

# **Fressingfield Neighbourhood Plan Review**

## **Summary of results of the Housing & Environment survey, March/April 2025**

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- 324 responses to the survey.
- 907 surveys were sent out (36% response rate).
- 241 were returned as hard copies.

Note: Please refer to full results for all raw data. Percentages are rounded.

### **Part 1: ABOUT YOUR HOUSEHOLD**

- All respondents declared they are an adult (over 18) and reside in the parish of Fressingfield.
- The respondents were slightly older than the Fressingfield average indicating that a slightly older demographic has responded to the survey
- 86.9% of respondents live in houses and 10.9% live in bungalows/single storey homes.
- 68.2% live in 3 or 4 bedroom properties.
- 288 (92%) of respondents describe their homes as owner occupied. There are 10 (3.1%) respondents in social rented (housing association) homes, 8 (2.4%) in private rented, 4 (1%) in self-built/custom-build and 1 (0.3%) in discounted affordable rented homes.

### **Part 2: HOUSING NEED**

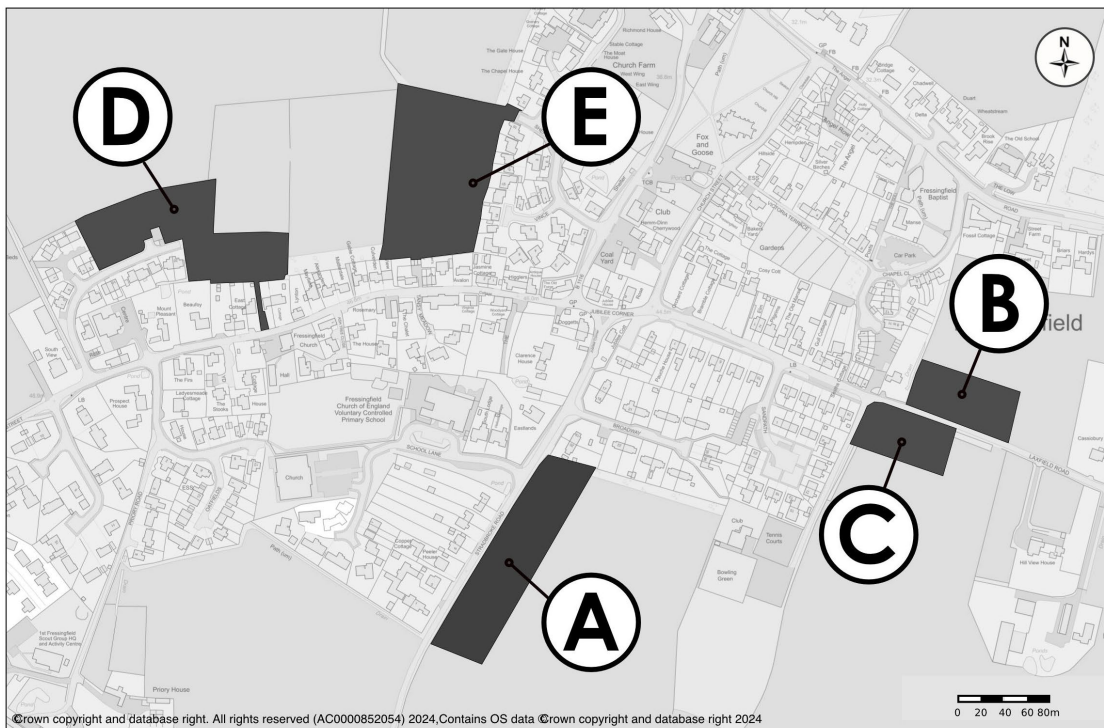
- 50 respondents answered the question about their housing suitability by 2030 (in the next 5 years). Of these, 34 (68%) said their home will be suitable and 16 (32%) indicated it would not be suitable.
- 296 respondents answered the questions about their housing suitability in 2035. Of these, 206(69.5%) said their home will be suitable and 90 (30.5%) said their home would not be suitable.
- For those possibly looking for a new place to live, the majority of respondents who indicated they were looking, 90.6% are looking for smaller homes.
- Tenure of housing – for those possibly looking for a new place to live, 78.3% of respondents are looking for an owner occupied property. There is also interest in self-build/custom-build, discounted affordable rent, rent to buy, private rented, social rent (housing association) and shared ownership.
- Type of housing – for those possibly looking for a new home 60.3% of respondents are looking for a house. There is also interest in bungalows/single storey homes. There is some interest in flat/maisonette, bedsit, specialist retirement housing, supported/sheltered housing, property suitable for wheelchairs, agricultural worker's dwelling.
- Of those who said they were looking for a new property, 41 (60.3%) are seeking a house. Of the 52 respondents who expressed a preference about size, 37(71% ) are looking for 2 and 3 bedroom properties.
- There is some interest in close relatives living in Fressingfield if accommodation were available. 57 respondents answered this question . There is a range of

interest regarding size and type of accommodation – mostly 2 and 3 bedrooms, some houses and some bungalows, including Affordable Housing

- 307 respondents answered the question about family members. Whilst the majority of respondents said no (250, 74%), there are 57 (17 %) that said yes they have members of their family that have moved out of the area because they are unable to find or afford to buy or rent accommodation in Fressingfield.

### Part 3: SCALE & LOCATION OF NEW HOUSING

- Over 60% of respondents said housing should be distributed as individual homes and/or small sites of less than 6 homes. There is least interest in large sites(s) of 20+ homes.
- Support for the sites has been added up as follows, listed in order of support
  - A. Land east of Stradbroke Road = 1021
  - F: None of the above = 924
  - C: Land south of Laxfield Road = 875
  - D: Land at Post Mill Lane = 857
  - B: Land north of Laxfield Road = 842
  - E: Land west of John Shepherd Road = 753



- **Key themes:**
  - Infrastructure constraints
  - Strong concern that current infrastructure (roads, drainage, GP surgery, schools, public transport) cannot support further housing.
  - Specific issues: flooding, sewage overflow, narrow roads, lack of pavements, and overloaded medical services.
  - Need for major infrastructure improvements before any more development is allowed.
  - Affordable and appropriate housing
  - Support for small, affordable homes for young people, first-time buyers, families, disabled residents, and downsizers (older people).

- Demand for 1-3 bedroom houses and bungalows rather than large executive homes.
- Criticism that current "affordable" housing models are flawed because homes quickly become unaffordable when resold.
- Scale and quality of development
- Preference for small, gradual, high-quality developments (e.g., 3-6 houses) rather than large estates.
- Emphasis on architectural design being in keeping with the village's character.
- Criticism of existing developments being 'ugly', cheap-looking, or out of character with the village.
- Environmental protection
- Protect good agricultural land, wildlife habitats, and biodiversity.
- Avoid development on flood-prone or sloped land.
- Preference for brownfield sites (e.g., old poultry factory) over building on green fields.
- Finish existing development first
- Strong view that unfinished developments (especially New Street) should be completed and sold before any new ones are approved.
- Concern that market conditions (slow sales) show there is no demand for more homes at present.
- Mixed views about growth:
  - Some want slow, steady growth to keep the village alive and support services like the school.
  - Others worry about over-development turning the village into a town.
- Calls for a long-term strategic vision for Fressingfield's future, balancing growth with preserving rural character.
- Deep distrust of developers, believing they are profit-driven rather than community-focused.
- Criticism that developer promises (e.g., affordable housing, infrastructure contributions) are often broken or meaningless.
- Total lack of public transport is a major problem now and a barrier to future growth.
- Some want public transport reinstated (e.g., a bus service) alongside any development.

#### **Part 4: OTHER FORMS OF HOUSING & DESIGN**

- There is some support for the following (in order)
  - Supported/sheltered housing for older people
  - Self-build/custom build housing
  - Adaptable/accessible housing for those with specific needs
  - Community led housing
  - None of the above
- Particular support for
  - Off street parking
  - Solar panels
  - Private outdoor amenity space
  - Inclusion of low carbon/energy
  - Public open space/play areas
  - Grey water recycling
- Other comments (ranked key points by frequency)

1. No more housing development unless absolutely necessary
2. Protect village character (dark skies, rural feel, building style)
3. Infrastructure first (sewage, doctors, roads)
4. Environmental protection (wildlife corridors, swift boxes, trees)
5. Affordable, genuinely needed housing for locals
6. Careful design and layout to avoid cramming and urbanisation
7. Climate measures are important but must not make homes unaffordable or unsuitable
8. Community-led spaces like allotments and orchards preferred over formal parks
9. Limited support for electric vehicle measures, depending on wider policy
10. Scepticism

### **Part 5: BIODIVERSITY & GREEN SPACE**

- Support for green spaces as follows, in order
  - New areas for wildlife
  - Allotments
  - Community orchard
  - Informal green amenity areas
  - Dog walking area
  - Recreational/sports facilities
  - None of the above
- Other ideas from the comments include
  - Allotments
  - Youth club
  - Community park with benches, flower beds, and trees (maintained by volunteers)
  - Public social space (like European village squares with places to sit)
  - Community-owned woodland patches
  - Community orchard (some resistance mentioned)
  - Tree planting (woodland preferred, individual trees also suggested)
  - Raised bed/amenity space on the old coal yard site
  - Turn old coal yard into a green space plus village car park
  - Ponds or lakes (to balance paving and support wildlife)
  - Maximise SUDs (Sustainable Drainage Systems) to support wildlife
  - Small enclosed dog walking area
  - Off-road dog walking areas and safer pedestrian footpaths
  - Proper park with paths, trees, flowers
  - Accessible green space linking with existing footpaths
  - Brownfield site development prioritised over greenfield
  - Protect and maintain existing farmland (no greenfield loss)
  - Waste bins and dog bins around new spaces
  - A second village car park

### **Part 6: RENEWABLE ENERGY**

- Responses in order of preference
  1. None of the above
  2. Community owned energy schemes
  3. Wind turbine(s)
  4. Solar farm