

UFFORD NEIGHBOURHOOD PLAN

Results of the Neighbourhood Plan Household Survey, November/December 2022

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

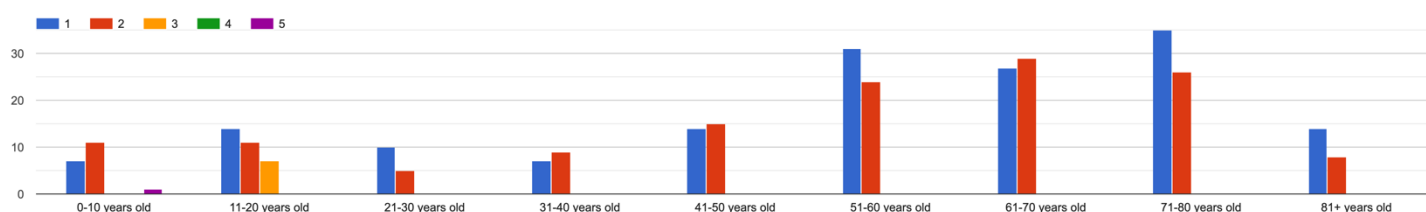
ABOUT YOUR HOUSEHOLD

(1) Age of people in your household.

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

Total across households: 449 respondents

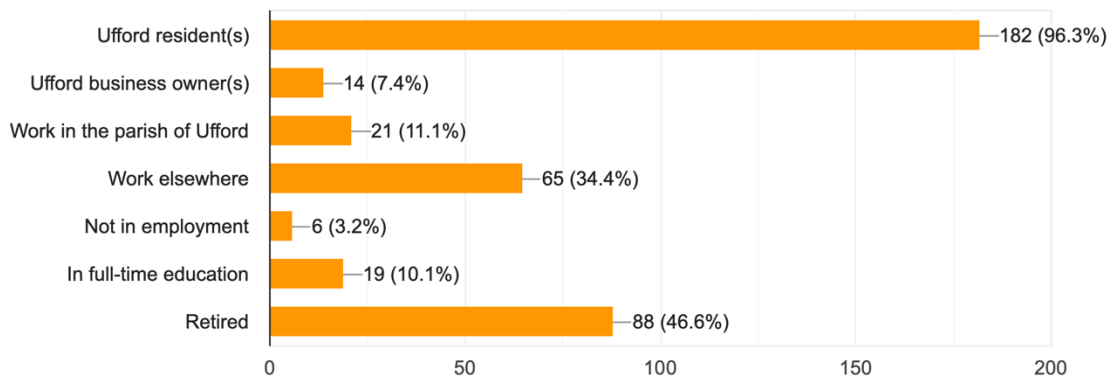
- 0-10 years old: 34 respondents
- 11-20 years old: 57 respondents
- 21-30 years old: 20 respondents
- 31-40 years old: 22 respondents
- 41-50 years old: 44 respondents
- 51-60 years old: 76 respondents
- 61-70 years old: 82 respondents
- 71-80 years old: 84 respondents
- 81+ years old: 30 respondents



(2) Please tell us about yourselves

189 responses

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



Other (also specified)

6 responses

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

GENERAL QUESTIONS

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

184 responses

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

Action: Review Vision and set Objectives.

- Friends and a very attractive village to live in.
- Friends. Conservation area being maintained. Childhood home.
- Friendships
- Good community, pubs and open spaces
- Great dog walking options
- great place to live with a quiet vibe
- Great Public Houses. Also serving coffee."
- How close to nature it feels in the village"
- I value the walks and the scenery it is such a beautiful village
- In catchment for Farlingaye school
- Instant access to countryside walks
- It's, or it was, a lovely village to live in, with amazing countryside and walks - It's not a suburb of Woodbridge or Melton - YET !
- It's beautiful countryside
- It's beauty, quietness and friendly community
- Its charm as a Suffolk village with good road connections nearby
- its peacefulness and exclusivity
- Its quiet rural village environment.
- Its tranquil environment
- Keeping the conservation area in Lower Ufford
- Kpm garage offers a great service for the villagers
- Landscape and community
- Living in a lovely village with a community feel.
- Living in a rural environment surrounded by open countryside and woodland.
- Living in an ancient village surrounded by accessible and beautiful country side
- Local environment (community, rural setting, character)
- Location
- location
- Location
- location
- Location
- Location
- Nice place to live, quiet.
- No light pollution at the moment!
- ON a bus route. Friendly residents.
- Open space
- Parkland wood, the river and beautiful countryside.
- Peace
- Peace / Quiet / Nature / Walks / No Streetlights / Clear Skies / Wildlife / Nice People
- Peace & quiet (I know, that's two but...)
- Peace and beauty and lovely people.
- Peace and countryside views. Few street lights and traffic. Lovely village community
- Peace and quiet
- Peace and quiet
- Peace and Quiet
- Peace and Quiet
- Peace and Quiet
- Peace and quiet
- peace and quiet
- Peace and quiet
- Peace and Quiet (i.e. limited traffic). Absence of light pollution
- Peace and quiet and dark skies
- Peace and quiet at the weekends
- Peace and Quiet. Beautiful area for walking.
- Peace and quiet. Pleasant residents. very pleasant surroundings
- Peace and tranquillity in a rural setting
- Peaceful

- Peaceful
- Peaceful and friendly community
- Peaceful countryside
- Peaceful environment
- Peaceful rural setting
- Peaceful village
- Peaceful village life, great neighbours and community
- Peaceful village, lived here all my life.
- people are helpful
- Perfect balance between country living and good roads / commute access.
- Physical geography, largely unspoilt architecture
- Proximity to unspoilt countryside; sense of community
- Quality of living
- Quiet
- Quiet / Peaceful yet close to amenities.
- Quiet and close to Woodbridge
- Quiet and friendly/sociable
- Quiet countryside walks for the dogs
- Quiet village
- Quiet. No commercial businesses.
- Quietness, friendly neighbourhood.
- Relative quiet village but traffic through the village is increasing
- Relatively un-spoilt and quiet village
- Rural ambience
- Rural area, nature, wild life, stunning views
- Rural aspects
- Rural countryside and community
- Rural countryside village
- Rural location near to amenities
- Rural nature of the village
- Rural nature, peace and quiet
- Rural village environment
- semi-rural location
- Semi-rural setting
- Sense of community
- Sense of community, village style feel, safety, quiet.
- Sense of community. Maintaining the rural feel of the village.
- Small village life, Good neighbours, peace and quiet.
- Strong sense of community
- Stunning views and nature
- Surrounded by open countryside."
- Surrounding open spaces and community spirit (hard to pick just one!)
- That it's such a friendly caring community which is in touch with its rural roots
- The accessibility of lovely walks.
- The amount of Green ! So many communities chop down their trees and hedges, giving a sterile feel.
- The community spirit
- The community spirit. Very pretty village. Just the right distance to travel to Woodbridge.
- The dark skies
- The environment - easy access to some glorious countryside
- The environment and located
- The feeling of family and looking out for residents wellbeing
- The friendliness of the community in a beautiful place
- The general village atmosphere
- The lanes and tracks for walking
- The natural landscape
- The nature
- The older architecture

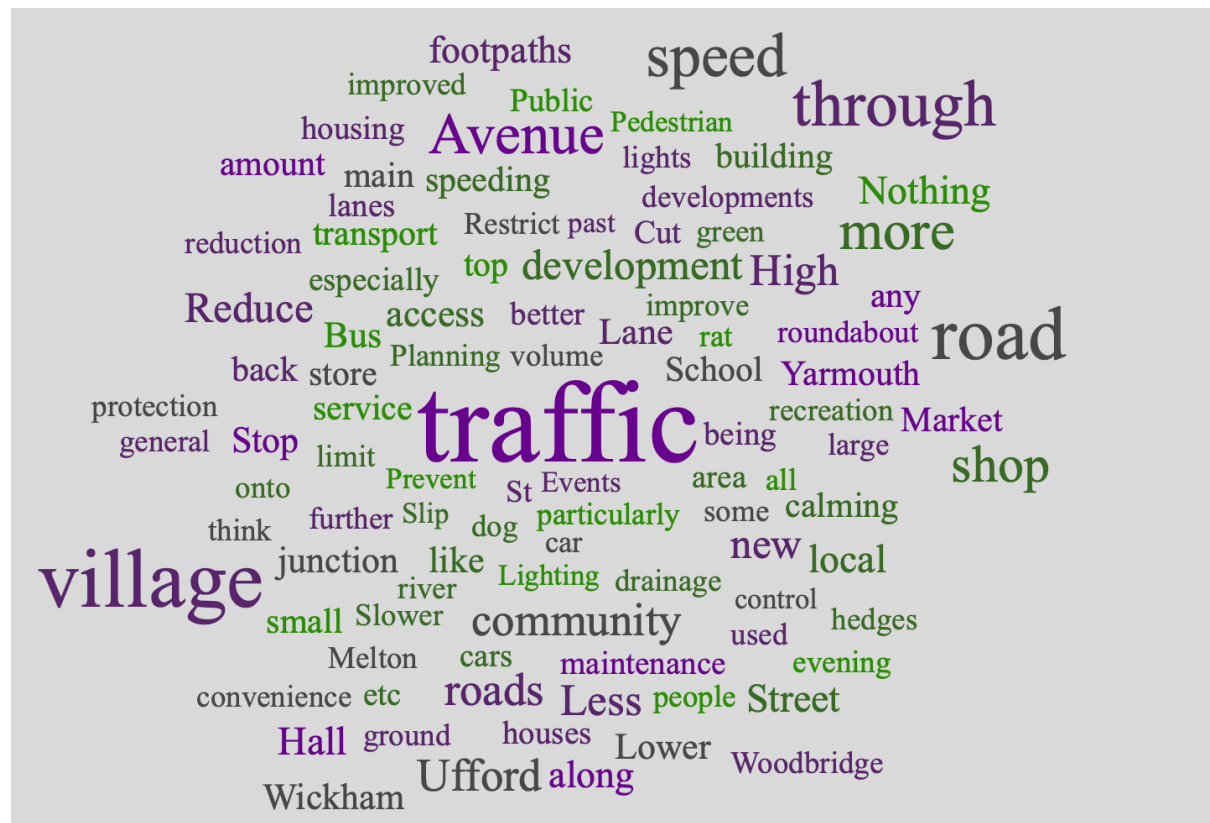
- The peace and quiet
- The peace and quiet
- The peace and quiet of a lovely village whilst having close and easy access to Woodbridge, the coast and a train station to London.
- The peace and quiet. Access to countryside walks. Convenience - plenty of amenities in a short distance
- The peace and quiet. The green areas. The darkness (no street lights). Good community spirit.
- The peaceful and tranquil environment.
- The peacefulness of this pretty village, but also the community spirit and church.
- The people and countryside
- The quiet
- The quiet and countryside, woodland on doorstep and wildlife.
- The quietness and beautiful views.
- The rare times when you have peace and quiet.
- The relative peace and quiet of this lovely small village and very little street lighting.
- The rural beauty / amenity access
- the rural landscape with the river, fields, footpaths, wildlife and farm animals in the fields
- The rural nature of the village
- The rural village atmosphere
- The semi-rural location which is conveniently located close to the A12 and Woodbridge.
- The semi-rural village environment
- The sense of community
- The sense of community
- The sense of community. People are friendly and there are lots of opportunities to get involved in community from joining the Ufford Gardening Club, Art History Group and the working party of Friends of Parklands Woods.
- The spirit and collective energy of the community
- The strong sense of community spirit, with residents who care about where we live
- The tranquillity and countryside around the village.
- The unspoiled water meadows
- The unspoilt nature of the village
- The view of the water meadows from our house
- The village community and quiet
- The Water Meadows
- Tranquillity
- Tranquillity of residing in a rural village.
- Tranquillity without isolation.
- Ufford is a friendly and supportive village.
- Underdeveloped village, community
- Unspoilt beauty
- Village feel, Historic buildings. Peace and Quiet, friendly atmosphere.
- Village Life
- Village life
- Village life, good sense of community, peace and quiet and the open space. - So far it's unruined!
- Village location. Proximity to Woodbridge.
- Village setting, surroundings, not over developed
- Walking paths and outdoor amenities
- Walks and nature
- Water meadows
- Water Meadows and the Lower Ufford conservation area.
- We love the peace, scenery and general feel of living here.
- You can't build on land near the river or other water fields. Keep it small

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

182 responses

Summary of the data: 'Traffic' mentioned 24 times, 'village' mentioned 18 times, 'avenue' mentioned 15 times and 'road' mentioned 14 times.

Action: Review Vision and set Objectives.



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

Raw data

- A 30MPH speed limit in some parts of the surrounding A12 to reduce noise from the road
- A convenience store
- A farm shop and cafe.
- A footpath to the recreation ground...the far end of the Avenue has no pavement
- A friendly cafe would be welcomed.
- A good local shop might be nice.
- A link slipway/road to the A12 at the North side of the village.
- A small local shop
- A total ban on any more housing or commercial development destroying village (see 3)
- A village shop
- A village shop
- A village shop to come back.
- a) clean the build up of slippery leaves in the gutter along the bottom of The Avenue - it feels quite hazardous walking on them
- Acceptance of change
- access to and from the A12
- Accessible walks
- Activities for young people
- Alternative route for through traffic

- Apart from the obvious traffic calming, better quality of design for new development
- Area by ufford bridges
- Avenue pathway // Restrict speed to 20mph where no footpaths.
- Avoid large scale developments
- b) clear the drains that blocked causing large puddles on The Avenue and by the bridge by the phone box
- Better access to Parklands woods from the Avenue and footpaths suitable for people with limited mobility.
- Bring back the village shop
- Bus service
- bus service
- Bus service
- Bus service more accessible for Lower Ufford
- c) to pick up odd bits of litter etc"
- Car passing places
- Clean up dog poo from the wood between High Street and Byng Hall Road.
- Clubs / Village Events
- Communication
- Community activities targeted towards families / working / commuting parents
- Community Hall
- Community Hall
- Community Hall facilities
- Convenience store in walking distance
- Crazy drivers, unsociable behaviour down recreation ground especially in summer months with music and constant banging from football against basket ball wooden boards.
- Cut back people hedges against roads and footpaths.
- Cut back verges and hedgerows to allow better visibility for pedestrians, cyclists and motorists."
- cycle safety - with lanes & reduced car speed
- Enforcement of speed restrictions / road safety.
- Fewer holiday lets which devalue the community and could risk its future vibrancy.
- Footpaths
- Footpaths along The Avenue to the from School Lane to the Community Hall
- General tidiness of road frontages i.e. overgrown hedges, etc. Also road surfaces.
- get some shops etc
- Halt the rapid development
- Honesty and integrity of East Suffolk Planning Dept.
- I think there are some general small maintenance things that would help improve the village. If we could afford to employ a maintenance person to do things like
- I would like a small shop
- Improved community hall
- improved community hall
- improved facilities for village youth
- Improvement in lanes connecting the village - potholes for instance.
- Internet speed.
- Keeps roads and lanes well maintained and free of potholes.
- Less dog poo! Less traffic
- less through traffic
- Less traffic
- Less traffic - especially speeding cars and tractors. Prevent Lower Ufford, The Avenue and School Lane being used as an alternative to the crossroads at Melton.
- Less traffic in the rush hour past the house as the lane is very narrow
- Less traffic on main road -> New ramp onto A12 so traffic from Wickham Market doesn't have to come through Ufford especially large lorries from plant centre.
- Less traffic.
- Limiting volume and speed, avoiding rat runs."
- Local convenience store
- local shop

- Local shop - Lack of !
- Local transport
- Lower Speeding through the village
- Lower the speed limit through the village. Efforts to stop Ufford becoming a rat-run like road narrowing / speed bumps.
- Maintenance of hedges, Dig out ditches to prevent continual flooding of the roads.
- Measures to keep traffic out of the village where it is being used as a cut through
- Mobile reception.
- more commercial activity
- More footpaths - clear ones!
- More footpaths through the fields and cycle paths
- More frequent bus times and later into the evening so you can go to Woodbridge for an evening and get home around 11pm
- More protection in and around the conservation area to avoid unsuitable development. Restoration of the Deben from hawkswade bridge to the tidal river.
- more social housing for locals
- Much as I hate making a village look like a town - I believe speed calming measures, "sleeping policemen" or others should be implemented ALL along the avenue, cars fly up and down it.
- Neighbours
- New to the village , but as yet nothing that is apparent.
- No building on agricultural land and other 'green' sites. New building in keeping with existing, i.e. vernacular architecture.
- No more building
- Not a lot I would improve I would like for there to be more community and family events and discos etc down at the community hall but I don't think there's anything else we need in the village. A shop would be lovely but again we are not far from any local shops so it's not a necessity
- Not so much traffic, particularly on the High Street.
- Nothing
- Nothing
- nothing
- Nothing - great as it is.
- Nothing it is fine as it is.
- Nothing.
- Nothing. Remain the same . Keep as a green space full of rich and diverse wildlife, flora and fauna.
- Overall strategy for protection of the environment
- Parking control top of school lane
- Pedestrian access to the play area
- Planning permission decisions made by ESC. More care about impact of decisions on the community.
- Possible new burial ground
- Probably better safer bike and pedestrian access to recreation ground from lower Ufford. Currently walk along Avenue with dog and dive into hedgerows as cars approach.
- Protect the village from any further harmful development.
- Protection of the village environment by stopping all new housing development as this is built purely to attract incomers, it is not meeting local need.
- Public transport
- Public transport
- Public transport
- Public transport links, especially to Woodbridge train station to cut car usage.
- Quieter roads - increasingly used as a "rat run"
- Reduce amount of traffic through High St. Construct on-ramp to A12 before Ufford
- Reduce speed along the High Street/Yarmouth Road
- Reduce speed of traffic
- Reduce the amount of traffic through the village
- Reduce the unnecessary industrial developments that are not appropriate for a small rural village
- Reduce through traffic particularly in the morning and evening 'rat run'.
- Reduce traffic caused by more housing in neighbouring towns using the High St.
- Reduce traffic in School Lane

- Reducing the amount of traffic through High Street by altering A12 access from Wickham Market
- Reduction in through traffic
- Regular leaf clearing by council
- restrict any further development but happy with house improvements. Preserving what green spaces are left
- Restrict the amount of new houses. Landex ones look 'out of place' in the village.
- River is silted up and covered in weed and there are several blockages"
- road junction at The Avenue with Yarmouth Road
- Road Noise !
- Road noise/traffic from A12
- Road surfaces and drainage
- Road, pavement and drainage maintenance.
- Roads
- Roadside drainage requires improving.
- Roundabout at top of The Avenue
- School Lane / The Avenue junction.
- SENSITIVE - Future Building
- Shops/convenience store within a walkable distance
- Sleeping policemen ??"
- Slip road onto A12 thus by-passing main road through village
- Slower - and preferably less - traffic on B1438 and High Street.
- Slower traffic along the B1438
- Slower traffic through back lanes
- Slowing down of traffic on main road
- Small shop
- Speed restrictions."
- Speed zones for minor roads (20ph)
- Speeding on high street
- Stop all the building
- Stop any more development.
- Stop further building/roads cannot cope
- Stop night lights polluting sky.
- Stop overbuilding.
- Street Lighting
- street lights
- Supporting businesses in the village
- Sympathetic new builds and extensions
- The availability of affordable homes.
- The bus service!
- The dangerous road junction at the top of the Avenue / Yarmouth Road should be replaced. The recently approved development at the old Crown Nursery site will increase the traffic in this area and make the current road layout even more dangerous. A roundabout would be a good solution and there is plenty of room to accommodate this - the current triangle could be reconstructed and perhaps the developers could contribute financially.
- The eco rating of houses
- The flaccid relationship between church and the village.
- The junction at the top of The Avenue.
- The junction at top of The Avenue. It should be a roundabout.
- The main road
- The roads !
- The speed limit through The Avenue.
- The speed of traffic through coming down the hill from Wickham
- The speed of traffic through the village
- the traffic system, use is now too heavy for the narrow roads and the infrastructure is being degraded.
- The traffic. Yarmouth road up to Wickham Market has become a bit of a rat-run to the A12.
- Through traffic reduction

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

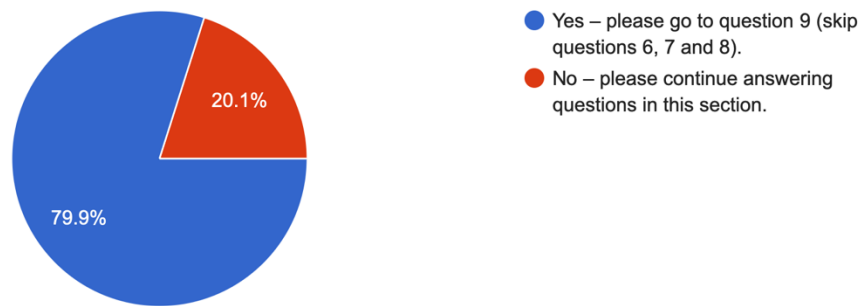
HOUSING NEED & LOCATION

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

189 responses

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

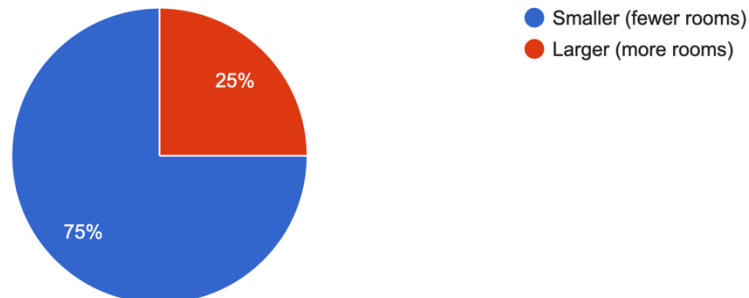
Action: Compare data with Housing Needs Assessment report and develop a policy around of housing needed within the parish.



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

32 responses

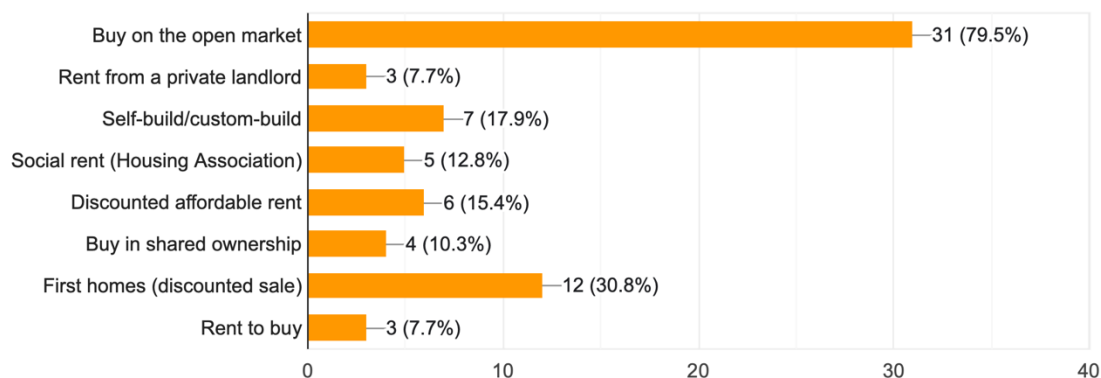
Summary of the data: The majority were looking to move into a smaller property (75% of respondent households) rather than larger property (25%). This may reflect the older age of many of the respondents (and the population) who are perhaps looking to downsize.
Action: Compare data with Housing Needs Assessment report and develop a policy around size of new properties.



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

39 responses

Summary of the data: Of those looking to move within the next 5 years, the majority (79.5% of respondent households) were looking to buy on the open market. Then looking for first homes (30.8%). A smaller number wanted to rent from a private landlord, self-build/custom build, social rent (Housing Association), discounted affordable rent, buy in shared ownership and rent to buy.
Action: Compare data with Housing Needs Assessment report and develop a policy around type and tenure of housing needed within the parish.



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

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

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



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

181 responses

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

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

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

Sorted data

General	○ Any further developments needs wholesale infrastructure investment, local school capacity etc. There is already development emerging around Wickham Market which does have a range of facilities that would work well for many people. Ufford won't retain its special identity if we recreate what is already available in nearby locations. So to my mind, only single plot dwelling applications should be considered, which are sympathetic to both surrounding existing dwellings/ buildings and the landscape . Probably a minimum of 1 acre plot per dwelling so that the house actually has a garden and capacity to grow vegetables, keep chickens etc. ○ ALL useful land has already been developed on. The village is now in danger of being over developed. This is a concern. ○ I already tried to get permission on my large front garden for a smaller house for me but generally think that the village would lose its character if allowed to grow too much. ○ I am not ticking the next box of 10 or less homes as I don't believe we should be opening up opportunities for commercial property developers in our village. We should be generating opportunities for new and existing families / individuals:/ groups to potentially self build individual eco homes for their own use that can be modern or traditional as long as the dwelling is sympathetic to the landscape and structures that surround it. More importantly we need to be asking ourselves what might we do to enable a more sustainable power and communal infrastructure solution for our village to support the needs of the existing resident community. ○ Depends on imposed target number. - If can be accommodated on one site then land opposite council depot and Parklands. Developer should also pay to upgrade dangerous junction en-route to A12 South via CIL - If cannot fit on one site then several smaller throughout village. ○ In an area previously used for work related matters. ○ Near old Main Road. Top of Yarmouth Road. On former Crown Nursery (instead of the industrial estate that was recently approved). Where B1438 and Old Bredfield Road intersect. Land opposite Suffolk Coastal Norse beside Old Bredfield Road. ○ The Parish Council should negotiate with the District & County/highways authority to accommodate any new housing around the Lodge Road area which is largely unproductive land, sadly the old Notcutts site is also likely to be targeted as a brownfield site. The Parish Council should also negotiate that the A12
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	entrance should become a symmetrical on/off certainly at the southern exit but also the northern exit/entrance too. If these sites were to be developed it would be important to have an on/off at the southern junction to avoid excessive traffic along the High St
General brownfield sites	○ Brown sites ○ Brown field sites (if there are any ?) ○ Disused nursery ground opposite Suffolk Norse. ○ Former industrial spaces. ○ Existing brownfield sites ○ Small brown field sites ○ One or two obvious brownfield sites & remainder of the former Crown nursery site ○ opposite the village hall ○ Brown field sites such as the old scrapyard on the High Street and Crown Nurseries
Former Notcutts nursery site, opposite Norse/Council depot	○ notcuts old site ○ Notcutts land opposite Ufford Park Hotel. ○ notcuts ○ Notcutts land adjacent to Melton Park" ○ Notcutts nursery site, Yarmouth Road ○ Notcutts site on the Yarmouth Road ○ Notcutts site ○ Nottcutts nursery site opposite Norse ○ Former notcutts site ○ Disused Notcutts Nursery land ○ Notcutts ○ The old Notcutts nurseries ○ The old Notcutts nursery site. ○ The old Nottcutts nursery site ○ The old nursery ○ The old nursery land, hospital grove or the nA side of the A12 near oak farm ○ The redundant Notcutts site at the junction of Yarmouth Road/The Avenue ○ The site of the previous Notcutts container plant field opposite Suffolk Norse depot ○ Nursery land opposite Parklands (Notcutts old site) or Nursery land to the West of the old A12. ○ Old Notcutts land/ opposite Parklands ○ Old Notcutts nursery area - not sure there is much land left otherwise ○ abandoned nursery across the road from Parklands ○ The old abandoned nursery opposite the bin lorry depot ○ Opposite Council Building ○ Opposite council depot ○ Opposite Norse ○ Opposite Norse ○ Opposite the council depot ○ opposite the Norse site ○ Near and around council depot. ○ The abandoned nursery opposite the council rubbish lorry site. ○ The nursery opposite Parklands entrance ○ Parklands (current Suffolk Norse) site ○ Old nursery site opposite Parklands/Council depot. ○ Land opposite the Ufford Hotel where there are or was greenhouses ○ The ufford land by st audrys Melton park ○ Derelict nurseries opposite Parklands

	○ Nurseries adjoining Parklands. Easy access to main roads and near the park
Former Crown nursery/next to new housing development/ Goldsmiths	○ Crown Nursery ○ Crown Nursery ○ Crown nursery land ○ Crown Nursery ○ Yarmouth Road Nurseries ○ Yarmouth Road ○ Where the old Nursery was ○ Former Crown Nursery site or brown field sites along Yarmouth Road/ High Street ○ It WOULD have been Crown Nursery ! ○ Site(s) along Yarmouth Road. ○ On Yarmouth Road ○ On the sites of the nurseries ○ The Nurseries. Land with easy access to A12 ○ Nursery between The Avenue and High Street ○ Adjoining existing new housing developments ○ Attached to existing developments ○ Goldsmiths nursery and Old ○ Goldsmiths, bungalows adjacent to farm at top of hill, and scrapyard on high street ○ Goldsmiths, in place of commercial buildings. ○ Goldsmiths, The Bungalow High Street, Notcutts site opposite Norse ○ High street ○ Ideally no more - potentially grow goldsmiths a little - but definitely needs different style. ○ IF' ... expanding, Goldsmiths. ○ Near Goldsmiths. ○ Near to the already developed areas such as the goldsmiths development ○ Next to Goldsmiths where the business units have just been approved (speak to Lane about a housing option instead plus may be with the local shop). Off Lodge Road behind the current housing on the field. Opposite the junction with The Avenue next to the ex Council Houses. ○ Former Crown Nursery site.
Lodge Road	○ However if essential the field opposite Lodge Road would be a suitable site " ○ Lodge Road, Ufford is suitable for housing and services are already at the site. This site has been turned down for planning for no appropriate reason. ○ SPS Spares site on Hight Street; land on west side of Forge Road
Nicholls Yard/High Street/ Yarmouth Road/ old scrap yard/SBS spares	○ Maybe the scrap yard in the High Street but too much development now - no more room. ○ Nicholls site/scrap yard ○ Nichols yard ○ Along High street, especially to the north. ○ High Street ○ End of High St, near A12 ○ Land at The Bungalow, Yarmouth Road (editor - actually means High Street) ○ High Street ○ North of High Street ○ On the High Street ○ The old scrapyard in the High Street. ○ Off Yarmouth Road near SBS spares ○ Spall's SBS Spares on High Street ○ The motor vehicle yard on the main road by the bungalow and the land where the ponies are with the big lleyandii hedge in Spring Lane

	○ SPS Spares site on Hight Street; land on west side of Forge Road
Lower Ufford	○ Lower Ufford Spring Lane and Loudham Lane. (Why does Upper Ufford have to have all the unnecessary unsightly over development?) ○ Lower Ufford. Parklands.
Main road or alongside A12 slip road	○ A12 side of the main road ○ Along main roads to avoid traffic on smaller roads ○ Area between Ufford and Melton along A12 but leaving ALL wooded areas. ○ B1438 near a12 ○ by the a12 ○ Close to main road ○ West side of A12 ○ Near the A12 where infrastructure exists or can be easily upgraded to accommodate the additional traffic ○ Near to main road tp prevent congestion of lanes and damage to verges. ○ The OLD main A12 ○ Outskirts, near A12 ○ On the run up to the A12 (Woodbridge direction) on field adjoining council houses.
North end of village	○ Along the main road going towards Wickham Market. ○ If it was a big development away from the North West of the area near the A12 away from the main village. If within the village on the main road going towards wickham market or on Loudham Lane ○ Land towards Pettistree ○ North end to Wickham Market ○ North end of village towards Wickham Market before road bridge ○ The land on both sides of the road heading out of village to Wickham Market before flyover.
Infill	○ Garden / infill locations ○ In fill on main road ○ In filling. ○ Small gap sites only ○ Large gardens to be turned into a building plot.
Elsewhere/no development	○ Melton ○ Melton! ○ Miles outside of Ufford ○ More housing would impact the village ○ Anywhere else ! NOT HERE ! ○ Cannot see an obvious site ○ Don't build anymore! Leave countryside, countryside. ○ Do not think there are any suitable locations in the village. ○ NO FURTHER HOUSING DEVELOPMENT ! ○ No more ○ No more housing as the roads are not sjitable for more traffic. ○ No room for further development ○ None ○ None ○ None - we have enough housing already! ○ None left - all appropriate locations have been used. ○ None, I feel we have enough 'housing developments' already with Ufford Place, Crownfields and Goldsmiths ○ NONE! Would destroy village. Too much already (Crown Nursery site)

	○ None. No more housing required ! ○ Don't need more houses it's a village not a town ○ For a village of its size and type there is ENOUGH development already. ○ I don't think there is anywhere appropriate for more housing in Ufford. ○ Wickham Market - NOT Ufford! ○ I see no need for more housing development there is not enough infrastructure to cope! ○ I think it is already overdeveloped ○ Outside of Ufford - Ufford is a village not a town. ○ Outside Ufford ○ We think there is enough housing in Ufford - anymore would make it busier and more polluted with cars. ○ Practically every available space has been developed in the last 10 years. Will soon be a town rather than a village. ○ Not in Ufford ○ Nowhere! There has been so much development in recent years that the character of the village is in jeopardy. The latest planning decision for Goldsmiths is a case in point. A car park for 100 cars and street lighting is in no way suitable for a "dark" village. Woodbridge /Melton and Wickham Market are already overdeveloped and spreading towards Ufford. This places a burden on facilities such as parking, Medical facilities and schools and roads. ○ There are none that I know of. Ufford has absorbed more than enough housing for a village of its size in recent years. ○ There is no infrastructure for more houses in Ufford. There should be no more houses here. Use brownfield sites in Ipswich. Do not use agricultural land we need it for food. ○ There is no room for further homes unless the infrastructure is improved ○ There is no scope to grow Ufford without ruining its village character ○ Ufford has had enough new housing developments recently ○ Nowhere is suitable. Ufford is a village - anymore "development" we'll be living in suburbia ○ Nowhere! Ufford does not have appropriate locations. But as developers are palm-greasers Upper Ufford towards Wickham Market ONLY.
Others	○ Byng Hall Road ○ clusters of three or less - next question answer to q10. ○ Hospital Grove ○ Upper st, Yarmouth Road as it's the only easily accessible area ○ On the village outskirts ○ Not off narrow lanes. ○ Not sure - but small pockets only ○ on edge of village along B1438 Yarmouth Road, not necessarily off smaller roads ○ Outside of conservation area and within the village envelope. No 'greenfield' building. ○ Several small areas either within or on the outskirts of the village. ○ On the west side of the B1438 ○ Near Ufford Park ○ Nearer to Melton. Not Byng Hall or Water Meadows. ○ Not in low lying water meadows. ○ On the edge of village we don't want anymore infill ○ On the outskirts of the village toward Woodbridge ○ Fields adjacent to the Sogenhoe chapel? ○ Western area - between Ufford & Melton. Whatever the geography dictates. ○ East and West corners
Don't know	○ Don't know

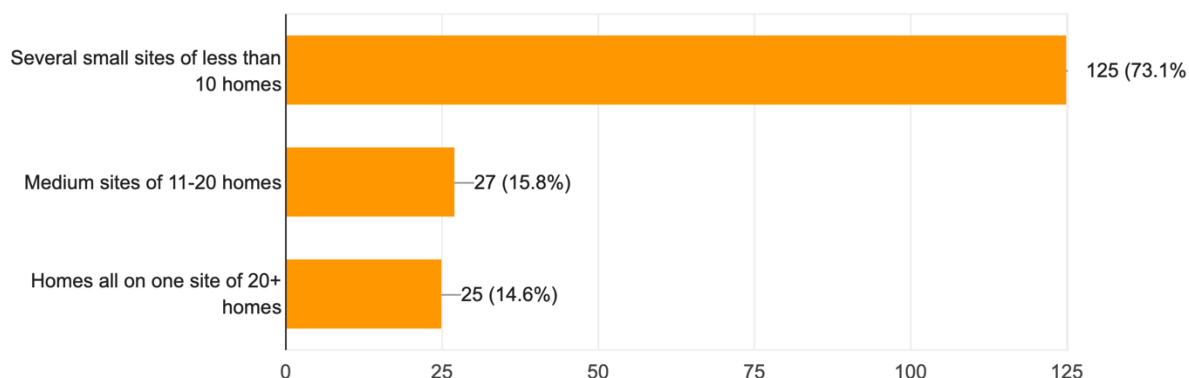
	○ Don't know ○ dont know ○ I don't have enough knowledge to answer this. ○ Unknown ○ Unsure ○ I haven't lived here long enough to make a suggestion ○ That's impossible to answer as I don't know which land is available
--	---

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

171 responses

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

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



HOUSING DESIGN & HERTIAGE

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

188 responses

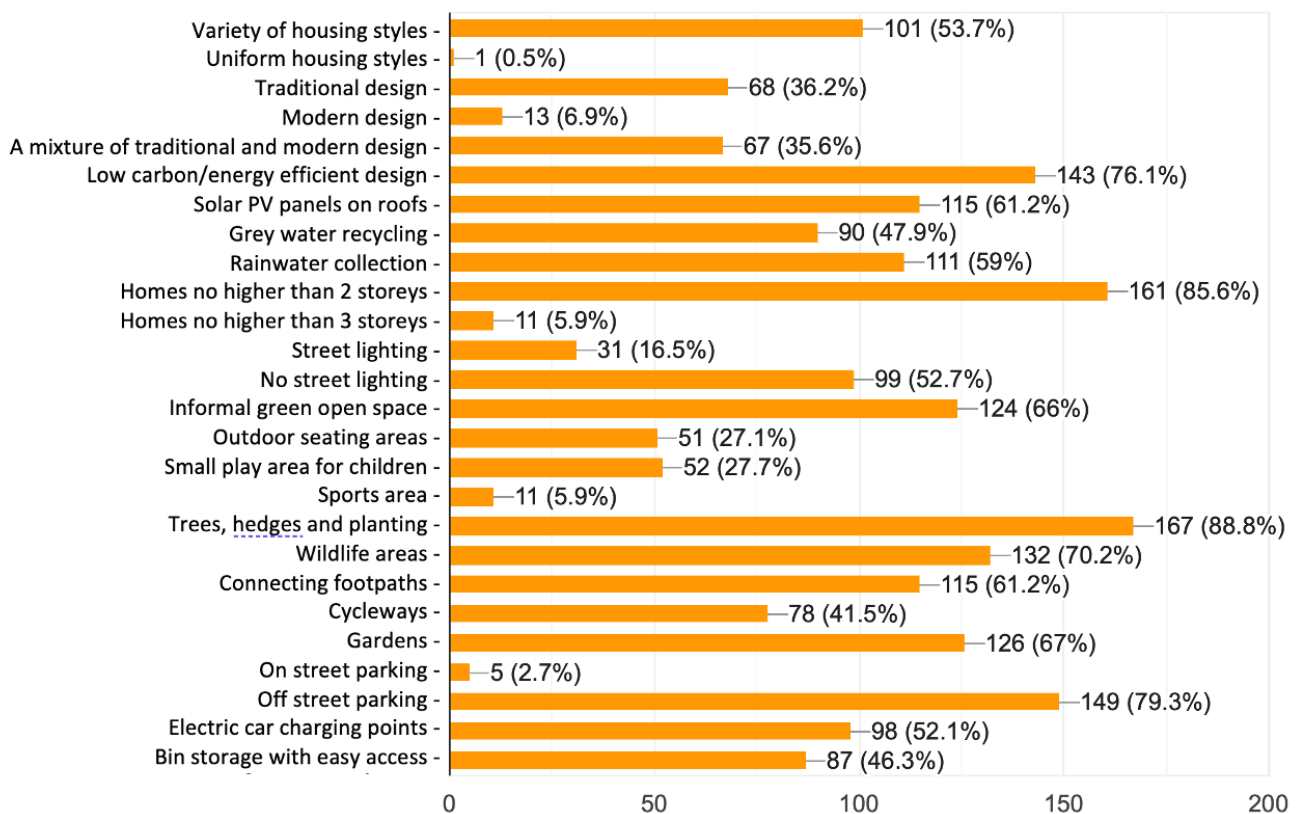
NOTE: answers to this question should be considered alongside answers to question 12.

Summary of the data: Particular support for

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

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

Action: Feed in comments to Design Code work.



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

104 responses

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

Action: Feed in comments to Design Code work.

Raw data

- 21st century design, not the retro stuff currently designed.
- A simple footpath along The Avenue.
- Access to good road not country lanes
- Affordability for working class people.
- Affordable housing

- Affordable housing as part of the overall mix
- Air conditioning
- Air source and ground source heating systems
- ALL of the last planning applications that have been passed in recent years have been pedestrian in design. We are in danger of looking like Kesgrave and Martlesham Heath. We need to retain the historical connection rather than naff footballer style properties that have been built and recently have been granted planning permission..
- Allotments
- Allotments / community project spaces
- Any 'new' houses should be sympathetic to the existing environment. They can be new and modern construction without being garish like those in Goldsmiths.
- Any new buildings should look to the existing architectural vernacular of the buildings immediately within the vicinity
- Avoid the housing styles that look similar to Ravenswood council housing in Ipswich. The former crown nurseries look very similar and aren't in keeping with the local area.
- Build Elsewhere
- building materials that blend with existing housing, e.g. brick, wooden frame. Not glaring white and grey.
- Bungalows
- Bungalows
- Bungalows
- Cannot think of any
- Cars in gardens not on roads
- Compact houses built with natural materials preserving existing trees
- Cycle sheds
- Design to include adequate infrastructure to accommodate new homes ie roads / access points as well predicting the impact of associated vehicular use on the main / minor roads.
- Designs sympathetic to neighbouring properties
- Don't know
- Each house totally independent, i.e. - not dependant upon the National Grid.
- Easy access to and from houses for people with disability or poor physical movement.
- Efficient drainage for surface water
- Enforceable speed limits on The Avenue and Barrack Road. A safe footpath to continue from the existing footpath in The Avenue to the entrance of Parkland Woods and the recreational area. An improvement of the junction from the Wickham Market Road into Yarmouth Rd to slow the traffic down and make exiting from The Avenue safer. Improve junction from Yarmouth Road to The Avenue; particularly if more housing is to be built.
- Ensure that there is appropriate infrastructure.
- Fit with local vernacular eg pantile roofs, plastered, pink
- Following recent planning decisions (and government intention?) here in Ufford and in Grundisburgh and Framlingham I am very concerned that after all the effort put into neighbourhood plan it could be easily overruled.
- foot paths between housing areas
- Good bespoke contemporary design sympathetic to the village environment whilst avoiding mock vernacular
- Ground source heating systems
- High speed broadband.
- Housing should take account aesthetically of the existing stock in the village ie. building materials and styles, so that a harmonious blend is achieved. It should also be fully integrated into the rest of the village with roads and paths. When this is ignored it is to the detriment of the village and the sense of community.
- Ideally no development
- If we have to have new homes they really need to fit into the village and not ruin the charm and
- Improving facilities and amenities
- In keeping with the rest of the village.
- Individual designs
- Integrated electric car charging points. (1 for small properties and 2 for large properties)

- Just sympathetic to the area to minimise impact
- know
- Low cost housing.
- Low density, sympathetic design, good quality standard
- Low level lighting if any
- N/A
- New housing should be small affordable homes for young people - there's enough palaces in Ufford !
- no
- NO
- No
- No
- No
- No
- No
- No
- No flats or terraces houses
- NO FURTHER DEVELOPMENT
- No high rise
- No large developments or out-of-scale housing to replace smaller properties
- NO MORE HOUSES IN UFFORD ! * This form reads like it was written by a property developer - I hope it isn't !
- No more houses. Don't build anymore.
- No real preference over styles as long as it's quality design and built houses.
- No street lighting, this is a village not a town! Most households on average have 2 cars, so each house should have parking/driveway to accommodate.
- No.
- None
- None
- Not to be too cramped together
- Off street parking is required as the roads and lanes are too narrow to park on them.
- Oly bungalows.
- Out of sight place for bins"
- outside colours, eg walls tiles, windows etc. blend in with surrounding housing
- Plan for traffic infrastructure to accommodate new housing
- Properties that do not stick out like a sore thumb, or spoil views.
- Public amenities, e.g. shops. Traffic calming.
- screening
- Should be in keeping with beautiful traditional village cottages.
- Should fit with immediate surroundings
- Should not interfere with any views
- Size of gardens - Bigger. Building not so close to each other. Squeeze them in Greed.
- Small and under £250k
- Small well insulated units for lower wage working people
- South facing roofs to maximise PV panel efficiency.
- substantial right to light
- Sustainably built.
- Thatched
- The designs need to be sympathetic to the area
- The layout, character and appearance should take account of the existing landscape street scene
- There should not be much of it.
- Thermal and environmental, e.g water, efficiency
- They should look appropriate. Ufford is a real mixture of mainly individual houses.
- Too much already - no more !!
- Traditional use of good quality finishing materials - particularly roofing (no concrete
- Ufford is a 'small village' in the country and any new development should be suitable for that. So no offices! Some elements of 'Suffolk vernacular' (e.g pantiles) should also be incorporated.
- Underground green power and technology infrastructure

- Use of vernacular materials is vital.
- We should avoid trying to emulate old designs and push hard for a new STYLISH modern energy efficient stylish approach - that enhances the village. We should push back hard against the Hopkins Home boring boxes approach. We could even be daring and push for a self build site on the old Notcutts site.
- Whatever designs are adopted, they should acknowledge the local vernacular.
- Wildlife protection / encouragement. e.g. nest boxes, roost sites, wild plat(ing) for insect habitat - NOT mown grass areas.
- would have to be traditional suffolk design cottages
- Yes - NO more "development"

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

110 responses

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

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

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

Raw data

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

- [illegible]

- No
- No
- No
- No
- No, I'm afraid I don't.
- No.
- No.
- No.
- No.
- No.
- no.
- None
- None
- None
- None
- None...any further listing of items within people's garden should not be allowed
- Not a resident long enough
- not personally
- Old chapel in High St.
- Parklands woods
- Playground and recreation ground
- Sick Cottages along Loudham Lane. Old Chapel on High Street.
- Sick Houses?
- Sogenhoe Chapel
- Sogenhoe chapel site
- Sogenhoe Chapel site, Village Sign, Melton Hamlet cottages, Oak Cottage (Ufford Road), Sick Cottages Loudham Lane, Four Elms spring Lane, Spion Cop Spring Lane.
- Speaking personally. We live in Ufford Place on the site of the old Ufford Place House and grounds. The house was demolished in the 1950's and the site developed as individual plots. Most of the properties are fairly conventional with a few exceptions but there are extensive remnants of the gates and walls and some of the original service buildings. No account has been taken of the importance of these in the village landscape and they are all outside of the existing conservation area. To protect them for the future they should be surveyed and listed for protection.
- St Mary's Church Hall
- St Mary's Church Hall
- St Mary's Church Hall
- St. Mary's Church, a Grade I listed building, contains the most valuable artefact in Ufford, the ornate 15th Century font cover. Pevsner describes it as "a prodigious and delightful piece", while Munro Cantley, an acknowledged expert in church architecture, called it "the most beautiful in the world". While this may be disputed, it does imply that St. Mary's houses a priceless piece of ecclesiastical craftsmanship. And yet Pevsner also comments that "a fair amount of original paintwork and gilding survives". That must imply that a considerable amount of original paintwork and gilding has been lost. The font cover is badly in need of expert restoration to help recover its former splendour. Ufford and St. Mary's have an obligation to preserve this invaluable possession, and an initiative to obtain the necessary funding and permission for restoration should be of the highest priority.
- Tallboys formally Takoradi designed by John Penn Ufford Place
- The bridge over Ufford Hole
- The first two cottages on the left in East Lane. The ancient walls around the house called Carousel in Lower Road
- The garden wall in Ufford Place where the tennis courts were, when it was Ufford Place.
- The Sick Houses, Loudham Lane.
- The White Lion - and possibly Melton Hamlet opposite: the most picturesque corner of the village.
- The White Lion, Sogenhoe Chapel
- The White Lion"
- There are a considerable number of houses along the High Street and Barrack Lane which pre-date 1850 that are not listed and in my opinion, should be
- Ufford bridge. We never want it replaced with a concrete structure as they are doing in Boxted

- Ufford Park Gates (looking towards church).
- Ufford Place gates and walls and walls at Ufford Park Golf Club entrance
- Unfortunately not - is there any chance of a study being undertaken to explore this? Martlesham Heath lost a heritage asset (the runway at the square) Would be a shame if something similar happened here.
- Walls around Ufford Park
- We are not aware of any
- White Lion
- White Lion
- White Lion and Melton Hamlet Terrace
- White Lion and neighbouring buildings including Melton Hamlet
- White Lion Pub - if not listed
- White Lion Pub - Social and communal value; community sports field (Football pitch, tennis court, basketball court, kids playground). The woods.
- 1-5 MELTON HAMLET

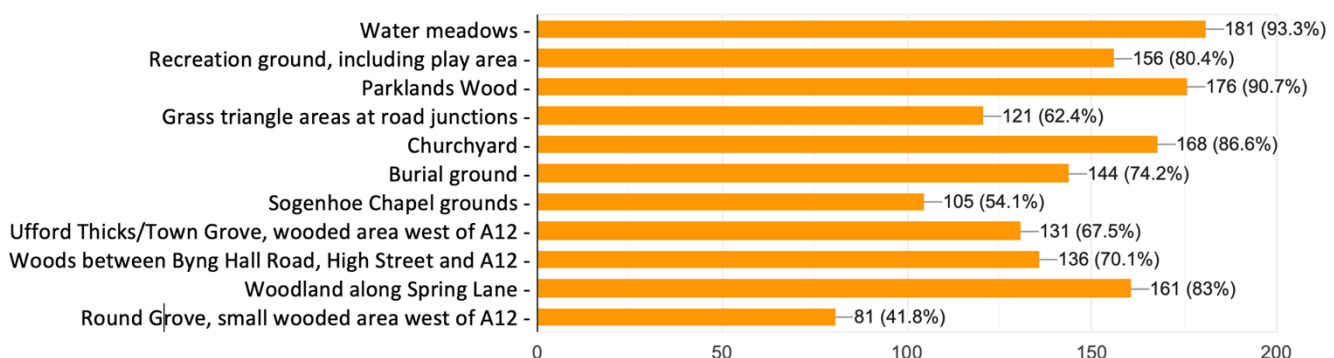
NATURAL ENVIRONMENT

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

194 responses

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

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



Raw data

- ALL
- All footpaths, bridleways etc
- All green spaces
- All key woodland and water meadows
- ALL OF THEM
- All of these ticked, ideally all but prioritise.
- All the land behind Crownfields and between spring lane and school lane where the farm is and that was used for the Ufford rally and is now used for horses needs to be protected.
- All woodland and green spaces to be protected
- Area between ufford and loudham , Water Meadows between top of school lane and crownfields

- Butts Water School Lane. The Pond and orchard on former Crown Nursery site
- Crown Farm meadow between Spring lane and school lane
- Crown farm meadows, next to water meadows
- Crown Farmland which is an SLA and Melton Park Woods
- Crown Nursery
- Crown Nursery outside planning envelop
- Environmental importance
- Fallow field between Lodge road, Byng Hall Road and A12
- Goldsmith's heritage orchard
- I think we should aim to protect all our existing green areas from further development as they make up the important balance between open and built-up areas
- know
- N/A
- No Woodland should be removed
- none
- None
- None
- River Deben surrounds
- The Drift footpath; wooded and footpath spaces in / around Loudham Lane
- The few remaining undeveloped gaps between properties abutting roads
- the more you can protect the better for the long term of the village
- Town Grove
- Ufford Hole
- Ufford hole
- Ufford Hole - provide appropriate parking for visitors.
- Ufford River Deben Bridge and Pool. River Deben Banks
- Unsure
- White Lion meadow
- Woodland to east of old church road. This is an important area for the village.
- Woods between high street and byng hall road alongside the footpath
- Woods on High Street right hand side towards Wickham Market. Green play area and woodland below the small estate on Spring Lane

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

110 responses

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

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

Raw data

- Across Byng Brook
- Across fields East of Cambrai and around Upper Barn"
- Across fields to Loudham Lane from High St. Water Meadows
- Across the field to East, at top of hill out of village towards Wickham Market
- Across the water meadows.
- All
- All
- All areas around or adjacent to thea river.
- All existing views to the Church
- All in central Ufford all of it.
- All of Lower Road, River area and fields adjacent.
- All of the above - these are priority.

- ALL OF THEM
- All of them!
- All open areas of woodland and meadows should be protected
- All open spaces as they are now
- All Public footpaths in Ufford and all views from those paths with the exception of path 29.
- All that currently exist - see (4) and (14) above
- All the views between Lower Road and the railway"
- All views of the church esp. to/from Hawkeswade Bridge; views across water meadows from School Lane, Spring Lane and Loudham Lane; High Street towards Parklands Wood across former Crown Nursery
- All wooded areas and fields.
- Along Spring Lane - For its silence and beauty.
- Any development should have minimum effect on all views across open countryside."
- any views towards Church.Views over water meadows
- As many as possible !
- as much as you can, lets not ruin the village
- At many of the rural landscape as possible.
- Between crownfields, school lane & spring lane.
- Church Lane
- Church Lane. Ufford Bridges. Water meadows.
- Church view, Ufford terrace tree view
- Crown farm
- Crown Farm meadow between Spring lane and school lane
- Crown farm meadows and all the open space between spring lane and school lane
- Crownfields views/vistas across Crown Farm land to the Deben tributary, Spring Lane and it's woodland.
- Deben flood plains
- East Lane across to the Church
- East Lane views/vistas across the water meadows to the river bridge and church
- Goldsmiths }orchards and nursery land)
- Ideally all existing views and vistas should be retained and protected from unsuitable development
- know
- Land opposite Lodge Road
- Make whole viillage conservation area to STOP further development ruining views of vistas.
- Many along Spring Lane - breathtaking views.
- Many lanes have unspoilt vistas. The view south along old church road is particularly pleasant.
- N/a
- N/A
- No
- No
- no
- No
- No one owns a view!
- none
- Not allow street lighting which blights all views and is polluting.
- Not sure
- Parklands woodland and wildlife.
- Regarding item (19) other: [There seems to be a character limit in the response field... so here's our comments for (19)other.]:
- River Deben Meadows. High ground East of Spring Lane.
- River Deben, Water Meadows, Melton Hamlet and White Lion, Church Lane and St Mary's Church.
- Segregated cycle track along The Avenue.
- Spring Lane across the water meadows. East Lane across the water meadows. The views off the road to Bromeswell before and after the bridge. Lower Ufford Road towards the White Lion.
- Spring Lane across to School Lane
- Spring Lane towards Byng Brook
- Sunset view from properties on Lodge Road and Byng hall road

- The ""old A12"" between the B1438 and Grove Farm should be opened and maintained for pedestrians and cycles and provide easy access to the proposed bridge. This stretch of ""the old A12"" could have suitable barriers at either end to prevent use by drivers of motorised vehicles."
- The church must stay prominent and not be crowded by any development
- The fields that are located beside Spring Lane that go up to old sick houses (J&D Boons, etc.) Beautiful fields with amazing views and footpaths.
- The view across the fields and meadows behind Crownfields and visible from spring lane and school lane
- The view across the Water Meadows from Spring Lane
- The view across the Water Meadows.
- The view from Barrack Lane up the water meadows towards Crownfields.
- The view from Loudham Lane across the village.
- The view from Moat Farm eastwards across the village and beyond
- The view of the night sky, by avoidance of street lighting or other light pollution (we have torches!)
- The view towards Spring Lane and Loudham Lane and East Lane to River Deben. All views near to River Deben
- The views to and across the water meadows.
- The water meadowland land beyond St Mary's, bounded by East Lane
- The Watermeadows.
- Unsure
- View across the water meadows from Spring Lane. Views across the parish from the footpath between Spring Lane and Sick Houses
- View down Church Lane, views over water meadows from Barrack Lane etc
- View from bridge over the meadows
- View from Spring Lane across the village
- View from Spring lane looking across into the parish of Ufford
- View of the Church Tower
- views across the meadows from Spring Lane to the Church the Church
- Views across water meadows
- Views across water meadows
- Views across water meadows from East Lane - both have footpaths - one to the church and the other to Eyke
- Views East from Yarmouth Road over old Nursery.
- Views from footpath between spring Lane and loudham Lane. Around the mill house on east Lane.
- Views from roads overlooking the water meadows. Preserving gaps between houses so that vistas are not lost e.g. In School Lane looking North East and the road leading to Melton Old Church.
- Views from the top of Loudham Lane towards Eyke and Wickham Mkt
- Views in both directions from Hawkeswade Bridge
- Views of church
- views of the church, across the high fields, across the water meadows
- Views of the water meadows
- Views of water meadows from The Avenue, School Lane, Lower Street, Barrack Lane, Spring Lane and Crownfields
- Views onto teh Watermeadows, rivers and open space views
- Views over the water meadows
- views over water meadows
- Views over water meadows from lower street and barrack lane
- Views towards the church tower from the water meadows and East Lane. Hawkeswade Bridge up to east lane and from the footpath from the bridge towards Bromeswell over towards the White Lion and Lower Road
- Water meadows
- Water meadows
- Water Meadows
- Water Meadows and Bridge.
- Water meadows and the Church
- Water Meadows and Ufford hole
- Water meadows between School Lane, Spring Lane and The Avaneue

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

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

87 responses

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

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

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

Raw data

- All the roads in and out of Lower Ufford (except School Lane) are prone to flooding (which is getting worse since I've lived here). Any building should not add to that, so any building needs to incorporate very sophisticated drainage. I wonder if the Goldsmiths development has contributed to worse flooding on the Avenue. The village is becoming increasingly inaccessible during times of heavy rain.
- Area adjacent to the The White Lion pub.
- Area near the phone box in lower Ufford
- Area near to the telephone box , heading towards Spring Lane
- Avenue
- Avenue entrance to community hall
- Barrack Lane between Village sign and Spring Lane junction.
- Barrack Lane Bing Brook bridge, The Avenue by community centre entrance
- Barrack Lane crossing Byng Brook"
- Below the White Lion
- Bottom of Avenue near Community Hall
- Bottom of hill on The Avenue at Recreation ground
- Byng Hall Road (dip close by to entrance to Byng Hall)
- Crown farm
- Crown Farm land, which floods, should be preserved and continue to be listed as an SLA
- Crown farm meadows
- Crown Farm meadows between Spring lane and school lane
- Dip at entrance to the playground (The Avenue). Road adjacent to Phone Box (Barrack Lane)
- Do not know of any
- Down near recreation ground at bottom of The Avenue."
- Entrance of the park on The Avenue
- Entrance to Recreation Ground
- Flooding at bottom of Barrack Lane next to water meadows.
- Flooding at the dip in the Avenue outside the Community Centre is a repeating problem, exacerbated by the absurd failure to include any drainage when the car park was resurfaced.
- High Street by The Avenue junction (outside 1 Yarmouth Road)"
- If the drains were cleared from leaves regularly it would stop roads from flooding.
- know
- Land behind Crownfields (i.e. between School Lane and Spring Lane)
- Large areas of the field behind Crownfields and between spring lane and school lane can become very flooded during very wet periods.
- Loudham Lane
- Low point in Avenue opposite Rec ground. Needs proper drain upgrade.
- Lower part of Crown farm
- Lower Street between the White Lion and Hawkeswade Bridge"
- N/a
- N/A
- Near phone box in Loudham Lane (ed - Barrack Lane) by white bridge.
- No
- No
- No
- No
- No crossing there please. It would be very dangerous (Police blocked off road there last week because of flooding !)
- none
- None
- None
- None known
- Northern end of fields to the west of spring Lane / east of high street get saturated easily
- Not aware of any
- Not aware of others
- Old Melton Road near St Andrews church. Top of Loudham Lane. Lower Road near Hawkeswade bridge.
- Outside the recreation ground, The Avenue.

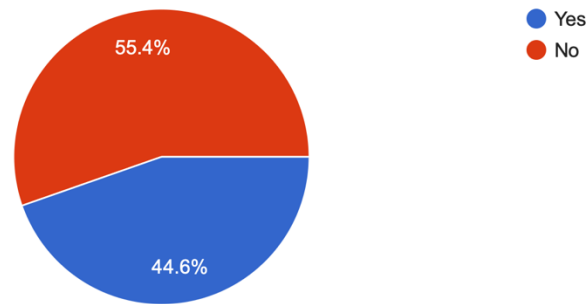
- Pouring more concrete into Ufford countryside will disturb the natural underground water course causing flooding in other areas of Ufford which is 1 foot above sea level.
- road outside the community hall/playground
- School Lane in vicinity of The Oaks. The avenue opposite entrance to Recreation Ground
- Section between the Avenue junction and Spring Lane (the section by the white railed bridge / old telephone box floods regularly). Section of the Avenue by recreation ground.
- The Avenue
- The avenue
- The Avenue
- The Avenue
- The Avenue - local flooding. Bottom of The Avenue - local flooding
- The Avenue - near entrance to Recreation ground.
- THE AVENUE + SPRING LANE
- The Avenue and in the telephone box area along Barrack Lane
- The Avenue around the plaing field and Crown Nursery intersection
- The Avenue at entrance to recreation ground.
- The Avenue at Recreation Ground
- The Avenue at turning in to the Community Hall.
- The Avenue by the Community Hall
- The Avenue by the entrance to the Community Hall
- The Avenue by the recreation ground
- The avenue by the recreation ground. It used to flow into goldsmiths
- The Avenue near Community Hall
- The Avenue near Community Hall entrance; Barrack Lane/ Loudham Lane where road crosses Byng Brook
- The Avenue near recreation ground.
- The Avenue opposite recreation ground entrance ; Lower Street from White Lion to parish boundary
- The Avenue, opposite recreation ground.
- The Avenue.
- The Avenues
- The dip in 'The Avenue' by entrance to Ufford Community Hall.
- The dip in the Avenue at the recreation and pay area
- The dip in The Avenue just outside the Recreation Ground.
- The entire unbuilt low lying area to Low Farm that fringes the Deben
- The lake on Crown Nursery and surrounding areas.
- The road by the bridge on Barrack Lane
- The road just before the entrance to UCH car park
- Top of Loudham Lane.
- Unknown
- Unsuitable for HGV sign should be located at top of The Avenue !!
- Unsure
- Water meadows between crownfields, school lane and spring lane called crown farm

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

168 responses

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

Action: Consider policy/project on new footpaths.



If so, where?

67 responses

Raw data

- A comprehensive guide to all existing paths/rights of way issued in Parish Magazine
- A footpath from somewhere around Ufford place giving a direct route to the playground at the community centre would be fantastic. Children have to walk or cycle along the avenue to get to the playground. This is not a very safe route. A footpath from the white lion to hawksnade bridge would similarly be welcome. This is a road safety issue.
- Across the Water Meadows. Footpath to Parklands woods.
- Across towards the coast.
- Additional rights of way around the Deben, and Ufford Thicks
- ALL OVER
- Along river from Ufford Hole to Wilford Bridge (Melton)
- Along Spring Lane and Loudham Lane
- along the Avenue between the Community Hall and School Lane larger
- Along the length of the River Deben
- Along the west side of river Deben to melton
- anywhere
- Anywhere
- Anywhere possible!
- Anywhere you can.
- Anywhere!
- Around Ufford Park Golf Course
- At the end of East Lane
- Better access to West side of River Deben. i.e. over the railway line.
- Between the high street and rec ground through goldsmith
- Bromswell loop back to Ufford (over and above the Ufford Hole bridge)
- Decking walkway across the water meadows so all can enjoy ?
- Easy pedestrian/ cycle route Melton railway station
- From Goldsmiths through to the recreation ground
- From lower Ufford to the Recreation Ground. From Ufford Bridge to East Lane. From the Water Meadows to Old Melton Church and to Welford Bridge,
- From Spring Lane to the White Lion
- From Ufford Place to the recreation ground; also connect the footpath across the meadow towards Bromeswell to the footpath coming from Wilford Bridge towards Ufford along the Deben which stops short (not strictly in Ufford, I know, but would be of great benefit, especially when the National Coastal Path is open and crosses Wilford Bridge).
- Happy with current paths, tbhis may bring in walkers who park inappropriately e.g. on grass triangle impacting on views at junctions. This makes it difficult to drive out of lane safely.
- Happy with the existing footpaths
- I feel we have an excellent existing network of footpaths and public rights of way within the village boundary

- I think there's enough
- Improvement of A12 crossing
- It is unfortunate that people in Parklands have no natural access to the lower village other than walking through the woods - a path down through Ufford Place would be lovely and would make a nice circular walk for all residents.
- Link from School Lane to Community Hall.
- Linking footpaths severed by A12 bypass to make circular walks
- Linking Strawberry Hill to Loudham Lane. Loudham Lane to old A12 near Upper Barn. East Lane to Hawkeswade Bridge.
- linking the recreation ground to school land and the high street
- More routes within Ufford Thicks, some form of crossing over A12 for bike and pedestrian
- n/a
- No
- not sure
- Over fields and water meadows, etc.
- Parallel to the full length of The Avenue.
- Parklands Wood to The Avenue / Ufford Place (avoiding need to go on the roads); Ufford golf course to Ufford Place or into Parklands Wood.
- Redirect path from existing route through sick cottages.
- Safe ways to cross A12 and reach footpaths the other side. Would be nice to walk to Foxburrow Farm.
- There are enough otherwise the area will be flooded with cars parking around the small village roads whilst visitors and walking groups come to use the paths, as happens at Deben Hole
- There is no proper way to get off the golf course and down to the park - there are footpaths that have gone into disrepair and need reigniting there needs to be thought on some sort of circular Ufford footpath and ones that abut the A12 mean you don't have to run across it! Could we have a footpath that crosses back from the train bridge on the way out to Bromeswell that comes back on itself?
- Throughout the village.
- To Upper Barn from Spring Lane. Permissive path currently connecting Byng Hall Road to Town Grove alongside A12. Footpath through Goldsmiths (between the Avenue and Goldsmiths)
- To/ from Parklands and Community Hall
- Top of strawberry hill
- Track around Golf Course to be made a public footpath
- Ufford to Melton (avoiding highway)
- Ufford to Wickham Market
- Ufford to Woodbridge
- Unknown
- Unsure but better signage needed for footpaths. Some have been 'lost' as farmers sometimes plough over footpath areas.
- Water Meadows.
- We already have lots of lovely footpaths throughout the village
- We have got our share of lovely footpaths
- We have many footpaths around Ufford but it is always nice to have more.
- where they would fit, around unused fields???
- wherever makes sense

COMMUNITY & SERVICES

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

128 responses

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

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

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

Raw data

- A better/improved village hall
- A bigger, lighter, brighter community hall that can also act as a multi-use sports hall. We also need to consider the number of young people in the village now - it may be that groups such as St John's Ambulance Cadets might be viable.
- A cycle path to Wickham Market.
- A friendly pub where neighbours can meet socially rather than a restaurant.
- A larger Community Hall than cope with catering and possibility to open a small cafe for refreshments whilst villagers are using the play and recreation ground
- A nice welcoming country pub, not another restaurant. Traditional food and good bar area.
- A proper community social pub - No more restaurant! A pun please with traditional grub.
- A shop
- A shop and possibly cafe
- A shop, with basics supplies but lovely local produce and coffee but not a coffee shop
- A small convenience store
- A small shop on Goldsmiths estate
- A village shop
- A village shop again.
- A village shop would be good.
- A village shop would be useful and another focal point for the community
- A village shop, but unlikely to be viable, as has proved in the past.
- A village stores.
- Affordable housing
- Allotments
- Allotments
- Allotments
- allotments, community orchard, community garden, cycle lanes
- Apart from allotments and more facilities for young people, nothing.
- ATM
- Better bus service to Barrack Lane, Lower Street, Lower Road. (mini bus / katchbus)
- Better mobile phone signal strength
- Bigger bin near Ufford Hole.
- Bus routes
- Bus service
- Bus Service !
- buses and meeting areas
- Cafe and Farm Shop
- Cafe/Shop
- Club for elderly
- Community Events
- Community facilities are excellent. I suppose a shop would be handy, but I suspect the village couldn't sustain one. Wouldn't be viable, I suspect.
- Convenience store
- Convenience store

- Convenience store. Good Wi-Fi service
- Convenience store/newsagent and a cafe
- Cycle lanes, community garden for veg,
- Develop youth facilities including re-establishing the football club - the facilities at the Rec/Community Hall need to be used.
- Do we have enough groups activities for the youth of Ufford ?
- Dog poo bins
- Electric car charging points
- Enlarged Village Hall
- Enlarged/new Community Hall
- Extend/ remodel Community Hall to create externally accessible toilets; upgraded kitchen and AV facilities; Youth Club or similar
- Farm shop and cafe, care home,
- Farm shop selling Suffolk fruit, veg and meat/milk
- I believe we are close enough to Melton and Woodbridge who provide all the essentials. For those unable to reach these, it is unlikely that local placement would make very much difference, and they most likely already rely on friends and family.
- I feel we are well served with the existing facilities
- I like it as it is.
- I think we are very lucky and we have all the facilities listed in question 19, in my opinion.
- Improved / larger community hall with more events
- Improved bus service
- Improved bus service.
- Improved Community Hall, potential for youth club? Digital hub for community use.
- It would be handy if smaller buses come through Lower Ufford
- larger community hall
- Larger Village hall at Sports ground - to seat 150+ people, including stage / "green room".
- larger village hall, shop,
- Local grocery shop."
- Local shop
- Meeting place for older residents, coffee mornings or lunch club. Better on call transport as in Wickham Market
- Mens shed, more social meeting places for residents.
- More benches along popular walks.
- More clubs and groups especially for younger residents
- More community functions would be good.
- More Frequent Bus Service.
- More frequent buses
- More regular bus service on A12/Yarmouth Road
- More stuff for teenagers, Village shop. recreation gates need to be locked to stop unsociable behaviour in summer months.
- New burial ground
- NHS dentist
- None
- None
- None
- none
- None
- None
- None
- NONE
- None
- None
- None
- None
- None
- NONE - ITS A VILLAGE. Leave it alone, there is sufficient already.

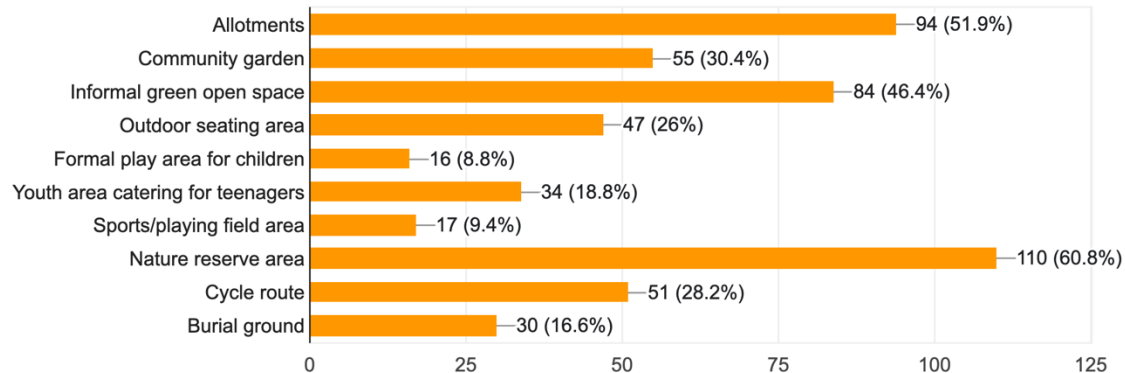
- None - Plenty available nearby.
- None I am aware of
- None- there are amenities close enough by
- None, except maybe protecting natural green spaces from YET more building
- None, facilities available close by.
- None.
- None. You do not have to travel far for facilities.
- Off-road parking areas especially in Lower Ufford for safety of pedestrians and drivers.
- Our shortage is of volunteers willing to run such facilities
- Public transport
- Railway station
- School. Village shop. Community Orchard
- shop
- Shop / Post Office - As we used to have.
- Shop,
- Shop,
- Shop, Cafe, Post Office
- shops ect
- Small daytime combined cafe and convenience store eg Coddenham Community Shop. Free cash machine perhaps outside proposed cafe/shop or at The Crown
- Small shop
- Small shop
- Small shop
- Small shop / Post Office
- Small shop with local produce, small coffee shop
- some form of local bus service
- Static map of public walks for visitors. Cafe and/or shop to accommodate younger generations needs.
- Street lighting
- STREET LIGHTING AS A IORST PRIORITY IN LOWER ST.
- Street Lights, Crossing over a12 for bike and pedestrian
- Tea Room, Local shop.
- Traffic calming measures in High Street. Since the housing estate has been built in Wickham Market the traffic has doubled and no one goes at 30 mph!
- Ufford as a village is very well served for community assets.
- Updated church Hall
- Upgrade community hall
- Village shop
- Village Shop, Mother and Baby Group, cycle routes into Woodbridge and especially to Farlingaye School
- Village shop, public toilets at the recreation ground, cafe at recreation ground
- Village shop.
- We are already well served
- We don't
- WI
- Youth club for teenagers
- Youth clubs / activities. Walking clubs. Cycling groups. Gym facilities. OAP lunch / activity groups. Allotments.

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

181 responses

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

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



Others

15 responses

Raw data

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

BUSINESS & EMPLOYMENT

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

54 responses

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

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

Yes, please specify what

54 responses

Raw data

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

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

No, please say why

128 responses

Raw data

- A dormitory village. People work elsewhere.
- Already covered by planning permission DC/21/3237/FUL
- Already served by surrounding towns
- Ample opportunities in Melton and Woodbridge: further afield in Ipswich area.
- Ample opportunity for employment in Ufford and surrounding villages and towns.
- Being so close to A12 means easy access to commercial areas nearby.
- Current planning approvals
- Employment - Felixstowe port, Police Force, Retail-Woodbridge, Martlesham, Ipswich, NHS !!
- Employment opportunities already close by in Woodbridge, Wickham Market, Martlesham, Ipswich
- Employment opportunities in nearby Woodbridge sufficient
- Employment opportunities in neighbouring communities, e.g. WM, Melton, Woodbridge.
- Employment opportunities means local businesses. Apart from a shop I do not see a need and there are plenty of opportunities in neighbouring larger towns.
- Enough now nursery site approved & fibre enabling home working and studying
- Enough opportunities exist in local area.
- Existing businesses in Ufford struggle to employ local people as it is
- Greater opportunity for home working already; access to local employment in the area
- Huge number of employment facilities in surrounding villages and Ipswich. Creating Businesses for employment always necessitates noise and lack of control over further development; and more traffic if people travel to Ufford for work, as public transport is extremely limited.
- I am not aware of any pressing need for employment in Ufford as easily commutable to nearby areas.
- I believe there is plenty of work for tradespeople and those offering home services. Traffic would become a problem if large/medium employers
- I do not know of anyone who is unemployed in Ufford
- I personally feel that Ufford is primarily a residential village/area that people move to to live in. Employment is better suited to the towns nearby. Further employment would probably result in additional traffic through the village, which is something we do not need.
- I think most people have their work place in established sites and are prepared to travel accordingly , plus the work from home sector.
- I've never encountered anyone looking for work in Ufford.
- Inadequate infrastructure and possible need for external lighting i
- It is a dormitory village with narrow access roads not an industrial park
- It is a small village and cannot compete with larger villages
- It would encourage the wrong type of employer (Co-op, Tesco, etc.)
- It would spoil the feel of the village to have factories or offices.
- It's a small residential village. There are plenty of employment opportunities in the local area. It's not needed.
- It's a very small village.
- It's a village, plenty of opportunities nearby
- It's a village, towns close by.

- It's fine as it is. More employment would incur additional traffic and the current infrastructure can't cope. Especially with no southbound on ramp to the A12 north of the village. This means all that traffic passes through the village which is getting worse with the new housing developments in wickham.
- It's never going to be a bustling town centre and it shouldn't be either
- Its a rural village
- Little industry/manufacturing so no real need
- Lots of jobs in Woodbridge and surrounding areas.
- Low unemployment, much home working already occurring
- Many people are able to work from home now, there is no need for office space etc
- Martlesham and Ipswich are close by- there's a bus link (which could be made more regular) for people without cars to travel to and from employment
- Most people are mobile or can work from home, I'm not sure there is a need for very local employment.
- Most people are retired or already work employed
- Most people of working age travel to existing employment areas outside village that can support higher wages and are better connected to services and trade.
- mostly retired villagers or commuters
- No
- No
- No
- No
- No
- No
- No
- No demand / need
- No ??
- No as opportunities exist relatively close by.
- NO BUSINESSES HERE
- No, provided public transport is punctual and frequent enough to use to commute to Woodbridge
- No, Residential village.
- No, ufford is well connected to other areas and with the increase of hybrid working less travelling is required as people can work from home.
- NO! It's not a business area. Use Woodbridge or Melton
- No. people can work from home and there is a need for more gardeners, plumbers and carers.
- No. There are plenty of employment opportunities in Woodbridge, Melton and the surrounding area - Ufford is a small village - It does not need industrial areas, etc.
- No. This is a village not a town.
- Not necessary
- Not really it we would mean more buildings and green space taken
- Not relevant for our family as we commute (London and Cambridge)
- not sufficiently familiar with village yet to pass comment
- Not suited for employment, would lead to move traffic and Wickham Market and Melton/ Woodbridge are accessible by public transport.
- Opportunities already exist in Melton, Wickham Market and Woodbridge. Ufford is too small to support additional business opportunities which would just attract people/car movements from other areas.
- People can work from home majority of time
- People choose to live here for peace, tranquility and a unique village feel. Ufford doesn't need to develop into a suburb of Woodbridge. It is close to work opportunities in Woodbridge and, with the train line at Melton, Ipswich. Public transport accessibility is an issue though.
- People commute for work from Ufford, or most retired.
- People work from home more now.
- permission granted for nursery site more than enough provision
- Plenty of opportunities nearby
- Plenty of work elsewhere locally
- Proximity to Woodbridge and wickham market satisfies most employment needs, I suspect.

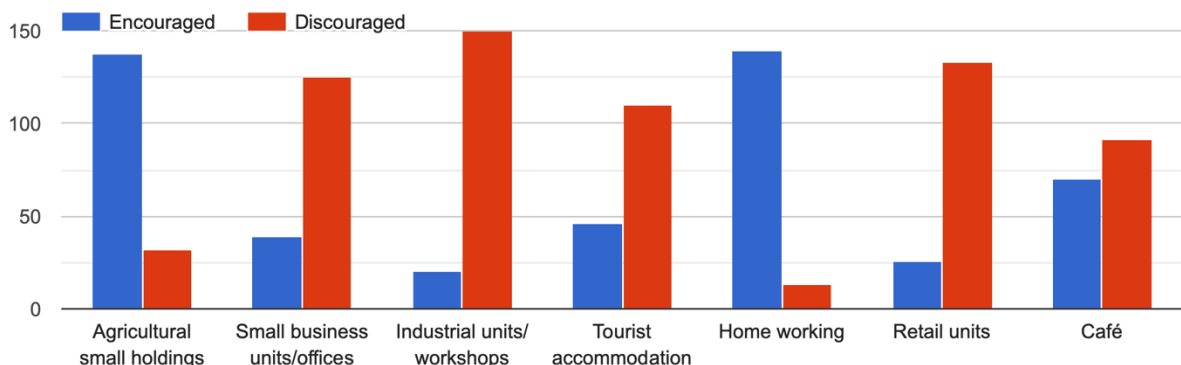
- Pub / Ufford Park
- Public Transport links are rubbish so anyone without access to a car would find it difficult to get to and from work in Ufford and no youngsters can afford to live in the village they grew up in
- Riduna Park Melton, Martlesham Heath, Wickham Market and Phase II Goldsmiths in Ufford is adequate.
- Roads in village not suitable for more traffic
- See above
- Small village - should be kept that way - not business hub
- Small village and ample employment in nearby towns and villages
- Suggest all those living here are already in employment.
- The Nursery development will provide more business space than is needed
- There are already good public transport links to employment opportunities in Woodbridge/wickham market/ipswich
- There are lots of job opportunities within the surrounding areas.
- There aren't any small business premises in Ufford.
- There is already work for the service industry.
- There is employment opportunities in surrounding areas of Ufford
- There is no infrastructure suitable for business access apart from rural business.
- There is plenty of employment opportunity in the local area and lots of unused business units in surrounding towns and villages.
- There is plenty of varied employment within an hours travel
- There will be sufficient.
- This is a residential village only!
- This is a rural community with limited public transport.
- This is a small residential village not a place of work.
- This is a small village with easy access to areas of employment
- This is a village, so we don't need lots of employment that would mean people travelling from other places to work here
- This would bring more traffic to the village
- Those residents who do work, I believe, are already established in roles elsewhere. Most of the people we speak to are already retired.
- Trend is working from home in these days, This is a small village not an employment location.
- Ufford is a peaceful quiet area
- Ufford is a residential village
- Ufford is a rural village
- Ufford is a small country village - more business, more traffic Ufford will become a town - Not good.
- Ufford is a small village and does not lend itself to further business / employment
- Ufford is a small village and if you move to a small village you would expect to travel out of village for work, if this is not for you move to a town/city.
- Ufford is a village for living in, not a town or a place of work. - It would be spoiled!
- Ufford is a village, not an employment hub
- Ufford is a village, not an industrial estate. Most people are retired. Work at Ufford Park / Council depot and mainly travel to work if not working from home or retired
- Ufford seems well positioned to Wickham, Woodbridge and a train station for access to areas that offer employment
- Ufford will lose even more of its character if it sets itself to include employment opportunities
- unemployment in Ufford is below the national average
- Unemployment not high in this area
- Village is predominantly residential in nature and does not have the physical or transport infrastructure to support an enlargement in business and employment opportunities. Do not see the need for it in any case - lots of vacant business units available close by in both Melton and Wickham Market both of which have better supporting infrastructure than Ufford.
- We already have 2 pubs and Ufford Park Hotel and many people work from home. Better transport links are needed for young people to work in larger towns and villages.
- we are close to larger villages and towns
- We are near to places where there are already employment opportunities

- We are within close proximity to multiple large employment rich areas already. Online/remote working opportunities are more common (good internet needed).
- We do not need any businesses, we are a small country village, not a town.
- We do not need more development. It's a village not a town !!
- We don't want industrial units and the associated traffic and noise
- We like that it's quiet here and it's close to other employment opportunities
- We're a small country village not a town.
- We're a small residential village with a very limited road network, so although I like the idea of more employment opportunities, they will probably bring more traffic on roads that already seem to be too busy at times.
- Woodbridge and Melton sufficient
- Woodbridge is close enough

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

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

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



Other, please specify

Raw data

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

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

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

95 responses

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

Action: Develop policy around opportunity sites.

Raw data

- A disused piece of land / caravan storage on High St.
- Along High Street.
- As much as it pains me to say it, the undeveloped side of the former Crown Nursery site probably needs something done with it, as otherwise it will deteriorate further into disrepair. However, the two planning applications for a further large housing estate and the current plans for a retail 'hub' are not suitable developments for the rural setting that the site sits within. A smaller housing 'estate' with more open spaces and fewer houses would look and feel better, but naturally, this wouldn't be attractive to the current land owner in terms of maximising their investment.
- Business park should not have been allowed.
- Can't think of one.
- Can't think of any
- Church - community management if shut for low use. Nottcuts nursery ensure classed as greenfield site not brownfield site. SSSI by river
- Development of empty properties or unsightly abandoned plots.
- Don't know
- EX Nursery sites, e.g. opposite Council Depot for allotments NOT houses
- Former Crown Nursery, - build houses instead of commercial units.
- Former notcutts site for housing / allotments / community garden
- Former Notcutts site. Allotments/community farm. (Woodbridge also is short of allotments with a long waiting list, this could be useful for both communities)

- Former Notcutts site"
- Former nurseries - Notcutts/Crown
- Goldsmiths (Landex) site - small scale residential. The Bungalow on the High Street - present use inconsistent with the aesthetics and nature of the High Street.
- Goldsmiths Nursery
- High Street old car and lorry parking area
- Hope the N Plan actually influences future developments , it would be a +ve if developers delivered their social housing numbers."
- IF' there are to be more houses built, perhaps there would be a case for expanding the Community Hall.
- Improvement of walkways whether adjacent to small roads or complimenting footpaths / bridleways.
- Land on Crown Nursery just approved for business units. Change use to Residential plus maybe a small shop/cafe
- Land opposite Parklands - possible burial ground. Section of Crown Nursery as educational nature trail with access to/ from Community Hall car park
- land to south of Bing Brook, land to south of cambari house
- Make Spring Lane one-way. White Lion field to be used for visitors to Ufford.
- More bins for waste at ""The Hole"" especially a problem in summer."
- n/a
- Nicholls site/scrap yard"
- Nichols Yard High street ; Site of former Crown Nursery; Site of previous application for Caravan Park; Former Notcutts Nursery site opposite Suffolk Norse Depot on Yarmouth Road.
- No
- no
- No
- NO
- no
- No
- No
- No
- No
- No
- No
- No
- No
- NO
- NO
- no
- No
- No
- No
- No
- No
- No
- No
- No
- No
- No - Not that I can think of.
- No parking on village triangle.
- No, not that I can think of.
- NO! Don't change our village for so called "progress". It's not needed.!!
- NO! In fact some buildings require protection from over development.
- No.
- no/no/no why change the face of a village, or is it that there will only be a (what is a village mum/dad?????)
- None
- None
- None !
- None !
- None, there is too much development already
- None.

- Not aware
- Not really.
- Not that I am aware of.
- Notcutts site
- Notcutts site is suited to public allotments
- Old Notcutts nursery site (currently derelict)
- Old scrap yard on the High Street
- Old scrapyard on the High Street, Crown Nursery site
- Parking at intersection between lower road and lower street - this is really dangerous
- Possibly the old Notcutts site opposite Parklands.
- PS: Thank you to the team for pulling this together , sorry its a bit 'NIMBY' but we like Ufford as it is (was).
- PV Solar Farm on disused Notcutts nursery. Housing on the old scrapyard in High Street
- Replace junction A12 slip / Yarmouth Road with a roundabout.
- SBS on Yarmouth Road (Ed - actually in High Street) is an eyesore. - Could make a small retail outlet there.
- Scrap yard
- Scrapyard area on the High Street.
- Scruffy site with old vehicles along high street
- several sites along high street towards wickham
- The aforementioned Notcutts site.
- The Nursery site opposite the Parklands area
- The old crown nursery area would be ideal as a local green space and nature reserve.
- The old Crown Nursery should be a nature reserve.
- the old Notcutts nursery site on Yarmouth Road would be good for allotments and a playing field
- The old Notcutts site down to the Avenue slip road
- The old nurseries opposite the suffolk council yard should become a solar farm. we need the electricity for power and this would have minimal extra road traffic once built
- the remained of Goldsmiths
- The vehicle yard on main road next to the bungalow
- The village id being spoiled by development and subsequent volumes of traffic - Further development would only exacerbate this
- There are already several that are in that position - let's let them settle down first.
- There's quite enough planned already!
- Unsure
- Waste Ground Areas along High Street
- Yard East of Yarmouth Road / South of Byng Brook (ed - high Street)
- Yes, Lodge Road could accommodate 5 -8 suitable properties without impacting on landscape or other local residents

UNDER 18s ONLY

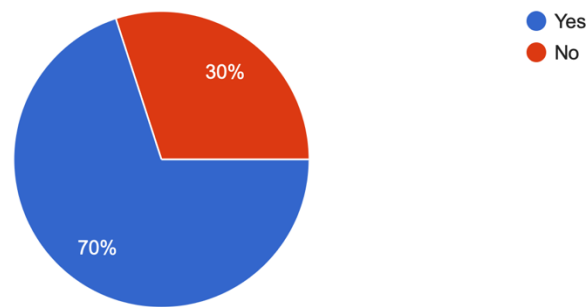
(23) Do you think you will want to stay living in Ufford as an adult?

30 responses

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

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

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



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

29 responses

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

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

Raw data

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