

Kersey Parish People and Place Plan



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Aim of the People and Place Plan

The Kersey People and Place Plan (PP&P), also known as a Neighbourhood Priorities Statement, has given residents a collective voice to record local priorities and growth preferences for the future.

Developed through extensive public consultation, it sets out clear community wishes on issues such as new housing, transport, road safety, connectivity, local amenities, sustainability, biodiversity, recreation, and social infrastructure.

While it does not carry the same statutory development plan weight as a full Neighbourhood Development Plan, the Levelling Up and Regeneration Act places a legal obligation on the Local Planning Authority to take this Statement into account when preparing its Local Plan. Furthermore, the approved Plan, its evidence, and supporting data will form a significant material consideration that planning officers must have regard to when determining local planning applications and resource allocations.

This robust, community-led evidence base, which the Levelling Up and Regeneration Act obliges councils to have regard to, will ensure that future outcomes for the parish are better-informed, transparent, and aligned with democratic local need.

Evidence

This Plan builds on previous public consultations, action plans and progress made on these over the years, as well as issues regularly raised by members of the public at Parish Council meetings.

A review of the 2008 Parish Plan, the 2014 Parish Review and their action plans, along with issues that are regularly raised by members of the public, helped to inform the questions for the public consultations carried out during 2025.

This People and Place Plan has been written using the data from these public consultations and includes new action points the Parish can work on together, with support from external partners where appropriate.

The Kersey People and Place Plan will help to shape a vibrant future for Kersey which will be a living, working, caring community that cherishes its past, embraces thoughtful change and flourishes together.

Key evidence sources:

- Kersey People and Place Plan community consultation and feedback 2025
- Kersey People and Place Plan 2025 community organisation survey responses
- Kersey People and Place Plan 2025 residents survey responses (full results)
- Kersey Parish Profile with 2021 census data
- Action Plan 2015 to 2020 showing progress
- Kersey Parish Review 2014
- Kersey Conservation Area Appraisal of 2010
- Action Plan 2008 to 2013 showing progress
- Kersey Parish Plan 2008

Kersey 2040:

A shared vision for our parish

In 2040, Kersey is a thriving rural parish that cherishes its heritage, unique character and beautiful setting while embracing gentle, sustainable change. Our church, school, pub, and community organisations continue to be the heart of village life.

Small, thoughtful improvements in housing and services alongside sustainable housing growth, shaped by local needs, have helped local people stay and younger families settle and thrive.

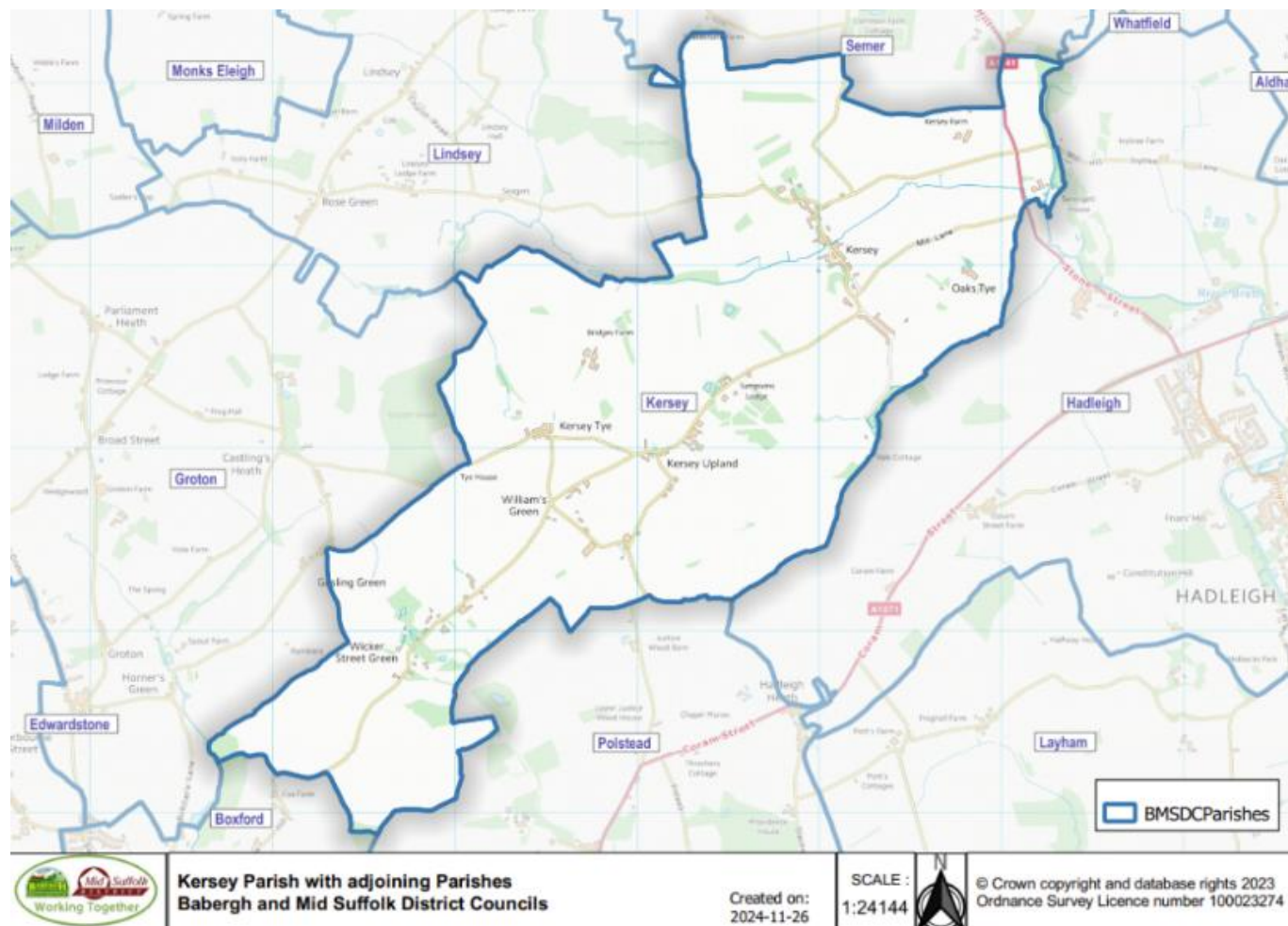
Modern facilities, reliable transport, and digital connectivity support daily life, while safe walking and cycling routes link the parish with its surroundings.

Nature is cared for and enhanced, with renewable energy and greener choices reducing environmental impact.

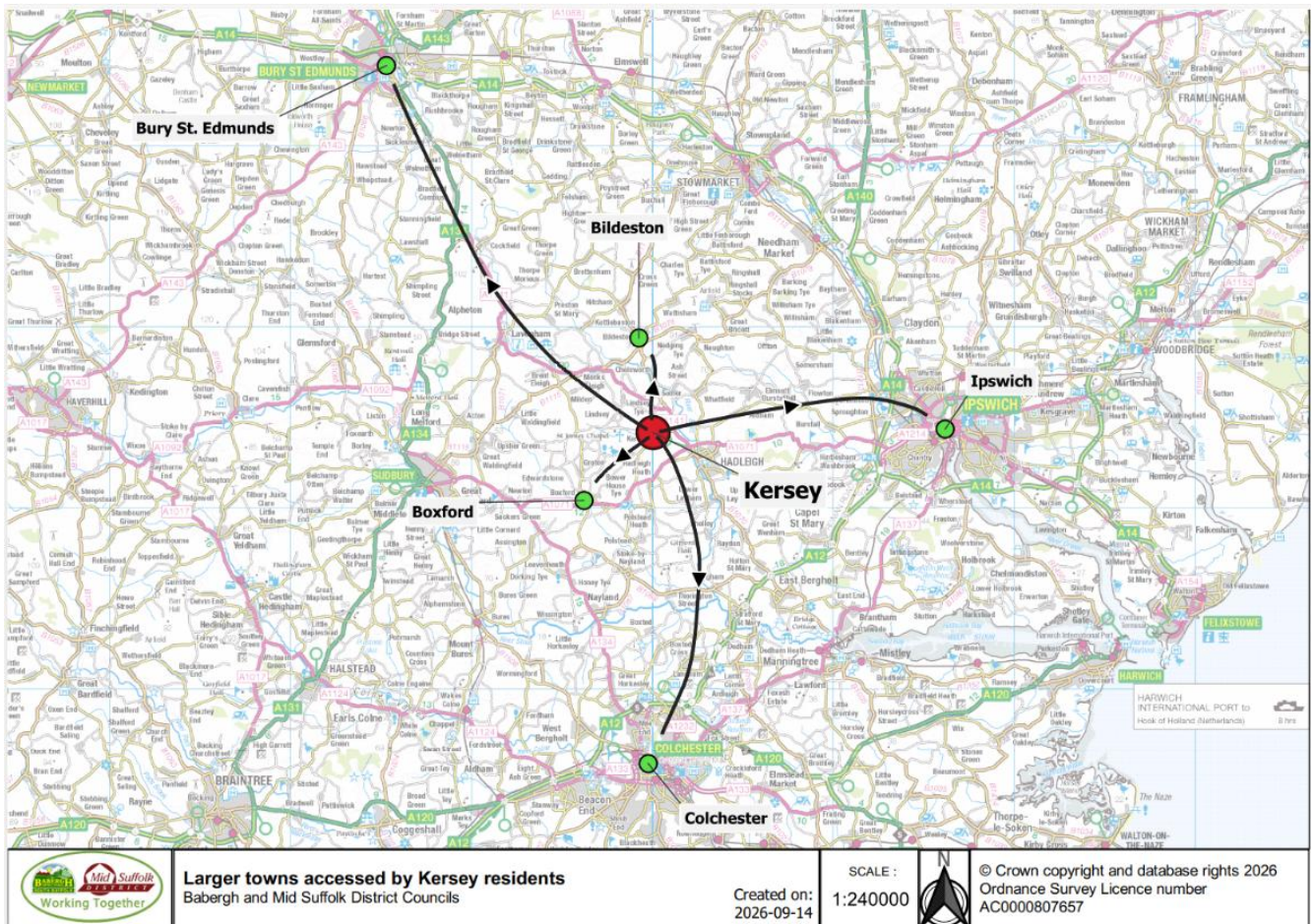
Community life flourishes across generations through shared spaces and strong volunteer spirit.

Above all, Kersey in 2040 continues to be a welcoming, peaceful, and beautiful parish - a living, working community rooted in its heritage, connected to the future, open to thoughtful change that allows people and nature to flourish together.

Kersey Parish Map



The above map is inaccurate as William's Green's name label should be at the road junction to the Southeast of where it is shown.



Kersey Parish and South East Cosford Ward data

The Local Insight and Suffolk Observatory provides data at a ward level (Kersey is in South East Cosford ward) showing neighbourhood data and key indicators compared to the District and England.

<https://suffolk.localinsight.org/#/dashboard>

<https://www.suffolkobservatory.info/>

South East Cosford has higher levels of community need than in Babergh or England with lower connectivity to transport, poor community and civic infrastructure, relative isolation and low levels of participation in community life. House prices are higher than average within Babergh and England.

South East Cosford has a lower Index of Multiple Deprivation compared to Babergh and England. Health is generally better than

average, unemployment and crime are both low.

The Babergh Parish Profile for Kersey, using 2021 census data, shows a population of 320 living in 160 households. Over 30% of people are over the age of 65 years. Most households in Kersey rely on oil for their central heating needs.

The Parish of Kersey - Spirit and character of place

Kersey is a rural parish with a main central residential area and outlying hamlets, situated amidst rolling Suffolk countryside. The River Brett and Kersey Mill are on the parish boundary close to the A1141.

A tributary of the river Brett, Kersey Brook, runs across the road at The Splash with many medieval houses lining the road up the steep sides of the valley.



St Mary's Church crowns the hill on the south side of the valley. The parish is approached in several directions via rural roads flanked by arable fields and a few meadows with Groton Wood just over the parish boundary beyond Kersey Tye.

Kersey is regarded as one of the most picturesque villages in East Anglia. While it possesses an important collection of medieval buildings at its centre, Kersey is also a vibrant community located between Ipswich, Sudbury, Bury St Edmunds and Colchester.

Kersey has a strong community spirit with many community groups. It is little wonder it attracts so many visitors both to step back in time and enjoy nature using the many footpaths that criss-cross the parish.

Through consultation and surveys, we have discovered that residents treasure the tranquil rural lifestyle, natural beauty, and friendly community. There is a desire to preserve the peace, heritage, and environmental integrity of the parish, along with its low-crime, unpolluted, and undeveloped character. There is a desire for small scale clusters of sustainable new housing for local people. There is strong opposition to large scale developments of executive homes or development in the historic centre.

Top themes

These have been ranked below by how often they were mentioned in the Parish Survey:

1. Peace and quiet
2. Friendly community
3. Countryside and rural character
4. Natural beauty
5. Wildlife and nature
6. Low levels of disturbance
7. Local features and heritage

Key highlights

- Peace and quiet is overwhelmingly the most appreciated aspect — including lack of traffic, noise and few streetlights.
- A strong sense of community stands out — residents describe neighbours as kind, helpful, and supportive.
- The natural environment is central - people deeply value the rural character, scenery, wildlife, and footpaths.
- Many express an appreciation for the heritage buildings, historic feel, and unspoilt charm of the village.
- Amenities like the pub, church, school and village hall add to the social and cultural value of the area.

History and agriculture define Kersey. The medieval buildings in the centre of Kersey were built during the height of cloth trade, and the parish is situated amongst rolling Suffolk farmland. The historic street scene in the Kersey Conservation Area, with many grade I, grade II* and grade II listed buildings, is in the central residential area of Kersey.

It is well regarded as one of the best collections of medieval buildings in Suffolk and is a valued visual asset residents wish to protect. There are also many medieval and grade II listed properties scattered across the parish, in the hamlets and outlying areas.

Farming is still very much part of Kersey today, with working family farms across the parish.



Residents value Kersey's well cared for network of public footpaths, visual charm, rural atmosphere, and The Splash, with over 70% of respondents placing the highest possible value on each. These defining features of the parish reflect the deep connection residents feel with their environment.

Key vistas

There are many wonderful views residents value in and around the historic settlement, and of St Mary's Church and the farmed landscape.

Some of the more important ones are shown below:

St Mary's church from Mill Lane



From the top of the Church Steps looking across the rooftops and Kersey Conservation Area



The Splash - Kersey Brook ford across the road and up Church Hill



Historic street scenes looking down The Street



Historic street scenes looking down Church Hill



Historic street scene looking up The Street



The Green looking in both directions.



Vale Lane Oak Tree towards the Church



Settlements and localities

Central residential area of Kersey



A medieval village with a view from the church on the hill which has hardly changed since it was one of the centres of the wool trade.

The historic street scene in the Kersey Conservation Area is well regarded as one of the best collections of medieval buildings in Suffolk and is a very important visual asset.

With The Splash where the river crosses the road and the Bell Inn at its centre, it is one of the most beautiful and unspoilt villages in Suffolk, harmonious and peaceful.

The houses are mostly timber framed grade II listed, with a few grade II* and grade I. The colourful limewashed and brick houses are mostly set right on the roadside with gardens behind leading to open countryside.

Vale Lane and Water Lane



Close to the church outside the old village centre, Vale Lane is a creation of the 20th Century with views across the farming landscape and countryside. With many

bungalows and small semi-detached houses, it is particularly attractive for retired residents and young families. The homes are generally set back with a front garden running down to the roadside with gardens behind looking over the farmland.

Hall Road, Uplands and William's Green



The hamlets of Uplands and William's Green, along with properties along Hall Road are dominated by agriculture with clusters of cottages and houses close to farmhouses and working farms or former farmsteads along with some infill homes. The groups of houses are surrounded by arable fields with a few meadows close to the farmsteads.

Wickerstreet Green



Wickerstreet Green is a ribbon residential settlement of generally large houses set in significant grounds surrounded by open countryside. The hamlet is spread along the

road to Boxford; despite its name there is no green. There are several former farmhouses with outbuildings. The homes are mostly a mix of historic timber-framed and brick buildings, with a few more modern infill additions, all set back from the road behind hedges and gardens giving the hamlet a very green, rural setting.

Kersey Tye



Characterised by agriculture, the hamlet of Kersey Tye is surrounded by farmland, both arable and meadows, with Groton Wood just over the parish boundary in the distance towards the West. Some houses have names showing their farming heritage – Tye Farm Cottages, Keepers Cottage, Shepherds Cottage.

Kersey Tye has grown over many years to become a hamlet of smaller family homes. The houses vary in age and style, a few are pre-1900, with more built between then and now.

The houses have small gardens enclosed by hedges and shrubs right up to the roadsides, giving a very natural countryside feel to the hamlet.

Social infrastructure and recreation

Kersey Church of England Primary school



Kersey Primary School, located close to the church, is a small, rural Church of England academy serving the children of Kersey, surrounding villages and further afield aged 4-11 years old. It is a collaborative, close-knit school known for its caring, Christian ethos and most recently rated "Good" by Ofsted. The school currently has capacity through all ages.

Kersey Bell



The Bell Inn is a tenanted 14th-century, Grade II listed country pub owned by Stonegate Group, the largest pub company in the UK, who have rather neglected the building. Landlords come and go over the years, they work hard to create a welcoming atmosphere serving drinks and food, attracting visitors from Kersey and the surrounding area. It is a popular walking destination making use of the good Kersey

footpath network. The Bell is an important local hub where residents meet socially, and some community organisations hold their meetings. It is an important parish asset well used by parishioners and visitors. The Bell is registered as an Asset of Community Value.

Kersey Village Hall



Kersey Village Hall is tucked away on The Green behind Church Hill in Kersey, nestled amongst houses. It is owned by the Kersey Village Hall Trust which is a registered charity and managed by the Village Hall Committee, some of whom are trustees.

The village hall has a main hall with a stage, a smaller committee/classroom, a storage room, male and female toilets and a well-equipped kitchen. There is disabled access and onsite parking for 2 to 3 cars. Further parking is available in the village.

The village hall is a well-used parish asset, regularly booked by community organisations and frequently hired for private events. Users from outside the parish are welcomed.

The building itself requires regular maintenance work which is overseen by the committee, who also monitor the potential for improvements and upgrades. The cost of these is usually funded by income but major works may require some external grant funding.

Community Organisations –

Kersey has over 14 community organisations who organise fundraising, social and educational events in the parish.

<https://www.kerseyparish.gov.uk/our-community/community-organisations/>

Kersey Playing Field



Located at The Glebe, Hall Road, Kersey. The Glebe is owned by Kersey Playing Field Association.

The grass playing field has a small football pitch with goal posts managed by Kersey Playing Field Association. In the summer months a running track is marked out on the field.

The Parish Council leases three areas of the Glebe:

Children's playground with a variety of equipment for children of 2-12 years.

Adult outdoor exercise equipment, including an air skier, rower and x-trainer.

Cricket practice net with astroturf batting surface.

The Parish Council has a working group who organise the maintenance of the recreational facilities and raise funds via the annual quiz night to fund maintenance.

The facilities at The Glebe are well used by children from the Parish and surrounding area. Kersey Primary School also use the playing field for PE lessons and some lunchtime play.

Kersey Table Tennis Club

The club meets weekly between September and June in Kersey Village Hall. There are two, recently purchased, competition standard tables and one older leisure quality table. These account for the high expense items that are needed for the club to operate. All are in very good condition and should last for the foreseeable future. Two tables are usually sufficient to cover the demand on club nights. Club members come from Kersey and the surrounding area. The club finances are normally self-supporting through the fees structure. Reserves are currently robust.

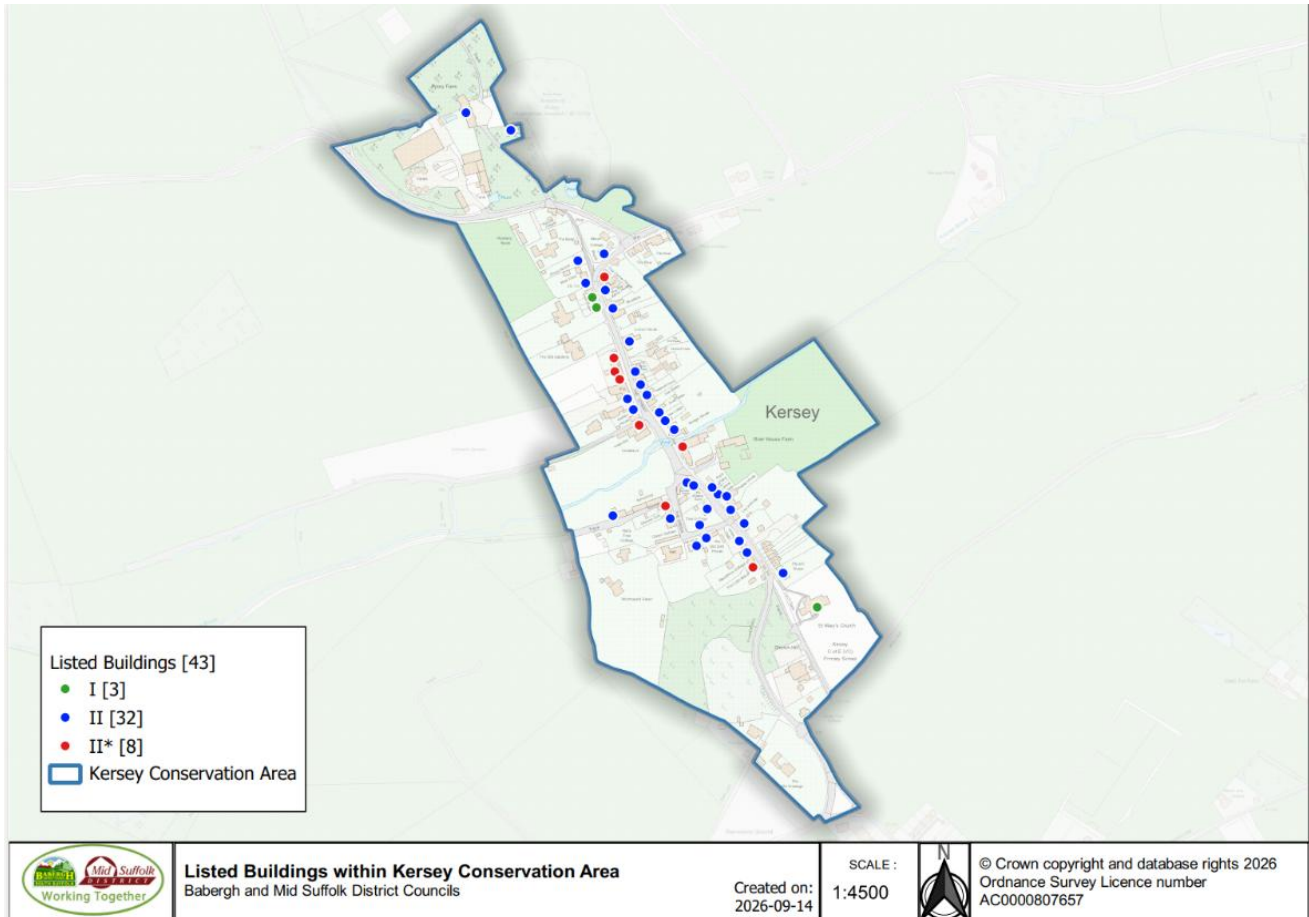
Kersey Mill



Kersey Mill is a privately-owned historic Water Mill which is being restored back to full working order. This is occasionally open to the public and provides a wonderful insight into our past. The Mill and Maltings buildings also house several small local businesses including a café, children's pre-school nursery, events venue, gym, pilates studio, various health and beauty businesses such as osteopath, physiotherapist, acupuncture, hairdresser. Also, on site are a florist, boutique, cake shop, craft studios and more.

Kersey Mill is at risk of flooding during extreme weather events, particularly when the Environment Agency do not open weir gates in Hadleigh to lower water levels.

Historic Environment



Kersey Conservation Area

The Conservation Area is celebrated for its remarkably unspoilt medieval character and architectural value. Designated in 1974, it protects a wealth of 14th to 16th-century timber-framed and limewashed houses. The Conservation Area's value lies in its rich heritage, visual beauty, and cultural significance. The medieval street scene on The Street, Church Hill and The Green with the many listed buildings is a greatly valued visual asset to Kersey, one that residents agree must be protected.



Kersey Church



St Mary's Church, at the top of Church Hill, is an iconic landmark and a beautiful grade I listed building. St Mary's holds regular church services for residents and visitors. The Church is an important community asset for its spiritual life as well as an important building and focal point for residents and visitors. It is a calm, contemplative, spiritual and comforting space and is somewhere that has marked the cycle and celebrations of life for local people for nearly a thousand years.

The churchyard is a green space in the parish with benches used by residents to sit and enjoy the surroundings. The PCC organise the spiritual life of the church and maintain the church property including the churchyard, and turret clock. They also publish the Kersey Newsletter delivered free to all homes in Kersey.

Friends of The Bells of St Mary's ring the bells and provide support for the bells. Friends of St Mary's Church raise funds by holding social events, often in the church, to help support the maintenance and improvement of the fabric of the church building and grounds.



The church and school rent the adjacent small private carpark from a local landowner. This is available for school and church users.

Kersey Priory

Kersey Priory is a schedule monument under the Ancient Monuments and Archaeological Areas Act 1979, list entry number: 1006043

Kersey Priory was a small 13th-century Augustinian hospital and monastery.

There is a ruin of the priory chapel located on private property on the opposite hill to St Mary's church.

Kersey Pudding Stone



An ancient stone set in the pavement outside The Ancient Houses at the top of The Street. It is an ancient relic and part of the heritage of Kersey and the surrounding area. The pavement is part of the public highway so the responsibility of SCC as the highway authority.

Named after its resemblance to a plum pudding, puddingstone is a type of rock called a conglomerate and is made up of well-rounded flint pebbles, up to 5 centimetres in diameter, bound together in a hard, quartz 'cement', or matrix.

The three-foot by two-foot Kersey stone, one of more than a hundred scattered throughout the county, was formed millions of years ago when flint pebbles in riverbeds were turned into quartzite stones under immense pressure from glaciers. The boulders were left behind when glaciers melted and have then been used as signposts and boundary markers.

Some historians believe that the puddingstones may have been worshipped as pagan religious objects. The Kersey pudding stone was used as a mounting block for horse riders, probably after visiting The White Horse pub which was opposite the stone.

Village Pump



The Village pump, which no longer works, is at the top of The Street, close to Priory Walk footway. It has cast iron water pump workings (probably Victorian) cased in oak shuttering with a timber handrail.

Timber decorative Kersey Village sign

A decorative carved solid Oak sign carved by former local resident Phil Darby in 1987 with Oak weatherboard/lead top. Located at the bottom of the Church Steps on Church Hill.



Kersey Well head



As part of a Millennium Project in July 2000 Babergh surveyed the well and agreed works to repair the brickwork and safely cover the wellhead at the bottom of the Church Steps.

Historic Environment Evidence:

Babergh Kersey Conservation Area designation and Babergh appraisal document:

[Link to Babergh Kersey Conservation Area designation and Babergh appraisal document](#)

Kersey Priory listing: [Historic England Kersey Priory listing.](#)

Kersey Parish Council asset register

Historic highways signs

Three historic road signs mounted on a steel post erected in 1920's -1940's. The torch of education, junction with fruit pastel glass reflectors and a red warning triangle with fruit pastel glass reflectors mounted above the signs. Located on Church Hill.



Natural Environment

Farming

The parish of Kersey spans two specific, overlapping landscape character types – Ancient Rolling Farmlands and Rolling Valley Farmlands close to Kersey Brook and where the historic core of Kersey nestles right within the valley.

<https://suffolklandscape.org.uk/map/>

The parish of Kersey is dominated by agricultural land.



Several of Kersey's family farms represent a rich agricultural legacy, having been farmed by the same families for generations. It is predominantly arable land, growing wheat, barley, oilseed rape, field beans and sugar beet. On some of the steeper ground and where Kersey Brook meanders through the meadows beef cattle and sheep graze.



Farmland in Kersey is broadly classified as Grade 3 (good to moderate).

<https://publications.naturalengland.org.uk/publication/127056>

Fields are mostly enclosed by hedgerows, many of which are ancient and species-rich, with some hedgerow trees. Scattered across the parish are small, wooded areas, several planted in the last 40 years. Just over the parish boundaries there are small pockets of ancient woodland including Howe Wood, Lindsey and Groton Wood.

Public Rights of way including footpaths

There is an extensive network of public footpaths in Kersey criss crossing the landscape around the parish, well used by residents and visitors. The Parish Council has a working group who help to ensure the footpaths are all well signed and walkable for residents and visitors to enjoy. The Footpath working group carry out surface clearance works on contract from SCC Rights of Way. There is one bridleway in Kersey.



Kersey Splash and Kersey Brook



The Splash is a very important feature and asset to Kersey. The beauty of the area is enjoyed by residents and attracts visitors to the parish. It is also an important wildlife corridor.

In times of extreme rain Kersey Brook becomes a hazard bringing worry and concern to residents living close by.



On occasions, including in October 2023, the banks of Kersey Brook are overtopped. The flood water flows across the land upstream of The Splash and then flows along Kedges Lane before finding its way back to its natural course in The Street, flooding residential properties and gardens along the way.

During extreme events the road at The Splash and pedestrian footbridge become impassable. Kersey Mill and the A1141 near to Kersey Mill also flood and become impassable due to flood water.

Allotments



The Allotments at Kedges Lane, Kersey are owned by The Nightingale Trust and managed by 7 appointed Trustees. The charity's aim is to provide allotment plots for parishioners from within Kersey Parish and surrounding villages.

The money generated from the allotment rent is used for the upkeep of the allotments - water provision, maintenance to the track and access etc. The income also funds donations at Christmas to the elderly of the parish and any residents of the parish who may require assistance during the year. The Trust has managed to include Kersey Parish residents in the existing Boxford and Hadleigh Community Car Scheme which provides transport to medical appointments. Donations are also made to local food banks.

The site has 21 allotments, 6 of which are split and let as half plots. Currently all allotments are taken, but there is a waiting list for anyone interested. The allotments are inspected by the Trustees twice a year and in general are kept to a very high standard.

The Nightingale Trust has adequate funds for their needs and to enable them to fulfil their charitable status but if any major expenses arise, they may need assistance in the future.

The Oak Tree on Vale Lane triangle



The wonderful, mature Oak Tree on Vale Lane triangle commemorates the Coronation of King George VI on May 12 1937. A bench surrounds the tree with views of the Church and surrounding landscape. This Oak has a tree preservation order.

Oak Tree at William's Green



A mature Oak Tree at William's Green also commemorates the Coronation of King George VI.

Groton Wood

Groton Wood is located just outside the Kersey Parish boundary beyond Kersey Tye and has open public access. Groton Wood is a 20.2-hectare biological Site of Special Scientific Interest north-east of Groton. It is owned and managed by the Suffolk Wildlife Trust.

This ancient woodland is noted for its small-leaved lime coppice, an indication that the northern part of the wood has existed since prehistoric times. It also boasts large wild cherry trees and 22 seasonal ponds. The wood is abundant with wildlife, including great-crested newts, woodcocks, and 15 species of butterfly.

Community engagement and consultation

The Parish Council set up a steering group to co-ordinate community engagement, review survey results and draft the People and Place Plan. Regular progress updates were received at Parish Council meetings and reported in the Kersey newsletter.

Parish resident household surveys were delivered to all households with the newsletter in March 2025. This was a full paper survey with a QR code so residents could complete the survey online if wished. Paper surveys could be returned via drop offs in several locations, email or post. Information was also published on the Kersey website, with links to the survey. Separate paper surveys were delivered to all Community Organisations.

Survey results were summarised at Parish Council meetings and published in the newsletter. The full results were published on the Kersey website and available at the consultation event held later in the year.

A consultation event for residents was held on Saturday 4 October 2025 10am - 12noon and Monday 6 October 2025 7pm -8.30pm in Kersey Village Hall.



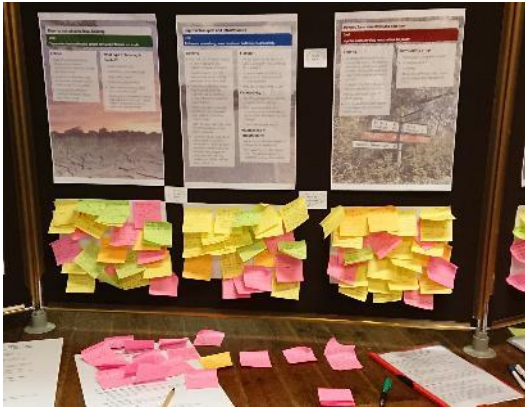
As part of the event all the community organisations and Parish Council working groups had a stand to promote their organisation, activities and ways for residents to get involved. These were informative displays with plenty of engagement and discussion taking place with residents.

The events were widely advertised across Kersey – on the Kersey website, Parish newsletter articles for September and October, posters on the noticeboards around the Parish, at The Bell Inn and at community events prior to the consultation. Reminders were posted on the Kersey community WhatsApp groups.

Display boards showed key information gathered from the earlier consultations with drafts of the People and Place Plan vision and draft action points with prompt questions to encourage feedback. There were also maps of Kersey and photos showing important views of Kersey and Kersey assets.



Residents had the opportunity to add their comments by writing on post-it notes and sticking them to the display boards to provide feedback.



The Steering Group and Parish Councillors were at the event to engage with and chat to residents about the People and Place Plan. General feedback from residents was that it was a well organised informative event. There was praise for the clarity and presentation of consultation materials.

The draft plan and action points were reviewed by a Sustainable Communities officer at Babergh District Council and feedback incorporated. The action points were reviewed and slightly reworded to ensure the action points do not conflict with the 2026 National Planning Policy Framework. The essence and meaning of the action points have not been changed since the community engagement consultation.

There was a final opportunity for public consultation on the draft Kersey People and Place Plan during October 2026 before approval by the Parish Council in November 2026.

Feedback from community consultation

Following the community consultation the draft action points were revised taking in the feedback received. Most of the feedback supported the draft action points and endorsed the proposed goals with strong overall support for the vision.

Local housing received the most feedback during consultation.

There was general support for new housing for younger families and local people located in the hamlets and residential areas outside the historic core. However, there was widespread concern and anger about the high number of privately owned derelict, empty, and poorly maintained properties. There was a strong preference to enforce sale, refurbishment and reuse of these before building new homes. The increasing number of holiday lets was also a concern for community life.

There was clear and consistent support for new housing which is:

- Primarily for local people
- Modest scale and therefore more affordable
- Sensitive to the parish character
- 2–3 bedroom family and starter homes
- Bungalows and downsizing options
- High quality and sustainable
- Small scale clusters or infill sites located in the hamlets and residential areas

There was strong opposition for:

- New homes in the Kersey Conservation Area
- Large scale developments – Must maintain separation from nearby settlements (e.g. Hadleigh and Boxford)
- Executive homes and high value developments not aligned with local need
- Urban style and poorly integrated design

Action point 1: Plan for sustainable, local housing

Goal: Increase the supply of housing options for the local demographic and younger families and which are naturally more affordable.

Actions:

- Support small-scale housing development in small clusters, infill sites, and logical extensions located in existing hamlets and residential areas outside the historic core, prioritising modest 1 to 3-bedroom properties.
- Advocate for small family homes and accessible, downsizing options which are more affordable.
- Require high-quality, sustainable design that actively responds to the unique character, vernacular, and landscape settings of the parish while ensuring housing densities avoid over-development that compromises settlement identity.
- Encourage the efficient reuse of existing buildings and the positive conversion of holiday lets into permanent homes.
- Ensure new housing structurally aligns with local demographic needs rather than lower-density, executive-style dwellings, while ensuring development avoids settlement coalescence to maintain the distinct identity of the parish.

There was interest in improved public transport and active travel options. Digital connectivity was seen as essential for modern living. There was support for:

- Reliable bus links, especially to Hadleigh and for onward connections.
- Better promotion and accessibility of bus services – app for live bus times.
- A safe, offroad, active travel (walking and cycling) route to Hadleigh. The A1141 was highlighted as unsafe and a deterrent to active travel.
- Improved mobile phone signal across the parish. There is major concern that many areas of the parish have non-existent or very poor mobile signal.
- Full fibre, FTTP, rollout across the whole parish - fast broadband connections are essential for modern living and working from home.
- Volunteer groups who help maintain rights of way, recreation facilities and keep Kersey litter free.

There was continued frustration with road maintenance which appears to be reactive and ineffective. There was concern about speeding traffic, particularly through the village centre and The Splash.

The Babergh Local Cycling and Walking Infrastructure Plan (LCWIP) has identified a need for a safe walking and cycling route from Kersey to Hadleigh to access services.

Action point 2: Improve transport and infrastructure

Goal: Reduce car dependency, make travel safer and improve connectivity.

Actions:

- Partner with the local highway authority and transport operators for improved bus links connecting the parish to nearby local towns including Hadleigh, Sudbury and Ipswich.
- Prioritise the creation of a safe, dedicated off-road walking and cycle route connecting the parish to Hadleigh. The A1141 is highlighted as unsafe and a deterrent to active travel.
- Continue highlighting concerns regarding road safety, road maintenance issues and potholes to the highway authority to ensure the swift maintenance of the local highway network.
- Secure investment for ongoing maintenance and enhancement of the local footpath network, encouraging more volunteers to join the footpath working group.
- Advocate for infrastructure investment to eliminate the many mobile phone signal blind spots across the parish.
- Advocate for infrastructure investment to accelerate the comprehensive roll-out of Full Fibre to the Premises (FTTP) broadband across the entire parish.

The idea of a community shop was raised in initial consultation, but this was not endorsed during the later community consultation.

- A community shop was considered a nice idea but many doubt the financial viability and several said they would not use a community shop.
- No volunteers came forward to help run a community shop
- A potential feasible option worth exploring was linking it to the pub.

The Bell Inn was confirmed as an important community asset which must remain welcoming to locals, with the idea that it could become a community hub for other services.

There were calls for better use of existing off-street parking. There was some support for assessing options for more off-street parking in the centre of Kersey.

Action point 3: Develop local amenities and services

Goal: Improve access to daily needs within the parish.

Actions:

- Support the long-term viability of The Bell Inn public house, encouraging the landlords to ensure it remains welcoming to locals and explore opportunities to enhance its role as a community hub that can host local services.
- Promote the efficient use of existing off-street parking.
- Assess options for delivering sensitive, additional off-street parking near the village centre to reduce congestion.
- Support and promote the village hall for local community activities, cultural events, and social cohesion.
- Explore long-term options for a community shop facility, should a viable community-led delivery model, site or co-located space become available.

Biodiversity, the environment and reducing our carbon footprint received considerable feedback, particularly around enabling heritage buildings to become more sustainable.

- Forming a community sustainability group was welcomed.
- There was a strong desire for greater flexibility in planning rules to enable heritage buildings to be more sustainable and energy efficient, particularly allowing air source heat pumps, solar panels and double glazing.
- There was support for the KVG which aims to make Kersey a cleaner, safer and more attractive place to live.
- There was concern about declining hedgerows, poor ditch maintenance and drainage which may contribute to flooding.
- Improved flood prevention measures were mentioned.

Action point 4: Support biodiversity, the environment and help residents reduce their carbon footprint

Goal: Protect nature and make it easier for people to live more sustainably.

Community-led actions:

- Form a community sustainability group to share learning and guidance on sustainability choices.
- Host sustainability events: heat loss surveys, EV/solar info evenings, community composting.
- Encourage more nature friendly gardening, wildflower planting, bee/bird boxes.
- Support better hedge and ditch care.
- Publicise grants for home energy efficiency, insulation, EVs.
- Create a car share group and promote cycling and walking.
- Encourage more volunteers to join the KVG which aims to make Kersey a cleaner, safer, more attractive and pleasant place to live and visit.

Planning policy actions:

- Balance heritage with sustainability: Collaborate with the local planning authority to support greater planning flexibility and simplicity, enabling the sensitive adoption of green technologies - such as solar panels, heat pumps, double glazing, and insulation - within historic buildings.
- Investigate and advocate for improved local flood prevention and water management measures to enhance climate resilience across the parish.

Community and social life goals were endorsed. There was recognition of the ageing volunteers running community organisations and the challenge to engage with younger residents and those new to Kersey.

The new community WhatsApp groups were welcomed as another way to connect the community.

There was appreciation for current volunteers and community efforts.

There was an underlying concern that community organisations depend on active participation to survive.

Action point 5: Strengthen community and social life

Goal: Encourage engagement, inclusivity, and intergenerational connection.

Community actions:

- Work with community groups to widen participation across all age groups.
- Continue to improve communication across the parish to promote events and organisations.
- Survey residents on interest in new clubs and events – board games, exercise to music, nature walks, outdoor games etc

Action point 6: Support community volunteering

Goal: Maintain and grow the strong community spirit.

Community actions:

- Actively engage with and follow up on volunteer offers received through community surveys to match residents with local initiatives.
- Share "volunteer spotlights" in the newsletter to raise awareness and appreciation.
- Encourage more volunteering to strengthen community facilities and groups and to increase inclusivity. Those who volunteer gain as much as those who attend community groups and events through more social contact.
- Encourage younger residents to volunteer and get involved with community events.
- Promote the community WhatsApp groups to new residents to help them connect with their immediate neighbourhood.

Kersey People and Place Plan review process

The Parish Council will lead on reviewing the action points which have been incorporated into an Action Plan. The Action Plan will be published on the Kersey website and will be updated annually.

The Parish Council will have regular agenda items to review progress with the Action Plan. Progress reports will be recorded in the parish council meeting minutes with a summary in the Kersey Newsletter.

Progress with the Action Plan will also be reported at the Annual Parish Assembly, to which all residents are invited to attend.

The Kersey People and Place Plan is a living document which will change over time reflecting community needs and wishes. This Plan will be reviewed periodically which will involve community consultation and then a new Action Plan developed.

Final summary of Kersey People and Place Plan

Preserving Heritage, Enhancing Community, and Shaping a Sustainable Future.

Protecting Kersey's identity:

Kersey is a parish rooted in heritage and natural beauty, with a strong sense of community.

Our vision is to preserve this character while embracing thoughtful progress.

We aim to protect our historic buildings, landscapes, and community, whilst allowing them to change sustainably, ensuring that future generations can enjoy the same charm and tranquillity that define our parish today.

Planning wisely for the future:

We want Kersey to be a place where people of all ages feel welcome, connected, and empowered to shape the future of their parish.

Looking ahead, we will focus on responsible development, better connectivity, and continuing to develop community groups.

The Parish Council aims to achieve this by working on the Action Plan with the support of the community, local planning authority, highway authority and other external partners.

Documents appended to Kersey People and Place Plan

- Kersey People and Place Plan community consultation and feedback 2025
- Kersey People and Place Plan 2025 community organisation survey responses
- Kersey People and Place Plan 2025 residents survey responses (full results)
- Kersey Parish Profile with 2021 census data

The new Action Plan for Kersey, incorporating the action points from this plan will be published on the Kersey Parish Website on the Parish Consultations webpage.

The following supporting documents are available to view on the Kersey Parish website on the Parish Consultations webpage:

<https://kerseyparish.gov.uk/parish-consultations/>

- Action Plan 2015 to 2020 showing progress
- Kersey Parish Review 2014
- Action Plan 2008 to 2013 showing progress
- Kersey Parish Plan 2008

END OF P&PP

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Kersey Parish Infrastructure Investment Plan (PIIP)

Audit of existing facilities and services in Kersey and infrastructure outside the parish accessed by the community. Including their condition, location, existing capacity and catchment area.

Infrastructure in Kersey

Childcare, education and schools

Kersey Church of England Primary school

Kersey Primary School, located off Mill Lane, adjacent to St Mary's Church, serves Kersey children and children from surrounding villages and further afield aged 4- 11 years old. The school currently has capacity through all ages.

Woodlands Nursery at Kersey Mill

Woodlands Nursery is a private children's nursery for children aged 1-4 years old.

Community facilities/services

Kersey Village Hall

The Village Hall, located off The Green behind Church Hill, is owned by the Kersey Village Hall Trust, a registered charity and managed by the Village Hall Committee.

There is a main hall with a stage, a smaller committee/classroom, a storage room, male and female toilets and a well-equipped kitchen. There is disabled access and onsite parking for 2 to 3 cars. Further parking is available in the village.

The village hall is a well-used parish asset, regularly booked by community organisations and for private events. Users from outside the parish are welcomed.

The building itself requires regular maintenance work as well as upgrades and improvements. The cost of these is usually funded by income.

However, major works will require external grant funding.

St Mary's Church

St Mary's Church located off Mill Lane at the top of the village is a beautiful grade I listed church with regular church services held for residents and visitors. Events are also held in the church for residents and the wider community.

With declining congregations and increasing costs St Mary's is always in need of financial assistance. As an ancient grade I listed building, St Mary's Church is always in need of maintenance or repairs to some part or other of the structure.

Community Organisations

There are over 12 community organisations who organise fundraising, social and educational events in the parish.

<https://www.kerseyparish.gov.uk/our-community/community-organisations/>

Allotments

The well managed allotment site in Kersey is owned by The Nightingale Trust and managed by trustees providing 21 allotment plots for parishioners from within Kersey Parish and surrounding villages.

Kersey Bell

The Bell Inn is a privately-owned pub serving food and drinks, it is an important parish asset well used by parishioners and visitors. The Bell is registered as an Asset of Community Value.

Kersey Mill

Kersey Mill is a privately-owned historic Water Mill which is being restored back to full working

order, occasionally open to the public. The Mill and Maltings buildings also house several small local businesses including a café, children's pre-school nursery, events venue, gym, pilates studio, various health and beauty businesses such as osteopath, physiotherapist, acupuncture, hairdresser. Also, on site are a florist, boutique, cake shop, craft studios and more.

Environment

Kersey Splash and Kersey Brook

The Splash is a very important feature and asset to Kersey. The beauty of the area is enjoyed by residents and attracts visitors to the parish. It is also an important wildlife corridor.

In times of extreme rain Kersey Brook can become a hazard as water levels rise and the banks of the stream are overtopped. In the past nearby homes and gardens have been flooded. The Splash and pedestrian footbridge can become impassable.

Health

GP surgeries, dentists and wellbeing

There are no health services provided within the parish. For details of nearby facilities, see the infrastructure outside Kersey section under Hadleigh and Bildeston headings.

Defibrillators

There are two Community Access Defibrillators available at all times. One located at the back of The Bell Inn in the centre of Kersey IP7 6DY and one at West Sampsons Hall Farm, Uplands IP7 6EN. This means all properties in Kersey are within easy reach of a defibrillator. These are managed by the Parish Council. There are also defibrillators at Kersey Mill and Kersey Primary School.

Public/passenger/community transport

There are very limited public transport options for Kersey residents.

There is the connecting communities local pre-booked bus service which is an important transport service for those residents who do not have a private vehicle or who wish to use public transport. This connecting communities bus service links Kersey to Hadleigh where you can then access public bus services travelling to other locations. This service must be prebooked by telephone between 9am - 3 pm Monday - Friday at least 24 hours in advance of travel.

Once in Hadleigh there is access to limited public bus services running to Ipswich, Sudbury and Colchester.

Public rights of way

Cycle paths

There are no cycle paths in the parish.

Footpaths

There is a good network of public footpaths in Kersey, well used by residents and visitors. The Parish Council has a working group who help to ensure the footpaths are all well signed and walkable for residents and visitors to enjoy. The Footpath Working Group carry out surface clearance works on contract from SCC Rights of Way.

Bridleway

There is one bridleway in Kersey.

Recreation/sports facilities

Kersey Playing Field

at The Glebe, Hall Road, Kersey.

Owned by Kersey Playing Field Association, The Glebe has the following facilities:

A grass playing field with a small football pitch with goal posts managed by Kersey Playing

Field Association. In the summer months a running track is marked out on the field. This is in good condition.

The Parish Council leases three areas of the Glebe for:

1. A cricket practice net – installed in 2008. Astro turf surface and net cage which is starting to show its age.

2. Children's playground with:

Slide – remodelled and improved July 2011, in fair condition.

Seal see-saw - installed July 2011 in good condition.

Swings – timber frame replaced May 2014 with a loose fill rubber chip safety surface which is in good condition.

Playframe with a climbing wall – installed Jan 1995, upgraded in May 2021. A loose fill rubber chip safety surface surrounds the playframe which is in fair condition.

Low level balance beam and log walk – installed in January 1995 in fair condition.

Basket Swing on a wet pour rubber surface – installed in May 2021 in good condition

3. Adult outdoor exercise equipment – air skier, rower and x-trainer installed July 2011, all in fair condition.

The Parish Council has a working group who organise the maintenance of the recreational facilities and raise funds via the annual quiz night to fund maintenance. Any new or replacement facilities usually require external grant funding.

The facilities at The Glebe are well used by children from the Parish and surrounding area. Kersey Primary School also use the playing field for PE lessons and some lunchtime play.

Kersey Table Tennis Club

The Club meet weekly between September and June in Kersey Village Hall, they have 3 tables. Club members come from Kersey and the surrounding area. Club finances are robust.

Roads/signage

Public roads

These are all the responsibility of SCC highways.

The A1141 passes through the edge of Kersey Parish near to Kersey Mill.

The C723 runs from the A1141 through central Kersey to join the C722 at the top of Church Hill.

The C722 runs from the A1141 at Kersey Mill up Mill Lane close to the Church and school, past Vale Lane, along Hall Road, through Kersey Uplands and Wickerstreet Green to Boxford.

The remaining roads in the parish are all unclassified.

Road maintenance

The above A and C-roads are on SCC winter gritting routes.

All roads in Kersey should receive one verge cut by SCC each summer. The A1141 has two cuts.

Modern Highway signage

Modern Highway signage is generally old. Some of it is faded, bent and in poor condition. Owned and maintained by SCC highways.

Speed Limit

There is a 30mph speed limit through the central residential area of Kersey along The Street and Church Hill. Also, 30mph speed limits in Vale Lane and Wickerstreet Green.

Street Name Plates

There are carved oak name plates for roads in the Conservation Area of Kersey – Kedges Lane, The Street and Church Hill. Vale Lane and Priory Hill have modern metal name plates.

Community street furniture

Benches

There are 9 timber benches in various locations around the parish available for residents and visitors. The benches vary in age installed between 1993 and 2026. Some will need to be repaired or replaced in the next few years.

Litter bins and dog poo bins

There are 3 dog poo bins and 3 litter bins located around the parish to help and encourage residents and visitors to keep Kersey clean and tidy for everyone to enjoy.

Parish Noticeboard at The Splash

Timber with half glass for all Parish Council notices

Street lighting

There are six streetlights - in The Street, Church Hill, Cherry Hill, junction of Cherry Hill and Mill Lane and two in Vale Lane. These were converted to LED lights in 2022 and are on part night lighting. Owned by the Parish Council and maintained by SCC under contract.

Grit Bins

Kersey has 3 grit bins with lids located on the C723 on the junction of the road towards Bildeston, on Church Hill and at Vale Lane.

Village Pump (no longer operational)

Cast Iron water pump workings (probably Victorian) cased in oak shuttering with a timber handrail. Located at the top of The Street at the bottom of Priory Walk footway next to a bench.

Timber decorative Kersey Village sign

A decorative carved solid Oak sign carved by former local resident Phil Darby in 1987 with Oak weatherboard/lead top. Located at the bottom of the Church Steps on Church Hill.

Historic highways signs

Three historic road signs mounted on a steel post erected in 1920's -1940's. Junction to village hall and children, red warning triangle mounted above. The torch of education, junction with fruit pastel glass reflectors. Warning triangle with fruit pastel glass reflectors. Located on Church Hill.

Infrastructure outside Kersey

Hadleigh

High school, primary schools, childcare and pre-school nurseries.

Library, post office, shops, pubs, cafes.

Youth clubs including The Porch Project which supports young people, Beavers, Cubs, Scouts, Rainbows, Brownies, Guides.

GP services and health centre, dentist, opticians, physiotherapists, hairdressers etc.

Access to limited public bus services running to Ipswich, Sudbury and Colchester.

Recreational facilities, swimming pool, gym, health and fitness facilities.

Variety of sports clubs - football, rugby, tennis, cricket, swimming, bowls

Boxford

Primary school and pre-school nursery.

Post office, village stores, butchers, beauty clinic, coffee shop, pubs.

Explorers, Scouts, Cubs, Beavers, Guides, Brownies, Rainbows.

Access to limited regular public bus service.

Playing fields with recreational facilities and sports clubs – football, tennis, cricket, bowls.

Bildeston

Primary school.

Post office, shops.

GP services and health centre.

Access to very limited public bus service.

Semer

Farm Shop and farm trail.

Groton Wood

The ancient woodland of Groton Wood is located just outside the Kersey Parish boundary and has open public access. Groton Wood is a 20.2-hectare biological Site of Special Scientific Interest north-east of Groton. It is owned and managed by the Suffolk Wildlife Trust.

Kersey PIIP consultation

The Parish Council coordinated community consultation for a draft PIIP in 2019. All households and community organisations were consulted using a variety of communication methods. There was a low level of responses, most people seemed to be happy with the facilities on offer in the Parish. The responses received were mainly suggesting new or improved infrastructure for the village hall and recreational facilities.

The information gained from the public consultation in 2019 was considered by the Parish Council and did facilitate improvements to the recreational facilities at The Glebe and the installation of a basket swing for use by less able children in May 2021. As well as improvements at the village hall to the toilets and kitchen facilities.

The Kersey People and Place Plan has taken the feedback from the 2019 draft PIIP consultation and continued with further

community consultation to guide future needs and aspirations for Kersey.

Development and growth

There has been very little housing growth in Kersey in the last 60 years, with just the occasional new house constructed. Planning permission has been granted and initial ground works started to build seven new 2-bed homes in Kersey on land behind The Street, near to The Bell Inn. (As at October 2026 construction has not progressed.)

Any new housing would increase the use of the recreational facilities, the roll at the primary school and support The Bell Inn. It would also support community organisations and events held in the Parish.

Income and grants

The Village Hall, St Mary's Church, the allotments and community organisations are all individually managed and self-funded.

Funded through the precept, the Parish Council has a fixed asset reserve to help fund maintenance and replacement of parish council managed assets, including street furniture, and recreational facilities at The Glebe. There is also a separate reserve for recreational facilities which is topped up by a community fundraising annual quiz night. The footpath working group has a reserve with funding coming from the SCC contract to carry out surface clearance works to the public rights of way in Kersey.

The Parish Council received a small amount of Neighbourhood CIL funding (£2,472) in April 2024 which will need to be spent before April 2029. Due to the extremely low levels of development in Kersey there is rarely any Neighbourhood CIL funding for the parish. This People and Place Plan will help guide the Parish Council on how the Neighbourhood CIL funding will be spent.

Future Community Infrastructure needs/aspirations in order of priority

1. Public Rights of Way

– Footpath Working Group

Secure investment for ongoing maintenance and enhancement of the footpath network and other public rights of way.

2. Recreational facilities at The Glebe

– KCPC Working Group

Continued maintenance of the existing facilities along with replacement equipment as required.

3. Pride in our Parish/Public Realm

– KVG Working Group

Voluntary litter picking, reporting issues in the public realm.

4. Improved communication connectivity

Improved mobile phone signals across the parish.

Full fibre to the premises, FTTP, broadband connections across the whole parish.

5. Improved transportation connectivity

A safe off-road walking/cycle route to Hadleigh. (This would be a highway authority responsibility.)

Improved bus links to Hadleigh, Sudbury and Ipswich.

6. Flood prevention measures

Options to mitigate extreme weather event flooding near The Splash.

7. Village Hall:

The Village Hall Committee requires significant funding for repairs and renovation of the hall building of between £5,600 and £42,000 (depending on whether a full re-roof is required) as well as plans to improve accessibility and efficiency. The village hall committee has

limited funds and income from hire of the hall so will require external grant funding.

8. St Mary's Church

St Mary's Church requires significant funding of between £12,400 to £16,100 (depending on the specialist recommendations) to repair and renovate the historic turret clock. This has two faces mounted on the north and south sides of church tower which provide a public timekeeping benefit. The church congregation only raises minimal funding for the spiritual running of the church so will require external grant funding.

9. Potential car parking area

Assess options for more off-street parking near the centre of Kersey.

10. Vale Lane Triangle

Improvements to the grass triangle near Vale Lane which is used for parking so that it is more resilient whilst retaining its attractive rural appearance. (This grass triangle is part of the highway so a highway authority responsibility).

11. Other needs/aspirations raised during public consultation in 2019 and 2025:

- Footpath link between Vale Lane and facilities in the centre of Kersey - school, church, village hall, pub, allotments.
- Access to a water supply for events held at The Glebe
- Pub (asset of community value)
- Community Shop

PIIP review process

This PIIP will be reviewed as part of the Kersey People and Place Plan, it will change over time reflecting community needs and wishes.

DRAFT Kersey People and Place Plan October 2026

Parish name: Kersey	
Area covered by PiiP	Kersey Parish
Date of draft	October 2026
Planned review date	2031
Date approved/published	November 2026
Census information 2021	
Population	322
Age 0-4	6
Age 6-15	29
Age 16-24	21
Age 25-64	165
Age 65+	101
Indices of multiple deprivation (IMD 2025 South East Cosford)	13.15

END OF PIIP
