

# Welcome



## The story so far

- Work commenced on preparing a Neighbourhood Plan for the village in 2018
- Since that time a Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover and the proposals that it should include
- We have now reached an important stage in its preparation and are consulting on the Draft Plan

## What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, it will form part of the **statutory** development plan and both Babergh District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Community involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

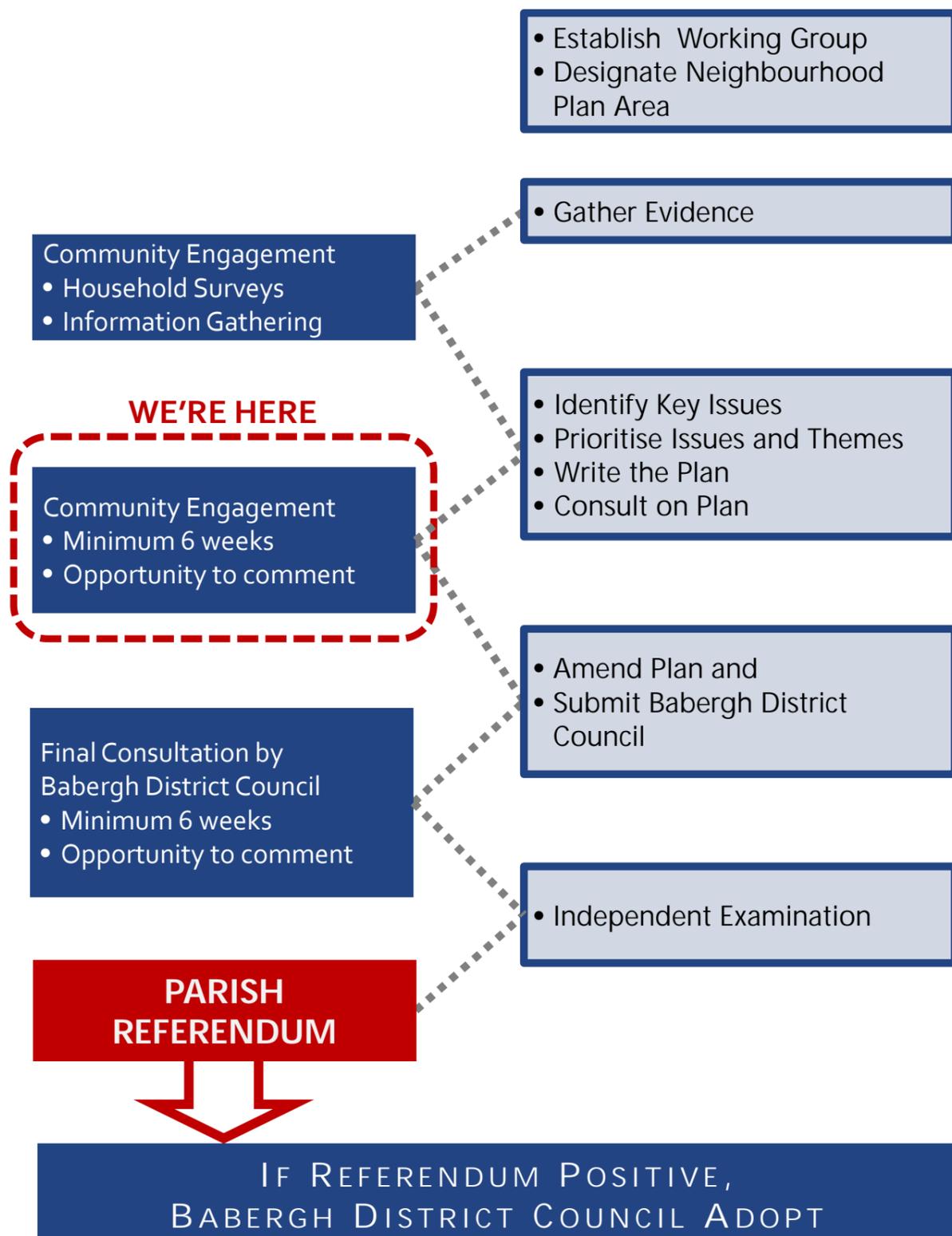
Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about all of the Planning Policies in the Plan.

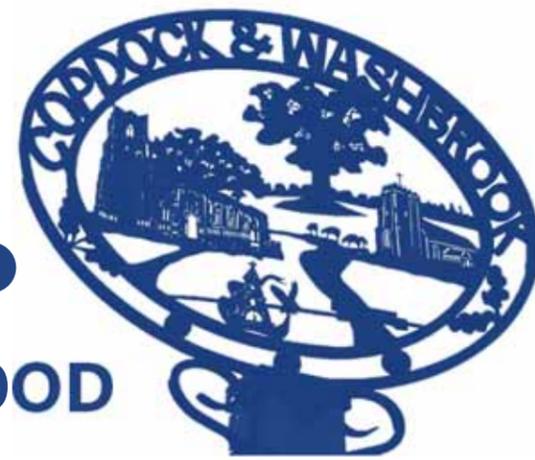
**WE NEED YOUR VIEWS  
BY MONDAY 13 APRIL**

## How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



# The Draft Plan



## IN A NUTSHELL, THE PLAN:

- Identifies the amount of housing growth planned in the parish up to 2036 and the main sites for that growth
- Focuses development to within a defined Settlement Boundary drawn around the main built-up areas of the village
- Enables the building of low-cost affordable housing to meet local needs
- Protects important open spaces
- Protects and maintains features of landscape and biodiversity value
- Protects the landscape outside the built-up area
- Seeks to maintain the building characteristics and distinct character areas
- Seeks to protect our services and facilities
- Identifies possible solutions to improve road safety on London Road

## NEIGHBOURHOOD PLAN VISION

**Copdock and Washbrook will maintain its distinct and separate village character and accommodate new development appropriate to its location, level of services and infrastructure and importance of the landscape and historic characteristics of the parish**

### Objectives

#### Housing

- 1 Provide housing that meets the local needs of Copdock and Washbrook
- 2 Enable opportunities for the provision of affordable housing that meets the needs of those with a connection with the village.
- 3 Encourage the incorporation of energy saving measures in new homes.
- 4 Provide new homes that meet the accessibility and space requirements for the lifetime of residents.

#### Business and Employment

- 5 Maintain and improve employment opportunities that do not result in detrimental impacts on local infrastructure, the environment and residents' amenity
- 6 Improve opportunities for home working

#### Natural Environment

- 7 Protect and enhance the local landscape and significant views
- 8 Maintain and improve the biodiversity assets of the parish
- 9 Mitigate the impact of development on designated habitats including the Stour and Orwell estuaries.

#### Built Environment and Design

- 10 Protect and enhance designated heritage assets
- 11 Ensure new development is of a high-quality design and of a scale and design that reflects local character.

#### Infrastructure and Services

- 12 Protect and enhance community facilities and services that meet the day to day needs of residents
- 13 Ensure that development does not result in a detrimental impact on infrastructure including sewers and surface water and watercourse flooding

#### Highways and Movement

- 14 Reduce the impact of traffic passing through the village
- 15 Improve road safety
- 16 Protect and enhance the village public rights of way network

**DO YOU SUPPORT THE VISION AND OBJECTIVES?**

# Development Location



- The majority of future development will take place within defined Settlement Boundaries around the main built-up areas of the village
- Outside the Settlement Boundaries, development will only be allowed in defined exceptional circumstances in order that we preserve the special character of the surrounding countryside

## Policy C&W 1 - Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Copdock and Washbrook's designation as a Hinterland Village in the adopted Core Strategy and emerging Joint Mid Suffolk and Babergh Local Plan.

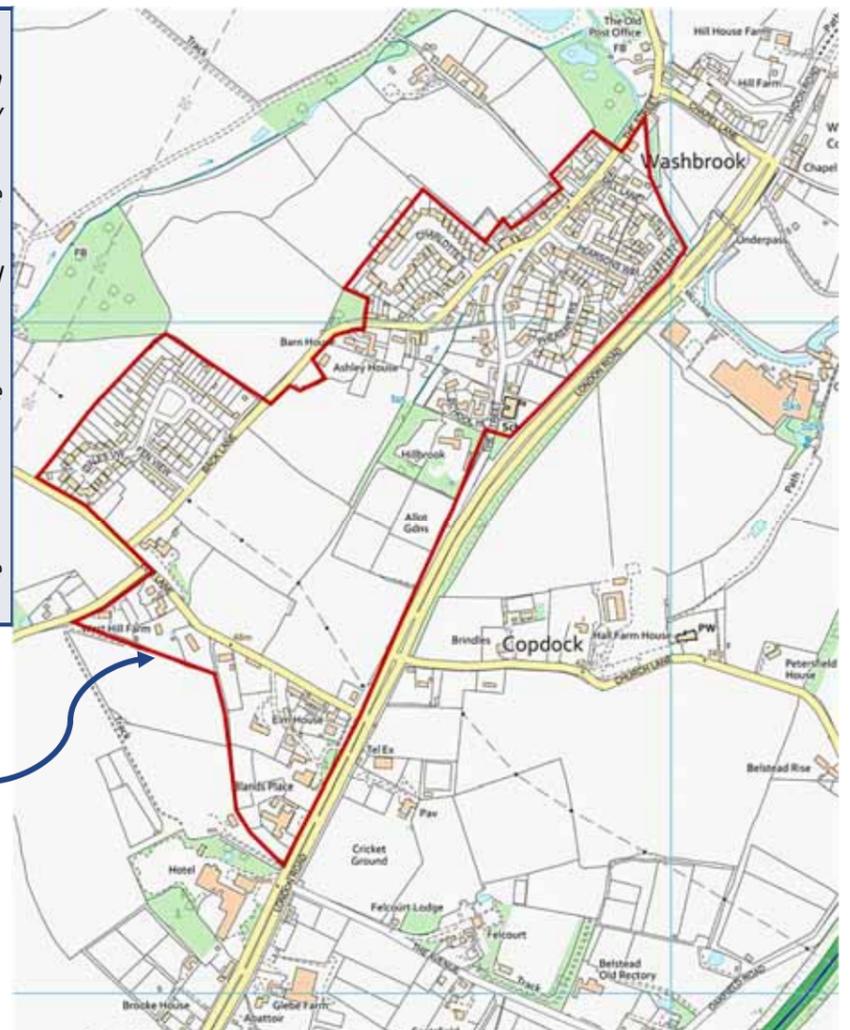
The focus for new development will be within the Settlement Boundaries, as defined on the Policies Map.

Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of existing business premises, agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where it:

- can be satisfactorily demonstrated that there is an identified local need for the proposal;
- cannot be satisfactorily located within the Settlement Boundaries;
- would not have a detrimental impact on heritage and landscape designations; and
- would not result in ribbon development along Old London Road or undermine the important gaps between settlements as identified on the Policies Map.



The Settlement Boundaries



# Housing

- The Neighbourhood Plan has to be in line with the Babergh Local Plan
- The draft Joint Local Plan identifies a requirement for 274 additional homes in the village between 2018 and 2036
- In April 2018 there were already planning permissions for 36 new homes and a further 9 dwellings were granted planning permission behind the Ipswich Hotel last December.
- This means that we need to identify where at least 229 homes could be built.

## Policy C&W 2 - Housing Development

This Plan provides for around 274 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:

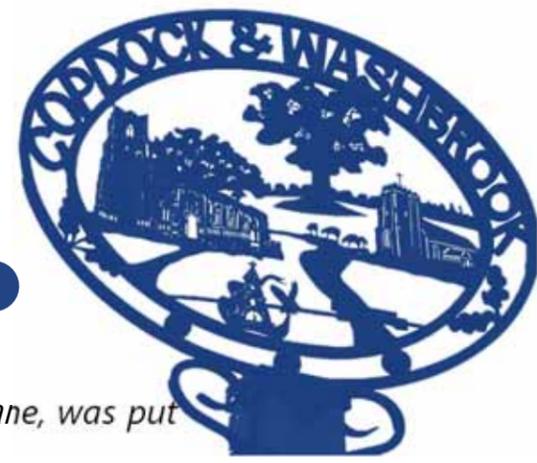
- the implementation of planning permissions that had not been completed as at 1 April 2018; and
- site allocations identified in Policies C&W 2 and C&W 3 in the Plan and on the Policies Map; and
- small brownfield "windfall" sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and
- in exceptional circumstances, dwellings outside the Settlement Boundary where it can be demonstrated that the dwelling is essential for the operation of existing employment, agriculture, horticulture, forestry and outdoor recreation businesses and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundaries into dwellings will be permitted where:

- the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

**DO YOU SUPPORT THESE POLICIES?**

# Housing Sites



- The Plan identifies two specific sites for housing development.
- One site, off Elm Lane, already has planning permission while the other, south-east of Back Lane, was put forward by Babergh in the draft Local Plan last Summer.
- It is expected that the remaining housing requirement will be met by currently unidentified infill plots within the Settlement Boundary.

## Land north-east of Elm Lane

In August 2017 planning permission was granted for the construction of 15 dwellings, including five affordable homes, on a disused and redundant football pitch off Back Lane and Elm Lane and adjacent to Fen View and Dales View.

As part of the planning permission, the applicants entered into a legal obligation to provide affordable housing element as well as provide financial contributions towards upgrading the nearby bus stops on Back Lane and improvements to pedestrian connectivity between the site and Copdock Primary School.

### Policy C&W 3 - Land north-east of Elm Lane

A site of 0.77 hectares comprising the former football ground north east of Elm Lane, as identified on the Policies Map, is allocated for approximately 15 dwellings including 35% affordable dwellings.

**DO YOU SUPPORT POLICY C&W 3?**



## Land south-east of Back Lane

This large site, measuring approximately 13 hectares, is located between London Road, Elm Lane and Back Lane.

### The Neighbourhood Plan site assessment noted that:

- the site is within walking distance to existing services and amenities in the village including the Primary School.
- the site is located in a relatively prominent position where development may have a visual impact on the skyline depending on the scale and design of the development of the site
- any access onto Back Lane would need careful consideration due to its width.
- listed buildings adjoin the site at its south-east corner and at the northernmost edge.



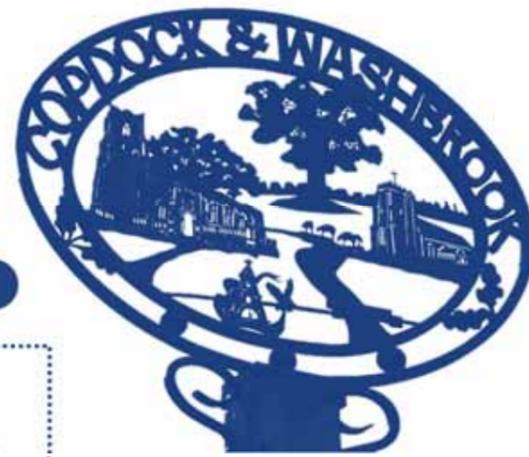
### Emerging Babergh Planning Policy

The July 2019 consultation on the Preferred Options Joint Local Plan proposed the allocation of this site for approximately 226 dwellings with associated infrastructure. The proposed policy (LA008) stated that the development should comply with the following:

- Design, layout and landscaping is sympathetic to the close setting of heritage assets;
- Landscaping reflects the sensitivity of the surrounding landscape;
- An alternative provision of equal or greater quality, accessibility and quantity of allotments space is provided as part of the scheme;



# Housing Sites



Preparation of the Neighbourhood Plan has allowed access to further, government funded support to provide a more detailed assessment as to how this site could be developed.

The Copdock and Washbrook Design Guidelines report (January 2020) was prepared for the Parish Council by AECOM and is available on the Neighbourhood Plan website.

## Development Principles

The Design Guidelines report has enabled the preparation of a more detailed policy for the development of the site than is proposed in the Joint Local Plan. Developers would need to take account of the Guidelines.

The Design Guidelines report identified the following principles for considering how the site should be developed:

- The 13 ha will hold approximately 226 dwellings and the associated infrastructure;
- Design, layout, and landscaping are sympathetic to the close setting of heritage assets;
- Landscaping should respond to the sensitivity of the surrounding landscape;
- The allotments should be retained in situ;
- Provision of new pedestrian and cycle link between the school/The Street and Fen View;
- Protecting Back Lane and Elm Lane from increases in traffic.



## Policy C&W 4 – Land south-east of Back Lane

A site of approximately 13 hectares south-east of Back Lane, as identified on the Policies Map, is allocated for approximately 226 dwellings.

Proposals for the development should take place in accordance with the Illustrative Masterplan (Figure 6) and provide:

- 35% affordable housing;
- a mix of house sizes in accordance with the identified requirement in Policy C&W 6;
- the retention of the allotments on their current site;
- new and improved pedestrian and cycle links towards the Primary School, the Village Hall and Recreation Fields and Back Lane;
- on-site rainwater harvesting and recycling;
- amenity open space and children's play facilities;
- a single vehicular access from Old London Road with commensurate speed restriction measures and the provision for right-turn movements into and out of the site; and
- the provision for emergency access, controlled by suitable means, from Back Lane and/or Elm Lane.

Where a new access is created through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of frontage.

Development should also deliver measures for the reduction of traffic speeds on London Road and improved pedestrian and cycle crossing points on London Road towards Church Lane and the Village Hall. The improvement of the London Road bus stops adjacent to the site will also be required, which could include real-time passenger information systems.

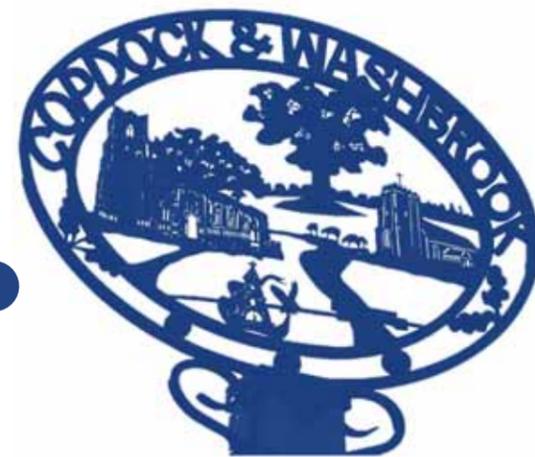
The affordable housing provision should be designed so that it is "tenure blind" (so that it is indistinguishable from open market housing), to be distributed around the site and not concentrated in any one area.

Proposals that include an element of self-build housing will be supported.



**DO YOU SUPPORT THIS POLICY?**

# Housing Delivery



## Affordable Housing

35% of new housing on sites of 10 or more houses is required to be "affordable" (as defined by the Government).

Granting planning permission on an exceptional basis for affordable housing on land next to, but outside the Settlement Boundary is one way to provide affordable housing which will continue to meet local needs.

In order to deliver affordable housing through "exception sites" the following would be required:

- a need to be established
- a willing landowner being prepared to sell land at a price significantly below the market value for housing land
- a registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

Where a "rural exception" site is proposed for development, it must be demonstrated that there is an identified local need in the village and its hinterland, and that the site is suitable to meet that local need.

In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. Such circumstances are strictly controlled, as stated in Policy C&W 5.



## House Sizes

The Housing Needs Assessment prepared by AECOM for the Parish Council concluded the best size split to correct misalignments between supply and demand is likely to be about:

- 19% of houses should be one-bedroom homes,
- 14% two-bedroom,
- 52% three-bedroom and
- 17% 4-bedroom

(percentages may not sum due to rounding);

### Policy C&W 6 – Housing Mix

*In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of three-bedroomed homes within the scheme, unless it can be demonstrated that:*

- the particular circumstances relating to the tenure of the housing dictate otherwise; or*
- the latest publicly available housing needs information for the Plan area identify a need for a different mix.*

*The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.*

### Policy C&W 5 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- remains affordable in perpetuity; and
- is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- that no other means of funding the construction of the affordable homes is available; and
- the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.



## Floorspace and Facilities

It is perceived that many new developments do not provide adequate amounts of internal room space for the modern day-to-day needs of occupants. In March 2015, the Government introduced a 'Nationally Described Space Standard' (or National Standard for short). This sets out more detailed minimum standards than the previous Design and Quality Standards (2007) that applied solely to affordable housing. The March 2015 standards encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents.

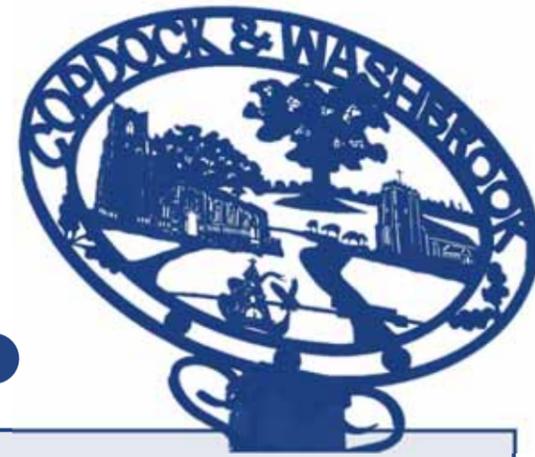
### Policy C&W 7 – Measures for New Housing Development

*All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards.*

*Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles. Cycle parking provision shall be in accordance with the adopted cycle parking standards.*

**DO YOU SUPPORT THESE POLICIES?**

# Business and Employment



## Businesses and Jobs

There are already many employment sites and businesses in Copdock and Washbrook, predominantly located along London Road.

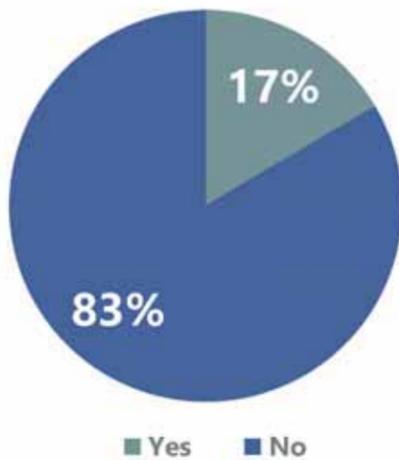
They play an important role in the economy of both the local and wider area. Changes will be generally acceptable provided that the proposals meet certain criteria.

The Neighbourhood Plan supports the creation of additional jobs.

It is envisaged that employment premises would remain small in terms of the size of the premises and the number of people employed on the site.

Major development would not be appropriate in the parish as more sustainable locations exist in Ipswich.

Do you work in Copdock and Washbrook?



## Policy C&W 8 - Employment Sites

*The retention and development of existing employment and other business uses, including those identified on the Policies Map, will be supported providing such proposals do not have a detrimental impact on the local landscape character, heritage assets, residential (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, identified important views and identified important gaps in the built-up area.*

*Proposals for non-employment or business uses that are expected to have an adverse impact on employment generation will only be permitted where one or more of following criteria has been met:*

- evidence can be provided that genuine attempts have been made to sell/let the site/ premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future;*
- the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;*
- an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;*
- it is for an employment related support facility, such as employment training/ education or workplace crèche;*
- an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.*

## Policy C&W 9 - New Businesses and Employment

*Proposals for new business development will be supported where sites are located within the Settlement Boundaries identified on the Policies Map where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.*

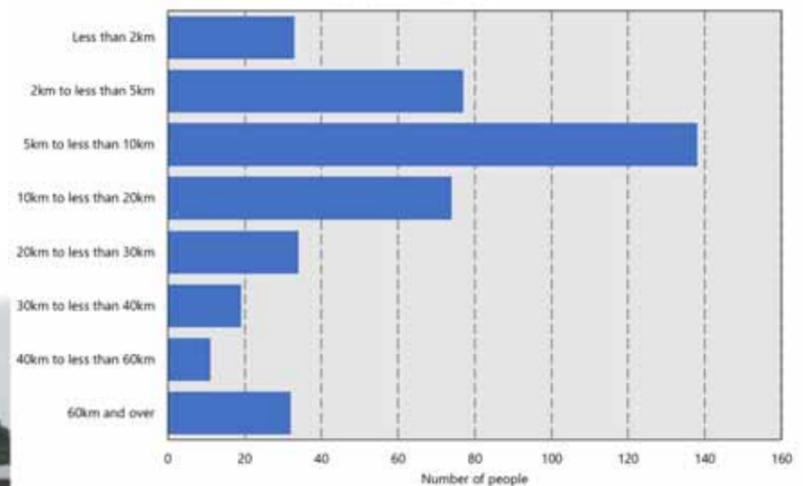
*Outside the Settlement Boundaries, proposals will be supported where:*

- it is located on land designated in the development plan for business use; or*
- it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location and a need to be located outside the Settlement Boundary can be satisfactorily demonstrated.*

*Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal.*

Distance travelled to work

SOURCE: 2011 Census



## Agriculture

There may be some scope for further commercial development utilising and converting agricultural buildings. However, where new buildings are proposed, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to have regard to the development guidelines contained in the Neighbourhood Plan Landscape Appraisal in respect of whether the proposal can overcome potential landscape impacts through appropriate siting, design and impact mitigation measures.

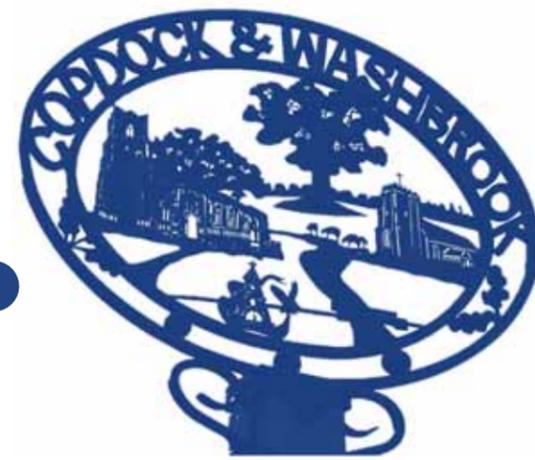


## Policy C&W 10 - Farm Diversification

*Applications for new employment uses of redundant traditional farm buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal will not be supported.*

**DO YOU SUPPORT THESE POLICIES?**

# Natural Environment



## Landscape Setting of the Village

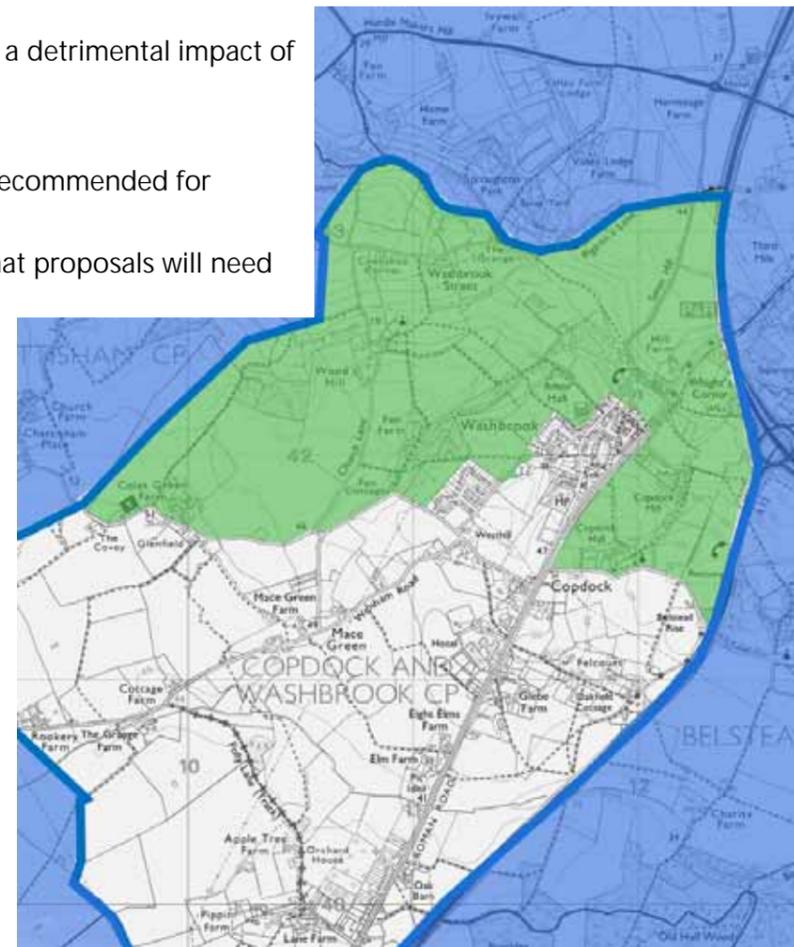
In the 1980's the Suffolk County Structure Plan designated "Special Landscape Areas" which primarily related to historic parks and river valleys or other areas of undulating topography and natural vegetation, particularly broadleaved woodland. The adopted Babergh Local Plan designates land in the northern part of the parish, primarily associated with the Belstead Brook valley, as SLA.

The designation is not intended to prevent development but places greater weight on preventing a detrimental impact of development on the landscape.

The designated area was reviewed as part of the Neighbourhood Plan Landscape Appraisal.

The conclusion was that majority of the SLA be considered to constitute a valued landscape and recommended for designation within the Neighbourhood Plan.

The designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with the special character of the area.



### Policy C&W 11 - Area of Local Landscape Sensitivity

*Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:*

- i) protect and enhance the special landscape qualities of the area, as identified in the Landscape Appraisal; and*
- ii) are designed and sited so as to harmonise with the landscape setting of the site; and*
- iii) provide suitable landscape impact mitigation measures as part of the proposal.*



## Local Green Spaces

The Government enables neighbourhood plans to identify, for special protection, green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development, other than in "very special circumstances."

The Government policy states that the designation should only be used:

- *"where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land."*

Those spaces that meet the criteria are identified in Policy C&W 12.

### Policy C&W 12 - Local Green Spaces

*The following Local Green Spaces are designated in this Plan and identified on the Policies Map.*

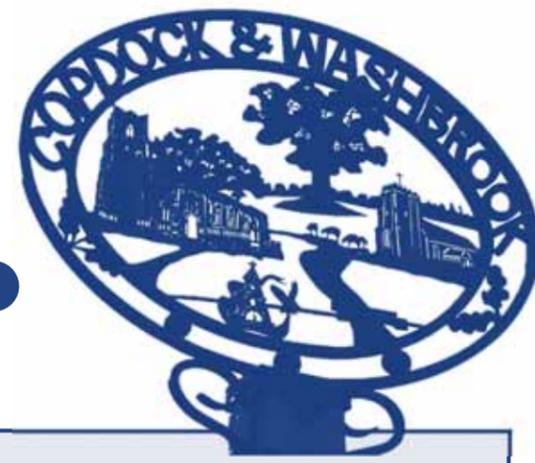
- 1 Play area off Mill Lane*
- 2 Fen View open space and play area*

*Development on these sites will only be permitted in very special circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.*



**DO YOU SUPPORT THESE POLICIES?**

# Natural Environment



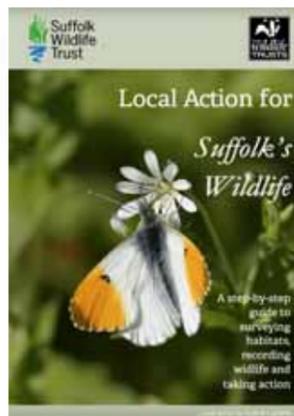
## Biodiversity

Although there are no national or local sites designated for their natural or habitat importance, existing woodland, hedgerows, ponds and streams do play an important role in providing habitats and wildlife corridors across the parish.

Improvements will be supported that might include

- creating new habitats,
- enhancing existing habitats,
- providing green roofs, green walls, street trees or sustainable drainage systems.

Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.



### Policy LAX 13 – Biodiversity

*Development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and ditches. Where such losses or harm are unavoidable:*

- the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and*
- suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.*

*It is expected that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.*

*Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.*

*Development proposals will be supported where they provide a net gain in biodiversity through, for example,*

- the creation of new natural habitats including ponds;*
- the planting of additional trees and hedgerows, and;*
- restoring and repairing fragmented biodiversity networks*

## Protecting Natural Habitats

The village is located within 13 kilometres of the Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC).

Unless mitigated against, Natural England consider that additional residential development within the 13 kilometre "Zone of Influence" could have a detrimental impact on the designations due to an increase in residential trips.

A recreational disturbance, avoidance and mitigation strategy (Suffolk RAMS) for the area. This identifies and costs measures necessary to mitigate recreational impacts and confirm how they will be funded and delivered over the lifetime of the Local Plans.

### Policy C&W 14 – Recreational Disturbance Avoidance and Mitigation

*All residential development within the zones of influence of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Recreational disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in-combination recreational disturbance effects on European sites.*



## Important Views and Landscape Character

The Landscape Appraisal identified important views into and out of the built-up area of the village. Development that does not have regard to its potential impact on these views could have significant and detrimental impact on the setting of the village.

Views are critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation. A separate assessment of these views can be found in the Landscape Appraisal.

### Policy C&W 15 - Protection of Important Views and Landscape Character

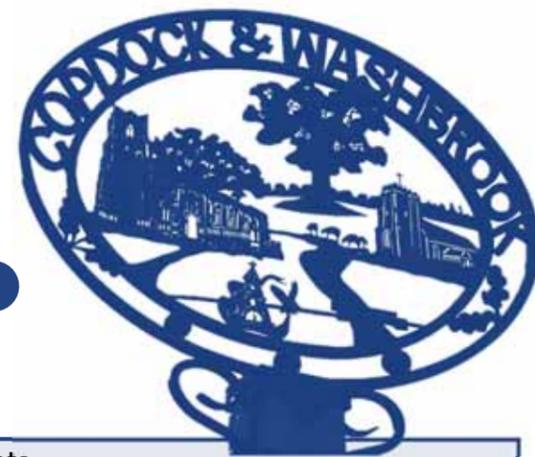
*Important views from public vantage points either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not detract from the key landscape features of these views.*

*Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence that demonstrates how the proposal:*

- can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Settlement Boundaries; and*
- conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the Neighbourhood Plan Landscape Appraisal.*

**DO YOU SUPPORT THESE POLICIES?**

# Built Environment



## Heritage Assets

The village retains a number of important heritage assets that make a significant contribution to the character of the village.

There are currently 24 Listed Buildings across the parish.

Policy C&W 16 brings the Babergh planning policy up-to-date to be in line with national planning policies.



## Policy C&W 16 – Heritage Assets

To ensure the conservation and enhancement of the village's heritage assets, proposals must:

- preserve or enhance the significance of the heritage assets of the village, their setting and the wider built environment, including views into, within and out of the village as identified on the Policies Map;
- retain buildings and spaces, the loss of which would cause harm to the character or appearance of the surrounding area;
- contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials;
- be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting
- demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting

## Sustainability

Many energy-saving initiatives can be installed in homes within permitted development rights (ie – planning permission is not required).

There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity nearby of residents.

The Plan supports the incorporation of energy conservation measures in new development.

Proposals should also, where necessary, make provision for the attenuation and recycling of surface water and rainwater in order to reduce the potential for making surface water flooding any worse.

## Policy C&W 18 – Sustainable Construction Practices

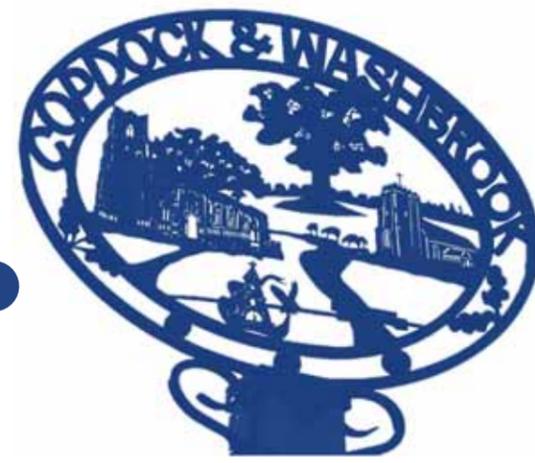
Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate:

- how they maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- maximise the benefits of solar gain in site layouts and the orientation of buildings;
- avoid fossil fuel-based heating systems; and
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey/rainwater harvesting;



**DO YOU SUPPORT THESE POLICIES?**

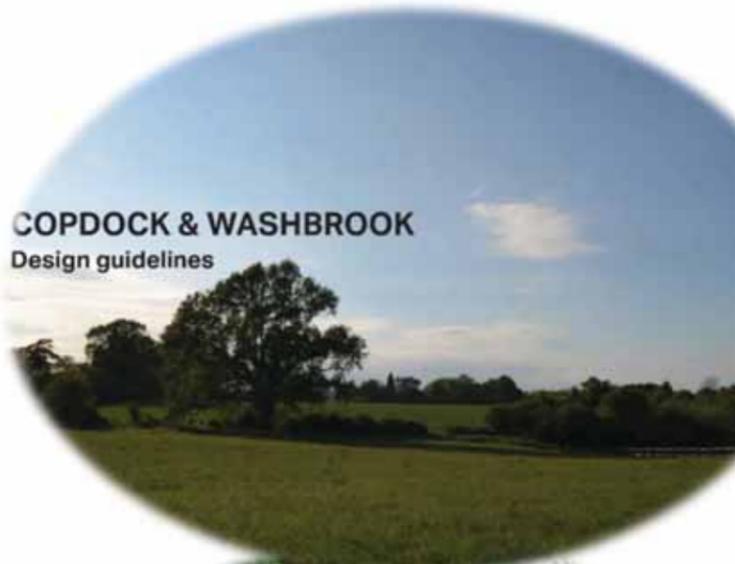
# Built Environment



## Design Objectives

Design Guidelines have been prepared for us by consultants as part of the Government-funded Neighbourhood Planning Technical Support package. The Guidelines are published as supporting evidence to the Neighbourhood Plan.

Policy C&W 17 provides a number of criteria against which all proposals for development will be assessed.



## Policy C&W 17 - Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

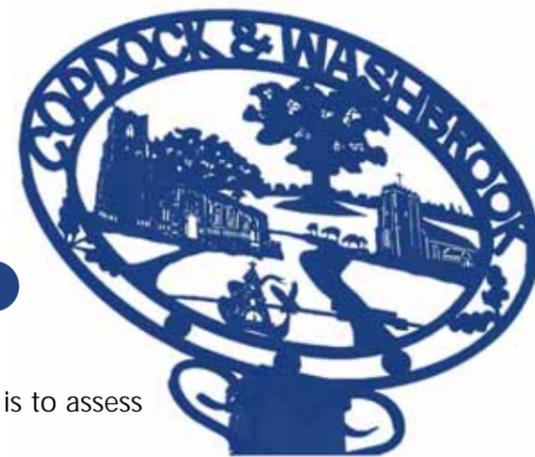
Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 2 of this Plan.

In addition, proposals will be supported where they:

- a. recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely:
  - i. any historic character, architectural or archaeological heritage assets of the site and its surroundings;
  - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Landscape Appraisal;
  - iii. identified important views into, out of, or within the village as identified on the Policies Map;
  - iv. sites, habitats, species and features of ecological interest;
  - v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- e. not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- h. wherever possible ensure that development faces on to existing lanes, retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
  - i. not result in water run-off that would add-to or create surface water flooding;
  - j. where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage, including cycle charging points, in accordance with adopted cycle parking standards;
- k. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- l. provide one electric vehicle charging point per new off-street parking place created.

**DO YOU SUPPORT THIS POLICY?**

# Built Environment



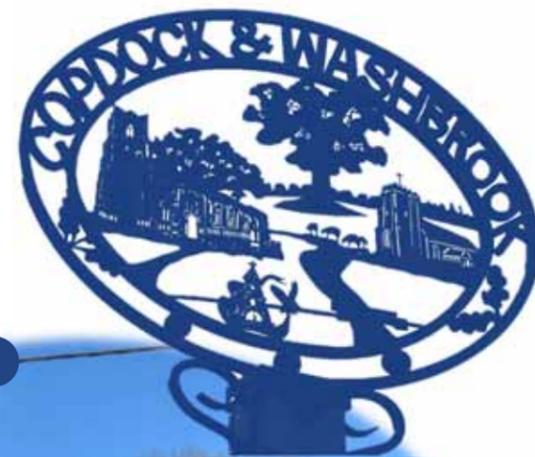
## Development Design Checklist

Appendix 2 of the Plan provides a number of questions against which the design proposal should be judged. The aim is to assess all proposals by objectively answering the questions below.

Not all the questions will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solutions.

<b>A. The design proposal should harmonise and enhance existing settlement in terms of physical form pattern or movement and land use</b>
What are the particular characteristics of this area which have been taken into account in the design?
Does the proposal affect or change the setting of a listed building or listed landscape?
<b>B. The design proposal should relate well to local topography and landscape features, including prominent ridge lines.</b>
Does the proposal harmonise with the adjacent properties?
Has careful attention been paid to height, form, massing and scale?
If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
Does the proposal maintain or enhance the existing landscape features?
How does the proposal affect the trees on or adjacent to the site?
How does the proposal effect on the character of a rural location?
<b>C. The design proposal should reinforce or enhance the established urban character of streets, squares and other spaces.</b>
What is the character of the adjacent streets and does this have implications for the new proposals?
Does the new proposal respect or enhance the existing area or adversely change its character?
Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
How does the proposal impact on existing views which are important to the area?
Can any new views be created?
<b>D. The design proposal should reflect, respect and reinforce local architecture and historic distinctiveness.</b>
What is the local architectural character and has this been demonstrated in the proposals?
If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
Does the proposal affect or change the setting of a listed building or listed landscape?
Is the landscaping to be hard or soft?
<b>E. The design proposal should retain and incorporate important existing features into the development.</b>
What are the important features surrounding the site?
What effect would the proposal have on the streetscape?
How can the important existing features including trees be incorporated into the site?
How does the development relate to any important links both physical and visual that currently exist on the site?
<b>F. The design proposal should respect surrounding buildings in terms of scale, height, form and massing.</b>
Is the scale of adjacent buildings appropriate to the area?
Should the adjacent scale be reflected?
What would be the reason for making the development higher?
Would a higher development improve the scale of the overall area?
If the proposal is an extension, is it subsidiary to the existing house?
Does the proposed development compromise the amenity of adjoining properties?
Does the proposal overlook any adjacent properties or gardens?
<b>G. The design proposal should adopt appropriate materials and details.</b>
What is the distinctive material in the area, if any?
Does the proposed material harmonise with the local material?
Does the proposal use high quality materials?
Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
<b>H. The design proposal should integrate with existing paths, streets, circulation networks and patterns of activity.</b>
What are the essential characteristics of the existing street pattern?
How will the new design or extension integrate with the existing arrangement?
Are the new points of access appropriate in terms of patterns of movement?
Do the points of access conform to the statutory technical requirements?
Do the new points of access have regard for all users of the development (including those with disabilities)?
<b>I. The design proposal should provide adequate open space for the development in terms of both quantity and quality.</b>
Is there adequate amenity space for the development?
Does the new development respect and enhance existing amenity space?
Have opportunities for enhancing existing amenity spaces been explored?
Are there existing trees to consider?
Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
<b>J. The design proposal should incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.</b>
What visual impact will services have on the scheme as a whole?
Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
Has the lighting scheme been designed to avoid light pollution?
<b>K. The design proposal should ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.</b>
Has the proposal been considered in its widest context?
Is the landscaping to be hard or soft?
What are the landscape qualities of the area?
Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
Has the impact on the landscape quality of the area been taken into account?
Have the appropriateness of the boundary treatments been considered in the context of the site?
In rural locations has the impact of the development on the tranquillity of the area been fully considered?
<b>L. The design proposal should make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.</b>
Has adequate provision been made for bin storage?
Has adequate provision been made for waste separation and relevant recycling facilities?
Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?

# Infrastructure and Services



Community services and facilities in the village make an important contribution towards maintaining the needs of residents and in reducing the need to travel. At the time of the preparation of the Neighbourhood Plan the following services and facilities were in the village:

- The Brook Inn
- Primary School
- Children's Playgroup
- Village Hall
- Playing fields
- Play Areas
- Allotments
- Washbrook Service Station
- Bowls Club
- Cricket Club
- Tennis Club
- Veterinary Practice
- Copdock Country Store
- Church Room



**Policy C&W 19 – Protecting existing services and facilities**

*Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) will only be permitted where:*

- a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and*
- b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or*
- c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.*

## Open Space, Sport and Recreation Facilities

Opportunities for participating in exercise are important to the health of residents and reducing pressures on the health service.

The Cricket Club has over 100 members providing matches for those of school age upwards.

The adjoining Tennis Club is also a popular facility and Copdock Bowls Club has a membership of over 30 people.

The Neighbourhood Plan supports the retention and improvement of these important facilities in order to support healthy lifestyles in future years.

Existing facilities will be protected from being lost unless there are demonstrable reasons for their loss.

## Policy C&W 20 – Open Space, Sport and Recreation Facilities

*Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:*

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for that location, and the proposed loss will not result in a likely shortfall during the plan period; or*
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.*

*Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.*

*Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.*

*Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.*

*Proposals which give rise to intrusive floodlighting will not be permitted.*



**DO YOU SUPPORT THE POLICIES?**

# Highways and Movement



The parish has many public rights of way linking various parts of the village.

All except one are designated public footpaths. Folly Lane leading though to Wenham Road is a designated byway which is used by vehicles, bikes and horses alike.

The paths are in generally in good condition and waymarked.

Gaps in the network are not immediately apparent, albeit that use of village roads is sometimes necessary to complete a circular walk.

## Policy C&W 21 - Public Rights of Way

Measures to improve and extend the existing network of public rights of way will be supported if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal.

## London Road

The presence of Old London Road, the former A12 trunk road, has a major impact on the environment of the village and the lifestyle of residents.

Work undertaken in the preparation of the Neighbourhood Plan included a study of potential improvements to Old London Road.

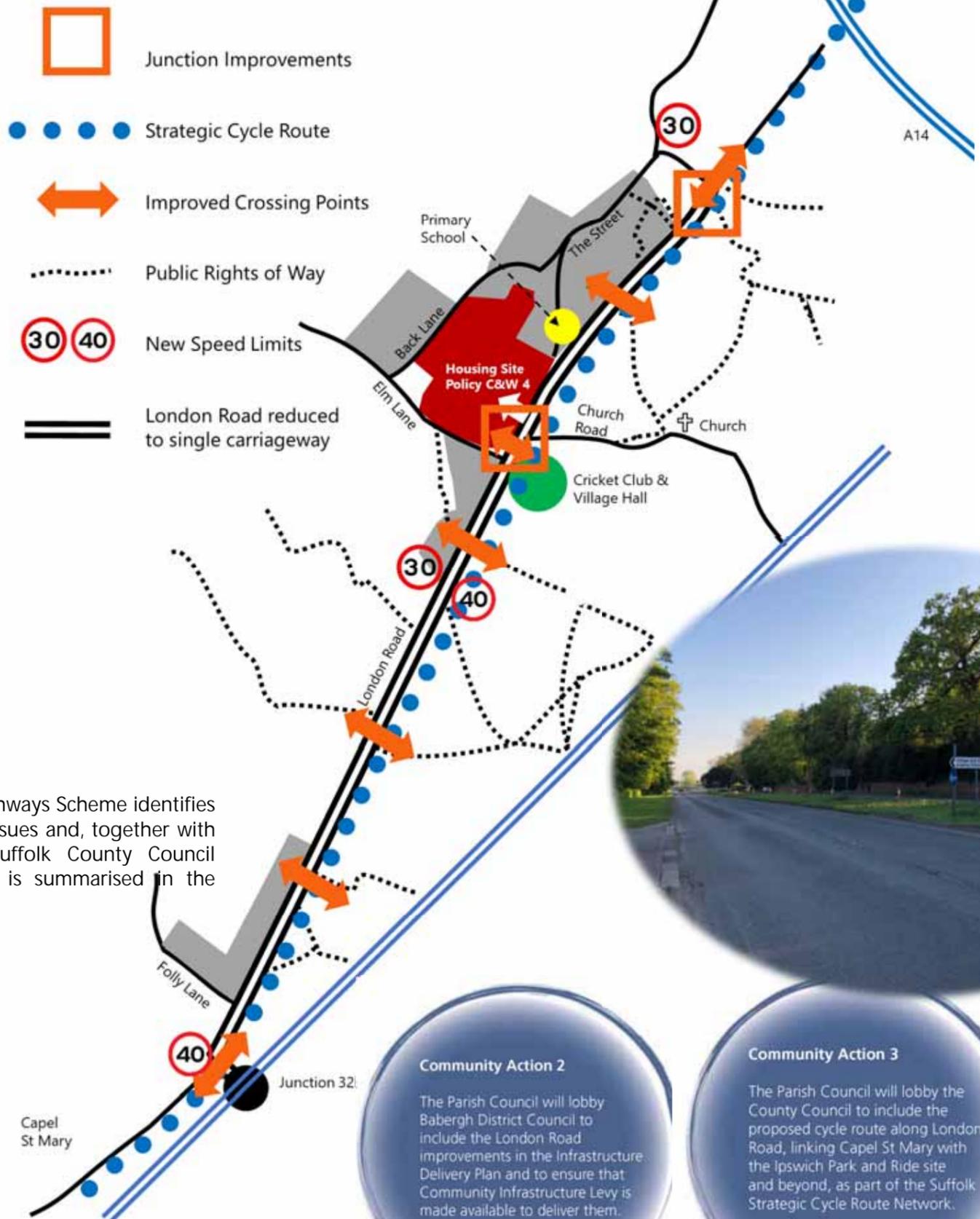
The work seeks to achieve the following main objectives in order to accommodate new housing developments:

1. Provide pedestrian crossing facilities, particularly between Washbrook village and facilities on the opposite side of London Road;
2. Provide designated cycle routes along and across London Road;
3. Reconfigure the layout of the highway to facilitate speed reductions, particularly in the vicinity of residential areas and the potential new development;
4. Provide opportunities to enhance landscaping to establish a stronger sense of place where in those areas where development and pedestrian movement is concentrated.

## Preliminary Solutions

The Copdock and Washbrook Preliminary Highways Scheme identifies a possible solution to the dual carriageway issues and, together with other options, is being discussed with Suffolk County Council Highways Department. The strategic intent is summarised in the diagram.

## Highways Aspirations



### Community Action 1

The Parish Council will use all means and opportunities available to it to secure investment in and the implementation of highway improvements along the length of London Road as identified in the Neighbourhood Plan.

### Community Action 2

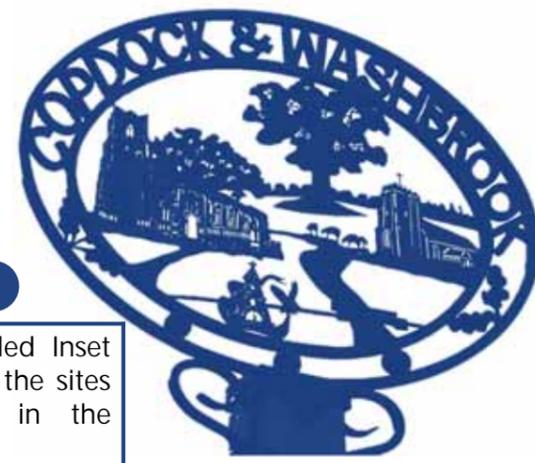
The Parish Council will lobby Babergh District Council to include the London Road improvements in the Infrastructure Delivery Plan and to ensure that Community Infrastructure Levy is made available to deliver them.

### Community Action 3

The Parish Council will lobby the County Council to include the proposed cycle route along London Road, linking Capel St Mary with the Ipswich Park and Ride site and beyond, as part of the Suffolk Strategic Cycle Route Network.

**DO YOU SUPPORT THE POLICY AND COMMUNITY ACTIONS?**

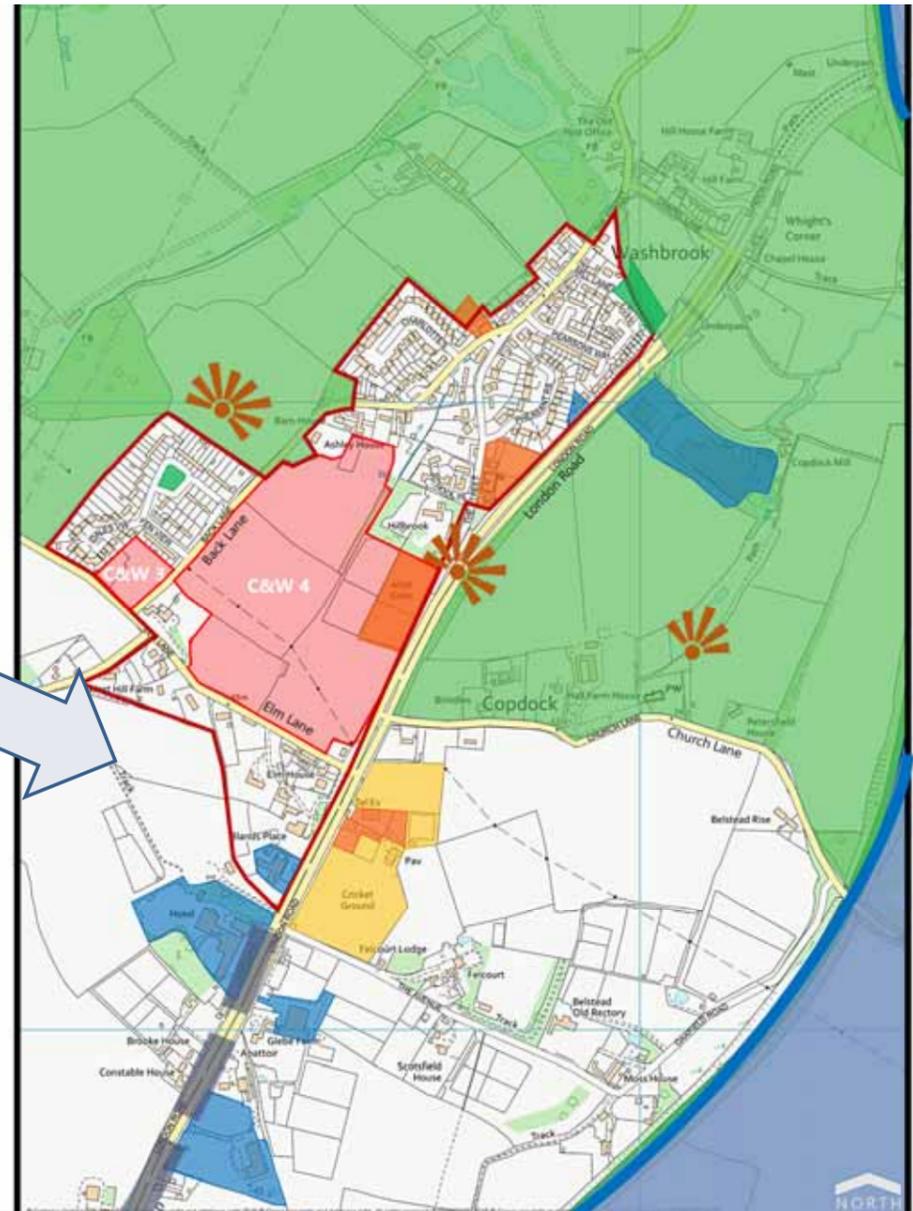
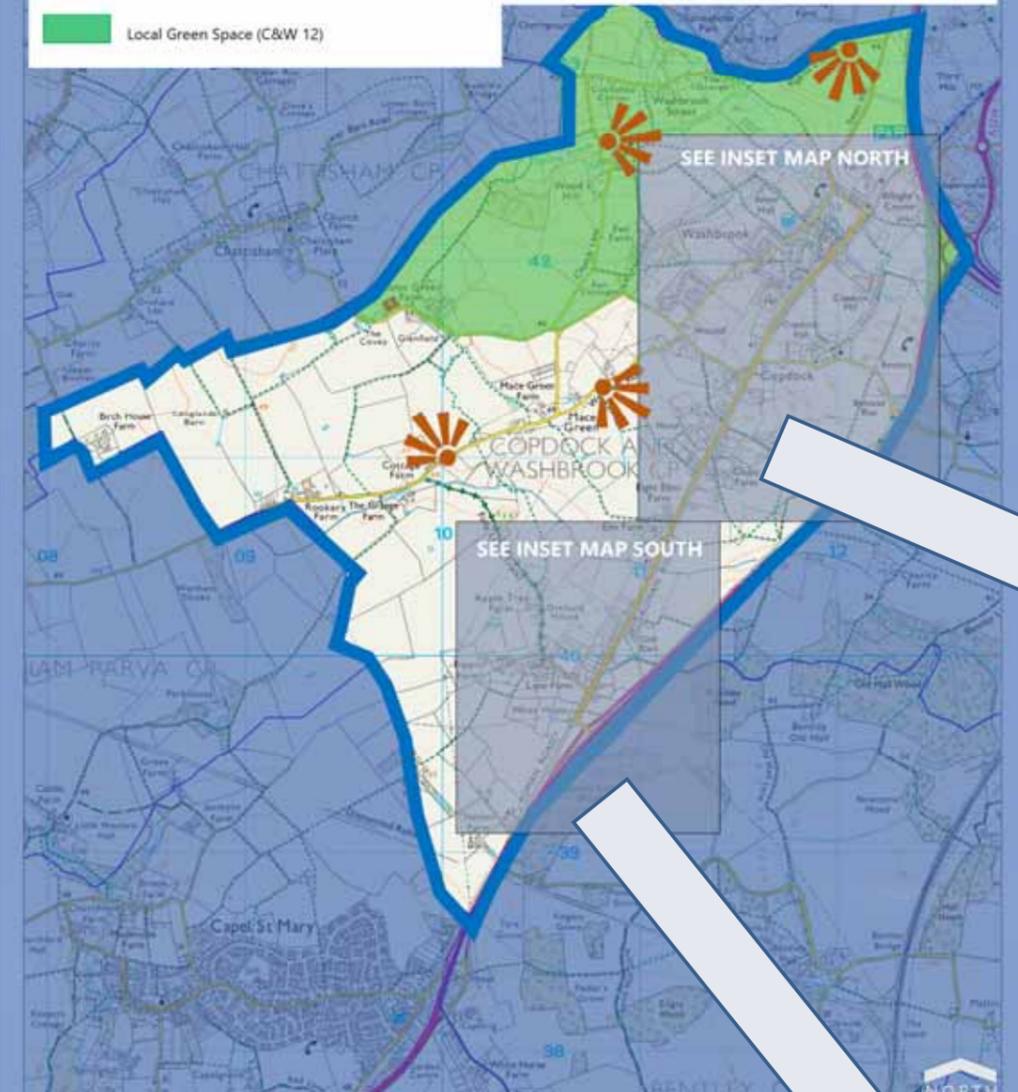
# Policies Map



The Policies Map and more detailed Inset Maps illustrate, where appropriate, the sites and areas where the Policies in the Neighbourhood Plan apply.

## KEY TO POLICIES MAP AND VILLAGE CENTRE INSET MAPS

- Settlement Boundary (C&W 1, C&W 2)
- Housing Allocation (C&W 2, C&W 3, C&W 4)
- Employment Sites (C&W 8)
- Area of Local Landscape Sensitivity (C&W 11)
- Local Green Space (C&W 12)
- Important View (C&W 15)
- Important Gap (C&W 1 C&W 8)
- Open Space, Sport and Recreation Facility (C&W 20)
- Existing Services & Facility (C&W 19)



**DO YOU SUPPORT THE POLICIES MAP?**

# What next?



## Consultation on the Neighbourhood Plan ends on 6 April

At the end of the consultation the Working Group will review all submitted comments before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Babergh District Council.

## Further Consultation

Babergh District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

## Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.

## Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by Babergh District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.



You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?