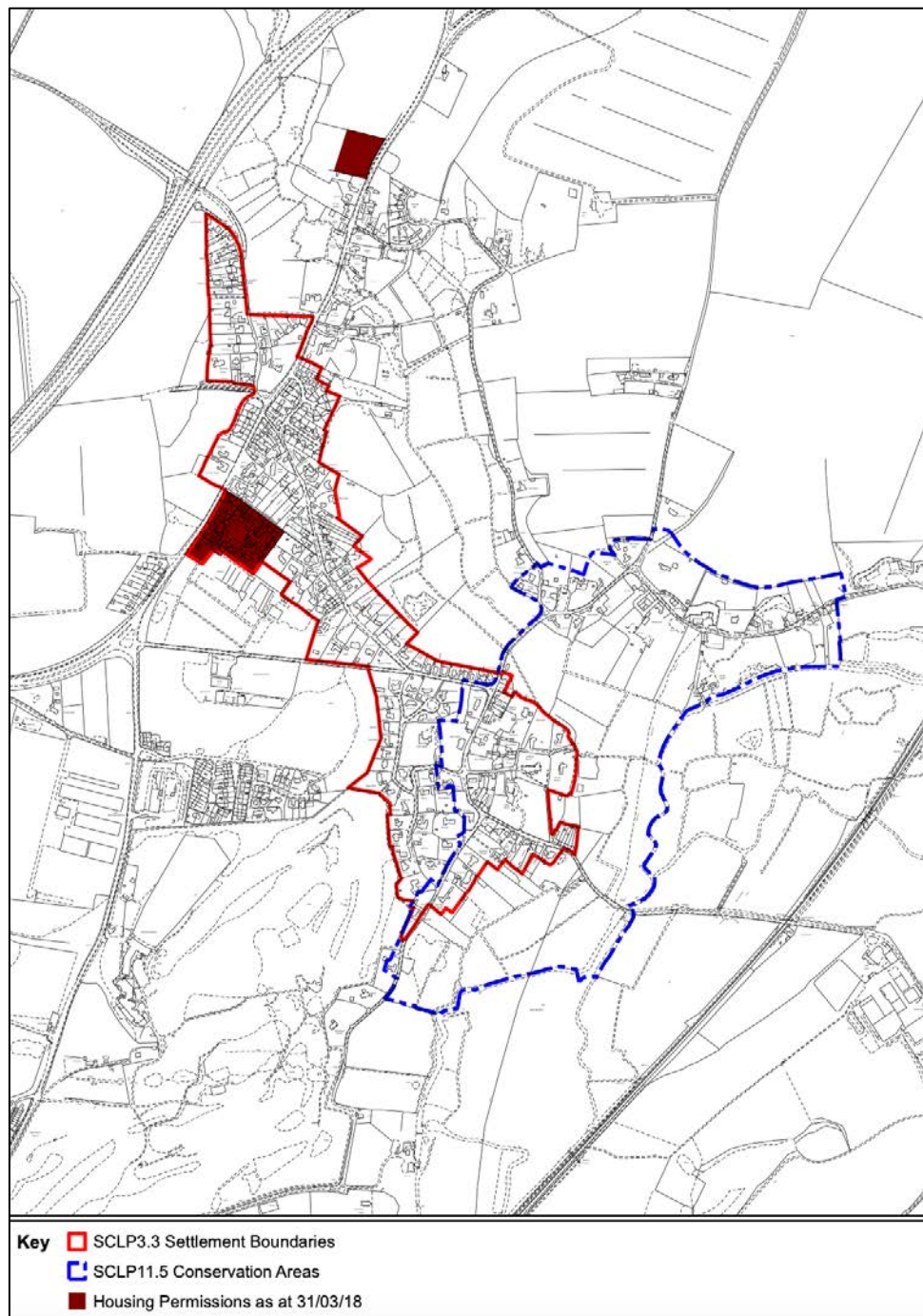


Figure 22:
Settlement
boundaries
(source: East
Suffolk Council
– Suffolk
Coastal Local
Plan, Adopted
September
2020⁷).

⁷ East Suffolk Council - Suffolk Coastal Local Plan, <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/Policies-Maps-Part-2-inc.-Erratum-updated-February-2021.pdf>. Note: The NPPF was subsequently updated in December 2024 and the definition of Affordable Housing was amended (see the NPPF Glossary for the updated definition).

Community views on the scale and location of new housing

- 6.15 The Ufford Neighbourhood Plan Household Survey results revealed some divergent views on the subject of future housing development in the parish. Some respondents considered that there was already sufficient housing in the village, that infill development had already taken place in a number of locations, including gardens, and that the character of the village was in danger of being eroded with the risk that current distinct and separate areas of the village would become continuously joined up and lose their identity. Concerns were also expressed that infrastructure such as medical facilities would struggle to cope with additional residents.
- 6.16 Other respondents were more receptive to the potential for new development, and in response to the survey question on site size and the scale of development, a clear preference (73 per cent/125 respondents) was expressed for several small sites of less than 10 homes.
- 6.17 In response to the survey question asking respondents to identify where new development might be suitably located (should new development be required), there were a wide range of suggestions. These included:
- General brownfield sites within Ufford
 - *Former Notcutts nursery site, opposite the East Suffolk Services Limited (formerly Norse) 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.
- 6.18 Whilst not compelled to make allocations for housing, Neighbourhood Plans may make further allocations above and beyond the 'local housing requirement' figure (in this case 7 dwellings⁸) should they so wish and if supported by local evidence. The NPPF advises that Neighbourhood Plans should not promote less development than set out in (adopted) strategic policies for the area or undermine those policies, but should shape and direct development, by responding to specific local circumstances and evidence.

⁸ See paragraph 1.24

Affordable Housing

- 6.19 Affordable Housing⁹ is housing for sale or rent, for those whose needs are not met by the market, which includes housing that provides a subsidised route to home ownership. Annex 2 of the NPPF (2023) sets out the definition of affordable housing and is split into the following four main categories:
- Affordable Housing for rent,
 - Starter Homes,
 - Discounted market housing for sale, and
 - other affordable routes to home ownership (includes shared ownership).

Note: The NPPF was subsequently updated in December 2024 and the definition of Affordable Housing was amended – see NPPF Glossary for updated definition.

- 6.20 Affordable housing is generally delivered through the planning system, in two ways either as a proportion of dwellings on a housing development (usually 10 dwellings or more or 0.5 hectares in size) or as a rural exception site. The first mechanism is generally used to provide housing for those in the district in the most housing need and the second is aimed at meeting a more localised housing need including those with a local connection to the parish.
- 6.21 The Steering Group commissioned a Housing Needs Assessment (HNA) for Ufford to explore issues of housing need in more detail. The work was undertaken by consultants AECOM and the final report completed in October 2022, is a supporting document for this Neighbourhood Plan.
- 6.22 The HNA indicates that approximately 18 units of affordable housing are required in the parish over the Neighbourhood Plan period to meet the needs of people on various incomes. The figure of 18 dwellings is an 'unconstrained need' and does not present a 'target' to be aimed for. 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. The HNA figure needs to be considered and balanced in the context of a range of other factors, particularly the application of relevant strategic planning policies. Such factors include the overall planning strategy for the district including the position of Ufford within the settlement hierarchy, the local housing requirement figure for the

⁹ See Glossary.

parish (7 units in total up to 2036), the availability of facilities and services, (including infrastructure) and environmental constraints including, flood risk, heritage, biodiversity and landscape.

- 6.23 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. The HNA does therefore recognise that Ufford's identification as a 'small village' in the adopted settlement hierarchy, the limited services available and the environmental constraints that exist, indicates that it may not therefore be desirable or sustainable to meet all of that need within the parish or within this Neighbourhood Plan period. It is also recognised that the provision of housing (whether open market or affordable) both within the parish or in neighbouring settlements will go some way to meeting that need where it provides opportunities for residents to move from one housing type or tenure to another. For these reasons it is not intended for this Neighbourhood Plan to accommodate all of the 'unconstrained' housing need identified in the Housing Needs Assessment.
- 6.24 Taking all of the above into account the Steering Group has considered the issue of new housing allocations and the scale of new housing growth, very carefully. This is because the overall 'local housing requirement' for the Plan period as originally identified in the Local Plan (up to 2036) has already been met by virtue of the existing commitment of permissions and completions and the Household Survey revealed limited appetite in the community for new housing development. The revised requirement of 7 dwellings can reasonably be accommodated as windfall or infill development over the Plan period. However, a specific allocation at the Former Crown Nursery Site (see **Policy UFF16**) will ensure the requirement is met as well as providing some 'affordable housing' which will go towards meeting some of the identified need for affordable housing. This approach reflects the concerns of residents worried about the ability of Ufford's limited facilities to serve new residents as well as pressure placed on facilities outside of the parish such as schools and medical facilities coupled with a paucity of public transport.
- 6.25 It is recognised that during the Plan period applications will continue to be submitted for small scale windfall development in the parish consistent with the Local Plan policy. There are some slightly larger sites in the parish, identified in the Household Survey, that may be positively promoted by their owners for development during the Plan period. It is recognised that it may be sensible for the Neighbourhood Plan to provide some broad policy guidance should applications be submitted. **Policy UFF2** has therefore been developed to address the more general issues outlined above. The Neighbourhood Plan area will

accommodate development of a scale which takes into account the rural and historic character of the parish and the limited availability of facilities. The final part of the policy comments about the importance of maintaining the distinct gaps between built-up development in the parish. This approach reflects the findings of the 'Settlement Sensitivity Assessment Volume 2: Suffolk Coastal' produced in July 2018.

POLICY

UFF2: New housing

The focus for new development in Ufford, (including affordable housing) will be within the adopted settlement boundary of the main built-up part of the village where it can best integrate with existing development and benefit from proximity to the existing community facilities, and on the specific allocation identified under **Policy UFF16**.

Within the settlement boundary, proposals for small windfall and infill sites consisting of individual dwellings or small groups of dwellings will only be supported where they are well related to the existing built-up area and where their development would enhance its form, character and setting.

Such sites may not always be a gap within a continuously built-up frontage but should always fit in with the existing pattern of the settlement, including the prevailing building line. The development of garden land should be avoided where it would harm the character of the area.

Outside the defined settlement boundary, proposals for new housing development (excluding any site-specific allocations) including the conversion of existing buildings, such as barns and farm buildings, brownfield sites and replacement dwellings will only be permitted where they are in accordance with national¹⁰ and district level¹¹ policies.

The local distinctiveness and separate identity of Ufford will be maintained. Development proposals which would erode the distinct gaps between the built-up elements of Ufford and between Ufford and other adjacent settlements resulting in the coalescence of built development will not be supported.

¹⁰ As defined in NPPF, paragraph 80.

¹¹ Adopted Local Plan

Housing mix

- 6.26 In addition to the issues identified above, the size, type and tenure of any new housing is also a key issue for local communities. The specific mix of housing will clearly have an impact on the make-up of the future community and therefore careful thought needs to be applied to determining that mix.
- 6.27 Delivering a wide choice of high-quality homes is essential to support a sustainable, vibrant, and mixed community. Where housing is to take place in the parish it should be of an appropriate size and type which meets the current needs of all sectors of the community as well as those in the future. Community consultation revealed that of those residents looking to move within the next 5 years, the majority (79.5 per cent) of respondent households) were looking to buy on the open market. Then looking for first homes (30.8 per cent). 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. There was interest in having a range of types of accommodation within the parish to meet changing needs and to cater for any needs that are currently not being met. 75 per cent of residents indicated they would be looking to downsize to a smaller property. The Household Survey revealed a particular interest in 2 and 3-bedroom (and some 4 bedroom) houses and bungalows.
- 6.28 The HNA provides some evidence for a housing mix policy and recommends that delivery of affordable housing in the parish, should not be restricted to affordable home ownership products. The need for affordable rented housing need may be met over the long-term, however this assumes a rate of relet. The households currently in need (approximately 5) do not necessarily want to, or have the means to, wait for existing stock to become available later in the plan period.

Housing Needs Assessment key findings

- 6.29 The HNA revealed that there is a higher-than-average level of home ownership within the parish (81 per cent) when compared to district and national figures. There is also a corresponding lower than average figure for private and social rented housing. Over 75 per cent of the housing stock in the parish is either detached or semi-detached properties.
- 6.30 The key recommendations of the Housing Needs Assessment can be summarised as shown below.

Conclusions, tenure and affordability

- Ufford has sufficient affordable rented housing and requires roughly 18 units of affordable home ownership over the Plan period.
- It would be better to frontload any future affordable rented provision to meet those needs as soon as possible, leaving newly arising need in future to be met by turnover in the existing stock.
- Any Affordable Housing should be delivered in a 50/50 split between social/affordable rented housing and affordable home ownership.
- When looking at affordable home ownership, the following split is suggested:
 - 25 per cent First Homes (at 50 per cent discount).
 - 15 per cent Shared Ownership (at 10 per cent equity); and
 - 10 per cent Rent to Buy
- It is suggested that First Homes are delivered at a 50 per cent discount, with shared ownership at 10 per cent equity, and Rent to Buy as an option for households with few savings.
- Due to the small housing requirement figure, it is not expected that delivery of Affordable Housing will meet the demand estimated in the report. The recommendation is that the policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored.

Conclusions, type and size

Future size mix

- It is suggested that all development within the plan period is for 1-bedroom, 2-bedroom, and 3-bedroom dwellings, with a slight skew towards 2-bedroom dwellings.
- It is not necessary to restrict delivery to only the smaller categories. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes.
- There may be a justification to continue supplying larger homes despite their abundance because a different kind of larger home is needed to accommodate growing families with less buying power. This is too speculative to quantify in a percentage size mix but is among the good reasons not to inhibit any size of dwelling entirely.
- It would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices.

- It is recommended that priority is given to smaller and mid-sized homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability.

Conclusions, specialist housing for older people

- At the time of writing there were no units of specialist accommodation for older persons in the parish.
- However, two Almshouses which are specifically for older persons have recently been refurbished and extended to make them more suitable for people with mobility limitations.
- The majority of the need, at 68.2 per cent (15 units), is identified for specialist market housing. Slightly more need is identified for sheltered housing at 54.5 per cent (12 units) compared to 45.5 per cent (10 units) extra-care.
- The greatest sub-category of need was identified for market sheltered housing at 40.9 per cent (9 units) of the total need. This need is for individuals with less severe limitations and market housing is considered the most appropriate for adaptations, so at least some of this need could be met through adaptations or through ensuring that all new housing is accessible and adaptable for people with lower support needs.
- It is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock.
- Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
- It may be considered that Ufford is a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above.
- There is no specific requirement or obligation to provide the specialist accommodation need arising from Ufford entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Ufford, locations such as Melton may be considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model). If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself would not overlap.
- Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to

introduce a greater degree of choice into the housing options for older people who wish to move in later life.

Conclusions, second homes

- In 2011, Ufford contained 399 households and 428 dwellings, implying that there were 29 dwellings with no usual resident household. 6.8 per cent of dwellings had no usual residents, compared to 7.5 per cent across East Suffolk and around 4.0 per cent nationally.
- Looking at business rates specifically, it is estimated that in August 2022 there were 10 commercial holiday lets. However, it is expected that overall, second home ownership levels are greater than this.
- Based on estimates of 2021/22 housing stock and ONS mid-2020 population estimates, it is estimated that there are currently around 41 dwellings with no usual resident household, a significant increase on 2011. 8.6 per cent of dwellings therefore had no usual residents, with a significant proportion assumed to be second homes.
- The demand for second homes in the parish is likely to have an adverse effect on affordability for local people. There is a clear difference in the potential income for owners between the private rented sector and holiday lets.
- It is not possible to establish a precise causal link between second home ownership and declining affordability because rising prices and declining affordability are affected by other factors such as economic growth at the national level.
- However, given the scale of second home ownership in the parish, AECOM suggest that it is likely that the second homes market is a factor in the rise in prices and declining affordability in the area.
- The private rented sector in the parish is very small and is likely constrained by the growth of the holiday let and second home market.
- However, the level of second homeownership in the parish is still relatively low in comparison with settlements closer to the coast at less than 10 per cent of the dwelling stock, and at present does not appear to be having a noticeable negative impact upon the vitality and viability of the village generally. However, any trends in second homeownership in the parish will be monitored over the plan period and if there is evidence of a significant increase and/or a significant impact then this can be considered as part of a future Neighbourhood Plan review.

Strategic context

- 6.31 East Suffolk's adopted policy (SCLP5.10) for affordable housing delivered as a consequence of the first mechanism is that 1 in 3 units should be delivered as affordable units. The policy goes on to state that of those units 50 per cent should be for affordable rent/social rent, 25 per cent as shared ownership and 25 per cent for discounted home ownership. This policy is applied district wide and pre-dates the September 2023, December 2023 and December 2024 revisions of the NPPF.
- 6.32 The AECOM HNA for Ufford has looked more closely at the specifics of the housing market and housing composition of the parish and recommends a broadly 50:50 split between affordable housing to rent and affordable routes to home ownership.
- 6.33 However, the HNA includes a lower figure for shared ownership than the Local Plan policy. This is for two reasons. Firstly, the fact that Ufford has a higher level of shared ownership in the parish than figures for either East Suffolk or England. Secondly, there are affordability issues around shared ownership even with a suggested 10 per cent equity. The transition from 10 per cent to 100 per cent is long and during that period the rent on the 90 per cent unsold value will not be subsidised meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. Shared ownership therefore is only a realistic route to full ownership for households prepared to take a long-term view. In addition, the HNA takes account of the First Homes product and the Government's requirement from June 2021, that 25 per cent of affordable housing should be provided as First Homes. This requirement was introduced after the Local Plan was adopted.
- 6.34 Based on the evidence in the AECOM Housing Needs Assessment and taking into account feedback from the local community, **Policy UFF3** has been devised to provide guidance on a suitable future housing mix for the parish. **Policy UFF4** deals with exception sites.

POLICY	UFF3: Housing mix Where new housing is to be provided, proposals should provide for and contribute to a mix of housing that meets local needs in accordance with the most up to date evidence on local housing needs ¹² (both now and in the future) and enables the creation of a mixed and balanced community. New development should principally comprise 1-bedroom, 2-bedroom, and 3-bedroom dwellings, with a slight emphasis towards 2- bedroom dwellings, however variety will be sought to meet the needs both of newly forming households on lower budgets and older households looking to downsize. Proposals for forms of housing, such as bungalows, which are capable of being adapted to meet changing needs or downsizing will be supported. Where it is commercially viable to do so, Affordable Housing¹³ should be delivered as follows: • 50 per cent social/affordable rented housing. • 50 per cent affordable home ownership comprised of the following: ○ 25 per cent First Homes (at 50 per cent discount). ○ 15 per cent Shared Ownership (at 10 per cent equity); and ○ 10 per cent Rent to Buy. Where affordable housing is to be provided, priority should be given to those who can prove a local connection to Ufford parish.
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Rural exception and community led housing sites

- 6.35 The second mechanism for delivering Affordable housing is through the use of 'Rural Exception Sites'. These are sites immediately adjacent to, but outside of, the settlement boundary and are identified for development as an 'exception' to the settlement boundary.
- 6.36 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

¹² AECOM Ufford HNA or successor document.

¹³ See glossary for definition of Affordable Housing.

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 housing. This approach is supported by national planning policy.

- 6.37 Policy SCLP5.11 of the Adopted Local Plan, covers the issue of exception sites and provides some strategic guidance. The Local Plan policy requires that consideration should first be given to whether the need can be met within the Settlement Boundary or on allocated sites. To be supported, the housing proposed on exception sites should relate to an identified local need. The need may be identified through, for example, a community planning exercise or a local housing needs assessment. In addition, East Suffolk have produced a Supplementary Planning document covering the issue¹⁴.
- 6.38 Sometimes this form of housing is known as 'Community Led Development' particularly where it can be demonstrated that it is fulfilling a genuine identified housing need and where there is evidence of community support and participation in the proposal. Developments of this kind are often best placed to accommodate specifically identified local needs where the future occupants have a 'local connection' to the parish. (see the East Suffolk local connections cascade on page 87 of the SPD).
- 6.39 It is important that housing delivered in this way remains available to meet identified housing need in perpetuity. The policy is exceptional in that it allows residential development in areas that would not otherwise be policy compliant, however all other usual planning criteria e.g. layout, design etc are still applicable. 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. This approach will be acceptable in Ufford, but only where the viability evidence demonstrates that this is the case.

¹⁴ East Suffolk Council Affordable Housing Supplementary Planning Document (May 2023), <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Supplementary-documents/Affordable-Housing/Affordable-Housing-SPD.pdf>

POLICY	UFF4: Rural and community led exceptions sites Proposals for the development of small-scale¹⁵ affordable housing schemes on sites immediately outside of the adopted settlement boundary of the main built-up area of the village, will be supported where all of the following criteria are met: Principle a. A proven need for such housing can be demonstrated and that the accommodation proposed will contribute to meeting this proven need. b. The housing is offered in the first instance to people with a demonstrated local connection. c. The housing remains in affordable tenure in perpetuity. Site location d. The development is located close to the main built-up part of the village, with good pedestrian connections to village facilities, including public transport stops. e. The development would not have an unacceptable impact upon the historic or natural assets of the parish. f. The development would not have an unacceptable impact upon highway safety. g. The site constitutes a logical extension of the built-up area of the village, is adjacent to the settlement boundary and proportionate in size. h. The site is self-contained and has logical, natural boundaries which are well defined on the ground. i. The proposal is well designed and landscaped and is appropriate in size/scale, layout, and character to its setting and to the village. The occupation of this housing should be secured through a legal agreement attached to the planning consent for the housing. The development of such housing should be consistent with other policies in this plan governing design, appearance, layout, amenity, highway safety, impacts on historic and natural environment and flood risk.
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¹⁵ 5-10 dwellings depending on identified need.



7. Environment

Environment objective: 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.

Local Green Spaces

- 7.1 The National Planning Policy Framework 2024, at paragraphs 106-108, introduces the concept of Local Green Spaces which can be identified through Neighbourhood Plans by local communities and allows green areas identified as being of particular importance to be protected. Paragraph 106, sets out three broad criteria for identifying and designating such spaces as follows:

‘The Local Green Space designation should only be used when the green space is:

- a. in reasonably close proximity to the community, it serves.
- b. demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field) tranquillity and richness of its wildlife, and
- c. local in character and not an extensive tract of land’.

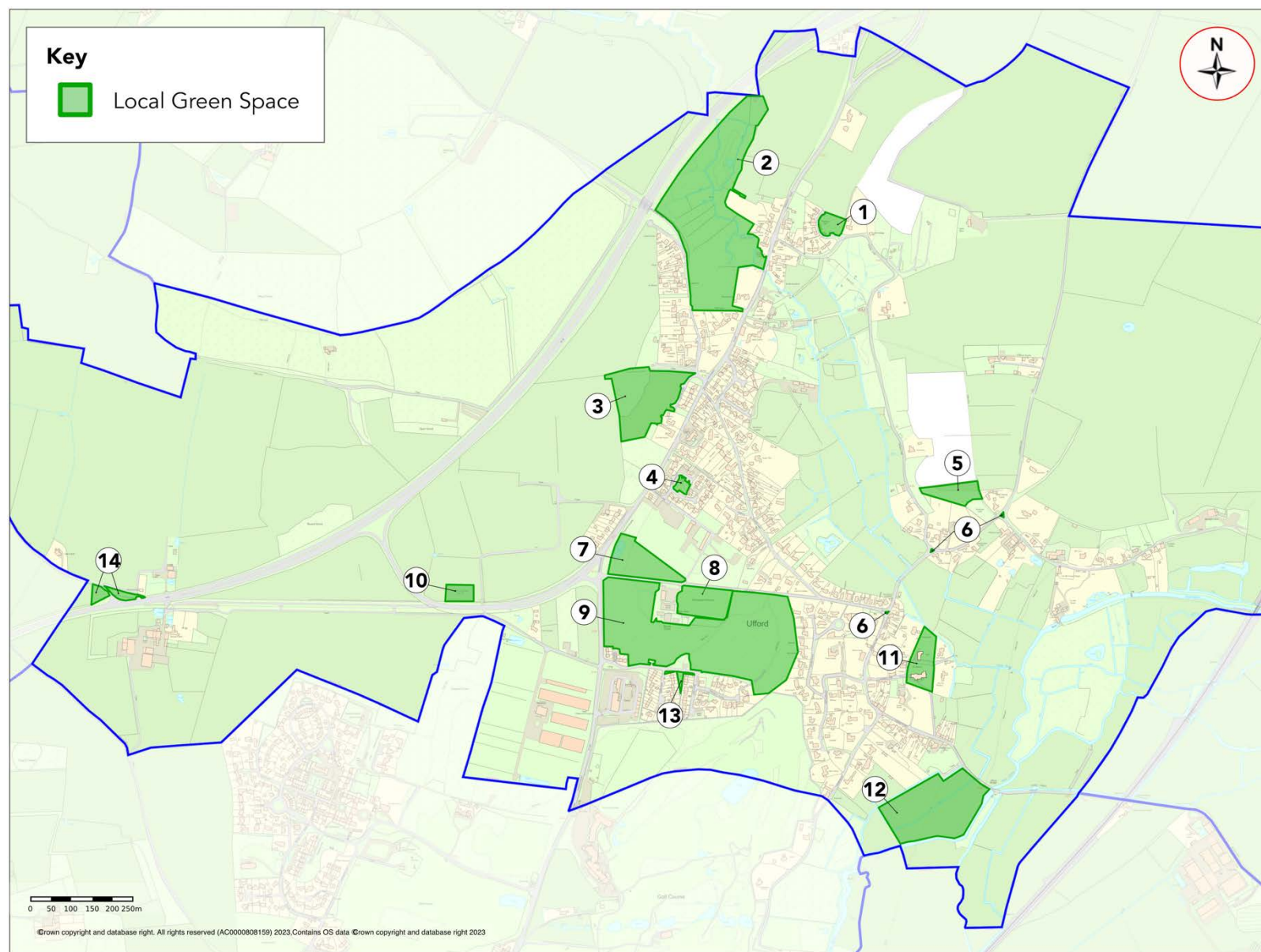
- 7.2 The NPPF at paragraph 108 goes on to state that ‘policies for managing development within a Local Green Space should be consistent with those for green belts’ and therefore affords them a very high level of protection. The NPPF at paragraph 142 outlines the importance that the Government attaches to Green Belts, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. The essential characteristics of green belts are their openness and their permanence. It is also clear that the designation of Local Green Spaces should not be used as a mechanism to try to block or resist development on agricultural land immediately adjacent to village

development boundaries and that a successful designation must meet the criteria outlined above. Furthermore, Government Guidance contained in the Planning Practice Guidance indicates Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.

- 7.3 Such spaces can be viewed locally as equally as important as the landscape setting of an area. Such spaces are green spaces found within the built-up area that contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community particularly for benefits to mental and physical health and wellbeing giving opportunities for social interaction, space for recreation, habitat for wildlife and help define what makes that specific settlement what it is.
- 7.4 Areas of open space in the parish include amenity green areas within existing residential areas and the recreation area adjacent to the community hall. Paragraph 103 of the NPPF 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, and paragraph 103 seeks to protect existing open spaces, sports and recreational buildings and land. East Suffolk produced a District Council Playing Pitch and Outdoor Sports Strategy (PPOSS) in 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.
- 7.5 The Neighbourhood Plan Household Survey, included a question on the Local Green Spaces and sought support for the principle of the designation as well as suggestions for LGS that could be included in the Neighbourhood Plan. There was overwhelming support for the designation in principle and a number of suggestions for potential identification as Local Green Spaces. These included:
- The Water Meadows (181 responses).
 - Recreation Ground and Play Area (156 responses).
 - Parklands Wood (176 responses).
 - Churchyard (168 responses).
 - Burial Ground (144 responses).
 - Sogenhoe Chapel Grounds (105 responses).
 - Ufford Thicks and land west of the A12 (131 responses).
 - Woods between Byng Hall Road, High Street and the A12 (136 responses).
 - Woodland at Spring Lane (161 response).

- Round Grove (woodland west of A12) (81 responses).
- Green triangle areas at road junctions (121 responses).

7.6 All of the suggested spaces have been assessed against the NPPF criteria together with other spaces identified by the Steering Group whilst undertaking the Character Appraisal Survey Work. Each space that meets the criteria should be protected because of its value to the local community. The result is the 14 spaces shown in **Figure 23** below and listed within **Policy UFF5**. Assessments for each one against the criteria set out in the NPPF have been carried out and these are shown in [Appendix B](#). The Water Meadows are a distinctive feature of Ufford; however they collectively represent an extensive tract of land and therefore do not readily meet all three of the Local Green Space criteria. Instead they are dealt with under **Policies UFF6** and **UFF9** which recognise their landscape and biodiversity value. Consultation with owners of all proposed Local Green Spaces was carried out in January 2024 prior to the publication of the pre-submission draft plan in addition to the consultation on the pre-submission draft plan.



POLICY	UFF5: Local Green Spaces The following (Figure 23) are identified as Local Green Spaces and will be treated as though they are green belt, where any proposals will be judged against the requirements which rule out development unless there are very special circumstances. 1. Grassed area close to Spring Lane. 2. Triangular section of woodland, north of footpath 4, between Byng Hall Road and High Street. 3. Land and woodland behind Lodge Road adjoining footpath 3. 4. Central green area within Goldsmiths development 5. Green space adjacent to footpath 20 at Loudham Lane. 6. 3 triangular grassed areas on Loudham Lane at junctions of East Lane, Spring Lane and The Avenue. 7. Wooded area at former Crown Nursery site and green areas at entrance to village. 8. Recreation Ground. 9. Parklands Wood and Redlands Glade. 10. Sogenhoe Chapel. 11. Graveyard of St Mary's Church and nearby burial ground. 12. Crisp's Meadow. 13. 3 green spaces within Parklands development. 14. Bredfield Junction greenspace.
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Landscape character

- 7.7 Ufford lies at the lower south-eastern end of the Deben Valley close to its tributary Byng Brook.
- 7.8 The parish is sited in the Valley Meadowlands landscape character area with some peripheral areas in Rolling Estate Sandlands, and Ancient Rolling Farmlands as identified in the Suffolk Landscape Character Assessment 2018¹⁶ and the Suffolk Coastal Landscape Character Assessment 2018¹⁷ which was a joint project between the County Council and the Suffolk Districts. The meadowlands have generally changed little over the centuries and continue to be well managed under grazing and hay making, On village edges there is pressure for domestic or recreational land uses to creep into the flood plain but on the whole the condition is reasonably good.

¹⁶ Suffolk County Council landscape map, <https://suffolklandscape.org.uk/map/>

¹⁷ Suffolk Coastal Landscape Character Assessment Final Report, July 2018, <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf>

- 7.9 The village is sited on the western edge of the coastal 'Sandlings' strip, adjoining the 'High Suffolk' clay lands further west. The underlying geology is essentially crag deposits, sands and gravels laid down during the Pliocene period over the chalk, which underlies all of Suffolk at depth.
- 7.10 The key characteristics of the landscape in and around Ufford are:
- This is a scenic gently rolling arable landscape, with a pleasant rural character.
 - The gently undulating topography and well-vegetated enclosure networks, make for varied and scenic compositions in the views.
 - The River Deben, Byng Brook and its tributaries drain towards Ufford along a looping path creating the pleasing local variation in topography across the centre of the area.
 - There is also a regular scattering of ponds across the landscape, often associated with farmsteads, some ancient in origin
 - A number of farms feature medieval moats.
- 7.11 In terms of guidance for future development in this area, the Suffolk Coastal Landscape Assessment identifies the following:
- Protect the essentially undeveloped rural character of the area and the character of the dispersed linear villages.
 - Protect the quiet, rural character of the narrow lanes, avoiding unnecessary signage, kerbing, or widening, for example or urban curtilage treatment e.g. fencing.
 - Protect the plateau landscape from visual intrusion of development in areas beyond this character area e.g. from new tall vertical features such as masts or turbines or new urban development
 - Plan for any future expansion of Wickham Market or Ufford to be highly sympathetic to landscape character.
 - Plan for the special qualities of each village to be articulated so that new development can be integrated sensitively, e.g. through village design statements.

Setting of the river valley and the Water Meadows

- 7.13 The fact that much of Ufford adjoins the River Deben's flood plain has largely precluded development from taking place to the east and provides a distinctive wetland riparian setting. Ufford's Water Meadows are a prominent feature of this part of the Deben Catchment and in particular its tributary Byng Brook. The whole river valley here was formerly part of The Deben Valley Special Landscape Area (as designated in the previous Suffolk Coastal Local Plan) and a significant portion of the water meadows are still used for grazing. This former local

designation highlighted the high quality and open landscape here which forms the important rural green setting to the village.

- 7.14 To the west, most of the linear development off the lanes is one plot deep, so that most of this has fields to the rear. It is only around the central historic core off Church Lane, that buildings back onto each other, but even here the central island of the churchyard provides a green oasis. Like many a village, the church is the focal point for routes into the countryside. To the west, these have largely been upgraded to roads: Lower Road, The Avenue, School Lane and Spring Lane in turn from south-west to north-west.
- 7.15 The area is criss-crossed with public footpaths.
- 7.16 The results of the Household Survey revealed the value that the local community attribute to their natural environment and in particular the landscape around the river such as the water meadows and the wet woodland. This reinforces the need to ensure that this area remains special, and that its largely undeveloped and open character is retained for future generations.
- 7.17 Paragraph 187 in the NPPF requires the planning system to contribute to and enhance the natural and local environment, including protecting and enhancing valued landscapes. Adopted Local Plan Policy seeks to protect:
- a. The special qualities and features of the area.
 - b. The visual relationship and environment around settlements and their landscape settings.
 - c. Distinctive landscape elements including but not limited to watercourses, commons, woodland, trees, hedgerows and field boundaries, and their function as ecological corridors.
 - d. Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and
 - e. The growing network of green infrastructure supporting health, wellbeing and social interaction.
- 7.18 Therefore, this Neighbourhood Plan acknowledges the important open and undeveloped character of the river valley and the contribution that the historic Water Meadows make to the distinctive wetland setting of the Ufford and this is reflected in **Policy UFF6** below.

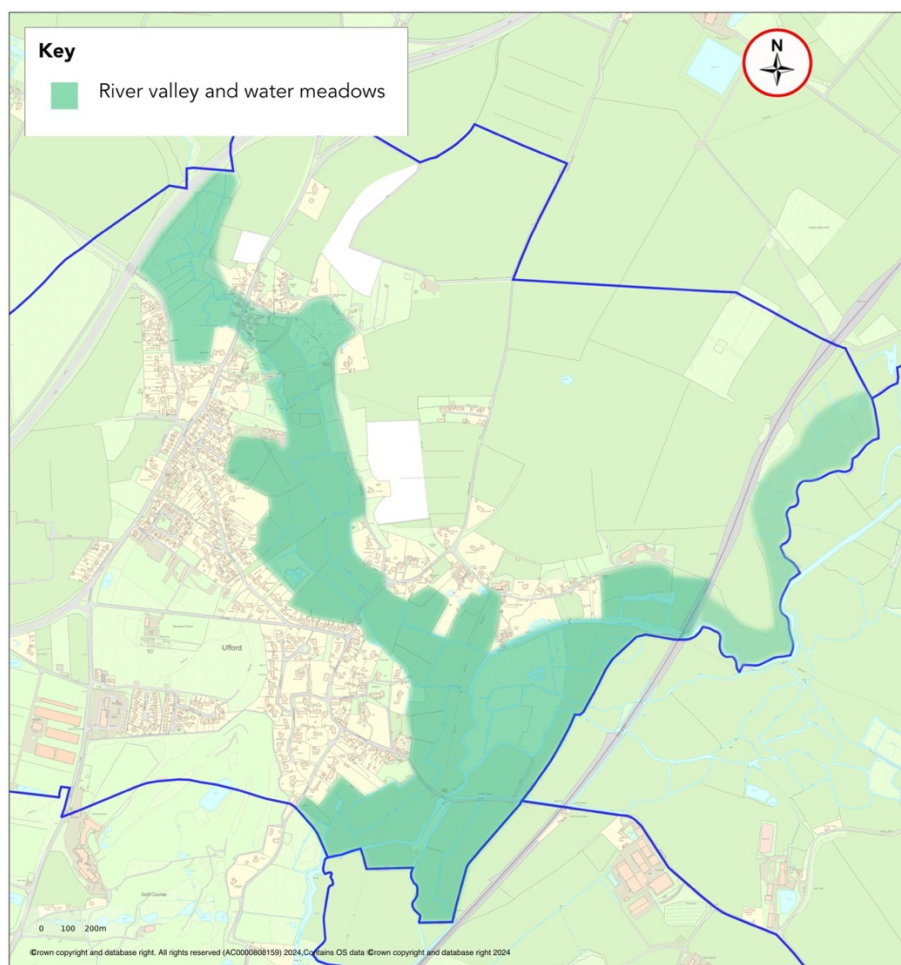


Figure 24: River valley and water meadows (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY

UFF6: Landscape Character and The Water Meadows

The visual scenic value of the landscape and countryside within the parish outside of the defined settlement boundary will be protected from development that may adversely affect this character.

The area of land located along the River Deben valley (and identified on **Figure 24**) known locally as The Water Meadows is identified as specifically contributing to the landscape setting of the settlement.

Development proposals should protect and conserve the landscape quality of the River Deben valley, taking into account the natural environment and the historic dimension of the landscape as a whole. Where development is otherwise acceptable, landscape improvements should be included as an integral part of the development proposal, wherever practicable.

Development proposals in the River Deben valley which would have a significant adverse impact upon the qualities of the landscape that make it special will not be supported.

Important views

- 7.19 In addition, to the issue of landscape character, a number of important views and vistas have been identified. These have arisen either as a result of the work undertaken by Steering group members on the Character Appraisal, through the **Design Guidelines and Codes** or as a result of suggestions from the local community through the Household Survey.
- 7.20 The Neighbourhood Plan is mindful that any policy which seeks to protect these views should focus on those that are 'important' to the overall landscape character of the parish, and which can be enjoyed from publicly accessible locations, e.g., footpath, public highway, an existing open space, or through a gap between buildings. The following 15 views have been identified as follows:
1. From a footpath off Lower Street on the edge of the conservation area, looking northeast back towards Grade II listed Hawkeswade Bridge.
 2. From Hawkeswade Bridge Lower Street on the edge of the conservation area, looking over the River Deben southwest towards Bromeswell and Melton.
 3. Aldgate Meadow looking northeast towards Eyke. The rare breed Suffolk Punch horses can often be found grazing this meadow.
 4. Iconic view from the edge of the conservation area. From the junction of Barrack Lane, Lower Street, Ufford Place and Church Lane looking east towards St Mary's Church. Showing the historic character of the village. The church dates from 11th century.
 5. Views both towards and back from Barrack Lane, looking over the Water Meadows between School Lane and Crownfields
 6. From Sick Cottages looking northwest over Ufford towards Bredfield.
 7. From Spring Lane looking west over the Water Meadows towards School Lane.
 8. From a footpath off Spring Lane looking south over the Water Meadows towards St Mary's Church.
 9. From Ufford Place looking north over the bungalow rooftops in The Avenue. If these bungalows became 2 storey houses this view would be lost.
 10. From School Lane looking northeast over the Water Meadows towards Spring Lane. This is one of two important green corridors. the other is 100m further along (x2).
 11. From Parklands Wood formally the parkland of the Ufford Place Estate looking east through the wood. The woods were requisitioned by the Army during WWII.
 12. From the steps at the A12 on the public byway looking east back towards Byng Hall Road.

13. From a footpath leading off East Lane looking east over the River Deben towards Eyke.
14. From a public footpath near Ufford Thicks looking east back towards Ufford.
15. From Lower Road looking east across Parkside towards the River Deben.

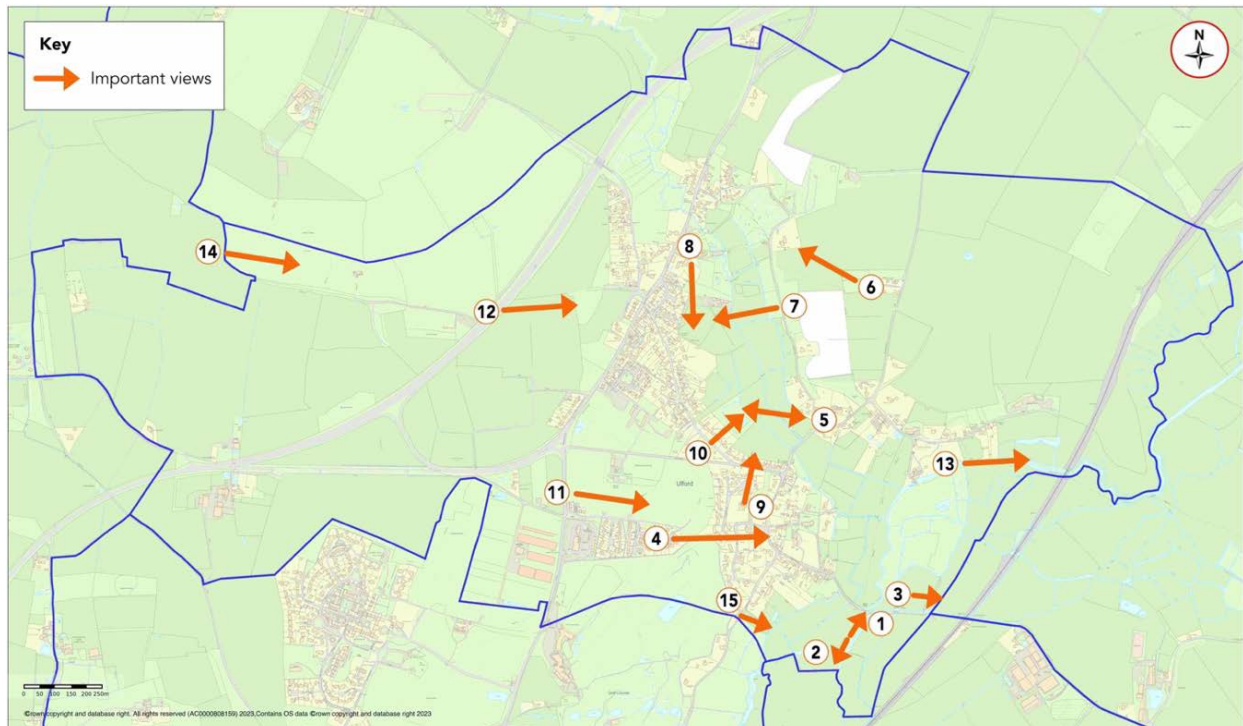


Figure 25: Important views (source: Parish Online with own annotations). Blue line denotes parish boundary.



Figure 26: Important views (source: own).

POLICY	UFF7: Important views The following views and vistas as shown on (Figures 25 and 26) above are identified as important public local views: 1. From a footpath off Lower Street looking north-east back towards Hawkeswade Bridge. 2. From Hawkeswade Bridge, looking over the River Deben south-west towards Bromeswell and Melton. 3. From Aldgate Meadow looking north-east towards Eyke. 4. From the junction of Barrack Lane, Lower Street, Ufford Place and Church Lane looking east towards St Mary's Church. 5. Views both towards and back from Barrack Lane over the Water Meadows between School Lane and Crownfields 6. From Sick Cottages looking northwest over Ufford towards Bredfield. 7. From Spring Lane looking west over the Water Meadows towards School Lane. 8. From the footpath, off Spring Lane looking south over the Water Meadows towards St Mary's Church. 9. From Ufford Place looking north over the bungalow rooftops in The Avenue. 10. From School Lane looking north-east over the Water Meadows towards Spring Lane. 11. From Parklands Wood, formally the parkland of the Ufford Place Estate looking east through the wood. 12. From the steps at the A12 on the public byway looking east back towards Byng Hall Road. 13. From the footpath leading off East Lane looking east over the River Deben towards Eyke. 14. From the public footpath near Ufford Thicks looking east back towards Ufford 15. From Lower Road looking east across Parkside towards the River Deben. Development proposals within or which would affect an important public local view should respond positively to the view concerned. Developments proposals which would have a significant adverse impact on the landscape or character of an identified important view will not be supported.
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Biodiversity

- 7.21 As referred to in the earlier chapters of this Neighbourhood Plan there are 4 County Wildlife Sites (CWS) in Ufford Parish, as listed below.

CWS Number: Suffolk Coastal 140

UFFORD THICKS

Description: Ufford Thicks is a sizeable ancient woodland which has been clear felled in the 1960s and replanted with a mixture of broadleaves (82 per cent) and non-native conifers (18 per cent). Despite this, the wood displays an impressive ground flora with many plants indicative of ancient woodlands. Common spotted and early purple orchids as well as twayblades are recorded here, along with wood sorrel, wood spurge, hairy St Johns-wort, and the grasses, wood melick and wood millet. In total, 148 flowering plant species have been recorded in the wood.

CWS Number: Suffolk Coastal 175

ROUND GROVE

Description: This small ancient woodland has the unusual feature of coppiced cherry on the north-western ditch and bank boundary. The wood itself consists of mixed coppice (hazel, ash and field maple) with oak and ash standards. Dogwood is present in the dense understorey. Parts of the wood have been underplanted with conifers and beech about 10-20 years ago, but these have not been successful and are now mostly dying or dead. The wood has no rides or paths and is not managed at present. The ground flora is limited by heavy shading, but bluebell, primrose and pignut are among the species present. The wood is now only half its original size as one hectare was grubbed in the construction of the A12 road. This woodland is listed in English Natures Ancient Woodland Inventory.

CWS Number: Suffolk Coastal 176

BOONS MEADOW

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

CWS Number: Rowanwood Cottage Marsh 141

Description: Wet species-rich grassland and wet woodland.

- 7.22 Whilst there are no Sites of Special Scientific Interest (SSSI) within the parish, the Deben Estuary Site of Special Scientific Interest (SSSI) which is also a Special Protection Area (SPA) and a Ramsar Site, is located to the south of Ufford parish and the Sandlings Forest SSSI is located to the south-east. Ufford lies within the SSSI Impact Risk Zones for both SSSIs,

and this will have implications for the environmental screenings for the Neighbourhood Plan.

- 7.23 The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.
- 7.24 The NPPF, in Paragraph 180, requires the planning system to contribute to and enhance the natural and local environment. This includes protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains in biodiversity. One of the principles to protect and enhance biodiversity in Paragraph 186 a) states:
“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.
- 7.25 The Environment Act 2021 makes provision for achieving a minimum 10 per cent biodiversity net gain to be a condition of receiving planning permission and this is now mandatory on almost all forms of development. There is support locally from Suffolk County Council and Suffolk Wildlife Trust for the Neighbourhood Plan to include an aspiration for new development to deliver a net gain above the mandatory 10 per cent. 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 per cent. There is clear evidence that greater confidence in positive ecological outcomes will be delivered should net gain deliver above 10 per cent. This Neighbourhood Plan contains in principle support for a 20 per cent net gain whilst understanding that any increase above the current statutory 10 per cent would need to be locally justified. In a local context, the newly formed “Wild about Ufford” project, which brings together existing groups such as the Ufford Gardening Club and the Friends of Parklands Wood Group, is exploring the potential links with adjoining parishes in order to create a wider green network for the benefit of biodiversity. **Policy UFF8** seeks to protect, restore and enhance ecological assets and recognises the need for mitigation where losses or harm are unavoidable.

POLICY	UFF8: Biodiversity/nature conservation Development proposals should respond positively to the natural environment of the parish and avoid the loss of, or substantial harm to, biodiversity habitats, including but not limited to, important trees, ponds, hedgerows, blocks of woodlands, meadows, and other semi natural habitats. Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, the development proposal will not be supported. The extent of any net gain in biodiversity should be in accordance with national policy and a minimum of 10 per cent. Otherwise, acceptable development proposals, which deliver measurable biodiversity gains will be supported. Examples may include: i. the creation of new natural habitats, including ponds, ii. planting additional native species of tree(s) and/or hedgerow(s) which reflect the character of the area, iii. restoring and reconnecting fragmented habitats, iv. installing beneficial measures for wildlife e.g. bat boxes, swift bricks, toad crossings etc where such measures are located for optimum effectiveness/success. v. Installation of Sustainable drainage features with a focus on biodiversity enhancements such as ponds, wetlands, and tree-pits.
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Ecological corridors

- 7.26 The River Deben valley has shaped the distinct linear development pattern of the village of Ufford. The high-quality natural habitats where woodland coexists with water, permeates the fringes of the settlement and influences much of the character further into the built-up area. An established ecological network of arable fields and woodland and the varied topography of the area provides an excellent variety in the natural landscape. This landscape is home to wildlife and native vegetation species. Natural features including veteran trees, large front and back gardens, green spaces, and rural lanes and streets further contribute to the green character and lifestyle of Ufford. The strong connection to nature is valued by the community. Members of the Steering Group, who have some expertise in this area, undertook to produce an Environmental Report to support the identification of

Ecological corridors in the parish. The report is a supporting document to the Neighbourhood Plan.

- 7.27 Ecological or wildlife corridors is a term that is used to refer to any linear feature in the landscape that can be used for the mitigation or dispersal of wildlife. Such corridors allow for the linking of habitats and reduce the isolation of populations. Linear features may vary and may not always be continuous however, patches of natural habitat can benefit wildlife and occasionally the term 'stepping stone' is used to refer to them. The role of ecological corridors is assuming greater importance and opportunities should be taken to protect and enhance existing corridors in the parish and also to create new ones as a consequence of new development.
- 7.28 Ufford has a broad range of landscape types, which accounts for the wide distribution of species represented across such a limited geographic area. Although there is a natural continuity across the village landscape and a high level of porosity from one habitat to another, the Environmental Report identified farmland, woodland, water meadow-wetland, hedgerow, drains and footpaths, domestic garden and the River Deben as the key habitat types.

Farmland: An overview of the upland cultivated area reveals considerable loss of hedgerows, leaving small remnants of woodland and single free-standing veteran trees. Many farmers have adopted stewardship agreements, and some have converted to organic production. The extent of uptake strongly influences the viability of wildlife corridors within the parish. Examples of the pro-active initiatives by landowners can be seen in the creation of broader field margins, small parcels of land taken out of production to restock with native tree species or reseeded as wildflower meadow. All these have a beneficial effect upon the continuity of biodiversity within the landscape encouraging an increase in invertebrate species and attracting a broader network of other species.

Woodland: Tree cover in Ufford is quite dense, particularly upon the steeply sloping valley sides and in parts of the former Ufford Place estate where woodland predominated. There, many specimens including oak and ash are found together, with evidence of an abundance of hazel and elm. Ufford is no exception to the mosaic of large intensively cultivated fields with small, isolated coppices and relics of old hedgerow typical of the farmed Suffolk landscape.

Water-meadow wetland: Ufford marks the southernmost limit of the freshwater Deben where it meets the tidal estuary just below the Hawkeswade Bridge. This introduces a brackish ingredient into the water quality and is where freshwater species of fish give way to those

normally associated with a tidal environment such as flounder and mullet. The freshwater floodplain extends inland beyond Wickham Market. It also traces Byng Brook, the main tributary of the Deben in the village northwards beyond the A12 in a great loop, reaching beyond Bredfield. The wetland is host to a wide range of marshland species particularly where it is open and prone to seasonal flooding. These include greylag goose, widgeon, teal and goldeneye in winter, and snipe, woodcock, heron, and little egret. The mature and decaying willows and alder attract tawny and barn owls to roost and nest. Dense bankside vegetation and reedbeds provide habitat for amphibian species such as frogs, toads and great crested newt, shelter for moorhen and coot and mute swan, and a perfect habitat for water vole and otter. In the summer months the vegetated margins of the river and network of drains are alive with visitors including reed, sedge and willow warbler and swallows, swifts and house martin hawking for insects.

Domestic gardens: Properties in Ufford typically have generous garden areas and many houses back on to field or woodland, which creates a strong sense of continuity with the surrounding landscape. Consequently, this affords rich habitat for most species of common garden birds and animals. Blue tit, great tit, long tailed and coal tit are familiar to many householders, as are blackbird, song thrush and robin. Summer visitors include garden warbler, blackcap and whitethroat and spotted flycatcher and the most common raptor is the sparrowhawk. There are many other examples of the continuity of habitat between domestic gardens and the immediate landscape, which depend strongly on location, whether woody or wet.

- 7.29 The village enfolds the water meadows of the River Deben and its tributary Byng Brook, and there has been a minimum of historical intervention in the landscape and therefore little evidence of disturbance. The arable uplands are different and much depends upon the uptake of Natural England stewardship schemes in the parish. Some areas represent large physical gaps in the continuity of the landscape and an obstacle for invertebrates and small mammals.
- 7.30 The A12 represents a barrier to the mobility of wildlife. Fortunately, the Byng Brook is not culverted but passes beneath the road via a substantial bridge which affords no barrier to communication from one side to the other. By the time that it passes under the A12, it has lost its water meadow character and is become a wet wooded valley, which is how it remains, still woody but more intermittently so upstream beyond Byng Hall. The brook is traceable as a viable watercourse and drain for the surrounding arable farmland until it disappears where it rises in a cistern beside the Woodbridge Road in Debach. Although the landscaped verges of the A12 highway represents a linear habitat, it is

a definite barrier for mammals and reptiles and might only be crossed safely where other roads cross it. Within the parish, there is just one crossing point where Byng Hall Lane passes beneath it. Due to its longevity as a landscape feature the railway acts as a linear habitat and does not represent as severe an impediment to the movement of wildlife as does the A12.

- 7.31 Hedgerows, drains, field margins and footpaths are vital corridors between isolated woodland habitats and **Policy UFF9** below identifies the priority ecological corridors within the parish where enhancements should be targeted.

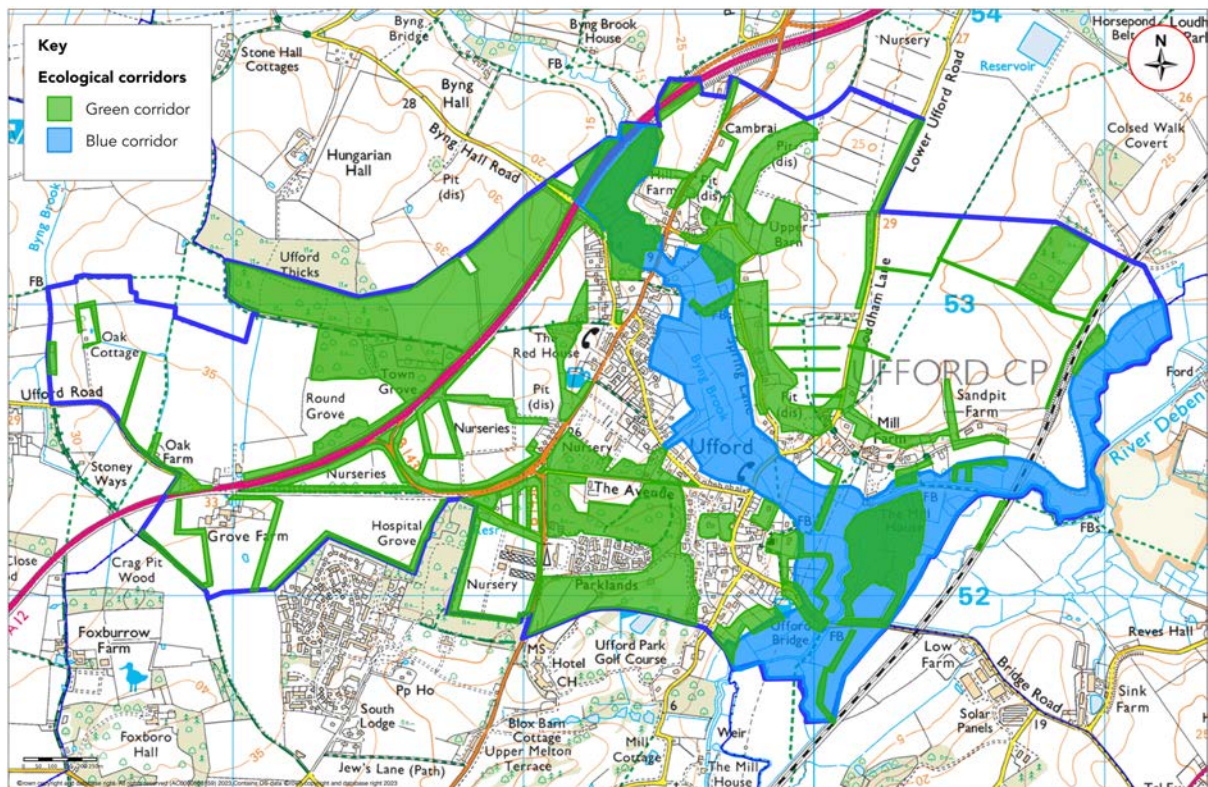


Figure 27: Ecological corridors (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY	UFF9: Ecological corridors The Plan identifies priority ecological corridors within the parish (as shown on Figure 27) as follows: 1. Blue Corridor (includes the swathe of Water Meadows alongside the River Deben and Byng Brook); and . 2. Green corridors. As appropriate to their scale, nature and location, development proposals should retain, protect and where practicable enhance the identified ecological corridors. Opportunities should be taken to reconnect the ecological network including: a. Linear features such as the river and streams and their associated habitats; hedgerows, mature trees and ditch networks. b. Links between ponds, meadows and woodlands should be created and enhanced.
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Historic environment

- 7.32 There are two distinct parts to the village of Ufford: the western part, where development is centred on High Street (which was, until the by-pass was built, part of the A12 trunk road) and the original core of the village; sometimes referred to as Lower Ufford. The two parts of the village are now linked by the ribbon development along School Lane.
- 7.33 Ufford Conservation Area encompasses most of Lower Ufford. It is centred upon St Mary's Church and the historic buildings that are grouped around Church Lane, Lower Street and Barrack Lane. The rest of the Conservation Area incorporates the surrounding Water Meadows and the more scattered properties along Lower Road, Loudham Lane and East Lane.
- 7.34 The Conservation Area Appraisal from 2016 describes Lower Ufford as:
"being a particularly attractive enclave of vernacular buildings, which is somewhat hidden away. There are no main roads through this part of the village and, up until the Second World War it remained relatively isolated and under-developed. There existed just a group of cottages and a small number of larger houses clustered around St Mary's Church, and a few more isolated dwellings and farm complexes scattered around the surrounding area. Ufford Place, a substantial Georgian and late

Victorian country house, was demolished in 1956. Evidence of its extensive grounds, outbuildings and boundary walls remain, with surviving features abutting the western boundary of the Conservation Area”.

- 7.35 The Historic Environment Record (HER) lists more than fifty sites with finds of potential archaeological interest within the parish of Ufford. More details of these are covered within Chapter 2. The Strategic Environmental Assessment Environmental Report (Aecom 2024) concluded that additional text be included in the Neighbourhood Plan to reflect the high potential presence of local monuments in the area and this should refer to precautionary measures to be employed should a monument be identified during the construction of a development. Relevant text has been added to Policy UFF10 below.
- 7.36 The parish was listed twice in the Domesday survey of 1086 as 'Uffeworda' and 'Usforda', a manor of 60 acres held jointly by St Etheldreda's and Robert Malet. There were 4 acres of meadow together with a mill, which at that time would have been a watermill. More recent entries include the early medieval Church of St Mary and the site of the Sogenhoe Chapel west of the village. A moated manorial site was recorded on early maps of Ufford lying near the Sogenhoe Chapel site. The sixteenth century Crown Farmhouse, Old Rectory and Ufford House are amongst the village's earliest surviving domestic buildings.
- 7.37 Until its sale and breakup, the Ufford Place Estate controlled much of the village's social and economic life. Many of the surviving cottages were designed and built for the Estate, and many of the fine mature trees on the edges of the village were planted by its owners, the Brooke family. Ufford Place itself was a substantial eighteenth century classical mansion which was remodelled and extended at the end of the nineteenth century for Edward Brooke. Map evidence appears to suggest that many of the surviving trees and other landscape features also date from that time. The Estate was broken up in two sales in 1921 and 1930 and the house itself was demolished in 1956. Although its grounds have since been built over, its fine park survives, albeit in a dilapidated state. During World War Two it was requisitioned by the army, the bases of former military huts can still be found scattered within its parkland. The house's remarkable late eighteenth century octagonal walled garden survives as the boundary to a more modern property.
- 7.38 The concentration of listed buildings in the enclave off Church Lane has meant that this area remains relatively unspoilt by modern intrusions, although a few cottages have lost decorative features such as bargeboards and finials which were added in the late nineteenth

century by the Brooke Estate. Elsewhere the mainly unlisted buildings are more at risk of losing their traditional features and setting and many of these are addressed as potential Non-designated Heritage Assets in **Policy UFF11**.

- 7.39 The park walls of the former Ufford Place Estate are an important feature in the Conservation Area but have been altered or removed in places over the years. Any further losses or unsympathetic rebuilding works could potentially cause significant harm to the Conservation Area's character, as could the loss without suitable replacement of further mature parkland trees.
- 7.40 The overall character of Ufford remains one of a typical old Suffolk village, which still retains much of its traditional form and appearance and retains many of the special characteristics which strongly justify its Conservation Area designation. These special characteristics include, amongst other things, the number and quality of its traditional buildings, the relatively unique shape, form and layout of the settlement itself, and the attractive relationship which exists between the older buildings, the spaces between and around them and the wider landscape. Important natural features such as trees and hedgerows also make a major contribution. It is vitally important, therefore, that these special characteristics are retained and reinforced. Where the presence of local monuments is discovered during the construction of a development proposal, a precautionary approach should be adopted with a preference for preservation in-situ in the first instance unless this cannot be achieved in line with relevant Local Plan policies.
- 7.41 Changes to historic buildings such as alterations and extensions which do not respect the scale, form and detailing of existing buildings, can erode this important character and quality and therefore the Design Guidance and Codes includes some important guidance on the use of materials and details for new development in the area. Loose or bound gravel will normally be the most suitable surfacing for driveways and parking areas.
- 7.42 In order to protect the character and appearance of the Ufford Conservation Area, the **Policy UFF10** below has been devised and wherever possible, seeks to prevent inappropriate developments from taking place.

POLICY	UFF10: Historic environment Proposals that may affect the character, significance and setting of the parish's designated heritage assets, including archaeological assets, listed buildings and the Conservation Area will only be supported where they: 1. contribute to the village's local distinctiveness, setting, built form and scale of its heritage assets through the use of appropriate design and materials in keeping with the local vernacular. 2. retain buildings and spaces, the loss of which would cause harm to the asset's character, appearance or setting. 3. preserve or enhance the significance of the heritage assets of the village, including the contribution made to their setting and the wider built environment, including views into, within and out of the Conservation Area (see also Policy UFF7). 4. respect the asset's character, appearance and setting, and the character of the area, and 5. provide clear justification, in a heritage statement, for any harm to the significance of the heritage asset. 6. improve or bring a redundant heritage asset, e.g., a barn, back into use provided that the proposal also satisfies other relevant policies in the Neighbourhood Plan.
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Note: 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.

Non-designated Heritage Assets

- 7.43 The Government's National Planning Practice Guidance (NPPG23) recognises that there are buildings, monuments, sites and places and areas of landscapes identified as having a degree of local significance meriting consideration in planning decisions, but which are not formally designated heritage assets e.g. Listed buildings. In some areas, local authorities identify some Non-designated Heritage Assets as 'locally listed'. The NPPG goes on to explain that these can be identified through Neighbourhood Plans (and Local Plans) and can be a positive way for the local authorities and the community to identify Non-designated Heritage Assets against consistent criteria to improve the predictability of the potential for sustainable development.

- 7.44 The NPPF indicates that the effects of an application on the significance of a Non- Designated Heritage Asset should be taken into account in determining applications.
- 7.45 The preliminary survey work undertaken as part of the Character Appraisal and other work carried out by the Steering Group and local residents has identified a number of potential Non-designated Heritage Assets. In addition, the Neighbourhood Plan Household Survey sought nominations for further suitable candidates that would be worthy of a form of local protection due to their contribution to the character of the Parish. Consultation with all property owners was carried out in January 2024. All candidates have been assessed against the criteria shown in [Appendix C](#) and those considered to be worthy of Non Designated Hertiage Asset status are included in **Policy UFF11** below.

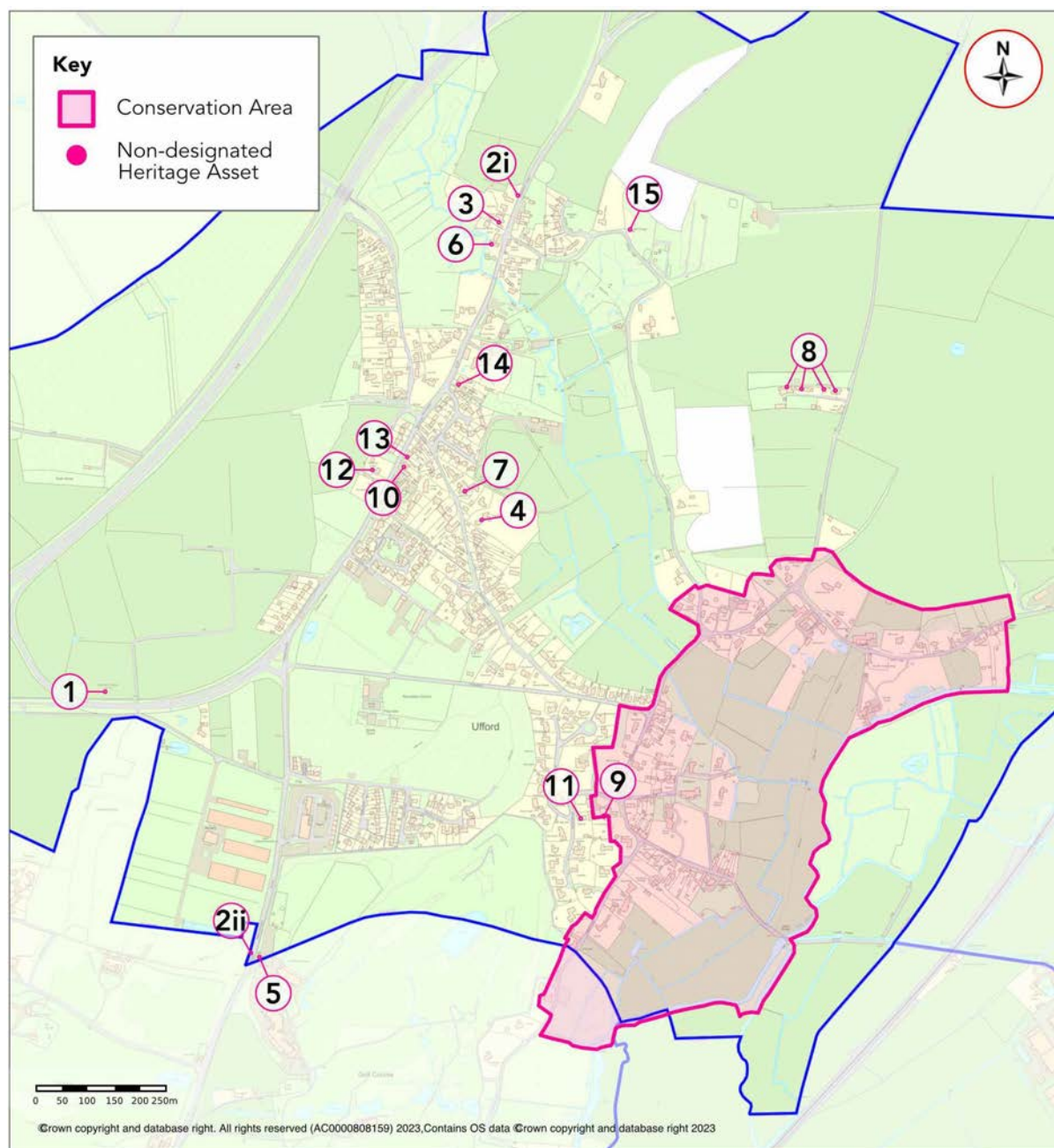


Figure 28: Non-designated Heritage Assets (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY

UFF11: Non-designated Heritage Assets

The following (**Figure 28**) are heritage assets that are considered to be locally important to Ufford in terms of their architectural, historical, or communal significance and these will be treated as Non-designated Heritage Assets.

1. Sogenhoe Chapel (site of)
2. Milestones
 - i. A12/B1438 at Ufford Park Hotel

	ii. A12/B1438 at Hill Farm 3. Hill Farm Cottage, High Street 4. Green Tiles, School Lane 5. Ufford Place Wall and entrance Lodge 6. Byng Brook Chapel, High Street 7. Old School and School House, School Lane 8. Sick Cottages, Loudham Lane 9. The Orangery, Ufford Place 10. Forge House, High Street 11. Tallboys, Ufford Place 12. Hungarian Lodge, High Street 13. Mulberry Cottage, High Street 14. The Old Stores, High Street 15. Mill Cottage, Spring Lane Development proposals affecting these Non-designated Heritage Assets will be judged having regard to the scale of any harm or loss to their significance which may include its setting and relationship to its immediate surroundings and the contribution it makes to the character of the local area.
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Dark skies

- 7.46 The NPPF indicates that development proposals should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.
- 7.47 According to the CPRE light pollution maps, the north-eastern part of the Parish falls within the lowest categories of polluted skies. However, to the west and south there are some areas of polluted skies e.g. 1-2 and 2-4 nano watts/cm² (category 4 and 5 of 9 with 9 being the most polluted).

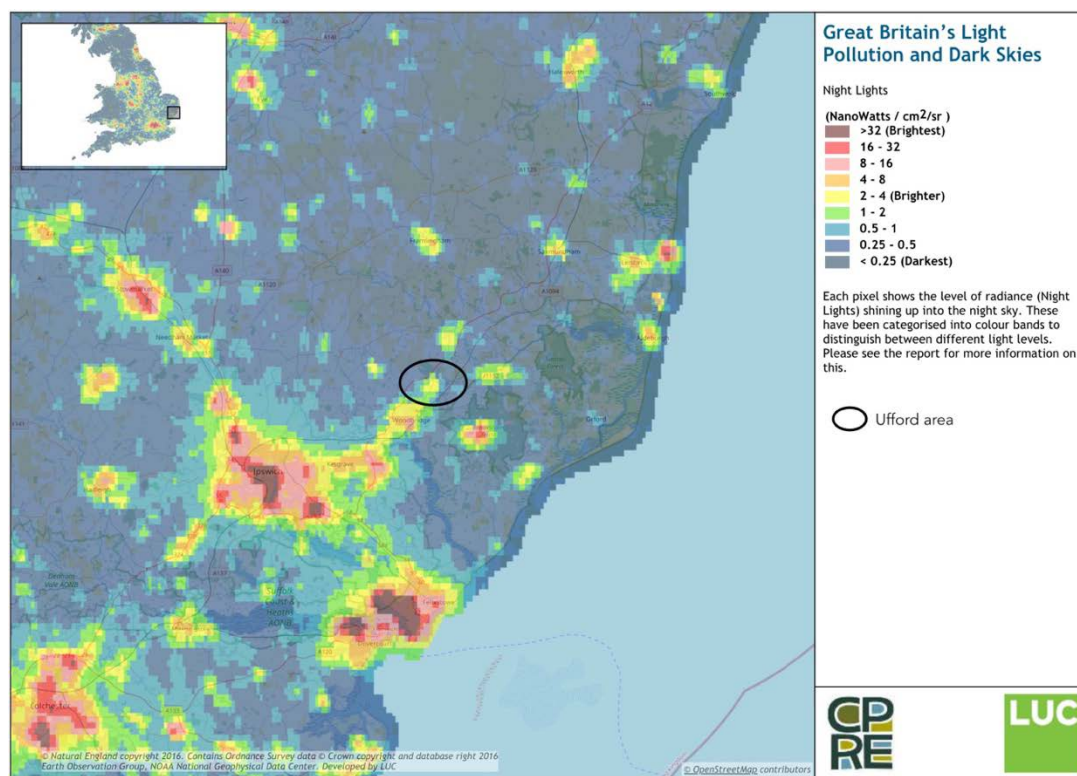


Figure 29: Light pollution and dark skies (source: Council for the Protection of Rural England, with own annotations).

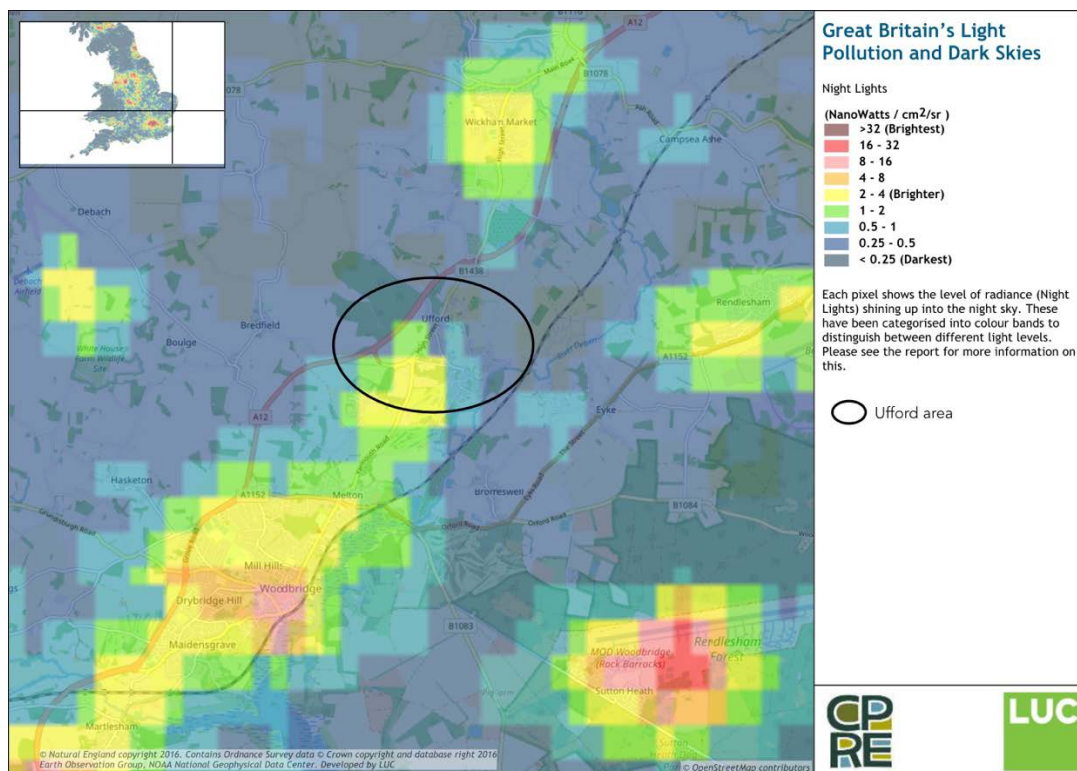


Figure 30: Light pollution and dark skies (source: Council for the Protection of Rural England, with own annotations).

- 7.48 High levels of lighting can affect the health, wellbeing and amenity of adjacent residents but also have impacts for natural habitats and species. Nil or low levels of light pollution are an important aspect of tranquillity. This is also an important characteristic of the Parish that people value. Light pollution comes in many forms – sky glow as a consequence of water droplets in the air, illumination from artificial light and glare. Artificial light is not detrimental in all cases and the solution to light pollution is not turning off all lighting. Light pollution is where light is excessive or intrudes where it is not wanted or expected. Well-designed lighting sends light only where it is needed and without scattering it elsewhere. The Design Guidance and Codes advises that proposals should ensure that lighting schemes will not cause unacceptable levels of light pollution in the intrinsically dark countryside, or where/when sensitive wildlife receptors are present. Consider lighting schemes that could be turned off when not needed ('partnight lighting')
- 7.49 The NPPF advises that by encouraging good design in planning policies this should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. The Bat Conservancy Trust (BCT) guidance note '08/23 Bats and Artificial Lighting at Night' provides more specific nature-based sensitive lighting guidance.
- 7.50 The Parish Council's stated preference is for new residential and business developments not to include streetlights or high intensity security lighting. This was the position taken with the Goldsmiths development. Note: not all lighting schemes require planning permission, however where they are part of a proposal it is reasonable to seek to control them – on residential or commercial buildings).

POLICY	UFF12: Dark skies Wherever practicable, new residential developments should not include streetlights. Where planning permission is required, all outdoor lighting schemes should be designed so that they minimise their overall impact on the environment, including through making use of energy efficient technologies and using technologies that minimise adverse impacts on wildlife. Where lighting is essential for reasons of safety and security, low-level lighting solutions should be applied, including lighting schemes that can be turned off when not needed ('part-night lighting'). Lighting schemes which will cause unacceptable disturbance or risk to wildlife will not be supported. Where appropriate development proposals, should include an external lighting scheme that demonstrates how the scheme addresses both energy and environmental concerns without comprising safety. Supporting information should include details of: • The type/s and specification of lighting unit/s to be installed. • The proposed output of the unit/s in lumens (lm). • The colour temperature of the bulb/s to be installed measured in Kelvins (K). • The proposed location, height and orientation of the unit/s. • Any lighting control measures to be installed such as motion sensors and timers.
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8. Accessibility

Accessibility objective: To ensure that new development improves and enhances accessibility for both residents and visitors to the village through protecting public rights of way and encouraging the creation of safe routes for pedestrians and cyclists, which connect to village services.

- 8.1 Traffic was the most often mentioned issue in response in the Household Survey question 'What would be the one thing you would improve?' Other related issues included 'footpath', 'speed', 'road' and there were also comments made that referred to the poor level of bus services. Specific concerns included safety at the junction of The Avenue and Yarmouth Road and the speed of traffic entering the village from the direction of Wickham Market.
- 8.2 The results of the Household Survey also revealed 'a split' of opinion when it came to the issue of new footpaths in the parish with only 44.6 per cent in favour of new paths. For those who did support the concept, a variety of routes were suggested, these included the following:
- A footpath from 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.
 - A footpath from the White Lion to Hawkeswade Bridge.
 - Across the Water Meadows. Footpath to Parklands Woods.
 - Additional rights of way around the Deben, and Ufford Thicks.
 - 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.
 - Along the length of the River Deben.
 - Along the west side of river Deben to Melton.
 - From Parklands to Ufford Place.

- 8.3 Whilst these are clearly important issues for the Ufford community, the traffic safety issues in particular are existing issues and the ability to address them lies largely outside of the scope of the Neighbourhood Plan. The Neighbourhood Plan can, however, seek to ensure that the situation is not significantly exacerbated through the advent of new development. **Policy UFF13** makes clear this intention. The solution to some of these issues will require an approach that combines liaison and close working with a range of parties including the County Council and the District Council.
- 8.4 Country Lanes are an integral part of the rural environment but the volume and speed of traffic, and the presence of heavy lorries can make them uninviting and intimidating. Under the Transport Act 2000, local authorities are able to designate roads for which they are responsible as Quiet Lanes. Quiet Lanes can be part of a wider strategy to promote environmentally sustainable transport and lower speed limits on country lanes and through villages. Quiet Lanes are a positive way of:
- providing a chance for people to walk, cycle and horse ride in a safer environment.
 - widening transport choice; and
 - protecting the character and tranquillity of country lanes.
- 8.5 There are currently 4 Quiet Lanes in the parish. Whilst these are not planning designations, the identification of further Quiet Lanes in the parish will be supported.
- 8.6 Pedestrian footways (61 per cent) and cycleways (41 per cent) were both commonly mentioned as important elements to be included within any new housing development. In addition, the need to connect new development to existing facilities and the centre of the village is an important way of ensuring that a development is fully integrated into the community both physically and socially. Equally one of the items much valued by the community was the ability to use the Public rights of Way (PRoW) network to enjoy the peace and tranquillity of the countryside and the rural setting of the village.
- 8.7 Opportunities to encourage and facilitate the use of sustainable transport in particular walking and cycling should be maximised. Government guidance encourages development proposals to provide for high quality walking and cycling networks and supporting facilities such as cycle parking. Suffolk County Council has produced a Green Access Strategy (2020-2030) which sets out the Council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between

communities and services through development funding and partnership working.

- 8.8 In addition, East Suffolk produced its Cycling and Walking strategy in 2022. Broadly the strategy contains a series of mapped recommendations and identifies Key Corridors and routes with opportunities to improve infrastructure, encouraging people to cycle and walk. It also identifies Leisure Routes that could offer leisure and tourism benefits and recommendations submitted by the community and assessed using a standard methodology. The strategy provides guidance on the policy context and provides an understanding of the relevant national, county, local and neighbourhood plan policies, together with identifying funding mechanisms to assist with the delivery of projects. Unfortunately, the strategy does not have any recommendations for routes within the Neighbourhood Area.
- 8.9 The Health and Wellbeing benefits to the individual of increasing levels of walking and cycling are well documented. This Neighbourhood Plan supports the provision of new walking and cycling routes where these provide not only for recreational routes but also for meaningful routes that can realistically be used for accessing local facilities such as the play area and community centre.
- 8.10 In addition, new routes should connect to the existing network and be suitable for use by people with disabilities and reduced mobility. New cycling and pedestrian routes should be safe, secure, and attractive, maximise the scope for pedestrians and cyclists and respond to the character of the area and any relevant design standards, such as LTN1/20¹⁸. Such links will also serve to further other aims, including promoting health and wellbeing.

Public Rights of Way

- 8.11 The NPPF advises that planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. Opportunities to improve facilities for walkers and cyclists in the Parish would be supported.
- 8.12 Where development proposals are likely to affect an existing Public Right of Way, these should take account of its route and incorporate it into the overall layout of the scheme. Where this is not considered possible, it will need to be justified. Where Public Rights of Way may be unavoidably impacted or lost, appropriate diversions or new routes

¹⁸ <https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>

should be provided that are safe, equally accessible, and convenient for users.

- 8.13 Existing Public Rights of Way which are incorporated into new developments, including bridleways and footpaths, should be protected and enhanced. Enhancement can take the form of new routes, connections, improved surfaces and/or signage increasing access to the countryside and connectivity between communities.

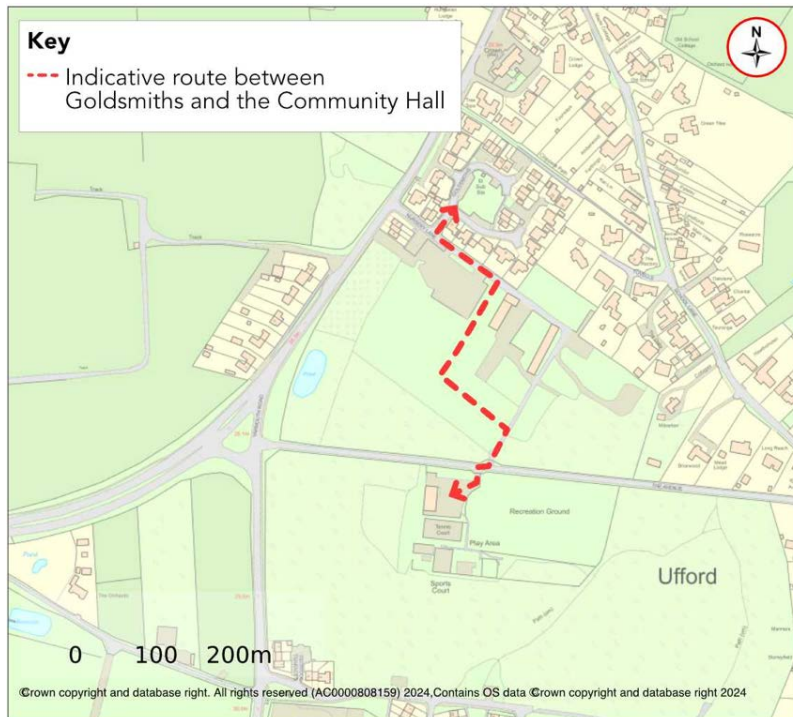


Figure 31: Indicative route between Goldsmiths and the Community Hall (source: Parish Online, with own annotations).

POLICY	UFF13: Access and connections Opportunities will be sought to make Ufford safer and more accessible, and to contribute to the health and well-being of residents. This will be achieved through the provision of new, safe and attractive pedestrian and cycle routes, public rights of way and crossings, suitable for all users including the disabled and those with small children, which link new development with the village community facilities. Development proposals that will improve or contribute to improved connectivity for pedestrians, cyclists, and users with a mobility impairment, both within Ufford (for example between Goldsmiths and the Community Hall Figure 31) and in and out of Ufford to neighbouring villages will be supported. New routes, including new public rights of way, should form a cohesive network for users and allow for access to the wider countryside, where opportunities should be taken to create connections with neighbouring villages. Development proposals which would affect an existing Public Right of Way should take account of its route and incorporate it into the scheme, preferably in a wide and open green corridor. Where Public Rights of Way are impacted, appropriate diversions or new routes should be provided that are more or at least, equally safe, accessible, and convenient for users.
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9. Community

Community objective: To protect and enhance the parish's existing community facilities and to support the development of appropriate new facilities.

Existing community infrastructure

- 9.1 The NPPF encourages planning policies to provide the social, recreational and cultural facilities that the community needs and to support the provision of shared spaces and community facilities (such as local shops, schools, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship). In addition, the NPPF indicates that plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Planning policies should not seek to protect unviable services in perpetuity but recognise that the lack of viability needs to be demonstrated, and for alternative configurations of provision to be investigated, before proposals that would result in their loss are approved.
- 9.2 Policy SCLP 8.1 of the Adopted Local Plan 2020, seeks to protect existing community facilities from development (including change of use) that would adversely affect their community function or lead to their loss. The Neighbourhood Plan does not therefore need to address the issue. In the case of Ufford the community facilities that would be covered by the Local Plan policy would include the Community Hall, the Public Houses, the Church, and St Mary's Parish Hall. Public footpaths and open spaces are covered by earlier policies.
- 9.3 There is no medical practice or school in the Parish and currently no Post Office or shop. There is the potential for a café and a shop as part of the recent planning permission on the former Crown Nurseries site. This is yet to be fully implemented.

New community infrastructure

9.4 The Neighbourhood Plan is able to a limited extent to influence new provision and there is community support from the Household Survey for a number of new or improved services. These include:

- A new or improved community hall
- Cycle-paths and footpaths
- A new village shop
- Allotments
- Better bus service
- Informal green open space
- Community garden

In addition, the Parish Council has identified a potential need for a new burial ground within the plan period, although no suitable site has yet been identified.

9.5 Proposals for the creation of a new shop in the Parish would be a business decision and there may be opportunities which arise over the plan period which would allow for the creation of community based 'pop up shops', cafés, or shared community spaces which include an element of retail provision. Where such proposals arise, these will be supported in principle subject to the other policies in this plan.

9.6 The household survey revealed some interest in allotments and the Parish Council has evaluated this need to be in the region of 8 allotments, which would need to be of the UK standard size of 250m² per plot. In addition any allotments would need to be served by some car parking to allow allotment holders to bring heavy items to and from their allotments.

9.7 Community consultation undertaken as part of the Neighbourhood Plan process can help to identify priorities for future CIL funding (See Chapter 5). **Policy UFF14** is based on the result of that consultation and expresses in principle policy support for the provision of certain community facilities which have a land use implication.

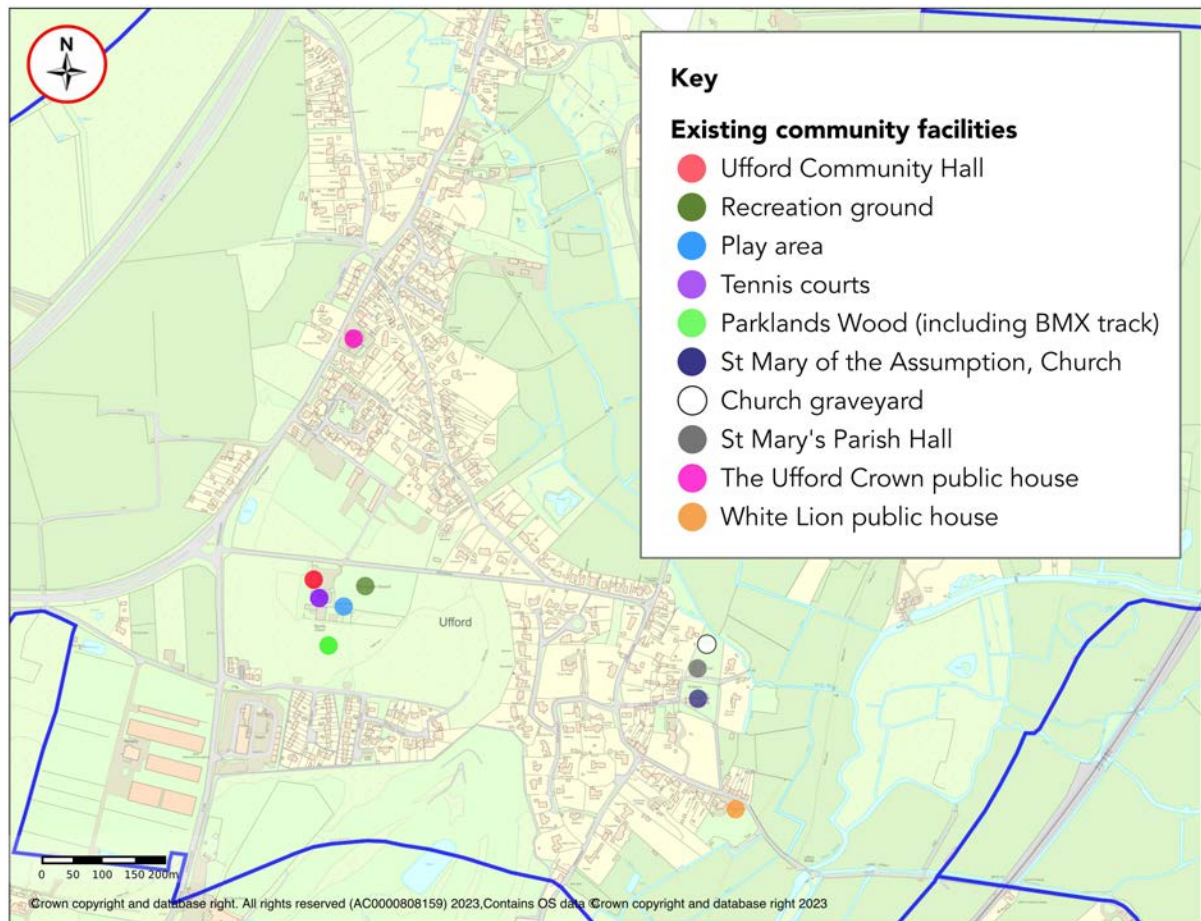


Figure 32: Existing Community facilities in Ufford (source: Parish Online, with own annotations). Blue line denotes parish boundary.

POLICY

UFF14: Community facilities

Proposals which would enhance the use and quality of existing community buildings/facilities such as the Community Hall, will be supported.

Proposals which would provide enhanced or new facilities and which satisfy an identified need such as the matters listed below will be supported:

- allotments,
- new open spaces, meeting or seating areas,
- playing pitches
- community garden or nature reserve,
- a new burial ground,
- a village shop,
- improved or new footpaths/cycleways, particularly between Goldsmiths and the Community Hall.

Proposals including changes of use that would involve the loss of an existing community facility (as shown on **Figure 32**) e.g. the Church, the Community Hall, St Mary's Parish Hall, the Public Houses, recreation ground, playing pitches, 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.



10. Business and Employment

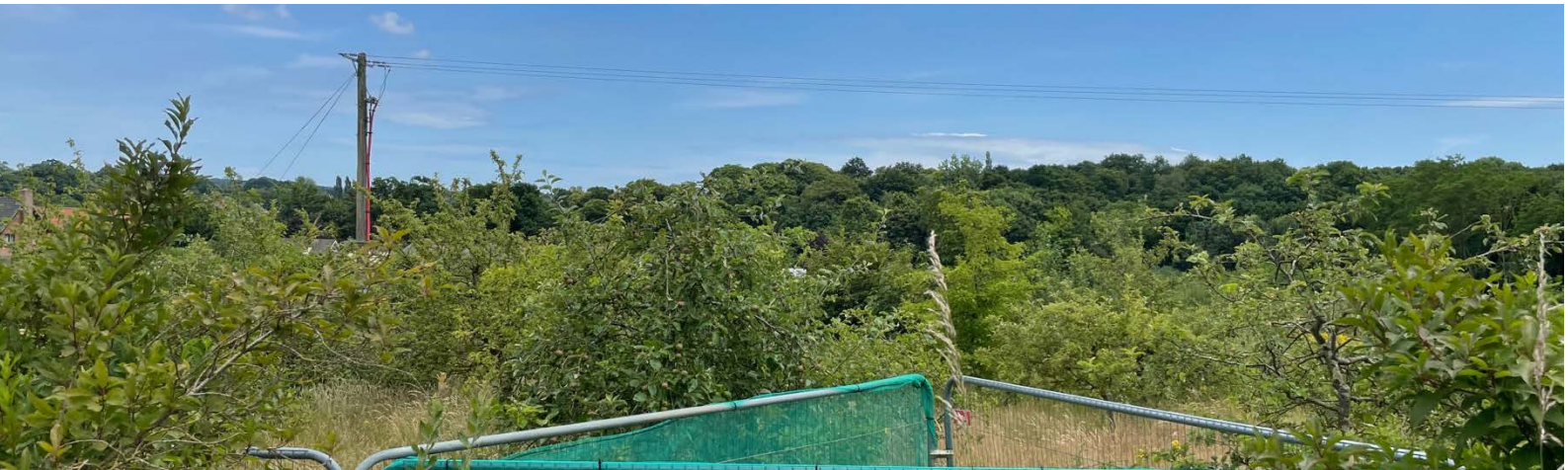
Business Objective: To support appropriate new and existing small-scale businesses and enable them to thrive in Ufford.

New and existing business

- 10.1 In addition to the environmental and community roles that deliver sustainable housing growth and protect important assets, the third key role of Neighbourhood Plans is to deliver the economic objectives related to sustainable development that are set out in the National Planning Policy Framework (NPPF).
- 10.2 These are to help build a strong, responsive, and competitive economy by ensuring that sufficient land of the right types is available in the right places to support growth, innovation, and improved productivity by identifying and coordinating the provision of physical infrastructure.
- 10.3 The Neighbourhood Plan also has a role in considering the future employment needs of the Parish. Ufford supports a variety of businesses, the largest being the depot of East Suffolk Services Ltd (formerly Suffolk Coastal Norse) at Yarmouth Road, with the Ufford Park Hotel and Country Club straddling the parish boundary with Melton. Other local business include agriculture, other uses include car breakers, garage services, pest solutions, garden services, builders and timber merchants. Other service sector businesses include interior design and the two public houses.
- 10.4 In October 2022, planning permission was granted under application on reference number DC/21/3237/FUL, on the former Crown Nurseries site for the demolition and clearance of former nursery buildings and structures, erection of a Class E (A) store for the sale of goods (other than hot food), Class E (B) cafe and 11 No. business units (9) (i) (offices); access, car parking spaces and landscaping. This scheme has been implemented when site clearance began in October 2023.

- 10.5 Policy SCLP4.5 of the Adopted Local Plan, supports proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses will be supported. Proposals will be supported where: “they accord with the vision of any relevant Neighbourhood Plan in the area... the scale of the enterprises accords with the Settlement Hierarchy...the design and construction avoids, or adequately mitigates, any adverse impact on the character of the surrounding area and landscape, its setting or the natural or historic environment...and the proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.”
- 10.6 As mentioned in earlier chapters, Ufford is identified in the adopted settlement hierarchy as a ‘small village’ where new employment development is expected to take place within existing Employment Areas (Policy SCLP4.1)- none are identified in Ufford, and development of employment uses should be appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5).
- 10.7 Following the Covid-19 pandemic, anecdotally, it is likely that the percentage of people home working in Ufford and the wider East Suffolk area, will have increased significantly due to the changes to working patterns and it is expected that the 2021 census results will reveal a significant shift. These changes in working patterns are likely to reduce the demand for office space in the area.
- 10.8 The Household Survey asked about support or otherwise for a range of business and employment sectors. The results revealed some support for agricultural holdings and homeworking but not for small business units/offices, industrial units or workshops, possibly as a consequence of the application at Crown Nurseries which was under consideration at that time. There was also little support for tourist accommodation.
- 10.9 The NPPF advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Weight should be given to the need to support economic growth and productivity taking into account local business needs. Planning policies should enable the sustainable growth of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings. The use of previously developed land and sites that are well related physically to existing settlements should be encouraged.
- 10.10 Taking all of the above into account, the following **Policy UFF15** has been devised.

POLICY	UFF15: New and existing business Development proposals for new small-scale business premises, particularly those which would involve the reuse of redundant or unused historic or farm buildings to accommodate new business or agricultural uses will be supported, where they do not have a significant adverse impact on the character or landscape of the area, the amenity of residents (in terms of lighting, noise, odour, dust) or result in an unacceptable increase in traffic generation. Proposals that would enable acceptable, opportunities for homeworking or small scale office creation, particularly through the conversion or re-use of existing buildings or brownfield sites, will be supported.
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11. Area specific policy

- 11.1 In addition to asking questions about thematic planning issues, the Household Survey also sought community views on specific areas or sites within the parish. In responding to the survey questions asking, *“If Ufford were to accommodate new housing development in the future, where would be the most appropriate locations”*, a number of locations were identified, with a preference for the re-use of previously developed or ‘brownfield’ land.
- 11.2 The most ‘popular’ specific areas identified included the following:
- Former Crown Nursery Site.
 - Former Notcutts Nursery Site.
 - Lodge Road.
 - Nicholls Yard.
- 11.3 These sites range in size, location and potential suitability for new development, although a number would be considered as ‘brownfield’ due to their previous uses, which would fit with the general overall expressed preference for brownfield sites. It should be remembered that the context of the question was ‘if’ new development were to take place and the fact that these sites have been identified through the survey does not automatically identify them as suitable or acceptable sites. Consideration of these sites needs to be balanced against other views in the survey which did not support any new development in the parish and take into account the position of the parish in the Local Plan settlement hierarchy and the availability of facilities and services in the parish.
- 11.4 In October and November 2023, the Neighbourhood Plan Steering Group undertook a ‘Landowner Engagement’ exercise on site specific issues. A number of landowners in the parish were contacted and asked whether they had land that might be suitable to accommodate certain specified uses. These uses were those identified as priorities by the community in the household survey. It should be noted that sites for new housing were not being specifically encouraged.

The Household Survey identified the following uses as key priorities for the Neighbourhood Plan as follows:

- allotments,
- new open spaces, meeting or seating areas
- community garden or nature reserve
- a new burial ground
- improved or new footpaths/cycleways.

- 11.5 The 'window' within which landowners were invited to submit site details was open for six weeks and at the end of this period, only two sites had been submitted by their owners for consideration. These were the former Crown Nursery Site and the Notcutts Nursery Site. Both sites were submitted predominantly for housing use but with other uses included.
- 11.6 Both sites were submitted during the Local Plan 'Call for Sites'. The Crown Nursery site was promoted for housing, offices, a care home and open space, whilst the Notcutts site was promoted for employment, mixed use and football pitches. The suitability of each site was assessed in the Suffolk Coastal Strategic Housing and Economic Land Availability Assessment (SHELAA) December 2018¹⁹. Both sites were considered potentially suitable for some development but with site specific constraints which would need addressing e.g. access, floodrisk, highways impacts, and contamination. Neither site was allocated in the final Local Plan 2020.
- 11.7 Both submitted sites have been re-assessed taking into account the findings of the SHELAA, guidance in the National Planning Practice Guidance 2019²⁰ and additional criteria, which has been led by the community responses to consultation on Neighbourhood Plan issues to date. The results of the assessments are shown in [Appendix E](#). Both sites were assessed in the Strategic Environmental Assessment Environmental Report.

Site Assessments

Former Crown Nursery site

- 11.8 The former Crown Nursery Site was the most mentioned site in the Household Survey. The reasons for this may include the fact that at the time of the Survey, an application for the demolition and clearance of former nursery buildings and structures, erection of a Class E (A) store for the sale of goods (other than hot food), Class E (B) cafe and 11 No.

¹⁹ <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/Final-SHELAA-December-2018.pdf>

²⁰ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

business units (9) (i) (offices); access, car parking spaces and landscaping, was under consideration. Permission was granted in October 2022. The Strategic Environmental Assessment, (SEA) report, considered two growth strategies for the Neighbourhood Plan. The first option being to meet indicative housing needs during the plan period (informed by the Local Authority's position on housing requirement); and the second being to exceed indicative housing needs during the Plan period (informed by the HNA position on affordable housing requirement). The SEA concluded that there would not be likely significant effects from either scenario but that the higher growth scenario would present some potential community wellbeing benefits through the delivery of Affordable Housing.

- 11.9 The site lies outside, but immediately adjacent to the Adopted Settlement Boundary for Ufford and at 5 hectares represents a sizeable development site in a village which is defined in the adopted settlement hierarchy as a 'small village'. By being located outside of the adopted settlement boundary the site is classified as 'countryside'.
- 11.10 Access to the site is off Yarmouth Road, via Nursery Lane, which serves the residential development known as Goldsmiths and which lies to the north of the site. To the east of the site are residential properties located on School Lane and Tovells. The south-eastern and south-western boundaries are bordered by tree-covered areas which form part of the wider, former nursery site. The southern-most part of the site extends to meet The Avenue at a former access point. The north-western boundary follows Yarmouth Road and part of the site lies opposite the existing residential dwellings on the western side of Yarmouth Road. The site is situated at a slightly lower level than Yarmouth Road and slopes down to the east.
- 11.11 The site itself includes areas of access driveway and hardstanding and buildings previously used by the nursery and its associated businesses. These are located to the north and east of the site. To the south is an area of more mature trees and along the Yarmouth Road boundary to the west is an area of planting consisting of a small orchard. As mentioned earlier in this Plan, the scheme has recently been implemented by virtue of demolition and on site clearance in October 2023.
- 11.12 The Parish Council objected to the commercial application, both in principle and in detail. The 'in-principle' objections relating to being outside of the settlement boundary, an unsustainable location, traffic generation and doubts over the viability of the proposed scheme. The detailed objections related to impacts on landscape, trees and biodiversity, light pollution, and residential amenity. In addition, there were also over 50 objections from local people. A number of these

objections were supportive of uses other than large scale commercial development on the site. The reasons given for approving the development relate largely to the site's previous developed status, its proximity to the settlement boundary and the main built-up area of the village and the potential economic and job benefits that the scheme would bring.

- 11.13 It is important to recognise that the consented commercial scheme has been implemented (by virtue of the recent site clearance) and that this scheme could be constructed at any time. Given the local feelings towards the site, captured in both the consultation on the planning application and in the Household Survey, where a preference for residential as opposed to commercial development on the site was expressed, the promotion of the site for housing through the Neighbourhood Plan 'Landowner Engagement' exercise was seen as a potentially positive option.

Notcutts site

- 11.14 The Notcutts site was also assessed. It is located to the west of the parish close to the boundary with Melton and west of the B1438, south of Bredfield Road and opposite the former Norse depot, now operated by East Suffolk Services and Ufford Park Golf Club.
- 11.15 The site which is the location of the former Notcutts Nursery is physically separated from the built up area of Ufford by the road network and there are currently no safe or convenient walking and cycling connections between the site and the main built up area of Ufford. The site is bordered by trees to the west and the south. The site extends to 8.8 hectares.
- 11.16 In assessing the site it was concluded that there were uncertainties over the site's accessibility and whether safe pedestrian and cycle connections to community facilities could be achieved. It was also considered that the site could accommodate significantly more development than was being sought and even if only part of the site was developed, there may still be the potential for more development in the future. It was considered that (successive) development here risked the longer term coalescence of Ufford settlement with that of Melton to the west. This would be contrary to the vision and objectives of the Neighbourhood Plan which seek to ensure Ufford remains a separate and distinct settlement.
- 11.17 Proximity to the environmental depot was also a concern in respect of potential impacts on the amenity of future residents.

Site Allocation

- 11.18 There are a number of potentially conflicting issues. Not least that Ufford is identified in the settlement hierarchy as a 'small village' and therefore new residential development is limited due to the range of local facilities being limited. Furthermore the original 'indicative contribution to new housing up to 2036' figure of 44 dwellings for Ufford as outlined in the Local Plan has already been met and the new indicative figure of 7 could reasonably be accommodated by infill development.
- 11.19 As mentioned earlier, whilst not compelled to make allocations for housing, Neighbourhood Plans may make further allocations above and beyond the 'local housing requirement' figure should they so wish and if supported by local evidence. Furthermore, the Housing Needs Assessment, produced by AECOM identifies that 18 units of affordable housing are likely to be required in the parish over the plan period. Taking into account that there are only two mechanisms for delivering affordable housing through the planning system, - 'exceptions sites' and then as a 'percentage of a mixed development site', the Steering Group were keen to try to address some of this need through the Neighbourhood Plan, whilst recognising that not all of this need may be met in the parish during the Plan period. Policy UFF4 allows for rural exception sites to come forward, however without considerable intervention these can be difficult to bring to fruition.
- 11.20 Therefore, In conclusion given that there was no compelling need for a site to be allocated in the Neighbourhood Plan, but that there was the potential for some of the identified need to be addressed through an allocation, it is considered that there is some justification for an allocation in this Neighbourhood Plan.
- 11.21 In evaluating the outcomes of the site assessments, it was considered that the Crown Nursery site performed better against the assessment criteria than the Notcutts site. Furthermore the opportunity for the site to deliver a positive benefit for the community through the delivery of some affordable housing balanced against the less popular option of commercial development, presented a positive option that would satisfy a number of Neighbourhood Plan objectives and provide an acceptable response to views expressed by the community during the public consultation exercises.
- 11.22 Following the conclusion of the assessments for both sites, it is proposed to allocate the former Crown Nursery site for housing, open space and allotments which reflects the community's preference for the development of the site. Development which comes forward in accordance with the allocation (**Policy UFF16**) would 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 reflects a community preference.

- 11.23 Against the backdrop of some of the objections to the original commercial scheme, particularly those relating to impacts on landscape, trees, biodiversity, residential amenity and concerns over light pollution, the prospect of the Parish Council taking over the ownership and management of the wooded areas immediately outside of the proposed developable area would present an opportunity to address these concerns, create an overall benefit to the community for public access, recreation and biodiversity as well as the potential to deliver the desired allotments.
- 11.24 The proposed allocation includes the site area of the proposed commercial development, together with an additional small site to the north which was the subject of a recent appeal dismissal for four dwellings. The site is in the same ownership as the former nursery site and would lend itself to providing a suitable location for the allotments in the parish.
- 11.25 However, it is also regarded as critically important by the local community that any residential development that comes forward on this site by virtue of the proposed allocation in **Policy UFF16**, is **instead** of the commercial development and not **in addition** to it. A development containing both commercial and residential development would not be welcomed by the local community. However, it is acknowledged that there is no legal mechanism through the Neighbourhood Plan process that would prevent the consented scheme and a new, revised housing development from taking place on the same site and this should be addressed if and when any consent for housing is given on the site.
- 11.26 The proposed allocation site is approximately 5ha with a developable area of approximately 2.8 ha. The wider site includes areas of woodland, green space and orchard. The policy proposes a range of 20-25 dwellings, a mixture of 1, 2, 3 and 4 bedroomed homes including some bungalows, of which approximately eight affordable dwellings will be provided, together with the eight allotments identified in the household survey at the standard allotment plot specification. Land outside of the developable area including the former orchard would be conveyed to the Parish Council who will maintain it for community and biodiversity benefit, public access, open space and recreational uses.

11.27 The layout of the site would provide for a footpath/cycle connection to the adjacent recreation ground and a link to the Goldsmiths development and Yarmouth Road.

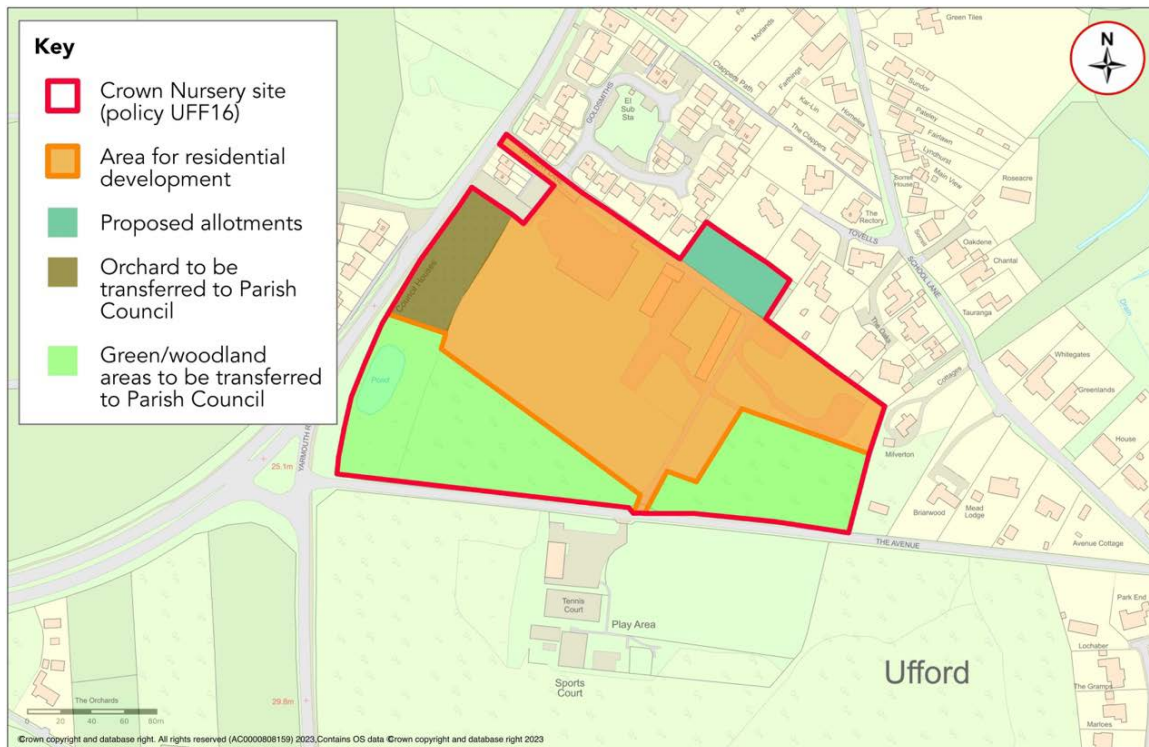


Figure 33: Crown Nursery site (source: Parish Online, with own annotations).

POLICY

UFF16: Former Crown Nursery Site

The former Crown Nursery Site approximately 5ha with a 2.8 ha developable area as shown on **Figure 33** above, is allocated for residential use, with associated infrastructure, allotments and community open space.

Development of the site will be subject to a detailed masterplan, informed by ongoing engagement with the community which will be prepared and submitted as part of any full or outline planning application.

Development on this site should be compliant with other relevant policies in this Neighbourhood Plan together with the following site-specific requirements:

- a. The delivery of up to 25 homes (of which a third should be Affordable Homes).
- b. Dwelling type to be a mix of houses and bungalows.
- c. Dwelling size to be in accordance with Policy UFF3.
- d. The layout will enable the provision of safe and convenient pedestrian and cycle access from Yarmouth Road through the site to the adjacent recreation ground and onwards to the remainder of the village and its community facilities.
- e. Approximately 8 allotments should be provided.
- f. An Ecological Impact Assessment and an independent survey of all existing trees and hedges on site will be required. Trees and hedges on site should be retained, unless specific justification is given for their removal and compensatory provision in the tree survey.
- g. A suitable scheme of sustainable drainage to be provided on site which not only addresses the potential flooding issues on site but also provides multifunctional benefits in terms of landscaping, biodiversity, pollution control and recreation. See also East Suffolk's Health Environments SPD
- h. Separate systems for surface water and foul water are provided.
- i. Woodland areas in the site including existing pond are conveyed to Ufford Parish Council via a Management Agreement.



12. Implementation

Implementation

- 12.1 The Ufford Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the Parish for a period up to 2036. The implementation of the Ufford Neighbourhood Plan will require the co-ordinated input and co-operation of a number of statutory and non-statutory agencies, private sector organisations, landowners, and the local community.
- 12.2 Alongside other strategic documents and policies, the Ufford Neighbourhood Plan is intended to provide a starting point for working together to implement positive sustainable growth in the Parish. The policies in this Neighbourhood Plan shape the way in which development will happen within the Parish of Ufford.
- 12.3 Some of the policies included within the Ufford Neighbourhood Plan have a delivery element, often a requirement of development or 'planning obligation'. Planning obligations (often referred to as section 106 agreements) are legal agreements negotiated between the District Council and a developer or landowner (usually in the context of a planning application). Planning obligations are typically used to ensure that new developments:
- Comply with planning policy - for instance, by requiring affordable housing or public open space to be provided; and
 - Do not impose undue burdens on existing facilities - for instance, by requiring financial contributions to improve local services such as schools, libraries, or transport.
- 12.4 Policy UFF16, allocates the former Crown Nursery site for residential use, associated infrastructure, allotments and community open space. The Neighbourhood Plan envisages the Parish Council potentially taking on the ownership and management of the allotments and the areas of community open space which will include areas of woodland. In order to see delivery realised, it will require Ufford Parish Council to work closely with the site landowners on the details to enable this to happen and to ensure that any ongoing monitoring or other requirements are fulfilled. It is likely that this will be achieved via a legal agreement.
- 12.5 In addition to its role as part of the statutory Development Plan, the Neighbourhood Plan will be the key document used by Ufford Parish Council in formulating its responses to East Suffolk Council in respect of consultations on planning applications.

Monitoring

- 12.6 A formal review process in consultation with the local community and the District Council will be undertaken to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the District and Parish Councils will monitor development in Ufford along with the local and national policy and legislative context.
- 12.7 It is understood that the Ufford Neighbourhood Plan will require review during its life and that it will be the role of the Parish Council to update the Neighbourhood Plan at the appropriate time. Some of the first Neighbourhood Plans that were “made” (adopted) across the country are now in the process of review and alteration.
- 12.8 The Parish Council will monitor the Neighbourhood Plan and report annually at the annual Parish Meeting on the implementation of policies, and the progress made on taking forward any Community Projects.



Appendix

Appendix A: Neighbourhood Plan Steering Group members

Steering Group:

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

Supported by:

- Parish Clerk, Judi Hallett.
- Consultants, Rachel Leggett, Andrea Long and Emma Harrison.

Appendix B: Justification for Local Green Spaces

The tables and maps below outline the justification for the inclusion of each Local Green Space identified. The criteria area based on paragraphs 106-108 of the National Planning Policy Framework December 2024.

1: Grassed area close to Spring Lane	
In reasonably close proximity to the community it serves	Close to houses and used for recreation by residents.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	Recreational use by small local community; safe space for children to play overlooked by houses. Used for dog exercising and has dog bin adjacent. The site is surrounded by mature trees and hedgerows that provide important habitat for biodiversity.
Local in character and is not an extensive tract of land	A community resource close to houses. Approximately 0.26 hectares.



2. Triangular section of woodland, north of footpath 4, between Byng Hall Road and High Street	
In reasonably close proximity to the community it serves	Adjacent to houses and close to local community.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	Green passageway between two residential areas; important amenity value with public footpath running through mixed woodland area. Important wildlife corridor and buffer alongside A12; used for informal recreational activities.
Local in character and is not an extensive tract of land	Adds to local character and village feel. Approximately 7.5 hectares



3. Land and woodland behind Lodge Road adjoining footpath 3	
In reasonably close proximity to the community it serves	Right behind houses on High Street/ Lodge Road; access to countryside and historic bridleway.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	Green space buffer behind residential area; used by local community as informal recreational area; adjacent to historic footpath/bridleway linking Ufford to Bredfield - probably a former drovers track. The site also has archaeological significance with mediaeval post-hole, gully and pit structures, a possible field system and related pottery finds - see Historic England UFF040. Was subject of a previous planning

	application for housing which was refused based on the importance of preservation of the rural landscape, the green space/ proximity to the countryside and other factors. So important now to recognise this as green space.
Local in character and is not an extensive tract of land	Small area of open ground and adjoining woodland; adds to village rural character. Approximately 2.12 hectares.



4. Goldsmiths Development - central green area	
In reasonably close proximity to the community it serves	This green space is integral to the recent Goldsmiths housing development and is adjacent to the historic Clapper Path. This path serves the whole community linking Lower Ufford to the High Street area.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	This central grassy area within new Goldsmiths development is important to the local community as part of integrated design and serves as focal point for residents.
Local in character and is not an extensive tract of land	Part of relatively new housing development and close to the historic Clapper footpath which for over 150 years was the link between the Upper and Lower parts of Ufford. Approximately 0.14 hectares.



5. Green space adjacent to footpath 20 at Loudham Lane

In reasonably close proximity to the community it serves	On footpath 20 which is well used by residents and visitors; provides access to open farmland.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	Important green space to retain and protect; backs onto the residential area on Loudham Lane. A bund protects the houses from Loudham Lane from flooding. Panoramic views of St Mary's Church and of much of Ufford from this high point in the village. Popular recreational value esp. for dog walkers.
Local in character and is not an extensive tract of land	Historic footpath into open countryside towards Sick Houses. Approximately 0.24 hectares.



6. Three triangular grassed areas on Loudham Lane at junctions of East Lane, Spring Lane and The Avenue.	
In reasonably close proximity to the community it serves	A feature of Ufford's original network of lanes and minor roads; part of the village heritage and close to residential housing.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	The three triangular green spaces are small but have local character with the village sign on The Avenue junction and small tree/flower beds on the two others. All three form part of Ufford's rural attractiveness. These small green spaces are looked after by residents; they provide important amenity value to the village and enhance its beauty.
Local in character and is not an extensive tract of land	Small characterful green spaces. Approximately 0.10 hectares in total.



7. Wooded area at former Crown Nursery site and green areas at entrance to village	
In reasonably close proximity to the community it serves	Sizeable wild wooded area across the road from Community Hall and Recreation ground; unlikely to be developed due to pond and marshy area; three small green spaces nearby at the entrance to the village from the A12.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility	The wooded green space between Goldsmiths and the planned business park is an important buffer zone and wildlife corridor; it provides screening from built form. There is large pond which is biodiverse and has newts and other species; the wooded area has a bat

or richness of its wildlife	population as has nearby Parklands Wood. The small green spaces - a triangle and two roadside grassy areas at the entrance to the village add to its character. Noteworthy is the Evacuee's Oak Tree planted to commemorate the arrival of Essex evacuees in 1939. These greasy areas are planted with daffodils and there is a community bench. Both areas are adjacent to The Avenue and have historical significance with their Ufford Park link.
Local in character and is not an extensive tract of land	Although quite a large space this area is a buffer between built form and recreational areas; all these green spaces are part of Ufford's rural feel. Approximately 1.13 hectares. Note - Landex, the owners of the Crown Nursery green space, have committed for these grassy areas to be retained and managed and not to be developed.



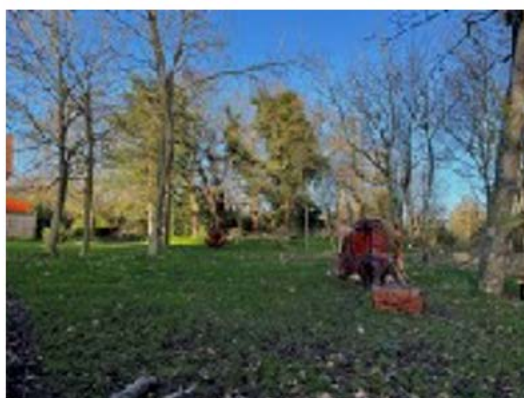
8. Recreation Ground	
In reasonably close proximity to the community it serves	Focal point for community activities; within easy reach of all the residential areas of the village.

Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	The Recreation Ground is a community hub for a wide variety of activities and includes a football pitch, boules ground, tennis courts, a MUGA/ basketball court and a sizeable playpark. The playpark includes a zip wire, multi-use climbing/ play structures and an adult exercise area. It is used extensively by Ufford residents. This well-used community recreational area and is adjacent to the Community Hall with its car park, electric vehicle charging points and a defibrillator.
Local in character and is not an extensive tract of land	Essential part of Ufford's local character. Approximately 1.16 hectares.



9. Parklands Wood and Redlands Glade	
In reasonably close proximity to the community it serves	Adjacent to the Recreation Ground and the Parklands residential area.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	Owned by the Parish Council, this is a core community asset, managed by a volunteer group, the Friends of Parklands Wood. It has historical significance as part of the original Ufford Park Estate and WWII site for the development of tracked vehicles. The military camp site has Historic England Monument status (UFF067) and there is also evidence of a hollow way dating from mediaeval times. It contains a sculpture trail and BMX track and has multiple footpaths within it. Home to

	a significant bat population and a profusion of wildlife - birds and small mammals. The recent redwood sculpture and the glade around it are now an important feature of community life and have recreational value.
Local in character and is not an extensive tract of land	Although sizeable, this is an essential part of the local character of the village. Approximately 7.99 hectares.



10. Sogenhoe Chapel	
In reasonably close proximity to the community it serves	Within walking distance of the residential area and part of Ufford Heritage Trail.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	Site of historic Sogenhoe Chapel and former hamlet mentioned in the Domesday Book. This site is a public space managed by Ufford Parish Council. It is a place of tranquility with a small copse of trees, community bench and information board. The site is registered by Historic England as a monument (UFF004). A recent geophysical survey has revealed an extensive hidden ditch structure in the

	adjoining fields where the former hamlet stood; this green space has both archaeological and historical significance. Recent finds in the vicinity include mediaeval pottery and a Mesolithic flint tool.
Local in character and is not an extensive tract of land	Essential part of the village archaeological and history; a small green copse. Approximately 1.39 hectares.



11. Graveyard of St Mary's Church and nearby burial ground	
In reasonably close proximity to the community it serves	Part to St Mary's Church and the adjacent Parish Hall so an important centre for the community; has well-used footpaths crossing the site.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	The church and the Parish Hall are a focal point for the community; these two graveyards are important green spaces in the centre of the village. The churchyard has old yew trees, and the adjacent mature beech and oak trees add to the tranquil nature of both areas. The closed graveyard surrounds the historic church itself with its ornate wooden gates. The Parish Hall and its green space are also important as a community asset. The churchyard is rich in flowers, trees and wildlife.
Local in character and is not an extensive tract of land	Small areas integral of the local character of the village. Approximately 0.34 hectares.



12. Crisp's Meadow	
In reasonably close proximity to the community it serves	A short walk from the village pub, The White Lion, and adjacent to the historic Hawkeswade Bridge.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	Crisp's meadow has historical significance both for the village and for the Suffolk Punch horse breed. The entry in the Ufford Heritage Trail reads: "The meadow is named after Thomas Crisp, who owned the first fully documented and traceable Suffolk Punch, a 15.2 hand (62 inch, 157cm) stallion, foaled in Crisp's meadow in 1768. The Suffolk Punch is a draught horse breed, dating back to the early 16th century, but all Suffolk Punches alive today can be traced back to this stallion, known as Crisp's Horse of Ufford". It is also a tranquil and picturesque green space with rare breed Suffolk Punch often grazing here. Adjacent to Hawkeswade Bridge and offering views across the Deben Valley.
Local in character and is not an extensive tract of land	Very much part of Ufford's history and character. Approximately 3.48 hectares.



13. 3 green spaces within Parklands development

In reasonably close proximity to the community it serves	Integral to the Parklands housing estate.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	There are three small green spaces within the Parklands area which provide recreational and amenity value to residents and visitors. The grassy triangle is used for children's activities as is the small area in Nicholls Close nearby. The area closer to the main road and bus shelter has a community noticeboard. All three spaces are small but are an integral part of the Parklands development.
Local in character and is not an extensive tract of land	Small spaces between residential housing - an important resource for this community which is separated by woodland from the other areas of Ufford. Approximately 0.06 hectares in total.



14. Bredfield Junction greenspace	
In reasonably close proximity to the community it serves	Close to Grove Farm and on a circular walk route.
Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife	This area has recreational and amenity value as it is on a circular walk route from Ufford to Bredfield; it has small green spaces alongside the footpath on either side of the A12 and in the small woodland to the south. There is natural planting with flowering bulbs esp. in springtime; orchids grow in the small woodland in late spring. Easily accessible to public as it is a roadside verge and adjoining wooded area. Close to this area there was evidence of Neolithic artefact scatter when the Ufford/ Wickham Market bypass was built (Historic England UFF008).
Local in character and is not an extensive tract of land	Small verge and wooded area - a safe space for walkers wishing to cross the busy A12. Approximately 0.03 hectares.



Appendix C: Justification for Non-designated Heritage Assets

The table below outlines the justification for the inclusion of important character buildings and historic features. The criteria is based on the 'Local Heritage Listing: Historic England Advice Note 7', page 9.

Age: The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

Rarity: Appropriate for all assets, as judged against local characteristics. Architectural and Artistic Interest: The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

Architectural and Artistic Interest: The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.

Group Value: Groupings of assets with a clear visual design or historic relationship.

Archaeological Interest: The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic Interest: A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.

Landmark Status: An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

1. Sogenhoe Chapel (site of)	
Age	1310-1527 – Saxon origins.
Rarity	Very rare.
Architectural and Artistic Interest	No architecture currently viewable.
Group Value	Intrinsic part of the parish of Ufford.
Archaeological Interest	The site has recently been surveyed and future archaeological investigations planned. Scattered field finds on site suggest previous medieval or earlier occupation with ovens and scattered pottery.
Historic Interest	The site and other nearby features recorded in the history of Ufford suggests that the manor of Sogenhoe, and Ufford Castle situated some 200 yards west of the site, together with discoveries by LIDAR survey suggest this is a very important Saxon / Middle-age settlement area. Sogenhoe (or Suggenham) Chapel (site of) - 1310-1527. Kirby mentions a moated area to the west (see Ufford Castle) (R1) (R2). Named by OS on 1: 10560 map, provisional edition, missing from 1: 10000, 1983. Marked by Bowen as in ruins in 1755 (S1), although a Terrier dated 26 October 1613 describes the site as 'a piece of land lying in the chappell field whereon it is supposed a Chappell hadd once stode...'. The chapel was extant in 1291, and possibly earlier, since it appears in the Taxation of Pope Nicholas IV under Bredfield, Ufford, Grundisburgh, and Easton (S4).
Landmark Status	Suffolk Heritage Explorer reference Monument record UFF 004 - Sogenhoe Chapel https://heritage.suffolk.gov.uk/Monument/MSF3317



2. Milestone, 2i at A12/B1438 at Ufford Park Hotel ; 2ii at A12/B1438 at Hill Farm	
Age	>150years, appears on 1880 ordnance survey map.
Rarity	The only milestone with these destinations marked.
Architectural and Artistic Interest	Attractive example of municipal stonework used at that time
Group Value	One in a series of milestones from London to Gt Yarmouth along route of A12 road.
Archaeological Interest	None
Historic Interest	One in a series of milestones from London to Gt Yarmouth along route of A12 road.
Landmark Status	Specifically designed to be a landmark and to provide information for travelers. Suffolk Heritage Explorer reference Monument record UFF 024 - Milestone on the B1438 https://heritage.suffolk.gov.uk/Monument/MSF30823



3. Hill Farm Cottage, High Street	
Age	Predates 1883 maps
Rarity	Example of a cottage style former farmhouse
Architectural and Artistic Interest	Property still retains its distinctive thatch.
Group Value	Possibly originally part of a wider group of buildings, associated with Hill Farm.
Archaeological Interest	No records of buried remains here.
Historic Interest	Attractive example of a distinctive farmhouse building,

Landmark Status	Property has a road frontage facing the High Street and would have acted as the principal building for the farm and therefore highly visible.
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4. Green Tiles, School Lane	
Age	Approximately 80 years old.
Rarity	Retains a distinctive Arts and Crafts style of fenestration and materials which are unusual in the parish
Architectural and Artistic Interest	Yes, Arts and Crafts style of architecture, with unique (to Ufford) Green Glazed Pantiled roof.
Group Value	None
Archaeological Interest	No records of buried remains
Historic Interest	The building has a distinctive style that is not common in the parish but no notable connections
Landmark Status	Although set back from the road, the distinctive style and materials of the building do draw attention to it, and it is clearly visible.



5. Ufford Place, Wall and Entrance Lodge Dutch Gables, Yarmouth Road	
Age	The manor house of Ufford Place dates back to 16 th century, the gates were a later addition, but local records show them to be at least 200 years old, although much modified for modern day traffic access to the housing that now occupies the land of the former Manor, demolished circa 1956.
Rarity	The original manor house was one of the most dominant buildings in Ufford and integral to its history
Architectural and Artistic Interest	Many parts of the walls remain and although now somewhat disjointed from the main area, can still be observed.
Group Value	Originally part of a wider collection of buildings related to Ufford Place.
Archaeological Interest	None known
Historic Interest	The entrance to Ufford Place on the B1438 now exists as the entrance to Ufford Park Hotel and together with the old gatehouse with its Dutch gables is seen by all travelers approaching from Melton.
Landmark Status	Highly visible in this part of the parish.



6. Byng Brook Chapel, High Street.	
Age	1860.
Rarity	Only example of this style of church building in the parish. Although not unusual for the wider area.
Architectural and Artistic Interest	Unusual design, and a rare example of Suffolk White Brick construction; relating more towards an industrial building than a church.
Group Value	None
Archaeological Interest	None

Historic Interest	The old (Wesleyan) Methodist Chapel, in use until mid-1980's by local churchgoers, now a private residence.
Landmark Status	The building is located in the High Street and due to its scale and distinctive appearance is highly visible



7. Old School, and School House, School Lane	
Age	>150 years, dating back to 1873.
Rarity	Existed as primary school for the village for over 100 years before its closure in 1987.
Architectural and Artistic Interest	Victorian Architecture with distinctive features and detailing on the eaves.
Group Value	Possibly originally supported by other outbuildings.
Archaeological Interest	None known.
Historic Interest	Existed as primary school for the village for over 100 years before its closure in 1987.
Landmark Status	Its distinctive appearance and obvious 'school design' make it a notable building in the streetscape.



8. Sick Cottages Loudham Lane	
Age	Built approximately 1666.
Rarity	Occasionally similar cottages in villages known as Pest Houses.
Architectural and Artistic Interest	Traditional examples of this form and age of building
Group Value	Originally built as a group to house victims of the plague to help stop the spread of disease.
Archaeological Interest	None known
Historic Interest	Built outside the village for plague victims. From "Pocket Histories of Suffolk Parishes" – Yeoman: About a quarter of a mile North of the church is a double cottage, which according to Kirby, stands upon the actual site where formerly existed a seat of the Lords of the Manor; at one time this was a farmhouse, but was later used as a kind of village hospital, called locally the "Sick House", and was eventually sold by the Charity Commissioners. Another charity, in the form of Woods Hospital, was presented by Bishop Thomas Wood at the end of the seventeenth century. This building was later known as the Ufford Almshouses'.
Landmark Status	Separate row of cottages.



9. The Orangery, Ufford Place	
Age	The manor house of Ufford Place has origins dating back to 16 th century, The Orangery was a later addition, but local records show them to be at least 200 years old, although much modified by renowned Architect John Penn, who is responsible for the design of other houses (Tallboys / Takoradi) now situated within the old grounds after the former Manor was demolished circa 1956.
Rarity	Only example within the parish
Architectural and Artistic Interest	Architecturally important and artistically significant structure owing to John Penns skillful re-modelling of the structure to make it a residential property.
Group Value	Originally part of the wider collection of buildings to support Ufford Place.
Archaeological Interest	None known.
Historic Interest	Valuable aspect of the Ufford Place manor and has noted connections to the parish history.
Landmark Status	Due to the scale, design and location, the orangery is a notable feature in this part of the parish.



10. Forge House, High Street	
Age	17 th Century origins, built in 1642.
Rarity	An example of a traditional craft cottage of this era
Architectural and Artistic Interest	Recently refurbished, but at one time heart of the village.
Group Value	At one time in the heart of the village, one of the oldest cottages in Ufford and having historical significance in the village as the Forge. 1 and 2 Forge House were originally one dwelling, representing a forge and working part of the dwelling and a more residential side of the dwelling on the other side.
Archaeological Interest	None known
Historic Interest	The property is considered to have significant historical significance in the village of Ufford. Served the travelers on their stopover on the London to Great Yarmouth Road. Situated adjacent to the Crown Inn, horses would be shod, and carriages repaired in between serving as the blacksmith for the village and neighbouring Settlements.
Landmark Status	Located in the High Street.



11. Tallboys, Ufford Place	
Age	<70 years.
Rarity	A distinctive architect designed building
Architectural and Artistic Interest	John Penn designed property built in the grounds of the Ufford Place manor.
Group Value	Yes, due to its location in the grounds of Ufford Place
Archaeological Interest	On site of gardens of previous manor buildings that were demolished circa 1950 after being requisitioned and damaged by MoD occupation during WWII.
Historic Interest	Yes, due to its association with architect John Penn
Landmark Status	Located set back from the road and obscured from public view by intervening development.



12. Hungarian Lodge, High Street	
Age	Built circa 1900.
Rarity	
Architectural and Artistic Interest	Yes. Has architectural interest as mid to late 19 th century house which still retains the brick and flint wall which ran along the High Street on the 1888 OS map.
Group Value	None
Archaeological Interest	None Known.
Historic Interest	Yes.

Landmark Status	Located in the High Street and although set back is an impressive example of its kind
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13. Mulberry Cottage, High Street	
Age	Likely 19 th century
Rarity	Not rare or particularly unusual. Pantile and render not uncommon materials.
Architectural and Artistic Interest	Yes. Remnants of some decorative features on front elevation. Remnants of flint walling.
Group Value	None known
Archaeological Interest	None known
Historic Interest	Yes.
Landmark Status	Located on High Street so visible from the highway

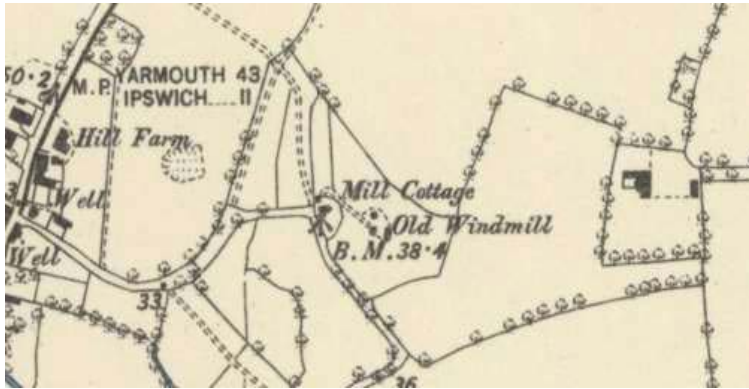


14. The Old Stores, High Street	
Age	Possibly late 18 th early 19 th century.
Rarity	Not rare. Adjoins a similar period and style building
Architectural and Artistic Interest	Yes. Georgian scale, materials and massing. Full sash windows
Group Value	Adjoins similar building. The location of one of the original village stores on the High Street, closing in mid-1970's

Archaeological Interest	None known
Historic Interest	Historic, social and cultural value by virtue of former use as village stores. Retains railings to front.
Landmark Status	Located on the High Street



15. Mill Cottage, Spring Lane	
Age	Circa 1800.
Rarity	The only remaining Mill cottage in Ufford, that was associated with one of the three windmills that have completely disappeared from modern records.
Architectural and Artistic Interest	Yes.
Group Value	A unique building occupying a prominent position in the lane and is admired by passers-by for its presence and charm.
Archaeological Interest	None known.
Historic Interest	Associated with one of the lost Mills of Ufford that stood on rising ground behind the cottage. Thought to be the dwelling-house mentioned in the Suffolk Chronicle 19.9.1825 together with the Mill and 2 acres of land. The Mill was re-located to Framlingham circa 1885.
Landmark Status	Visible from public places and reflects the Mill landscape.



Appendix D: Glossary

Glossary of terms used and/or relevant to the Ufford Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2024 unless where stated.

Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Brownfield land: See Previously developed land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate change adaptation: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community-led development: A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a

mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of

London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households

who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation: Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas: Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Stepping stones: Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic environmental assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of section 19(1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities: Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents: Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System: A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Windfall sites: Sites not specifically identified in the development plan.

Appendix E: Sites assessment

Key

- The site is not suitable.
- Constraints will need to be overcome before the site is suitable.
- No constraints.

1: Site details

Site name	Former Crown Nurseries site
Site area	Approx. 5 ha.
Proposed use	24 Housing units (16 open market and 8 affordable), open space and allotments, drainage lagoons.
Existing use	Former (plant) nursery site. Site has planning permission for commercial development (DC/21/3237/FUL) - erection of a Class E (A), 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). Permission has been implemented by virtue of demolition and site clearance in October 2023. Site remains clear in November 2023. Part of the site (to the north) is subject of an appeal for 4 dwellings, awaiting determination by the Planning Inspectorate.
Adjacent uses	Housing to the north and area of TPO trees, woodland and to the east and south; area of orchard and Yarmouth Road to the west.

Suitability criteria (adapted from SHELAA and NPPG)

Criterion	Impact	Comments
Access		Existing access from Yarmouth Road via Nursery Lane. Potential second access from The Avenue, although this would require tree removal. May require some highway modifications.
Utilities capacity		ESC Water Cycle Study identified potential Water Recycling capacity issues. These were dealt with by condition on DC/21/3237.
Utilities infrastructure		Main sewer follows course of main access. Tel cables (overhead) across access/W end of site. Dealt with adequately for DC/21/3237.

Contamination		Record of land contamination although this now addressed by discharge of conditions on DC/21/3237.
Floodrisk		Site not in high risk flood zone but surface water issues are recorded locally October/November 2023.
Market attractiveness		Permission exists for mixed commercial development however housing is more attractive to the landowners/promoters.
Biodiversity		Area TPO opposite site. Hedgerow Survey: Rich. Sensitive landscape setting. Wooded area to south, some residential also. Site of former orchard on western edge of site adjacent. Potential to enhance existing ecological corridor.
Heritage		No designated or non-designated assets in the immediate vicinity.
Open Space		No current open space use.
Landscape		Sensitive landscape setting at edge of the village, well treed edges currently.
Connections		Footpaths along Yarmouth Road already in existence.
Compatibility with neighbouring uses		Residential to the north and east; overlooking and amenity would need careful consideration.
Suitability conclusion	Site has been largely cleared by virtue of the permission granted under 21/3237. Issues of drainage and contamination addressed by supporting information form that permission. Recent issues with surface water flooding will require addressing. Potential to retain former orchard should be explored; landscaping/screening will be required. Site is considered to be suitable subject to identified constraints being addressed.	

Availability

Is the site available?	Yes.
Evidence of availability	Promoted through the Landowner Engagement process.

Achievability

Is the site achievable?	Yes.
Evidence of achievability	Site already cleared and former buildings demolished.
Are there any commencement issues	None.

Community priorities identified in the household survey

Allotments		Provides for 8 allotments and car parking.
New open spaces, spaces/meeting areas		Provides for informal areas of open space within the site.
Community garden or nature reserve		Adjacent land and woodland (to south and east) to be transferred to the parish council for future management.
Burial ground	NA	None.
Improved footpaths or cycleways		Indicative layout provides footpath/cycle link across the development connecting the recreational facilities south of The Avenue with residential development to the north e.g. Goldsmiths.

Additional criteria

Mix of housing against HNA findings		Indicative site layout allows for 8 affordable dwellings, a mix of houses and bungalows and predominantly 2-4 bedroom properties.
Connections to existing facilities		Easy connections by foot or by bicycle to the recreational facilities south of the Avenue.
Relationship to the built up area		Immediately adjacent to the existing settlement boundary. Lies close to existing residential development. Self- contained site that does not encroach into open countryside. Site has permission for commercial development. Site is close to existing community facilities.
Compatibility with any proposed Non-designated		Adjacent woodland is proposed as Local Green Spaces. No proposed views or Non-designated Heritage Assets affected.

Heritage Assets/Local Green Spaces or important views		
Site specific benefits		The permitted commercial development was not supported by the community. Household survey results indicated support for re-use of brownfield sites – this site is considered to be brownfield locally as former nursery site. Survey indicated support for other uses for this site in preference to the permitted commercial uses. Development of this site for housing would allow for the protection of the adjacent woodland and community use via transfer to the Parish Council. Site provides opportunity to connect existing residential development with the recreational facilities and Community Hall. Provides allotments. Residential development on the site as opposed to the permitted commercial scheme could safeguard the existing orchard.

Summary

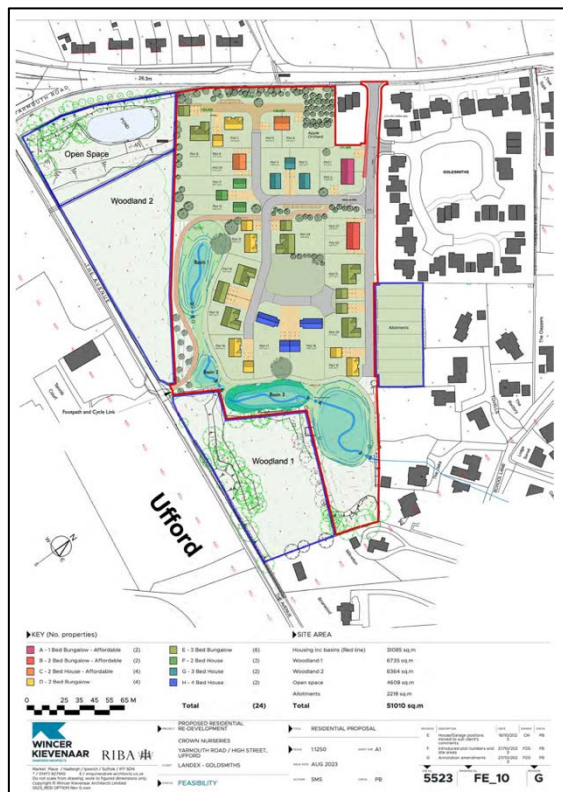
- The site is suitable for development subject to overcoming some identified constraints. Information to support the discharge of conditions on planning permission 21/3237 address a number of these issues.
- The site is available by virtue of being promoted for housing development by the landowner and there is a developer on board.
- The site is achievable by virtue of existing buildings having been demolished.
- The site provides for a number of the priorities identified by the community in the household survey – allotments, open space, community space and can provide footpath and cycleway connections which link existing residential development with community facilities. It also could safeguard the existing orchard.
- The use of the site for housing is preferred by the community to the existing commercial permission.
- The site has the potential to deliver housing to meet the specific needs identified in the Housing Needs Assessment, specifically affordable housing, bungalows, houses suitable for adaption to meet mobility needs and housing for families.
- The scale of housing on this site is not out of scale with the existing form and character of the settlement.

- The site can be made well connected to existing facilities.
- The site is well related to the existing built up area, has clearly defined boundaries and does not encroach into open countryside.
- Development on the site would not adversely affect any views, Local Green Spaces or Non-designated Heritage Assets proposed in the Neighbourhood Plan.

Conclusion

Whilst the scale of development proposed at 24 new dwellings is high for a settlement with limited community facilities, the development of this site has the potential to provide for new community benefits in the form of affordable housing, allotments and community open space. The transfer of the woodland/green areas to the Parish Council would safeguard this area for future generations and provide opportunities for ecological enhancement. The site provides opportunities for improving connections between existing residential development and the Community Hall and associated recreation facilities. The site relates well to the existing built up-area and the development of housing on this site is much preferred by the community to the existing consented commercial uses. However, any housing development on this site would be instead of and not additional to any commercial development.

On this basis it is proposed to include the site within the draft Neighbourhood Plan as an allocation.



Above: Concept site layout submitted through landowner engagement process. Note: the heritage orchard at the western edge is proposed to be retained.

2. Site details

Site name	Notcutts: Former container nursery
Site area	8.8 hectares
Proposed use	20+ dwellings plus the potential for other uses including nature reserve, allotments and informal open space
Existing use	Former nursery unused since 2013
Adjacent uses	Council depot to the east and residential to the west although this is outside the parish in Melton parish.

Suitability criteria (adapted from SHELAA and NPPG)

Criterion	Impact	Comments
Access		Existing access from Bredfield Road via narrow road serving existing horticulture use. Existing access not suitable for increased use due to narrow road and poor junction visibility. New access on Yarmouth Road may be feasible with hedge relocation.
Utilities capacity		The Water Cycle Study identifies potential Water Recycling Centre capacity issues.
Utilities infrastructure		No constraints known
Contamination		Previous references on site to retention of Acid Dispenser Compound which may require remediation.
Floodrisk		Some surface water flooding southern end of site
Market attractiveness		Currently unknown
Biodiversity		Potential BAP species identified
Heritage		No designated or non-designated heritage assets nearby
Open Space		No current open space use
Landscape		Hedges and trees on boundary. Located within the proposed Area of Local Landscape Sensitivity
Connections		Road narrow, no footpath. Main road (Yarmouth Road) has existing footpath. No footway access to the site.
Compatibility with neighbouring uses		Opposite the former Norse depot which has potential amenity impacts of traffic generation, traffic noise (e.g. from refuse vehicles), odour and dust

Suitability conclusion	Potentially suitable provided identified constraints are addressed. These include access, contamination, and highways impacts
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Availability

Is the site available?	Yes
Evidence of availability	Promoted by landowner through Landowner Engagement process

Achievability

Is the site achievable?	Yes
Evidence of achievability	No specific or abnormal costs identified
Are there any commencement issues	None identified

Community priorities identified in the household survey

Allotments		Potentially included
New open spaces, spaces/meeting areas		Potentially included
Community garden or nature reserve		Potentially included
Burial ground	NA	None
Improved footpaths or cycleways		Existing connections inadequate

Additional criteria

Mix of housing against HNA findings		Mix not yet known but likely to include a range of sizes with a minimum of 7 affordable (20+). A development much over 20 may not have support locally without other benefits
Connections to existing facilities		Currently not well connected to existing facilities and lies some distance from the nearest facilities – the Community Hall and recreation facilities

Relationship to the built up area		Located some distance from the main built up area of the village and not well related to it. Divorced from other development by Yarmouth Road. Southern boundary not well defined and could lead to encroachment into the countryside.
Compatibility with any proposed NDHA/LGS or important views		No proposed NDHA, views or LGS affected.
Site specific benefits		Household survey results indicate that there is some support for an active use on the site which is seen as underused. Some support for housing or other uses.

Summary

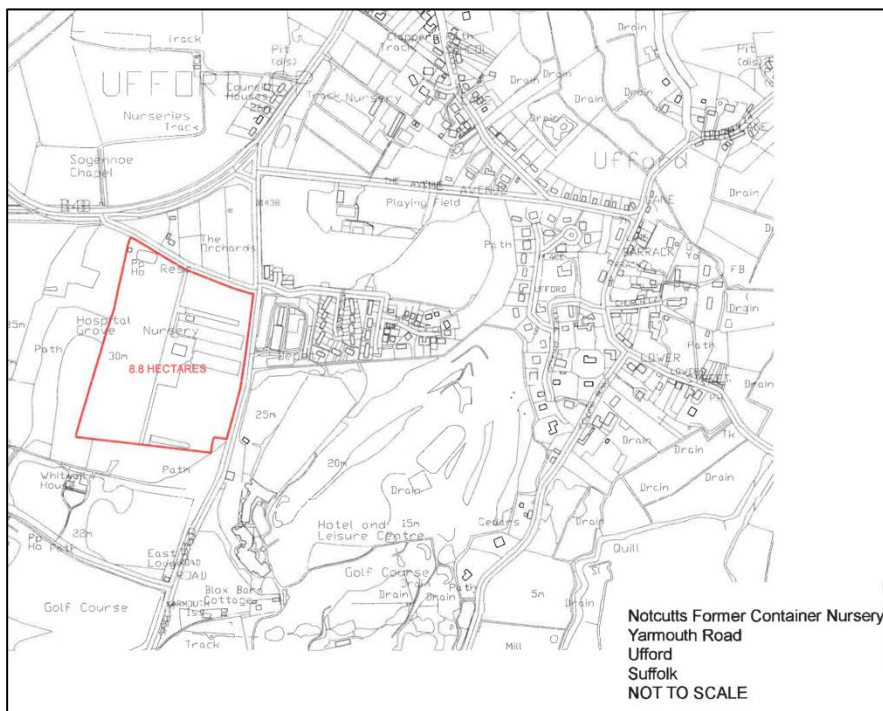
- The site is potentially suitable for development subject to overcoming some the identified constraints relating to access, contamination and highways impacts.
- The site is available by virtue of being promoted for housing development by the landowner.
- The site is achievable by virtue of no existing or abnormal costs identified (subject to confirmation about contamination).
- The site could potentially provide for a number of the priorities identified by the community in the household survey – allotments, open space, community space. However, it is not well connected by existing footpaths or cycleways, and these would need to be addressed.
- The site has the potential to deliver housing to meet the specific needs identified in the Housing Needs Assessment subject to further detail.
- The scale of housing on this site would need defining. More than 20 houses in this location is unlikely to be acceptable in principle to the community unless there as some significant community benefits which would outweigh these concerns.
- The site is not well connected to existing facilities.
- The site is not well related to the existing built up area and has the potential to encroach further into the countryside to the south.
- Development on the site would not adversely affect any views, LGS or NDHA proposed in the Neighbourhood Plan.

Conclusion

Whilst the site has the potential to deliver on some of the community's priorities in terms of allotments, open space and nature conservation areas, it is not currently well connected to existing facilities and providing adequate and safe connections will be challenging. 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.

There is no compulsion to provide for new housing in the Neighbourhood Plan for the reasons described earlier in the Plan. Therefore any new allocation would need to balance the views of the community, as expressed through the household survey, against any specific benefits that could be derived from additional housing development. Therefore, in the absence of a significant site specific benefit to be derived from developing this site, which outweighs these views and taking into account the identified constraints, it is not proposed to allocate this site in the Neighbourhood Plan.



Left: Site location submitted through landowner engagement process.

Appendix F: Policies map

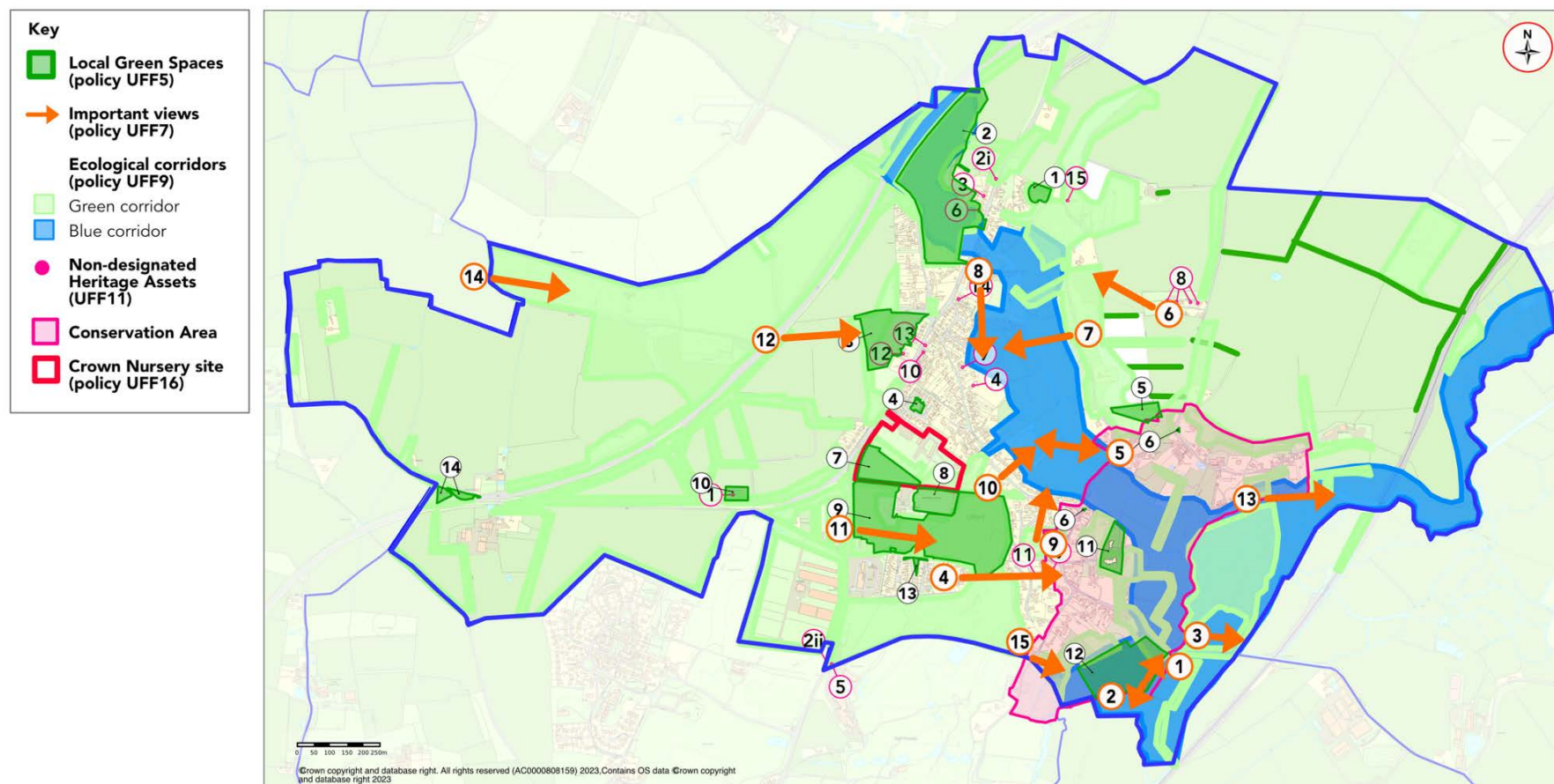


Figure 34: Policies map (source: Parish Online, with own annotations). Blue line denotes parish boundary.

