

Newton Neighbourhood Plan - Housing Needs Survey 2026

Key Messages

There was a low rate of return from residents in the village.

The majority of responders do not welcome further development.

There are concerns regarding preserving green spaces and a village community.

Villagers are concerned about developments impacting on already busy roads and the safety of residents.

There is felt to be an imbalance, or lack of, affordable and social housing stock.

Development should be about fulfilling genuine community need.

Responders who indicated a desire to move within the village require two or three bedroomed properties.

A proportion of responders take the view that the larger sites should be developed to reduce impact on residents and give ease of access to the A134.

There are concerns about the loss of farmland in a rural location.

Introduction

In order to meet the Government's house building targets by 2045, Newton is being asked to provide an additional 86 houses. This represents a 40% increase in the size of the village. Therefore, the Newton Neighbourhood Plan (NNP) must be updated if Newton Parish Council is to influence the decisions made by the local planning authority (Babergh District Council) about size, type, location and quality of development in our village.

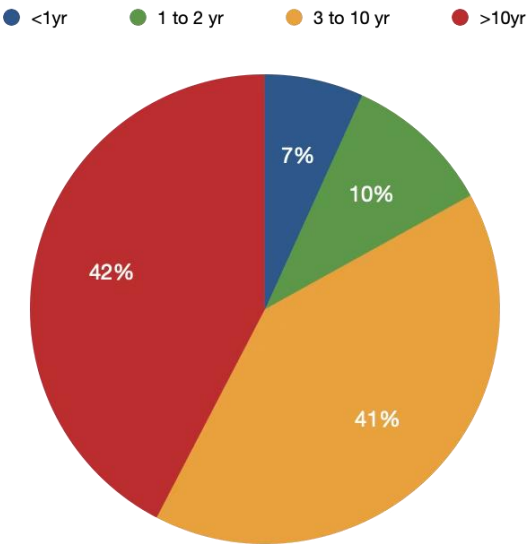
This report presents the findings of the survey and has been prepared by the working group to inform members of the Parish Council.

Survey Results

Parish Councillors and volunteers hand delivered approximately 250 copies of the questionnaire on the 21st June. Following the 21st June closing date for completion of the survey, the Parish Clerk had received 60 responses, 52 on paper and eight by email.

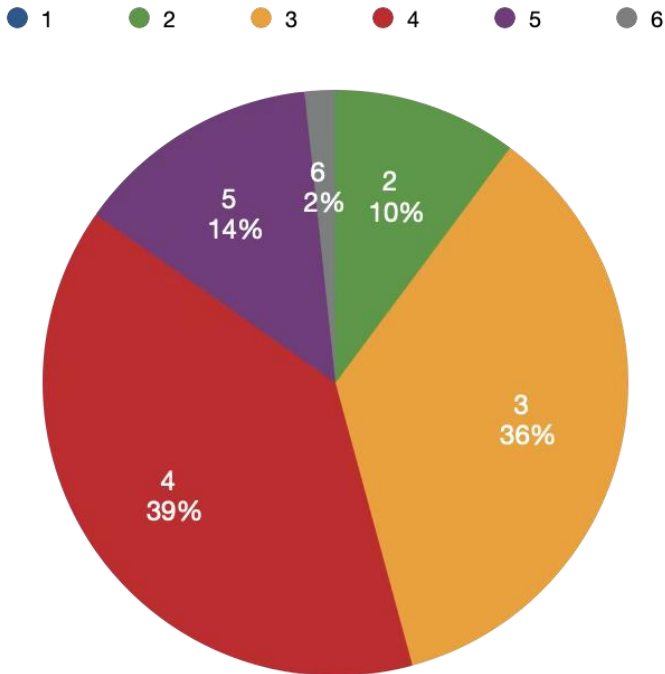
16 responses were incomplete, therefore the survey provides 44 responses out of a possible total of 250 and is therefore representative of 18% of the village.

Q1: How long have you lived at your current address?



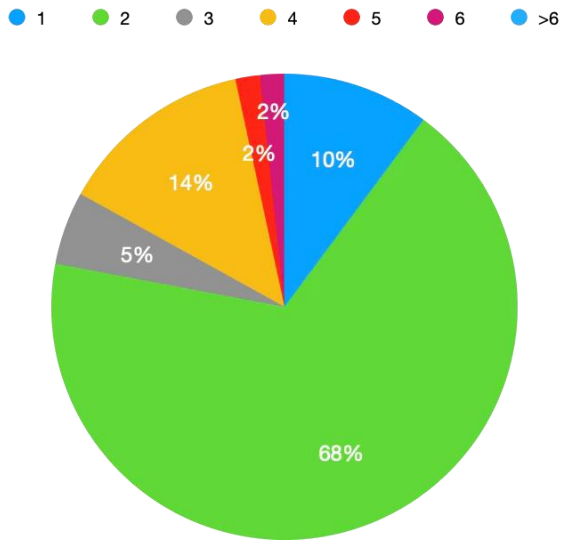
We conclude that most of the respondents have lived in Newton for some time.

Q2: How many bedrooms?



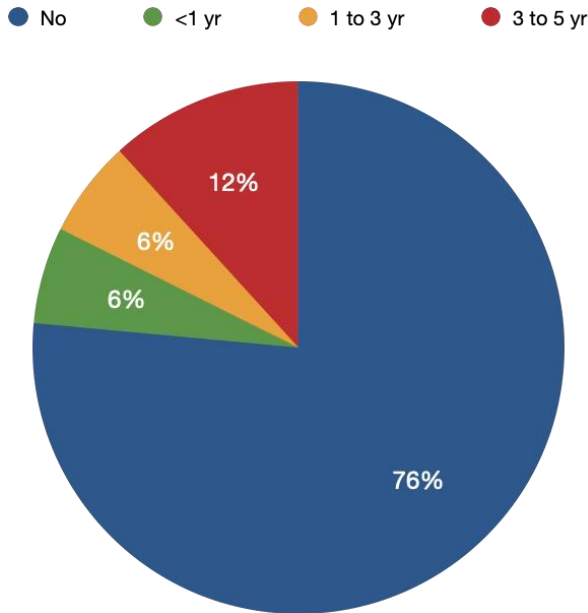
Respondents generally live in three or four bedroom houses.

Q3: How many people in your household?



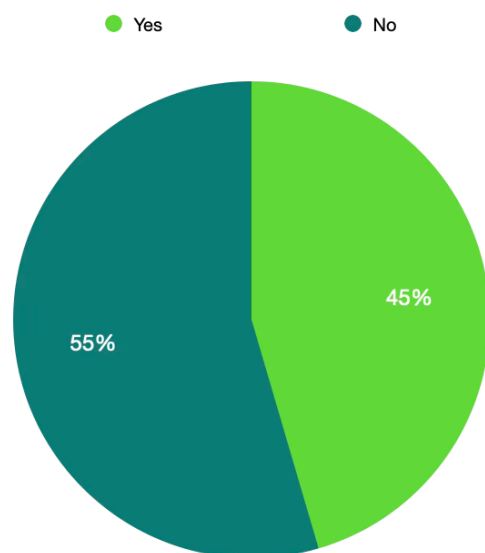
The majority of respondents share a property with one other person regardless of the size of the property.

Q4: Do you think you will need to move to a different home?



Most respondents intend to stay put.

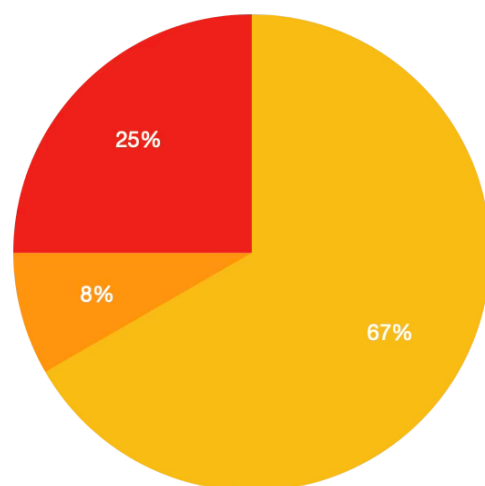
Q5: If you are thinking of moving, do you intend to stay in Newton?



Only 22 respondents answered this question and the answer is somewhat at odds with the answer to Q4.

Q6: What size home will you be looking for?

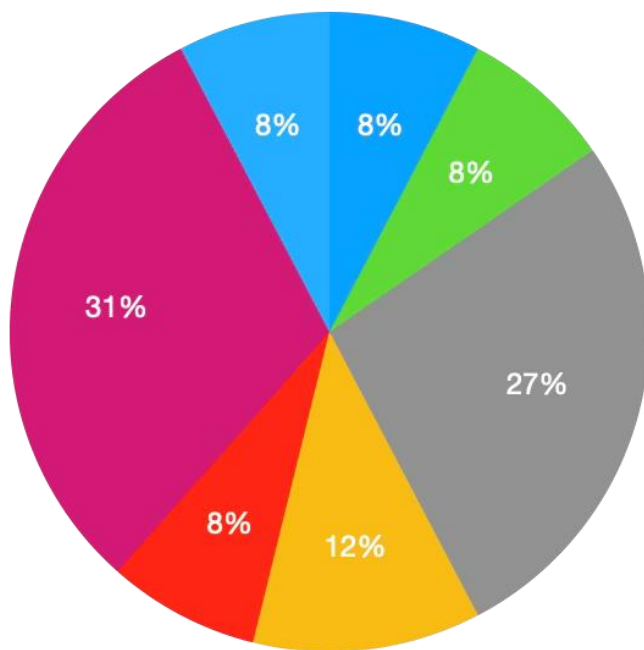
● Smaller home ● Larger home ● New home ● Adaptable or accessible



Of the 12 respondents, we conclude that there is a desire to downsize so a house building programme comprising smaller homes is likely to reflect the needs of the villagers.

Q7: What type of home will you be looking for? This is a subset of Q6.

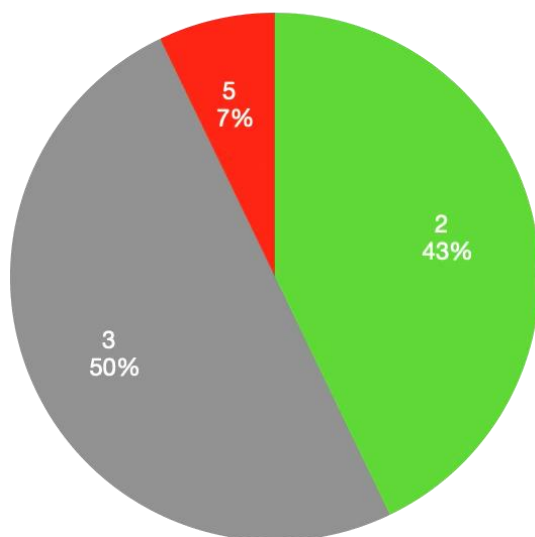
Flat Terrace Detached Semi
 Affordable Bungalow det Bungalow semi Other



Respondents could choose more than a single option. Detached bungalows and houses appear to be preferred.

Q8: How many bedrooms would you like? A subset of Q7.

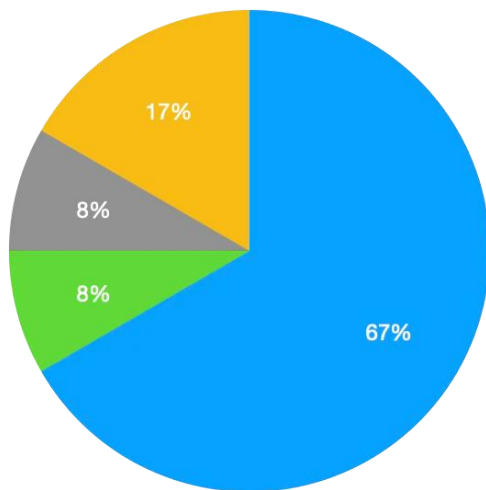
1 Bed 2 3 4 5 6



The responses are consistent with the general desire to downsize.

Q9: Is anything likely to hinder your moving?

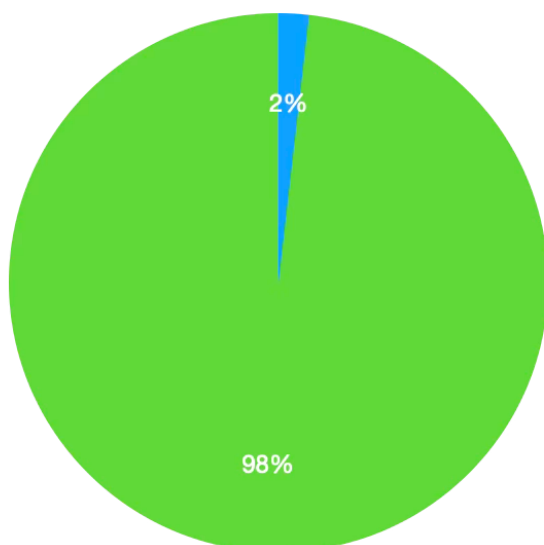
● Cannot find a property ● Unable to sell ● Lack of affordable
● Other



The two “other” category responses related to affordability. The responses clearly demonstrate a lack of available property in the categories shown in Q8.

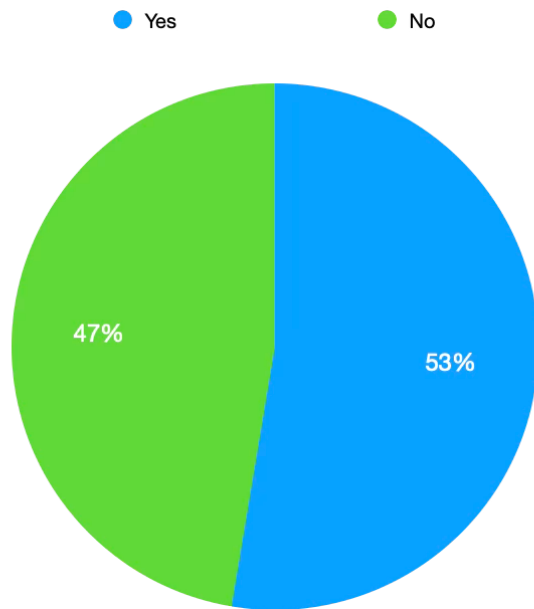
Q10: Questions 10, 11 and 12 asked if a member of the household was planning to move away from the family home.

● Yes ● No



The response needs little explanation.

Q13: Should there be more affordable housing in Newton?



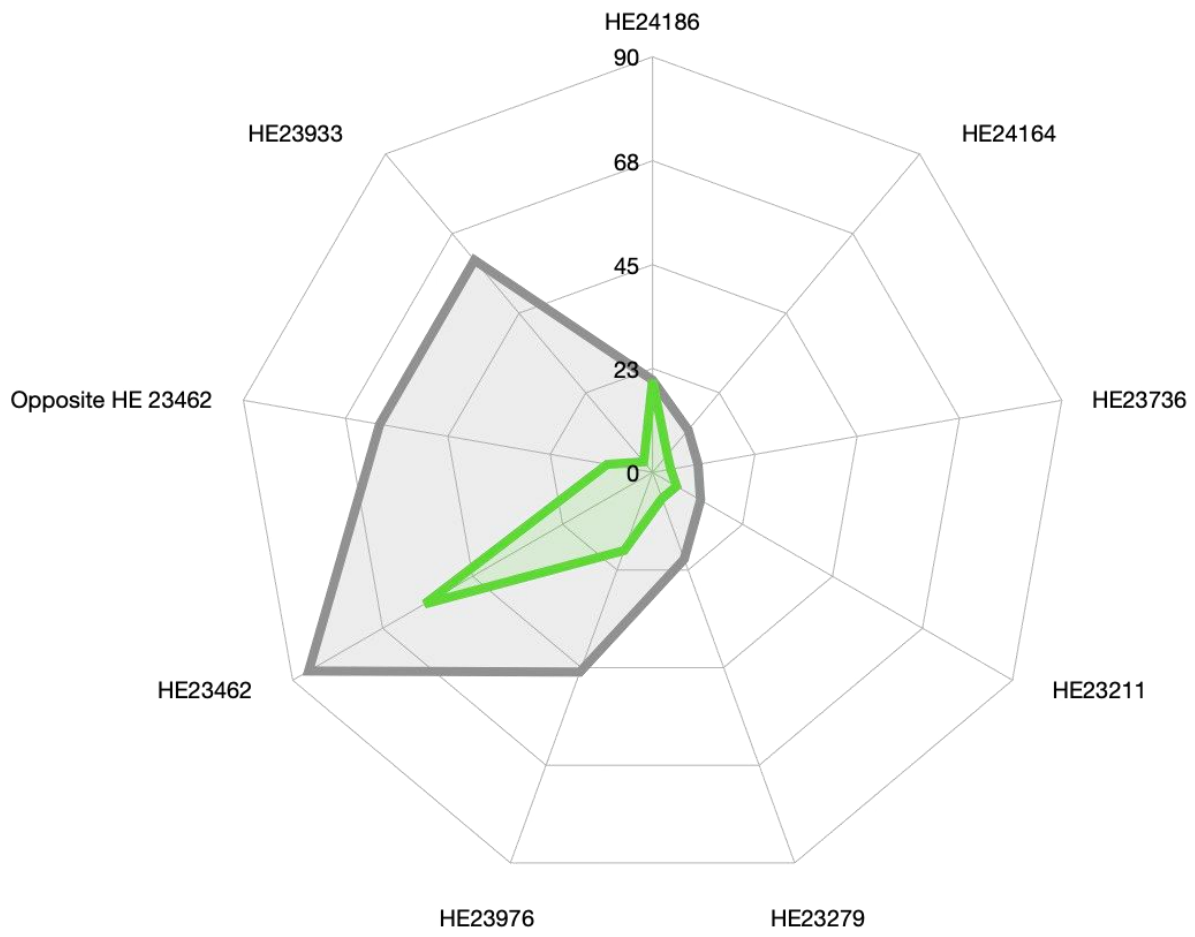
We received 57 responses to this question and the views are split, however it should be noted from the response to Q7 that few declared a desire to move into an affordable property.

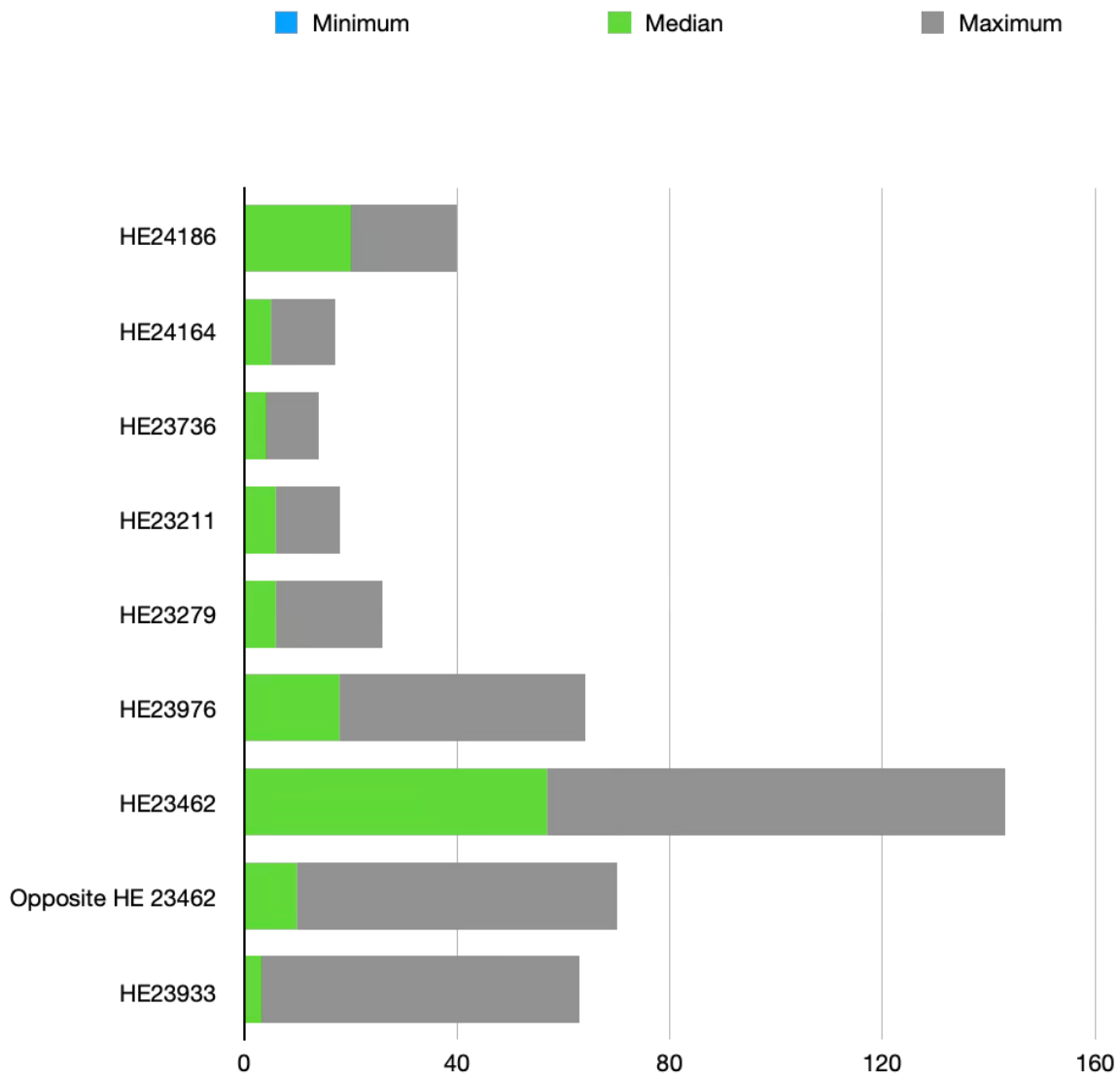
Q14: We provided a map of the parish boundary showing seven sites proposed by land owners for housing development and asked respondents to simply identify how many houses should be built on which site, up to a total of 86 houses.

We allocated the responses into three categories for each site, the minimum number allocated to the site (which was nil for every site), the maximum number and the median number (a median is the arithmetic middle value in a string of numbers, not an average).

The results are displayed in two charts, a star diagram and a stacked bar chart.

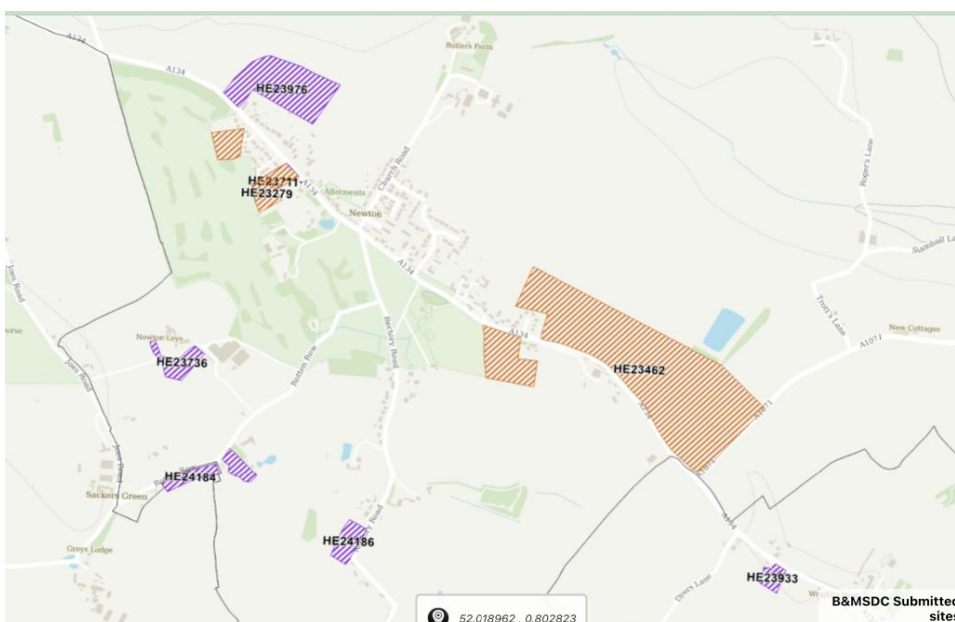
Minimum Median Maximum





The charts show a strong preference to develop site HE 23462 and the site opposite, whilst significant preferences were shown for sites HE23933 and HE 23976.

The plan of sites is given below.



Comments: A number of respondents included comments which are reproduced in the appendix. A total of 26 respondents gave comments, eight of which were substantial. In general, new housing is not wanted, however there are some particular points raised concerning road access, utilities and the lack of facilities.

Appendix 1 - Questionnaire

Newton Neighbourhood Plan

Housing Needs Survey 2026

Dear Villager

In order to meet the Government's house building targets by 2045, Newton is being asked to provide an additional 86 houses. This represents a 40% increase in the size of the village. Therefore, the Newton Neighbourhood Plan (NNP) must be updated if Newton Parish Council is to influence the decisions made by the local planning authority (Babergh District Council) about size, type, location and quality of development in our village.

This survey is your chance to contribute to our plan. The current NNP can be found at <https://www.babergh.gov.uk/documents/d/babergh/newton-np-ref-version>

We are also taking the opportunity to get your feedback on the outstanding projects that you raised in the Neighbourhood Plan. You will find that page 7 of this survey asks for your priorities on the projects and anything else you think is important for the village.

A household can submit more than one survey. Extra copies can be found on <https://www.newton-pc.gov.uk> or ask the Clerk, whose contact details are at the top of the page.

You can either complete the survey by hand or use the electronic version on the website. When complete, you can either send via email to clerk@newton-pc.gov.uk, post to Cragston, Sudbury Road, Newton, Sudbury CO10 0QH or deliver to one of the following addresses:

- 1 Assington Road
- 4 Nicholsons Court
- 11 Links View
- Rogue House, Sudbury Road (letterbox on RHS of house)
- Redwoods, Church Road
- Brook House Barn, Sudbury Road
- Brooke House, Sudbury Road
- Cragston, Sudbury Road.

The closing date for the survey is 21st June 2026.

A meeting has been arranged for **Saturday 25th July 2026** starting at 10am in the Village Hall to discuss our findings with you.

Many thanks



Paul Presland

Chairman, Newton Parish Council

1 *How long have you lived at your current address?*

Less than a year	☐
1 to 2 years	☐
3 to 10 years.	☐
Over 10 years.	☐

2. *How many bedrooms does your home have?*

3. *How many people are in your household, including you?*

4. *Do you think you will need to move to a different home (Please tick one only)*

No.	☐
Yes, within a year	☐
Yes, in 1 to 3 years	☐
Yes, in 3 to 5 years	☐
Yes, in 5 to 10 years	☐
To	Person Person Person
Cc	Person
Bcc	Person

Subject	

5. *If you are thinking of moving, do you intend to stay in Newton?*

Yes ☐

No ☐

If “No” please skip to Q10.

6. *Will you be looking for (Please tick any that apply):*

a smaller home	☐
a larger home	☐
a newly built home.	☐
an adaptable or accessible home	☐

7. *Will you be looking for (Please tick any that apply):*

Flat/Apartment	☐
Terraced house	☐
Detached house	☐
Semi-detached house	☐
Affordable housing	☐
Detached bungalow	☐
Semi-detached bungalow	☐
Other (please specify)	☐

8. How many bedrooms would you like?

9. Is anything likely to hinder the move within Newton (Please tick any that apply)?

Cannot find right property	☐
Unable to sell	☐
Lack of affordable properties	☐
Other (please specify)	☐

10. Is any member of the household planning to move into **separate** accommodation within Newton?

☐

Yes

No

☐

If “No” please skip to Q13.

11. When is this likely to happen (Please tick one only)?

1 – 3 years	☐
3 – 5 years	☐
5 – 10 years	☐

12. What category of accommodation would they like if staying in Newton (Please tick any that apply)?

Flat/Apartment	☐
Terraced house (including end of terrace).	☐
Detached house	☐

Semi-detached house	☐
Detached bungalow	☐
Semi-detached bungalow	☐
Part own/part rent (e.g. Shared Ownership).	☐
Rent from the Council	☐
Rent from a Housing Association	☐
Rent from private landlord/letting agent	☐
Residential home	☐
Warden Assisted housing	☐
Other (<i>please specify</i>)	

13. *Should there be more affordable housing in Newton?*

Yes

☐

No

☐

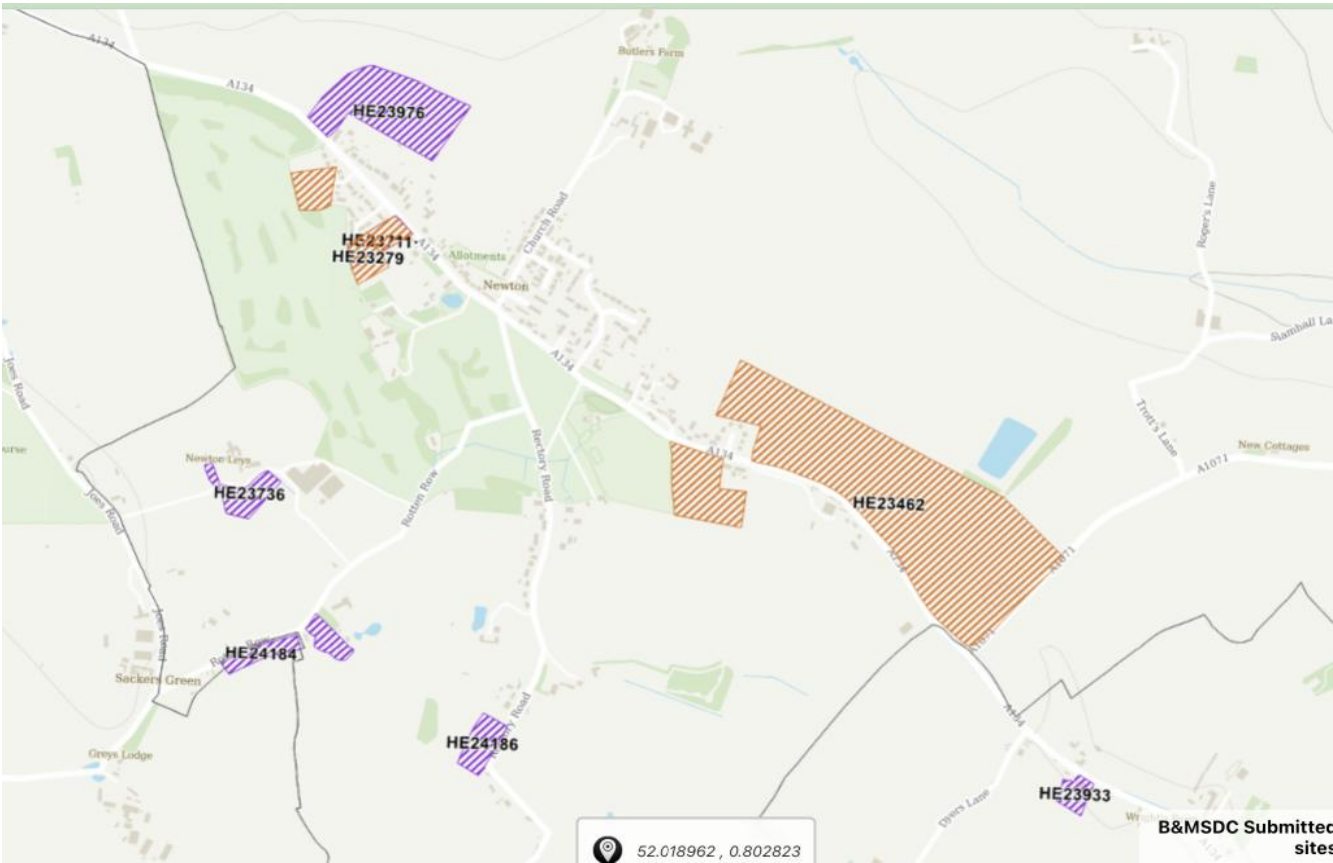
Note for guidance: Affordable housing includes homes for sale or rent, for people whose needs are not easily met by the private market, particularly for young people to get a step on the housing ladder, or to give a better opportunity for older people to downsize. There is no obligation for developers to build affordable housing on sites of less than 10 properties.

Please refer to the Annex for more information.

14. The map is taken from the [Babergh DC website](#) that shows potential sites for **14. 14.** *The map on the previous page shows sites for housing development submitted by landowners or developers. It does **NOT** give any site planning status or mean that development will take place.*

Please allocate in the boxes below the number of houses of any type for each HE code that you think should be built on that plot. You do not have to allocate a number for every site. Your selection should total 86 houses.

HE24186	
HE24164	
HE23736	
HE23211	
HE23279	
HE23976	
HE23462	
Opposite HE23462	
HE23933	



HE24186	
Total	86

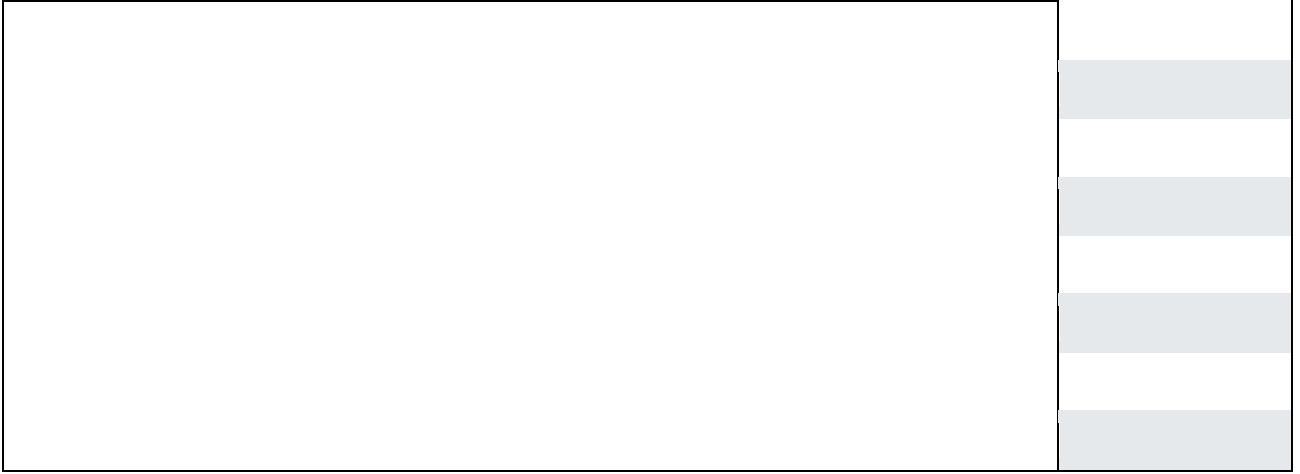
15. *Do you have any other particular comments about the future of Housing in Newton?
If so please provide them below:*

Newton Projects Survey 2026

Newton Parish Council (NPC) is undertaking a further survey of its residents to gauge the support for projects to be undertaken in the village. Your collective views will help the councillors to decide how best to finance projects from the Community Infrastructure Levy (CIL) receipts NPC receives for new housing developed in the village.

You will find below the list of outstanding projects from the Newton Neighbourhood Plan, plus one that the Village Hall has identified. If there are any projects that you feel should be included, please add to the area provided. **Would you then prioritise your three most important projects as 1, 2 and 3.**

[illegible]



Annex - Affordable Housing and Community Led Housing

Affordable housing - a blanket term defined as “housing for sale or rent, for those whose needs are not met by the market” under the following sub-headings.

Social Rent - homes rented from the Council or Housing Associations. Rent is subsidised according to a formula including local wages (around 50% of local market rents).

Affordable Rent - rented housing which is permanently discounted, provided by Registered Providers such as Housing Associations. The rent is usually set at 80% of local market rents.

Shared Ownership - a share of a property is purchased (usually between 25% and 75%) and the remainder share rented from a Housing Association.

Rent to Buy - the property is rented at around 80% of market rents whilst saving a deposit to buy the property. To qualify, applicants must be in full or part-time employment, be a first-time buyer, and demonstrate the ability to pay rent while saving for a deposit.

Community-led housing is built, purchased, or run by local people in their own communities to create affordable homes for the people that need them the most.

There are several ways that community-led housing projects can happen:

- Homes can be developed or owned by a community land trust.
- Affordable self-build.
- Partnerships between the community and a housing partner. This includes a registered provider, local authority or other body.
- Housing cooperatives.

Funding is available to support the development of community-led housing from various organisations.