

Bredfield Neighbourhood Plan

January 25
2017

This document provides an overall summary of the NHP survey results.

Bredfield
NHP Survey
summary

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BREDFIELD INDIVIDUAL QUESTIONNAIRE – A SUMMARY OF THE RESULTS

During November 2016, every house in the village was visited by members of the Neighbourhood Plan Working Group to distribute a survey inviting responses to a range of questions. This was followed by a follow up visit some days later to collect the questionnaires. A total of 289 were issued and 212 were collected, representing a return of 73.3%.

During December 2016, the results were entered into an on-line version of the questionnaire by a small team of volunteers, and this allowed analysis to be carried out. From this a series of summaries were produced, and these are in the accompanying document.

If anyone wishes to see the original, raw data, please contact one of the NPWG team:

Nick Young – Anne Henderson – David Leyland – David Hepper

What happens next?

The team are now working on producing a series of Vision Statements, based on the results of the questionnaire. These statements describe what we want our village to be like at the end of the plan period. From these, several Objectives and Policies will be written - these will help to deliver the vision. When these are complete, we will work to write the supporting text, with the aim of completing the Plan.

When the Plan is complete, it will be published on the website, and we then work with the District Council, to make sure that everyone interested may view it and comment.

When this Consultation Period is over, and any revisions made to the Plan, it will be submitted for inspection by an independent examiner. When the examiner approves the plan, the final stage will then be to ask the Parish to approve it by a referendum.

We hope to submit the plan for consultation during the summer.

Section 1 Business

General Observations

Two areas stood out in popularity, small scale manufacturing/workshops and farming/horticulture. There was less support for tourism, which currently forms a large part of the existing local businesses. Several of the written comments mentioned the Pub.

The highest by number of responses in order by first choice:

- Small scale manufacturing - with 42
- Farming and agriculture - with 80

Issues

The parish is dominated by agriculture, with a several small businesses, some of which support tourism in the form of accommodation. The only public house in the village has recently closed. Elsewhere in the survey the volume of traffic was noted, some of which may be related to business.

Conclusions

That support should be given to farming and encouragement given to small scale businesses. The fact that only 26% of responses favored tourism (with only 14 of these as a first choice) should be noted; this may reflect a feeling of 'enough is enough'? A Policy Statement could perhaps give support towards the provision of a community facility i.e. Pub

Section 2 Community

General Observations

Village Shop

The Bredfield Shop attracted a high level of recognition– 205 responses. The most popular reasons highlighted within the responses being residents liked to actively support the local shopping facilities. 140 responses, 69%

Social contact also figured highly, 76 responses, 37%

Those who use the shop thought that it gave good value for money 70 – 34%. Significantly higher female response.

The most significant user group of the shop by age range is 51 to 71

Nearly all age groups, 31 to 71 and over, who used the shop thought it saved time.

Those who used the shop the least came from Area 3.

Issue:

It has been recognized before that many people could not use the shop, as it was open when they were at work. Several of the responses caused concern, as it would appear that many people did not understand the rationale of the shop or how it is run and some publicity may be necessary. The shop is clearly an important asset of the village both as an amenity and helps to preserve our status in the Settlement Hierarchy.

Amenities

The Village Hall was reasonably well used, although it was a sizeable minority of 31% of the responders had never or rarely used it. The most significant age group of users being 31 to 50 followed by 51 to 70.

The Tennis and Bowls clubs had a very low level of use – 81% of people never/rarely used the Tennis courts and 90% of responders never used the Bowls club. The Playing Field, Play Area and Jubilee Meadow & Orchard had relatively high levels of use. Curiously, when asked about the Shop, only 17% of responses indicated that they never/rarely used the shop.

Communication

When asked, most people gained their information on what was happening in the village from the Lantern (79%) and word of mouth (71%). The answers given when asked how the provision of information could be improved, some interesting answers were given, some more practical than others. Communication, in order:-

- Lantern
- Word of mouth
- Notice boards

Issue

The written comments supporting the question revealed that at least two of the current communication channels are not universally known about within Bredfield. Namely that Bredfield has its own website:

<http://bredfield.onesuffolk.net/>

Also a Mail Chimp service (e-mail newsletter people could register for) by contacting: Anne Henderson at:

<http://henny@dircon.co.uk>

The Church

Although few supported it regularly, was still regarded as being very important/important to the village.

It was agreed that no Policy Statements should be made, but the results should be included in the Summary document, and encouragement given to the Tennis and Bowls clubs, to better publicise their activities.

Section 3 Environmental

General Observations

A total of 200 people answered this section.

When asked what they believed made Bredfield a special place, the overall figures (i.e. how many selected as either 1,2 or 3rd choice), the most chosen were distinctive views and scenery (52.5%) - green spaces between houses (46.5%) – trees and hedgerows (41.56%) – accessible green space (38.5%) and lack of light pollution (37.5%). By first choice, then green space was the most popular, followed by lack of light pollution and the distinctive views.

A list of natural environment assets was provided, and people were asked to consider which might be subject to special protection and two overall choices stood out – footpaths and bridleways (72%) and verge and hedgerow maintenance (56.3%) with pond/ditch clearance, distinctive views and woodland also rated highly.

When asked about specific views that were valued, then that from the village hall towards UffordThicks stood out (74.1%), but other views, along Ufford Road, from the Church and the spaces along Woodbridge Road were all rated highly.

A further question asked what measures could be taken to protect the characteristics that make the village special, and this provided two clear favourite choices: limiting the design, size and location of any new building (79.4%) and preserving the character of existing buildings that do not currently have listed status (53.85%). These also led the first-choice selections, with archaeological sites and specific clusters of buildings also rating highly.

Whether any assets should be provided with special protection, then the Pump clearly stood out as the first choice (65.6% overall), but the Playing Field, Village hall/Shop, the Jubilee Meadow and Orchard and war memorial all featured.

ISSUES

Known Issues:

Historic Environment: There are several well established sites of archaeological interest and there are sixteen listed assets in Bredfield. Several other buildings have been noted previously as being of interest but which do not have protected status.

Natural Environment: It is well established that there are several significant boundary hedges and trees around Bredfield, which are important as they help define the village. There are numerous ponds in the village and there are sites of ancient moats. Suffolk Wildlife Trust carried out an environmental survey of the Parish and this established the importance of certain assets, sites and themes of importance.

Issues raised by the Survey:

People wished to preserve the existing green spaces and views and were also concerned that natural features, such as hedges, trees and ponds as well as footpaths and bridleways should be maintained.

There was support for creating designated Green Spaces.

CONCLUSIONS

Areas suitable for Green Space designation need to be identified. Views that are important to preserve the character of the village need to be properly described. Certain buildings and structures, not currently listed, but deemed to be of importance need to be identified.

Section 4 Household

General Observations

The responses did not produce any surprises, the figures are in line with the 2011 Census and 2014 assessments of the make-up of the population from the ONS. The former recorded a population of 340 with 56 under-16s. The Census recorded the median age of the village at 51 years and a balanced gender difference 171 males to 169 females.

A total of 138 households were identified in the Census, with 92.8% being owner-occupied, a figure very close to that identified in the survey.

This would suggest that the survey effectively represents the views of the village.

Results

The response to this section was good, with every question being completed by all 212 returned surveys.

- The majority (45%) of those that responded reside in Area 3 (south of Byng Brook), with the minority in Area 1 (north of Ivy Lodge Farm)
- The overwhelming majority of homes are owner occupied (93%) the remainder being rented
- The responses were equally balanced between sexes, with a slightly higher number of females (109/103) being represented
- When grouped by age, most responses came from the older age groups. The greatest proportion of responders (43%) were in the 51 – 70 range, whilst 21% were over 71years, with the lowest response from teenagers, who represented just 3% of the returns. Of note was the low number in the 18-30 bracket, at just 4.7%
- The population is stable, with more than half the village (55.6%) being resident for more than 11 years, with a quarter of the village having lived in the village for less than 5 years
- The overwhelming majority wish to stay in Bredfield, with only 7% indicating that they did not

Section 5 Housing

RESULTS

The section was answered by 209 people (98.5% of total responses).

The most popular choice of new housing was for small family homes with 2 or 3 bedrooms, with 79.9% of responses choosing this as one of the choices, with 92 people (44%) putting this as their first choice. Also popular was small homes suitable for couples, 1 or 2 bedrooms (67.46%) and Starter homes (55.98%). There was not as much support for large homes, although 26% selected this as one of their options, only 15 people picked this as a first choice.

When asked about the scale of development the most popular choice was for conversion of redundant buildings (61.24% in total) although the highest first choice was for infill within the PLB. Small-scale (less than 5) inside the existing boundaries (58.85%) also rated highly.

130 people responded to the question of where development greater than 5 houses might be situated. The question invited written suggestions, or indicating on a map. Several suggested more than one site. A total of thirty maps were extracted from the returned questionnaires. Most responses identified a limited number of sites, these being, in order of popularity (written & map responses combined):

1. The Street, north of Village Hall (40 identified) Woodbridge Road, on the site of a former poplar plantation (40)
2. Woodbridge Rd, eastern side north from the Chapel extending to join existing PLB houses (31)
3. Pump corner, opposite Chapel/Glebe Road (30)
4. Development accepted, but no specific location cited (24)
5. Other; none gathering more than 2 or 3 responses

RESULTS FROM FURTHER ANALYSIS

To clarify and expand on the raw results, further analysis was carried out on some responses. These found that no one under the age of 30 selected 'Homes for the elderly' as a choice. There were only marginal differences between new and long-standing residents in their view of who any new housing should cater for i.e. 47.92% of new residents (less than 5 years) put small family homes as first choice compared to 53.85% of those who had lived in the village for more than 21 years. One of the notable differences with these groups was the choice of large, 4-bedroom houses: 52.38% of new residents made it their first choice, compared with only 15.38% of established villagers.

Where in the village people lived seemed to make little difference over possible expansion with small scale housing outside the PLB as a first choice, with both areas 2 and 3 responding identically, with 38% in favour, with a lower figure of 23.81% for those in the sparser populated area 1.

There was a difference in the age of the responder when asked the same question, with 61.9% of those that selected the expansion of PLB with small scale housing as a first choice being in the 51 – 70 years' bracket, compared with just 28.57% of the 31 – 50 years' age group.

ADDITIONAL COMMENTS

Several people offered comments at the end of the survey. The opinions largely reflected the views expressed during the main question section, most supporting development, and suggesting a combination of infill and small scale housing outside the PLB. Several comments intimated that there was little or no support for further holiday accommodation.

ISSUES

Known Issues

Under the Local Plan, Suffolk Coastal District Council envisages building at least 7,900 new homes over the 17-year plan period, an average of 465 new houses per annum. For this to be achieved, Local Service Centres, such as Bredfield, must provide some of this new housing stock. The questions then raised are:

- Are Bredfield residents agreeable to new housing?
- If so, then who should any housing cater for?
- Where should any development take place?
- On what scale?

Issues raised by the 2016 Survey

Whilst the questions posed attempted to provide some solution to these issues, not all were satisfactorily answered. There is no consistent answer to where any development may take place. Several sites were identified, but views were evenly distributed.

CONCLUSIONS

When asked to select the type of houses that should be built in the village, there was a clear vote in favour of small family homes with 2 or 3 bedrooms. That this was followed in popularity by selections of Starter homes or for couples with 1 or 2 bedrooms demonstrates a clear trend – the type of housing that most people wish to see built is for small houses,

with the aim of encouraging younger families and first time buyers. More than half of younger residents would favour larger homes.

With the scale of any new build, there is a similar theme which favours infill and small scale developments. Conversion of existing, redundant buildings is also favoured. There was little support for large scale housing, only 13 people selecting this as a first choice.

When asked to give their views, either in writing or visually, on where any development should be, there was no consensus although several sites were identified on the edges of the existing development boundary.

Section 6 Traffic

RESULTS

A total of 207 people provided answers to this section.

When asked to identify the main traffic problem in the village there was a clear majority that selected speeding traffic – 74.8% of respondents chose this as one of their choices, with almost half (47.7%) placing as their first choice. A significant number (57.49%) also identified the number of Heavy Goods Vehicles that pass through the village as a problem. By first choices, speeding and HGV's again ranked highly, but other concerns were lack of pavements, traffic on the wrong side of the road at bends and parked vehicles.

When asked what improvements in safety could be explored, there was again a clear choice, with a large number (178) of people identifying access to the A.12 from Woodbridge Road. The alternative access road to the A.12 from the Ufford Road and the blind corner on Woodbridge Road, at Potash Corner, were both identified as being problem locations by several people.

Most responses (51.1%) indicated that they would welcome the provision of pavements and there was a good level of support for traffic calming measures. A sizeable minority (30.7%) would support better signage. There was less support for street lighting, only 17% of people choosing this as an option.

Comments were also invited on measures that might improve travel in the village, which produced a range of suggestions, some more practical than others. It was noted that several suggested that cycle lanes could be introduced to improve safety.

ADDITIONAL COMMENTS

In the freeform comments section, the highest number of remarks focused on two areas – access onto the A.12 and the problem of HGV's. For the latter, suggestions included widening the verges at problem corners and highlighted the damage to the road and verges by heavy vehicles. Other comments followed the views expressed in the main questionnaire, with particular concerns on poor provision of pavements and lack of cycle lanes.

ISSUES

Known Issues

Previous Village Appraisals and the Parish Plan (2006) had identified concerns with access onto the A.12 from the village, and the problem with the number of HGV's that pass through *en-route* to the industrial sites to the north at Clopton. Some measure has already been taken by the Parish Council regarding speeding traffic, also a long-established problem.

Issues raised by the Survey

The survey confirmed that access to the main road and large vehicles were a continuing problem, but also highlighted concerns over lack of pavements and poor parking and damage to verges. The number of bends in the Woodbridge Road clearly cause difficulties, with traffic on the wrong side of the road. There was support for introduction of traffic calming and better signage. There were several suggestions for the provision of cycle lanes and improvement of pavements.

CONCLUSIONS

There was a clear view that improving the access onto the A.12 from the village must be pursued. Further measures to control or perhaps limit the number of Heavy Good Vehicles that pass through the village should be sought and traffic calming measures would be supported. The provision of pavements and cycle lanes would be welcomed by many, likewise measures to limit on-road parking.