



EVIDENCE BASE

Part 1: Statistics

Part 2: Questionnaire Results

Part 3: Stakeholders



EVIDENCE BASE REVIEW 1: STATISTICS & DATA

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WETHERINGSETT -cum-BROCKFORD

HOUSING & POPULATION DATA PROFILE [Parish level]



(Last Updated: October 2019)

This Parish Profile has been produced primarily to help inform local discussion on housing need.

Most of the data comes from the 2011 Census (accessible via the ONS website). Other data sources have also been used as appropriate, and will be updated periodically.

How many people live locally?	Children Under 16	Working Age Adults (16 to 64)	People Aged 65 +	Dependency Ratio
669	138 (20.6%)	416 (62.2%)	115 (17.2%)	0.61
51.3% Males 48.7% Females	Mid Sflk Avg = 18.4% England Avg = 18.9%	Mid Sflk Avg = 61.5% England Avg = 64.7%	Mid Sflk Avg = 20.1% England Avg = 16.3%	Mid Sflk Avg = 0.63 England Avg = 0.55

[Source: ONS 2011 Census: KS101EW & KS102EW] [Dependency Ratio = Ratio of Non-working Age to Working Age Population]

Single Pensioner Households	Single H/holds < 65 years old	Lone Parent Families with Dependent Children
32	37	6
12.2% of all Households Mid Suffolk Avg = 12.9% England Avg = 12.4%	14.1% of all Households Mid Suffolk Avg = 12.4% England Avg = 17.9%	8.0% of all families with dependent children Mid Suffolk Avg = 17.7% England avg = 24.5%

[Source: ONS 2011 Census: KS105EW]

General Health (All Usual Residents)				
Very Good	Good	Fair	Bad	Very Bad
52.2%	33.3%	10.6%	3.0%	0.9%
Mid Sflk Avg = 47.9% England Avg = 47.2%	Mid Sflk Avg = 35.3% England Avg = 35.2%	Mid Sflk Avg = 12.8% England Avg = 12.8%	Mid Sflk Avg = 3.1% England Avg = 3.6%	Mid Sflk Avg = 0.8% England Avg = 1.0%

[Source: ONS 2011 Census: QS302EW]

Total # Occupied Households	Owned (Outright or with Mortgage)	Shared Ownership	Socially Rented	Privately Rented
263	197 (74.9%)	1 (0.4%)	19 (7.2%)	38 (14.4%)
	Mid Sflk Avg = 75.1% England Avg = 63.3%	Mid Sflk Avg = 0.8% England Avg = 0.8%	Mid Sflk Avg = 11.3% England Avg = 17.7%	Mid Sflk Avg = 11.2% England Avg = 16.8%

[Source: ONS 2011 Census: QS405EW]

- At the time of the 2011 Census some 17 dwellings (6.1% of all dwellings in Wetheringsett) appeared to be unoccupied. (Mid Suffolk Avg = 3.8%) [QS418EW]

Number of Bedrooms (Occupied Households)				
None	1 bed	2 bed	3 bed	4 bed +
0 (0%)	9 (3.4%)	45 (17.1%)	103 (39.2%)	106 (40.3%)
Mid Sflk Avg = 0.1% England Avg = 0.2%	Mid Sflk Avg = 6.0% England Avg = 11.8%	Mid Sflk Avg = 25.0% England Avg = 27.9%	Mid Sflk Avg = 40.4% England Avg = 41.2%	Mid Sflk Avg = 28.5% England Avg = 18.9%

[Source: ONS 2011 Census: QS411EW]

Total # Occupied Households	Total # with Under-Occupied bedrooms	Total # with Over-Occupied bedrooms
263	222 (84.4%)	6 (2.3%)
	Mid Sflk Avg = 80.8% / England Avg = 68.7%	Mid Sflk Avg = 1.6% / England Avg = 4.6%

[Source: ONS 2011 Census: QS412EW]

NET NEW RESIDENTIAL COMPLETIONS (Last 5 Years: April to March)				
2013/14	2014/15	2015/16	2016/17	2017/2018
2	0	0	3	0

[Source: Babergh & Mid Suffolk Joint Annual Monitoring Report]

Avg Price & No (in brackets) of Properties Sold in IP14 Postcode (Aug 2018)				
Detached	Semi-Det'	Terraced	Flat	All
£353,415 (25)	£240,402 (26)	£185,187 (8)	£173,167 (3)	£275,593 (62)

[Source: Right Move website: Market Trends]

MID SUFFOLK

In Mid Suffolk, in 2017 ...the average wage was £25,070. The average house price was £255,000. Therefore, the wage to house price ratio = x 10.17

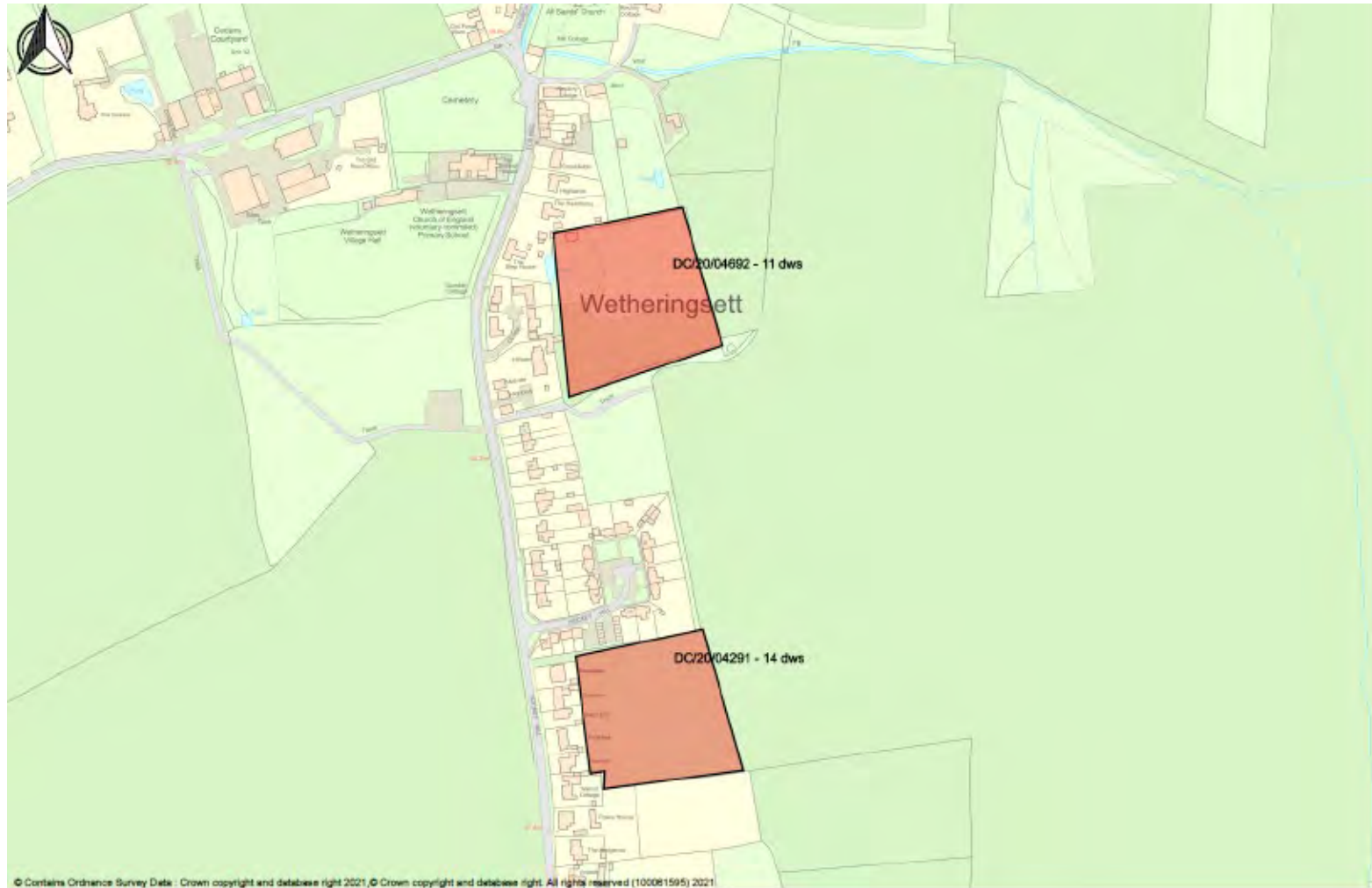
[Source: ONS website: Median wages, median house prices and ratio calculation]

Other Information

- **County Councillor = Cllr Andrew Stringer** (Upper Gipping Division)
- **District Councillor = Cllr Andrew Stringer** (Mendlesham Ward)
- Wetheringsett is identified as a Secondary Village in Policy CS1 of the Mid Suffolk Core Strategy DPD (Adopted Sept 2008)
- Local Services in Wetheringsett include ... a Primary School, Parish Church, and Village Hall
- 61% of all households in Wetheringsett with at least one usual resident have access to gas fired central heating. [QS415EW]
- Wetheringsett Parish Council published a Village Design Statement in 2003
- There are no Housing Association (Registered Provider) currently known to be active in Wetheringsett.
- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
 - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
 - 25% of households think their current property will not be suitable for their needs in 10 years' time.
 - 2 & 3 bed properties are most sought after by existing households wishing to move.
 - Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years

HOUSING

Outstanding Planning Applications (Majors)

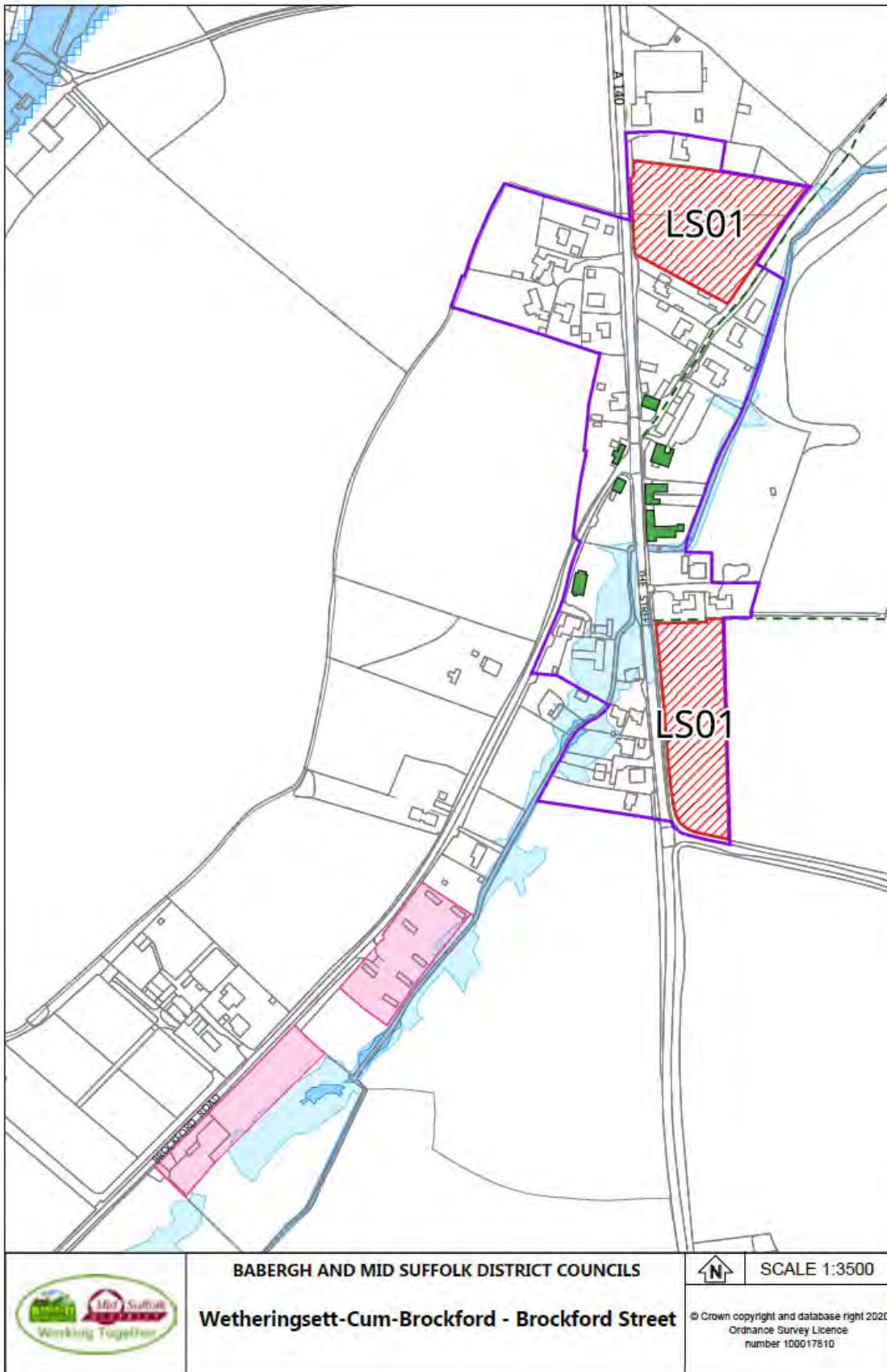


Outstanding Planning Permissions at 01.04.18

Planning Permission Reference	Parish	Site Address	Date of Approval	Total Dwellings Approved 2018	Net Dwellings Outstanding 2018	Not Started 2018	Commenced 2018
M /2784/16/FUL	Wetheringset t cum Brockford	Land to the east of Park Hall Cottages (former Coal Yard) Wetherup Street	20/09/2016	2	2	2	0
M /4507/16/FUL	Wetheringset t cum Brockford	Land to rear of Wetheringsett House, Church Street	28/02/2017	1	1	1	0
DC/17/03492/FUL	Wetheringset t cum Brockford	Wetheringsett House Church Street	26/10/2017	2	2	2	0
DC/17/04518/FUL	Wetheringset t cum Brockford	Land adjoining 1 Knaves Green, Brockford Green	31/10/2017	1	1	1	0

M /3974/14/FUL	Wetheringset t cum Brockford	Low Road Farm, Mendlesham Road	12/02/2015	1	0	1	0
M /0470/15/FUL	Wetheringset t cum Brockford	Land west of Station View, Hall Lane	01/06/2015	1	1	1	0
M /1767/15/FUL	Wetheringset t cum Brockford	Meadow Farm, Blacksmiths Green	02/12/2015	1	1	1	0
M /2901/16/FUL	Wetheringset t cum Brockford	Hillside, Hockey Hill	26/08/2016	3	3	2	1

Local Plan Allocations (November 2020)



BABERGH AND MID SUFFOLK DISTRICT COUNCILS

Wetheringsett-Cum-Brockford - Brockford Street

SCALE 1:3500

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BUSINESS

Businesses and Employment Summary

Note :- Included are all businesses sited at a “ business “ premise. Excluded are home-workers and sole traders who operate from “ domestic “ premises.

Listing is by location running north to south.

1) Collingsford Bridge

Chicken Farm

5 Full time staff

1 Part time

2) Cedars Hill

D.I.Alston Ltd Farmers; Land and Property Owners

2 Full time staff

1 Part time

Black Barn: AHP Medical Services NHS Physio sub-contractors

32 Full time staff

Unit 1 Upholsterer

2 Full time

Unit 2/3/4: Lovesoap and Sanitizers

4 Full time

2 Part time

Unit 5: Recording Studio

2 Full time

Unit 6: Baby Photography

2 Full time

Unit 9: Ladybird Lawn Care

5 Full time

Unit 11: Upholsterers

3 Full time

Unit 12: Pet Foods

1 Full time

1 Part time

Unit 14: Damask Hair and Beauty

1 Full time

1 Part time

Unit 15: Couture curtains and blinds

1 Full time

3) Village Centre

Nursery School

(Numbers awaited)

Primary School

13 Part time

4) Old Station Yard

Unit 1: Vehicle Repairs

2 Part time

Unit 2: MPA Classics car repairs

1 Full time

Unit 3: Vehicle Repairs

1 Part time

Unit 5: Oak Famed Buildings

2 Full time

Unit 6: UCS Electrical

5 Full time

Mid Suffolk Light Railway

1 full time

5) Knaves Green

The Sidings holiday accommodation

2 Part time

6) Station Road
Old Trowel Barn, Palfrey car repairs
3 Full time

7) Park Green

Wetheringsett Garden Machinery
2 Full time

8) Town Lane

James Kemball container storage
4 full time

A N Fabrications steelwork
6 full time

9) Mendlesham Industrial Estate

CEVA Logistics Ltd
150 full time

Trade Counter Ltd
40 full time

Note that there is scarcely any agricultural employment listed, as all the arable farms in the Parish use sub-contracted labour providers who are based elsewhere.

DEMOGRAPHIC DATA

Data sources: www.nomisweb.co.uk /reports/local area - wetheringsett cum brockford

www.citypopulation.de - wetheringsett cum brockford - pop projections to 2019. "All population and corresponding area figures of parishes are based on assigning output areas by using population-weighted centroids".

(Not used here but SEE ALSO: www.suffolkobservatory.info/population/report - for Parish level, W-cum-B - graphs, bar charts etc)

Graph - Wikipedia

POPULATION		
Census 2001	Census 2011	Estimate 2019*
627	669	714

AREA: 2011 Census - 1543.8 hectares Density .4 per hectare

2019 Est. - 15.4 km² Density 46.25/km²

POPULATION STRUCTURE

GENDER	MALE	FEMALE
2011	343	326
2019 (est)	378	336

AGE GROUPS	2011	2019 (est)
0 - 17	161 - 24.0%	133 - 18.6%
18 - 64	393 - 58.7%	408 - 57%
65+	115 - 17.2%	173 - 24.2%

AGE DISTRIBUTION	2011 Nos.	%	2019 (est)
0 - 9	82	12.2	63 - 8.8%
(0 - 4	41	6.1	
5 - 9	41	6.1)	
10 - 19	87	13.0	82 - 12%
20 - 29	38	5.6	49 - 6.9%
30 - 44	126	18.8	30 - 39: 52 - 7.3%
45 - 59	165	24.7	40 - 49: 88 - 12%
60 - 64	56	8.4	50 - 59: 136 - 19%
65 - 74	64	9.6	60 - 69: 124 - 17.4%
75 - 84	42	6.3	70 - 79: 84 - 11.8%
85+	9	1.3	80+ : 36 - 5%

Median Age 2011 - 45 yrs Mean Age 2011 - 41.8yrs

COUNTRY OF BIRTH	(2011) Nos	%
UK	641	96
<i>England</i>	<i>623</i>	<i>93.1</i>
<i>N.I.</i>	<i>3</i>	<i>0.4</i>
<i>Scotland</i>	<i>6</i>	<i>0.9</i>
<i>Wales</i>	<i>9</i>	<i>1.3</i>
Republic of Ireland	1	0.1
EU (Other)	9 - 1.3%	1.3
Other country	18 - 2.7%	2.7
ETHNIC GROUP	Nos 2011	%
White	658	98
Asian	4	0.6
Mixed/multiple	7	1.0

RELIGION	Nos 2011	%
Christian	421	69
Jewish	1	
Buddhist	1	
Other Religion	1	
No religion	189	31

HOUSING etc

DWELLINGS	280	% unshared - 100%
Household spaces with at least 1 usual resident	263	93.9
Detached house/bungalow	175	62.5
Semi-detached h/b	81	28.9
Terraced h/b	13	4.6
Flat/apartment	2	0.8
Caravan etc	9	3.2

TENURE	All households = 263	%
Owned	197	74.9
" <i>Outright</i>	104	39.5
" <i>mortgage/loan</i>	93	35.4
Shared ownership	1	0.4
Social rented	19	7.2
" <i>local authority</i>	18	6.8
" <i>other</i>	1	0.4
Private rented	38	14.4
Living rent free	8	3.0

ACCOMMODATION	
Average household size	2.5
Av. No. rooms per household	7.1
Av. No. bedrooms per household	3.3
Households with central heating	256 - 97.3%

CARS/VANS per household	Nos 2011	%
None	18	6.8
1	86	32.7
2	93	35.4
3	38	14.4
4 or more	28	10.6

HOUSEHOLD COMPOSITION	Nos 2011	%
Residents 16+ living in households	531	100
Living as a couple	368	69.3
Not living as a couple	163	30.7
ALL HOUSEHOLDS	263	
Single person households	69	26.2
<i>(1 person 65+</i>	32	12.2)
1 Family households	179	68.1
(" " <i>aged 65+</i>	25	9.5)
1 Family households - Couples	146	55.5
<i>No children</i>	65	24.7
<i>Dependent children</i>	60	22.8

<i>Non-dependent children</i>	21	8.0
Lone parent households :	8	3.1
<i>Dependent children</i>	6	2.3
<i>Non-dependent children</i>	2	0.8
Other household types	15	5.7

HEALTH

Persons whose day to day activities are limited:	Nos 2011	%
A lot	42	6.3
A little	67	10.0
Not limited	560	83.7
Those who report their health as:		
Very good	349	52.2
Good	223	33.3
Fair	71	10.6
Bad	20	3.0
Very bad	6	0.9
Persons providing some unpaid care per week (most = 1 - 19 hours)	68	10.2

ECONOMIC ACTIVITY

Usual Residents 16 - 74 = 480	nos	%
Economically active	356	74.2
<i>Full time</i>	183	38.1
<i>Part time</i>	74	15.4
<i>Self-employed</i>	73	15.2
Economically inactive	124	25.8
<i>Retired</i>	72	15.0
<i>Students</i>	22	4.6
<i>Looking after home/family</i>	21	4.4
<i>Long term sick/disabled</i>	5	1.0
<i>Other</i>	4	0.8U
Unemployed	13	2.6

16 -24	5	1.0
50 -74	2	0.4
Long term unemployed	6	1.2

ACTIVITY Rates	Males (244)	Females (236)
Economically active	201 - 82.4%	155 - 65.7%

QUALIFICATIONS	RESIDENTS 16+ 531	%
No qualifications	132	24.9
Apprenticeships	18	3.4
Level 1 & 2	157	29.5
Level 3	59	11.1
Level 4	165	31.1

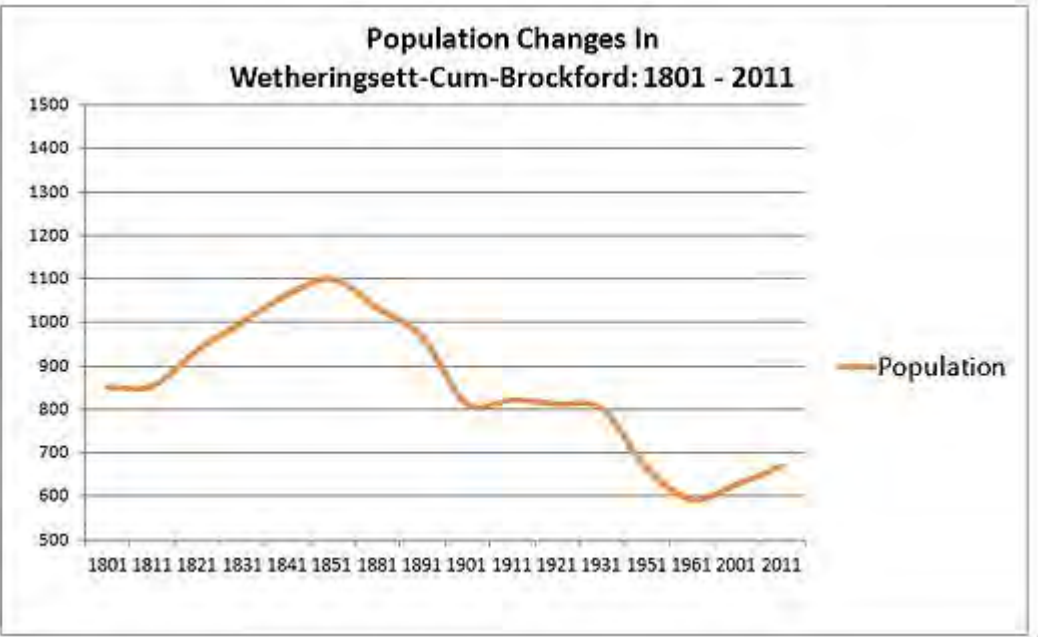
EMPLOYMENT BY SECTOR	16- 74 - no = 342	%
Agriculture, forestry, fishing	16	4.7
Manufacturing	40	11.7
Construction	36	10.5
Wholesale & retail trade, motor repairs	49	14.3
Transport & Storage	13	5.8
Info and communication	18`	5.3
Finance & insurance	19	5.6
Prof, sci and tech	30	8.8
Admin & support services	14	4.1
Public Admin etc	16	4.7
Education	35	10.2
Health and Social work	23	6.7
Other	33	9.6

OCCUPATION	16 - 74 - no = 342	%
Managers, directors, snr officials	64	18.7
Professional occupations	41	12

Associate prof and tech occupations	42	12.3
Admin & secretarial	39	11.4
Skilled trades	61	17.8
Caring, leisure and other service occupations	26	7.6
Sales & customer service	19	5.6
Process plant and machine operatives	19	5.6
Elementary occupations	31	9.1

Socio-Economic Classification NS-SeC - all usual residents 16 -74 (ONS)	All usual residents 16 - 74	%
Higher Managerial, admin and prof occupations	61	12.7
Lower " " " "	114	23.8
Intermediate occupations	58	12.1
Small employers and own account workers	75	15.6
Lower supervisory and technical occupations	22	4.6
Semi-routine occupations	57	11.9
Routine occupations	49	10.2
Never worked/long-term unemployed	9	1.9
Unclassified e.g. f/t students	35	7.3

Appendix



DESIGN – SEE VILLAGE DESIGN STATEMENT

<https://1drv.ms/b/s!As8ifNO44Q4IlgYY7aAP1i8VXlnz8mA?e=WVeLcv>

EDUCATION

Pre-school/Nursery: Jungle Cubs and Jungle Giants CIC, The School House,
Wetheringsett. (0 – 5 yrs, 7.30 – 18.00, 50 places)

Nearest Primary School: Wetheringsett Church of England Primary School (5-11years)

Nearby Primary Schools: Sir Robert Hitcham CEVAP School, Debenham
Thorndon CEVCP School
Mendlesham Primary School

Catchment Secondary School: Debenham CEVC High School (11-16years) *

Nearby Secondary Schools: Hartismere High School *
Stowupland High School

Sixth Form (16 -18 years) : Thomas Mills High School, Framlingham
Suffolk One Sixth Form College, Ipswich
Farlingaye High School Sixth Form, Woodbridge
Hartismere High School Sixth Form, Eye
Northgate Sixth Form, Ipswich
Suffolk New College, Ipswich
West Suffolk College, Bury St Edmund

Fee Paying:

Framlingham College, Framlingham
Woodbridge School, Woodbridge
Ipswich School, Ipswich
Royal Hospital School, Holbrook

Special Education Provision: Wetheringsett Manor School (Acorn Education and Care)

11 – 18 with SEN. Independent. Pupils referred by local authorities. Draws from a wide area – Essex, Norfolk, and Cambs as well as Suffolk.

Other Specialist Education in Suffolk: [Specialist Education in Suffolk | Community Directory](#)

- [Supplementary information](#)

The main split for secondary schools is between Debenham CEVC High School and Hartismere High School (Eye).

DEBENHAM HIGH SCHOOL 11 - 16 Mixed

Attached is map of the catchment area for Debenham High school - Wetheringsett is just in it! There doesn't seem to have been an Ofsted inspection since 2008 when it was rated "Outstanding.....one of the highest performing state schools in the country". It now describes itself as " A Church of England High Performing Specialist Academy" (is the specialism still Science?) It has 670+ pupils and is oversubscribed.

HARTISMERE HIGH SCHOOL 11 - 18 Mixed

Wetheringsett is not on the list of their Tier 1 or 2 feeder primaries though the school "recruits from wide area" - can't find a map though it appears to be north, west and east of Wetheringsett. This is also an Outstanding school (Ofsted 2014) with 991 pupils. It is a specialist music (and sports???) college. with an "exemplary" 6th Form.

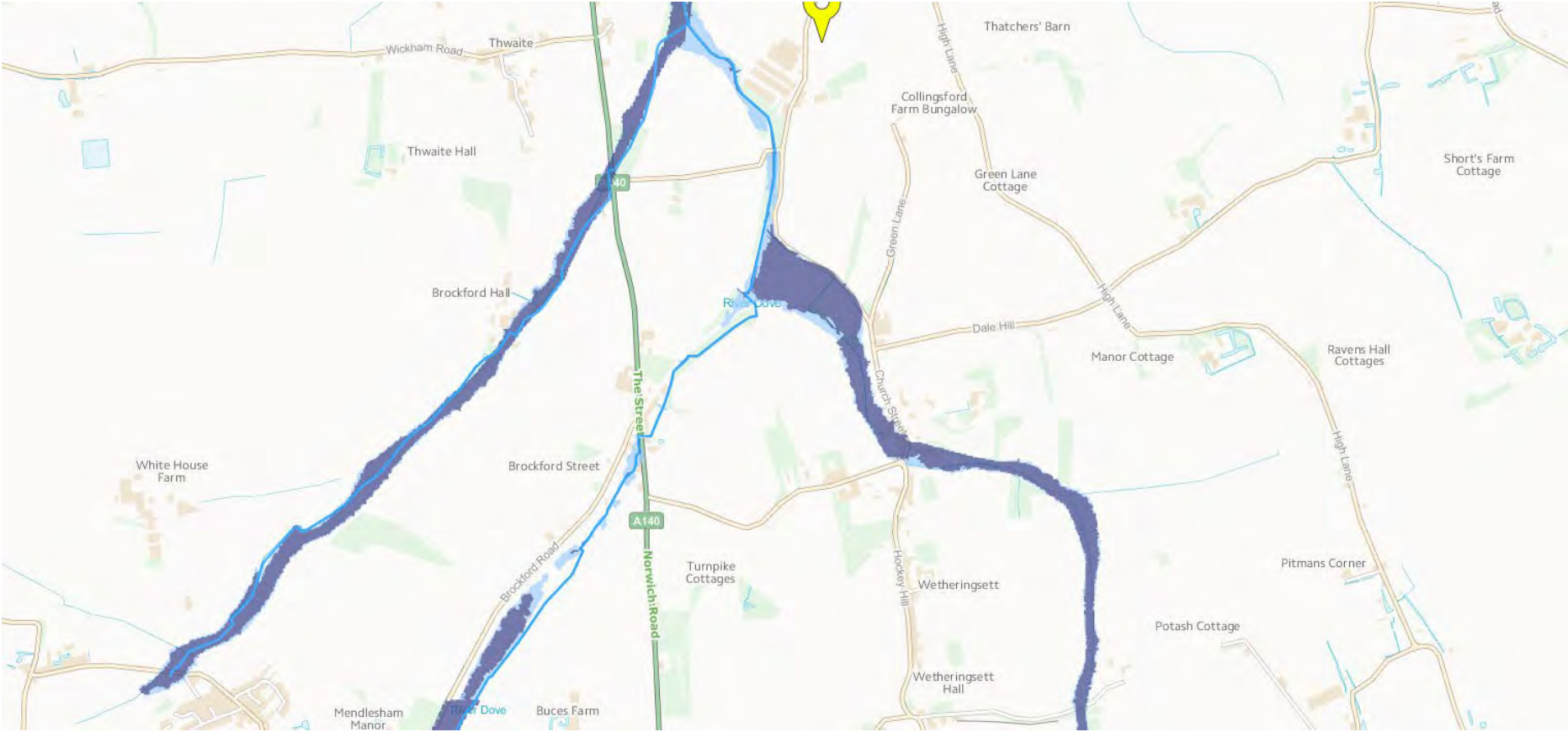
STOWUPLAND HIGH SCHOOL?

"Requires Improvement" - Ofsted 2019

STOWMARKET HIGH SCHOOL?

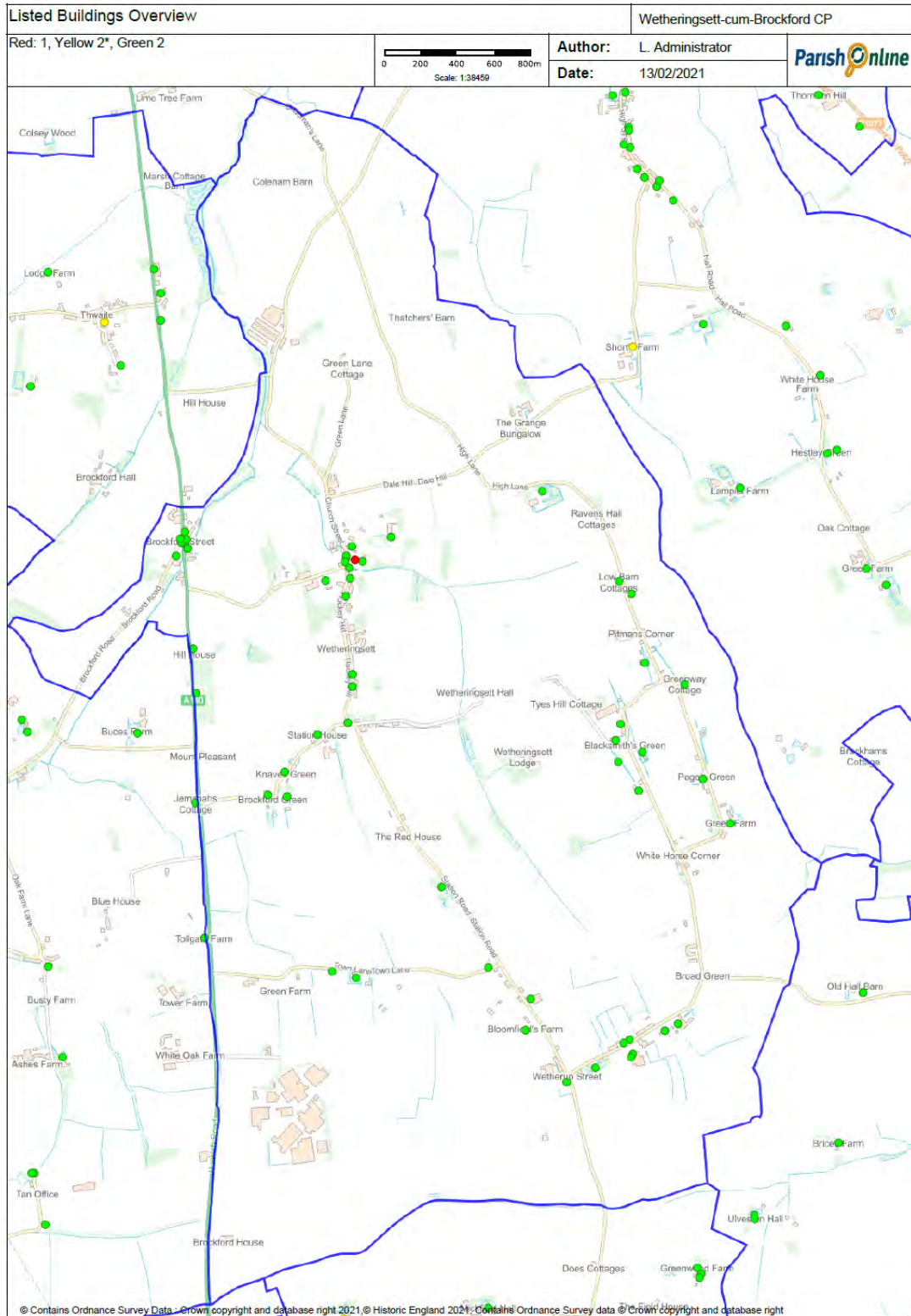
No Ofsted inspection since it became an Academy in 2018.

Flood Risk



Listed Buildings – for more see

https://1drv.ms/u/s!As8ifNO44Q4IgYcN0DiO_usvwaGzTQ?e=CzoLAD



Archaeology – Historic Environment Record

HISTORIC ENVIRONMENT RECORD

Extracts:

“The Suffolk County Historic Environment Record for Wetheringsett-cum-Brockford lists over 50 sites scattered far and wide within the large parish. These include finds from the more distant periods such as a Neolithic axe, Bronze Age pottery and Iron Age coins. More recent finds include Roman pottery and coins, a Saxon brooch and some Medieval scatter finds. More specific sites listed in the record include several Medieval moated sites, a fishpond and a deer park.” Source: MSDC Conservation Area Appraisal 2011

Conservation Area – The 2011 Conservation Area Appraisal includes a map of 11 HER sites in and around the Wetheringsett Conservation Area.

Land to the East of Hockey Hill:

“The site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). Located close to finds scatters dating from the Iron Age (HER ref no. WCB 010), Roman (WCB 028 & WCB 062), Saxon (WCB 034 & WCB 062) and medieval (WCB 008, WCB 010 and WCB 061) periods. Additionally, the site is close to the location of a series of undated cropmarks, which show a possible track or road, along with fields and small enclosures. (WCB 006). As a result there is a high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and ground works associated with the development have the potential to damage or destroy any archaeological remains which exist.” From SCC Archaeological Service Dec 2020 to MSDC in response to planning application.

Land Norwich Road (Planning App. DC/20/00324) – W-cum-B plus part in Stoke Ash and Thwaite)

“The site lies in an area of archaeological potential recorded on the County Historic Environment Record. The western edge of the site is bound by part of the Coddendam to Scole Roman road known as Pye Road during the medieval period (SAS 011). Roman dated artefact scatters have been found close to the site, which include a scatter of grey ware pottery (THW 007) and a Colchester derivative brooch (WCB 013). Further this, metal detector searches around the site have found artefacts from the prehistoric periods to the post-medieval period. As a result, there is a high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to destroy any archaeological remains which exist”. From SCC Archaeological Service Feb 2020 to MSDC in response to planning application.

(Not: in neither case was this judged grounds for refusal of planning, subject to conditions)

Wetheringsett Conservation Area Appraisal produced by MSDC –
<https://1drv.ms/b/s!As8ifNO44Q4IgYcY-mMMVohMwf7JUg?e=nRPbZd>

Natural Environment

Climate

Suffolk Climate Action Plan: [Artwork \(babergh.gov.uk\)](#)

Landscape

Mid Suffolk Landscape Guidance: [Joint Babergh and Mid Suffolk District Council Landscape Guidance](#)

Mid Suffolk Open Space Study: [EE10-BMSDC-Open-Space-Study-May-2019.pdf \(babergh.gov.uk\)](#)

Nature Conservation

Suffolk County Council Nature Strategy: [D09-SCC-Suffolks-Nature-Strategy-2015.pdf \(babergh.gov.uk\)](#)

Wetheringsett Specific Confidential Data:

<https://1drv.ms/u/s!As8ifNO44Q4lgYZ9TPVj6SjYgSZ84g?e=leJZse>

Environmental Assets in Wetheringsett

<https://1drv.ms/w/s!As8ifNO44Q4lgYhcUX46MukbRclVbg?e=3xmz0M>

Noise

<https://1drv.ms/u/s!As8ifNO44Q4lgYdBNdFE3V1XbbvHbA?e=TlaNul>

Transport and Access

Suffolk County Council – Rights of Way Improvement Plan : [D27-SCC-Green-Access-Strategy-2020-2030.pdf \(babergh.gov.uk\)](#)

Suffolk County Council Parking Standards: [Parking Standards \(babergh.gov.uk\)](#)

Public Transport

BUSES - the only bus serving Wetheringsett-cum-Brockford is the 113 Simonds service from Ipswich to Diss via Mendlesham and Eye. The only bus stop for Wetheringsett is on Brockford Street at the turn for Cedars Hill, approximately 1km from the village centre.

To Ipswich: 7.26, 10.36, 14.12, 17.51 Mon – Fri, 8.08, 13.08, 17.08 Sat

From Ipswich: 10.20, 13.50, 17.58 Mon – Fri, 10.03, 15.43, 18.45 Sat.

No Sunday Services. *

There is a SCC “Connecting Communities” service which will collect people with no public transport to connect with appropriate bus/rail links. This is provided by BSEVC Community Transport. It has to be pre-booked.

RAIL – mainline services between Norwich and London Liverpool Street with connecting services from Stowmarket and Ipswich east and west) from Stowmarket Rail Station (8.9 miles), Diss (9.4 miles) and Needham Market (10 miles).

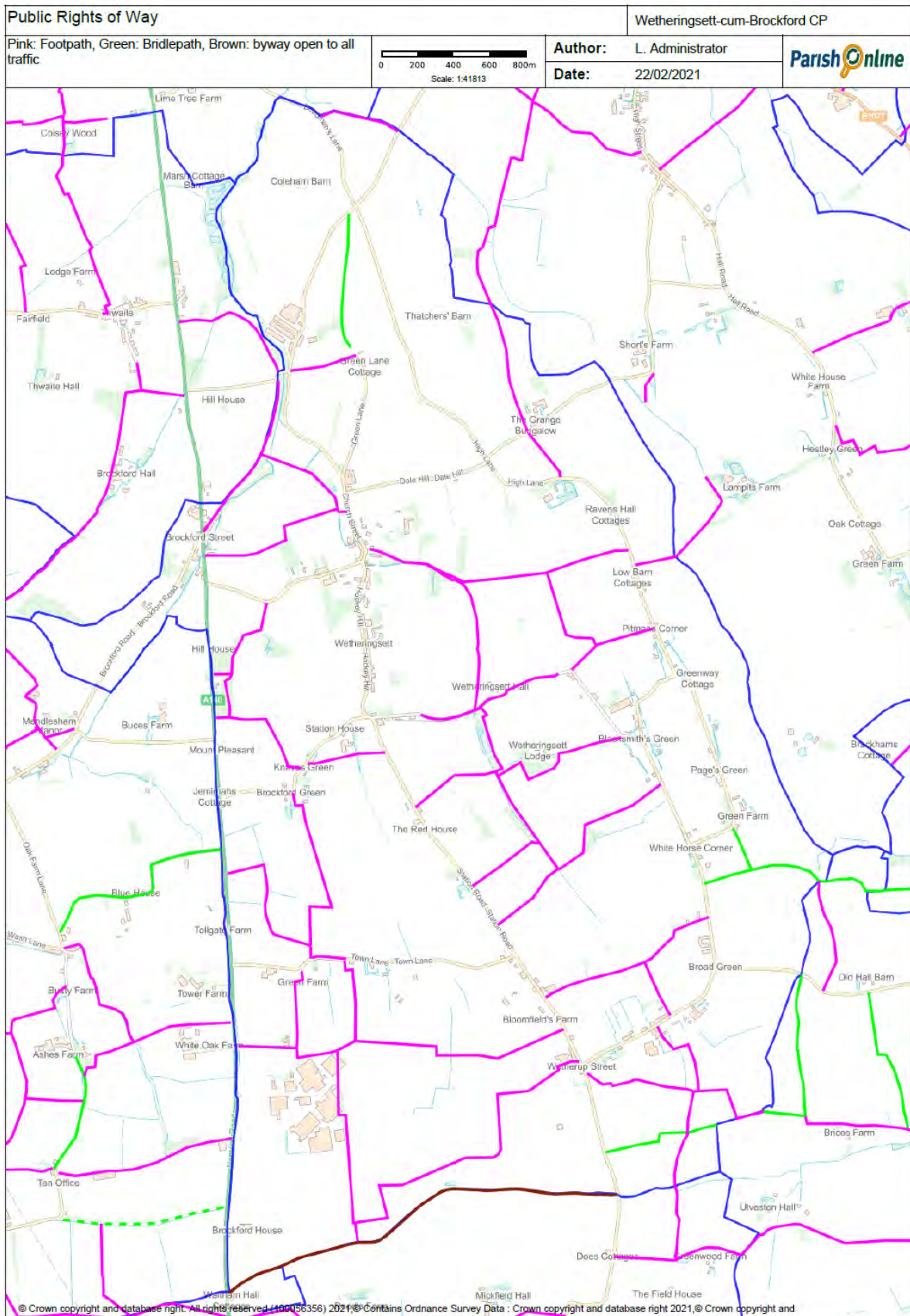
*As shown on Simonds website from Aug 2020

Cycle Routes: [Sustrans Paths for Everyone Report](#).

Suffolk County Council Quiet Lanes : <https://sites.google.com/view/quietlanessuffolk/>

CPRE Quiet Lanes: [CPRE quiet lanes 1.pdf - Google Drive](#)

Public Rights of Way





EVIDENCE BASE PART 2: 2019 QUESTIONNAIRE RESULTS

VILLAGE QUESTIONNAIRE 2019 RESULTS

Compiled on 11th November 2019

31 Responses online

8 Paper responses

This questionnaire gives you the chance to help guide the future development of Wetheringsett cum Brockford

Please complete this questionnaire ideally via the following link:

<https://www.surveymonkey.co.uk/r/6ZD35WQ>

And encourage others in your household and neighbours. Its open to any residents of Wetheringsett cum Brockford who are over the age of 16.

1. Where in the parish do you live?

Wetheringsett village 16	Knaves Green	Pitman's Corner 3	Park Green 3
Brockford Street 3	Blacksmith's Green 1	Wetherup Street 10	Broad Green
Page's Green 2	White Horse Corner	Brockford Green	

2. What is your postcode?

IP14 5QH (3) IP14 5PP IP14 5PR IP14 5PX (2) IP14 5QF (9) IP14 5PQ (2) IP14 5PZ
IP14 5PN IP14 5QG IP14 5QA (2) IP14 5PE IP14 5NF IP14 5QJ IP14 5PL (5)
IP14 5QY (2) IP14 5XB (2) IP14 5HF IP14 5PH IP14 5PU

3. What is your age?

16-24 25-39 **1** 40-55 **16** 56-70 **14** 70+ **8**

4. How long have you lived in Wetheringsett cum Brockford?.....

1 yrs
2 yrs (2)
3 yrs
5 yrs
6 yrs
7 yrs
8 yrs
13 yrs
14 yrs
18 yrs
24 yrs
25 yrs

28 yrs

36 yrs

44 yrs

75 yrs

5. Do you have any children?

Yes **28** No **11** If yes how many.....**1 2 3**

6. If yes do they live at home in Wetheringsett cum Brockford?

Yes **12** No **23**

7. What is your work status?

Employed **17** Self employed **8** Part time work **4** Retired **9**

Student Other **1 full time Mum**

8. If you are employed, are you employed...

Within Wetheringsett cum Brockford **10** Within 5 miles of Wetheringsett **4**

Further afield **14**

9. What do you like about living in Wetheringsett cum Brockford?

Proximity to mainline rail	Surrounding countryside	Community life
Curbside appeal	rural environment	Quiet
No large housing estates	Dog Walking	Coffee morning
The people/residents	MSLR	No street lights
		Low crime

10. What do you dislike about living in Wetheringsett cum Brockford?

Overgrown footpaths	Fly tipping	Rubbish	Speed of Traffic
Not enough buses	Large vehicles on small roads		Pig farm smell
No pub/Shop A140	Too many large houses being built		Difficulty crossing

11. Which of the following amenities do you use?

Church 13	Village Hall 24	School 4	Mid Suffolk Light Railway 21
Community play area 8	Playing field 4	Local businesses 17	Other...Library van 1
Footpaths 8	Cedars Pool 1		

12. Would improvements would you like to see in the future?

More housing 8 more community events 21 More public transport 17
More local businesses 12 Other... Shop 3 Support for the School More off road
parking Pub 3 More dog bins More police presence General
maintenance

13. If housing is added in the future what would you like to see?

Detached houses 11 Semi detached houses 11 Single storey 5
Terraced 1 Retirement 7 Starter 17 Other:... Energy efficient 1

14. How many bedrooms?

1 bedroom 12 2 bedrooms 18 3 bedrooms 22 4 bedrooms 6
5 bedrooms 3

15. Do you think that there are any specific locations that you think would be suitable for sustainable development?

No 25 Yes 3 If yes please describe: Back of town lane near lorry park,
Hockey Hill, Along existing envelope

16. Are there any areas of land that you think should be protected from development?

No 7 Yes 17 If yes please describe: Farmland, conservation area, grazing
land, school playing field, old cricket field

17. What are the biggest concerns you have regarding further development?

Traffic 29 Loss of green space 24 Noise 20 Wildlife impact 26
Loss of village character 29 Mass housing 30 Visual impact 26
Other: Ugly, inappropriate scale, materials and design not in keeping

This section is specifically about the Wetheringsett Village Hall

18. How often do you use the village hall each year?

Never 5 1-5 times 25 6-15 times 5 16-25 times 0 26+ times 4

19. If the village hall was remodelled or rebuilt would you use the village hall more?

Yes 18 No 20

20. What brings you to the village hall?

Village meetings 11 Curtains Up 6 Yoga 3 Voting 15 School 6

Private functions 3

Other: Eastern Angles, Harvest Supper, Fete, Community Events

21. What improvements would you like to see?

New Kitchen 10 New Toilets 11 New Stage 5 Additional room 2

Improved ramp access 1 More parking 2 Better lighting/heating/sound 8

To open onto the playing field 1 Outside terrace area 3 Bar 9

Lower windows 1 Redecorated 4 Modernised 3

Clean Floor 1

22. Would you make use of an online booking system for the village hall with live calendar information?

Yes 28 No 11

23. Are the conditions at the existing village hall acceptable to you?

Yes 17 No 14 OK 1

24. Would you or a member of your household be willing to help fund raise?

Yes 12 No 19

25. Would you or a member of your household be willing to help in other ways like arranging or carrying out items of work?

Yes 11 No 20



EVIDENCE BASE PART 3: STAKEHOLDERS

Contents

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1. Informal Questionnaire Responses

2

2. Place Check Comments

10

Responses to Informal Questionnaire: 31 responses to date



What are the 5 best things about living in the parish of Wetheringsett cum Brockford?

- 1.
- 2.
- 3.
- 4.
- 5.

What are the 5 things about Wetheringsett cum Brockford that you would like to keep/protect or maintain?

- 1.
- 2.
- 3.
- 4.
- 5.

What are the 5 things about Wetheringsett cum Brockford that you would like to change?

- 1.
- 2.
- 3.
- 4.
- 5.

What are the 5 things that make Wetheringsett cum Brockford special/different to anywhere else?

- 1.
- 2.
- 3.
- 4.
- 5.

What is the most important thing that the Neighbourhood Plan must achieve?

Best things



Young People:



Protect/Retain:



Young People:



Detailed Comments:

1. Both Church and Village Hall need substantial renovation.
2. Roads plagued by water run-off from fields in wet weather: some parts of road are only top-dressed which causes problems for motorists with windscreen damage.
3. Verges and hedges need better maintenance.
4. Sometimes a little too quiet – no-one passing by! It would be nice to see some “life” once in a while.....
5. Increase biodiversity, and reduce over-intensive farming practices.
6. Introduce much greater protection for woodland, hedges and biodiverse habitats (even rough patches like the one recently lost in the middle of Wetherup Street), and stop planting laurel bushes and putting up hard landscaping, which doesn't help biodiversity and is completely unsympathetic to the rural environment
7. Stop the gradual ad-hoc housing infill, without proper thought to what that housing should look like, the sustainability of the builds and who the housing should be for, plus more opportunities for young people to stay in the village with good quality low-cost/ low rent housing.
8. More community infrastructure – maybe a local shop at the Middy, and a place to drink and socialise that is open more often.
9. 5. Proper planning enforcement when planning conditions are ignored or flouted (Town Lane is the obvious example – as the lorry yard is the biggest blight on the local community)
10. The community spirit is a bit dead and therefore change is required for the village to adapt more to all ages. It should also be remembered that Wetheringsett cum Brockford includes Wetherup and various hamlets within the parish and they need to be included as part of the village.
11. The church needs to shake off its dull and unwelcoming image of the past and become more welcoming to all ages. The weekly coffee mornings is an example of what can be done, but more needs to be done to attract in this area of village life.
12. The school is treading a tightrope and needs a boost in pupil numbers to put itself on a more stable situation.
13. More community events. There are a few such as a village quiz and the pantomime, but generally public events are a bit half-hearted. My first two years in the village saw a fete planned and then cancelled. This sort of thing should never happen and does harm in the long run.
14. There needs to be more done for the young in the village; those of primary school age but also teenagers. Milling around the play area and other areas on a Friday night drinking and smoking is not good for them!
15. A more positive system to enable that elderly and unfit people in the village feel that there are things for them to do.
16. The only minor nuisance is the road noise from the A140, although that seems to have dramatically reduced since the leaves have started to come out. However, sometimes during winter it was really surprising how loud it was. Imho, the noise seems to be coming up the valley from North of Brockford Street, where the road level rises, the speed limit is higher and there is little roadside tree screening. I wonder whether any sort of programme of planting along the road and at points in between might be

somehow possible and helpful. For example, there is a belt of rather patchy/straggly woodland which could be filled out a bit - the one behind the Brockford St petrol station. With evergreens perhaps.....I was trained in London by the charity Trees for cities to plant trees and supervise volunteer tree planters, I'm not just pontificating here, I'm happy to get my hands dirty!

17. there is obviously great love here for our wonderful wildlife. I understand that this area has been particularly denuded by modern agriculture and we have such a rich array of wildlife despite this. I do see many opportunities however where this could be improvement. This could include further tree and hedge and other planting at roadsides and along stream/ditch edges (for example, the stream that runs from here up alongside the path towards Pitmans Corner has sporadic trees and hedgerow sections - this and others similar could be filled out to enhance the network of habitat/wildlife corridors.
18. In the Village History book from 1981 there is reference to a then recent tree planting push, and its obvious from the front cover that much has been achieved - Cedars Hill looks extraordinarily bare in the picture. There is also reference to significant historic loss of hedgerows. Things have, obviously, moved on in our understanding of climate breakdown and biodiversity declines. Maybe now is a good time to reappraise the village in this regard and reconsider sites for further planting, protection, enhancement and other pro-wildlife measures - things like swift boxes as have recently been installed on the church at Debenham. I would be very happy to be involved in this in a practical way and through engagement with local/county wildlife charities. Do we have a village wildlife strategy? I believe some rural villages are developing these. I'm sure that this stream of consciousness is 5ish things to change.

Unique/Special



Young People:



Detailed Comments:

1. Very different from London commuter belt with excellent transport links, shops and other amenities – but much more peaceful and affordable.
2. Not too many holiday/second homes or seasonal influx of visitors, thus there is more potential for community life.
3. The Railway Museum gives the village a sense of history which seems successful and have opened a bar on Friday nights that compensates for there being no pub in the village.
4. The Hakluyt Cycle Route was a new feature opened in 2019 but needs ideas to motivate it into action.
5. The church is a fine one historically, and deserves to be more active. I hope this will happen!
6. People are proud of the village and feel that they belong, but rely too much on facilities elsewhere esp. shopping, but they a bus route exists, there is a garage, there is a mobile library and there is some industry.
7. It is within a delightfully attractive part of Suffolk.
8. The most important thing that the Neighbourhood Plan must achieve is a system for everyone to feel that they can gain help when needed and that those who are ill, old and lonely have people keeping an eye on them. They need reassuring that they are part of a safe environment (the church can also involve themselves in welcoming

newcomers to the village and visiting, something that I have mentioned to the vicar recently).

9. I hope these few points are useful. They are mentioned with no regard to Covid, which has naturally played havoc over the last twelve months. They apply to the normal world that we wish to return to!
10. People chose to live in Wetheringsett for its quiet and picturesque qualities.
11. If you want a pub/shop, further village amenities, it's better to move than change a place where the residents largely enjoy it for what it is.
12. The amount of listed buildings is very high.

NP must achieve:



A word cloud with the following text: community_buy-in (red), well_designed_development (blue), protect_natural_environment (green), Retain_village_character (pink), control_new-development (purple), affordable_housing (teal), support_facilities (dark blue), local_materials (red), encourage_economy (dark blue). The text 'C.I.L.' is written in small black letters between 'Retain_village_character' and 'control_new-development'.

Young People:

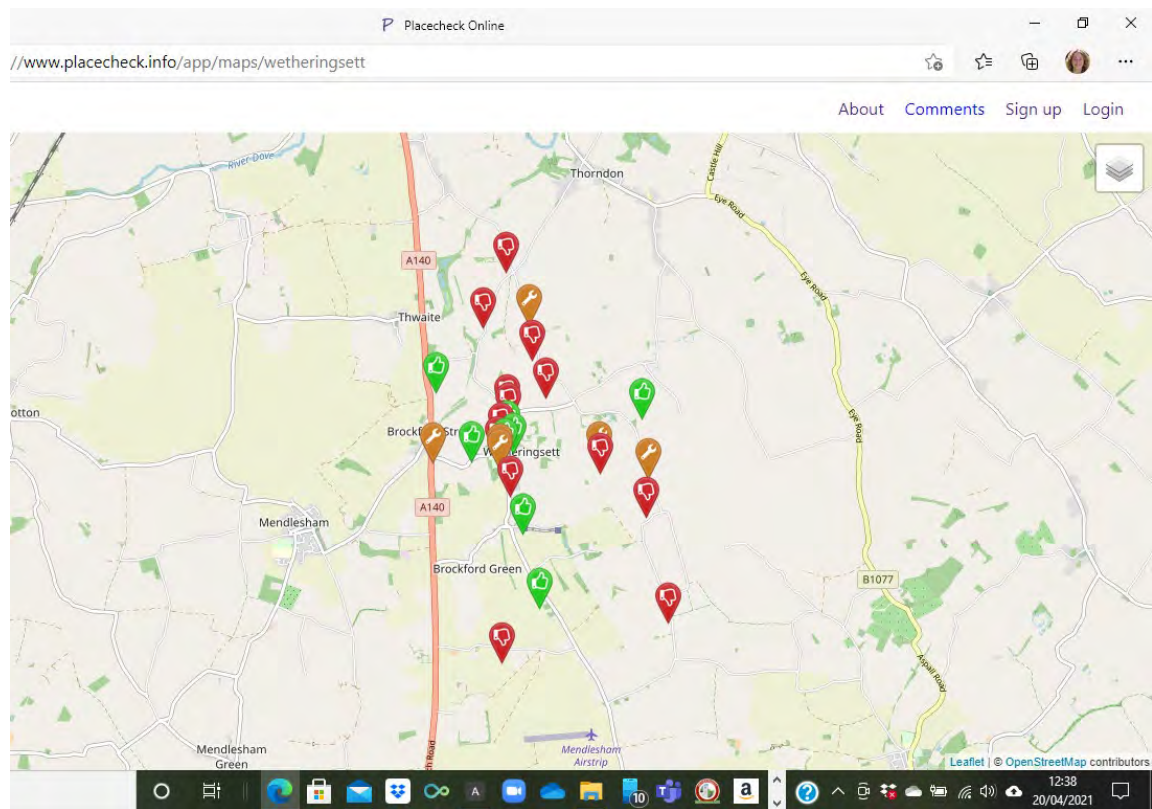


A word cloud with the following text: community (red), outside-gym (blue), clothes-shop (green), salon (green), shop (purple), small (red), bike-track (pink), sociable-place (black), farm-shop (black).

Detailed Comments:

1. STOP ad-hoc, ill-thought through and piecemeal development of the village. We need to avoid what has happened around Stowmarket and Framlingham, with the destruction of greenfield sites, hedgerows, woodland and so on.
2. We need a proper housing plan which prioritises good quality, well-designed housing, which is sustainable, uses local materials and is part of a proper PLAN.
3. Some of this housing must be genuinely affordable – BUT this should not be at the expense of good quality and sensitive building practices.
4. Keep any housing and business development small-scale and appropriate to local needs and support services. Any additional housing and business units should be located.
5. close to the A140 to avoid increased traffic through the village itself.
6. Infrastructure and services need to improve if significant developments are allowed e.g., GP provision, sewerage, drainage. There needs to be “something for
7. Everyone” in the parish e.g. smaller “starter” homes for local young people to rent or buy. New homes should reflect the village character e.g. ,as in the Design plan
8. not being permitted just because they claim to be “eco homes”.
9. the protection of the rural nature of the area through encouraging the rural economy through sensitive farming and avoiding over-development, whilst at the same time acknowledging that:
10. some, minimal development, including low-cost housing, was necessary - but protecting the natural environment and the community spirit.
11. Unsurprisingly, given the above comments, respondents were consistent in their views about what the Neighbourhood Plan should achieve.
12. controlled development in appropriate locations/ make good use of infill plots rather than lose entire fields. Over-strict planning constraints will drive people out of the village in search of larger affordable homes.
13. the protection of the rural nature of the area and access to open spaces.
14. . That Wetheringsett does not become spread out and joined up with other places and end up disjointed and eventually a town.
15. Permanent affordable housing, not just lots of holiday lets. Climate change, energy efficient buildings with infrastructure for electric vehicles, net positive for biodiversity.
16. 1.A simple plan asap, to get CIL %!!
17. Preserving the current village qualities and avoiding mass housing.
18. A plan that can benefit those who currently feel they are not part of the community or feel that the village does not offer them anything at the moment.

Place Check Results: [Placecheck Online](https://www.placecheck.info)



Green:

1. Petrol station and shop – useful amenity for villagers
2. Banks along Cedars Hill – wonderful daffodils in spring - 1 like
3. Grouping of Cottages around the Church: A reasonably untouched grouping of cottages around the church expressing the original character of the village – 5 likes
4. Church – Beautiful Buildings and surroundings - 5 likes
5. Graveyard – charming – 2 likes
6. High Lane – Lane edges and ditches - Wonderful primroses and cowslips in spring.
7. Middy – Charming Historic attraction – 3 likes
8. Garage on Station Road – useful for repairs and local employment

Orange

1. Bus Stop on Brockford Street – needs repairing.
2. Playground - Lovely playground but would like it to provide better facilities for younger children – 2 likes.
3. Lanes and Arable Land on High Lane - Barren landscape needs hedges to attract wildlife.
4. Footpath Nice walk down into village by church but land in fields very barren, could do with some wildlife – 1 like
5. High Lane – more hedges needed.

Red

1. Model aircraft club - Completely out of keeping with the area. Visually unattractive storage container – (is this in the parish?)
2. Battery chicken shed - Ugly and spoils the countryside (is this in the parish?)
3. Arable Landscape - High Lane - Featureless arable landscape with zero visual, amenity or wildlife interest– 2 likes
4. Dale Hill/High Lane - Featureless arable landscape with zero visual, amenity or wildlife interest – 3 likes
5. Farmyard nr Dale Hill - Poorly maintained and unclean attracting vermin – 1 like
6. Breeding Pens south of Dale Hill – attracting vermin – 2 likes.
7. New development at All Saints Close - Out of keeping with the character defined by the conservation area at the heart of the village. The design is insensitive to its surroundings and pays scant attention to its context. – 3 likes.
8. Cedars Hill - There is no foot path and dangerous to walk along.
9. New Houses at Hockey Hill - Terrible design on a very cramped site and out of keeping with the character of the place. – 3 likes.
10. Footpath - Featureless arable landscape with zero visual, amenity or wildlife interest. – 2 likes.
11. Between Joes Road and High Lane – Battery Farming – Smell – 1 like
12. Static Caravans near White House Corner - Not in keeping with rural surroundings. Need more screening.
13. Container Stack at Town Lane - Completely out of keeping with rural surroundings and contravenes planning.