A historical map of the Washbrook and Copdock area, showing various landmarks such as Washbrook Bridge, Copdock House, and several farms. The map is overlaid with a semi-transparent blue filter.

**WASHBROOK
& WASHBROOK**

**Neighbourhood Plan
2018 -2036**

Pre-Submission Draft -
February 2020





Prepared by the Neighbourhood Plan Steering Group
on behalf of Copdock & Washbrook Parish Council
and supported by Places4People Planning Consultancy



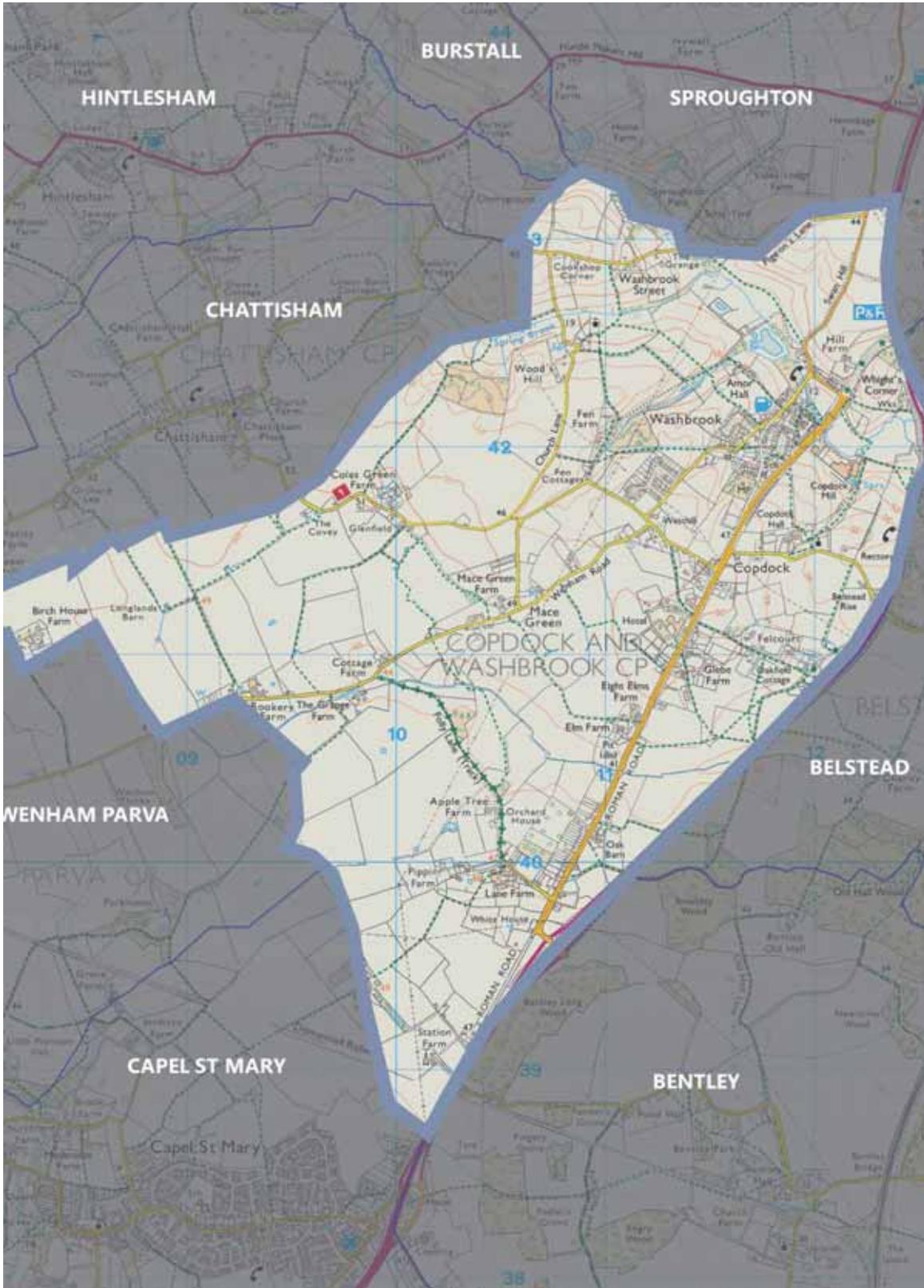
Contents

1.	Introduction	4
2.	Copdock and Washbrook Past and Present	8
3.	Planning Policy Context	13
4.	Vision and Objectives	16
5.	Spatial Strategy	17
6.	Housing	19
7.	Business and Employment	35
8.	Natural Environment	38
9.	Built Environment and Design	48
10.	Infrastructure and Services	53
11.	Highways and Movement	56
	Policies Maps	60
	Inset Map - North	61
	Inset Map - South	62
	Glossary	62
	Appendix 1 - Listed Buildings	65
	Appendix 2 - Development Design Checklist	66
	Appendix 3 - Supporting documents	69
	Policies	
	Policy C&W 1 - Spatial Strategy	18
	Policy C&W 2 - Housing Development	20
	Policy C&W 3 - Land north-east of Elm Lane	21
	Policy C&W 4 - Land south-east of Back Lane	29
	Policy C&W 5 - Affordable Housing on Rural exception Sites	31
	Policy C&W 6 - Housing Mix	33
	Policy C&W 7 - Measures for New Housing Development	34
	Policy C&W 8 - Employment Sites	36
	Policy C&W 9 - New Businesses and Employment	37
	Policy C&W 10 - Farm Diversification	37
	Policy C&W 11 - Area of Local Landscape Sensitivity	42
	Policy C&W 12 - Local Green Spaces	44
	Policy C&W 13 - Biodiversity	45
	Policy C&W 14 - Recreational Disturbance Avoidance and Mitigation	46
	Policy C&W 15 - Protection of Important Views and Landscape Character	47
	Policy C&W 16 - Heritage Assets	48
	Policy C&W 17 - Design Considerations	50-51
	Policy C&W 18 - Sustainable Construction Practices	52
	Policy C&W 19 - Protecting existing services and facilities	54
	Policy C&W 20 - Open Space, Sport and Recreation Facilities	55
	Policy C&W 21 - Public Rights of Way	56

1. Introduction

- 1.1** The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan (the Plan) as defined in the Act and has been prepared by a Steering Group established by the Parish Council which is defined by the Localism Act 2011 as the 'Qualifying Body'.
- 1.2** Copdock and Washbrook Parish Council, which has lead responsibility for producing a Neighbourhood Plan, applied to Babergh District Council to designate the parish, as identified on Map 1, as a Neighbourhood Area in September 2018. The designation, made on 28 September 2018, kicked off the preparation of a Neighbourhood Plan and the creation of a Steering Group of parish councillors and volunteers to oversee the work. The Parish Council appointed Places4People Planning Consultancy to prepare the Plan, supported by Government neighbourhood planning grants and professional Technical Assistance.
- 1.3** The Neighbourhood Plan Regulations require a Neighbourhood Plan to:

 - be appropriate, having regard to National Planning Policy
 - contribute to achieving sustainable development
 - be in general conformity with strategic policies in the development plan for the local area
 - be compatible with EU obligations and Human Rights requirements
- 1.4** The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations, has followed a number of distinct stages and, in particular, has involved considerable local community engagement to gather evidence for the content of the Plan.
- 1.5** This is the first draft of the Neighbourhood Plan, known as the "Pre-Submission Plan", which is being consulted on for a period of six weeks. At the end of the consultation, comments received will be reviewed and any necessary amendments to the Plan will be made ahead of it being submitted to Babergh District Council for further consultation and subsequent examination by an independent examiner. Following the examination, and subject to the examiner and District Council's approval, a referendum of residents on the Electoral Register will be held to vote on whether the Plan should be used by Babergh District Council when deciding planning applications.
- 1.6** The Plan has been prepared to cover the period 2018 - 2036, the same period as the emerging Joint Babergh and Mid Suffolk Local Plan. It will, however, be necessary to review the effectiveness of the Plan during this period and there may be a requirement for subsequent updates in the light of changing circumstances such as more up-to-date national and local planning policies and growth forecasts.
- 1.7** The Neighbourhood Plan guides where new development is preferred by the community while ensuring that the unique characteristics and landscape setting of the village is maintained and enabling the protection and improvement of vital services and facilities appropriate for a village of the settlement's size and location. It contains planning policies which, when the Plan is complete, will be used as a starting point for consideration of planning applications. In addition to the planning policies, the Neighbourhood Plan contains Community Actions which, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during the community engagement.



Map 1 - Designated Neighbourhood Area (Copdock and Washbrook Parish)

Why a Neighbourhood Plan for Copdock and Washbrook?

1.8 The village is located on the edge of Ipswich and is flanked to the East by the A12 and the North A14 trunk roads. As such, the pressure for growth is significant as is the potential for the growth of Ipswich, which adjoins the northern edge of the parish, to have a detrimental impact on the setting of the village and the life of its residents. With no up-to-date local plan in place, there has been an increasing number of planning approvals for development coming forward that are being determined by Babergh District Council without the benefit of up-to-date planning policy guidance. The Parish Council therefore considered that preparing a Neighbourhood Plan would provide more certainty as to where development would be allowed in Copdock and Washbrook and help protect the important natural and built features in the parish as well as the current services and facilities. It would also provide a level of local detail that the emerging Joint Local Plan would not be able to identify. In short, **the Neighbourhood Plan provides a Plan for the future of the parish that has been prepared and agreed by residents of the parish.**

Evidence Gathering

1.9 To provide a sound evidence base for the Plan, the Steering Group commissioned a number of studies and surveys, namely:

- a parish-wide questionnaire seeking the views of residents as to their aspirations for the village and their preferences regarding future development
- a landscape character appraisal that identified the important qualities and assets of the parish that need protecting
- a design guide for the parish and, in particular, how a proposed development site could be developed
- a highways assessment, funded by the Parish Council, to identify how traffic speeds and accident risks on the Old London Road could be reduced.

1.10 The results and conclusions of this work, which is published in separate documents, has informed the preparation of the planning policies in this Plan.

Public consultation

1.11 To date the views of residents have been sought in the following specific ways:

- Residents' Survey - April/May 2019
- Drop-in Event - 29 June 2019 Providing feedback of the work undertaken to date on the preparation of the Plan including a summary of the household survey results, landscape character, open spaces and important buildings, design guidance and the potential sites for housing development.
- Drop-in Event - 21 September 2019

Plan Themes

1.12 The Plan focuses on six themes, namely:

- **Housing**
- **Business and Employment**
- **Natural Environment**
- **Built Environment and Design**
- **Infrastructure and Service**
- **Highways and Movement**



1.13 These themes form the foundation for the content of the Plan and distinct chapters cover policies and aspirations for each theme. Within each chapter there is a reminder of the relevant objectives, a summary of the relevant issues and the planning policies and, where appropriate, community actions to address the issues. It must be emphasised at the outset that community actions do not form part of the “statutory” Neighbourhood Plan but are included for completeness to identify other areas of improvement and change that residents have identified during the preparation of the Plan. The planning policies appear in boxes numbered C&W1, C&W2 etc., and distinctly different boxes identify a non-statutory community action.



2. Copdock and Washbrook Past and Present

Local History and Characteristics

- 2.1** Copdock and Washbrook is a civil parish in the Babergh district, in the county of Suffolk, England. It covers the village of Copdock and Washbrook, as well as the hamlets of Coles Green, Mace Green, Folly Lane and Washbrook Street. In 2006 the parish had an estimated population of 1,130.
- 2.2** The name “Washbrook” means ‘Washing brook’ or ‘flooding brook’. Washbrook was called “Great Belstead” in Saxon times. The village is likely one of the sources of the surname Washbrook. On 1 April 1994 the parish was abolished and merged with Copdock to form Copdock and Washbrook. Parts of Washbrook went to form the new parish of Pinewood and parts went to Chattisham, Sproughton and Belstead. As would be anticipated both Copdock and Washbrook have long histories of notable events. Records and reports of most of the village activities over the years have been recorded and kept for safe keeping in the Suffolk Records Office. For this report detailed accounts of all the village history is not included as this would overtake the purpose of this exercise.
- 2.3** In the Landscape Appraisal there are maps which indicate the changing aspects of the village. The key areas indicating the gradual development of the village are indicated from extracts of plans since 1783.

Figure 1 - Extract from Hodkinson’s 1783 map of Suffolk

Settlement is dispersed - small concentrations along Elm Lane and along main Roman Road. Mace Green shown. Tributary valley running west to the East south of Mace Green is evident as are woodland blocks to the South. Washbrook and Copdock churches, along with Amor Hall are located within the Belstead Valley in the North. The network of rural lanes seen on this map remain almost unaltered today.

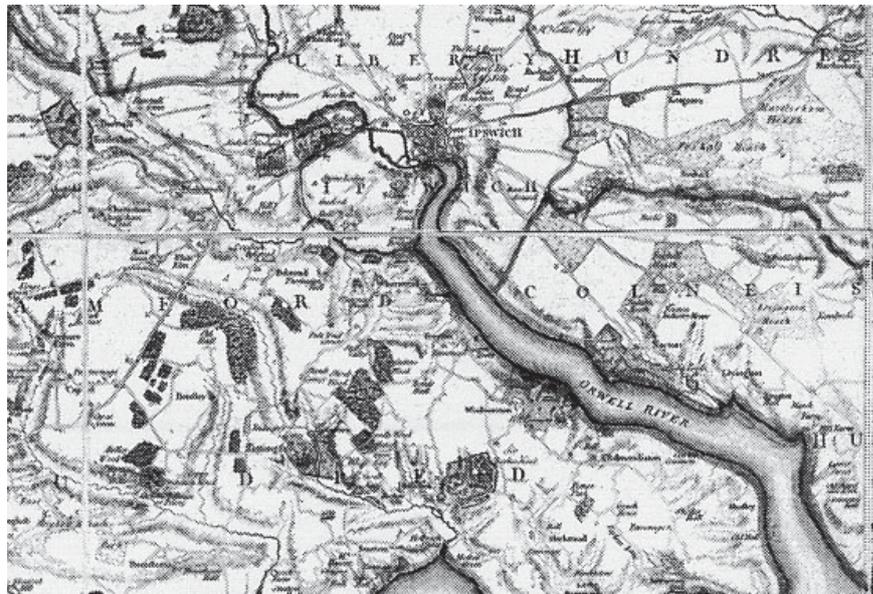


Figure 2 - Extract from 1885 map. (source - Historic Maps Scotland)

Increased development along Elm Lane and Felcourt with smithy and Copdock House. Also dispersed development along the Roman Road to the South with an Inn and farms and further development within Belstead Valley at Whight's Corner. The churches remain isolated and the Green at Mace Green is no longer annotated.



Figure 3 - Extract from 1958 Map. (source - Historic Maps Scotland)

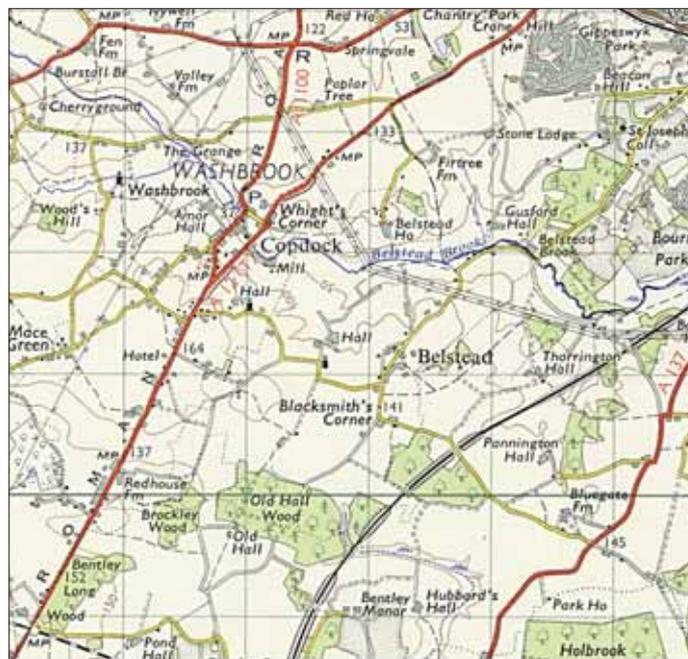
Groups of development more evident on the lower slopes within Belstead Brook (the road alignment has altered to take traffic away from the settlement to the East). Concentration around Elm Lane remains and increases. New development along Roman Road in the south and continuation of dispersed farms associated with Folly Lane. Notable orchards in the South and small-scale enclosures evident around Mace Green and south-west of Elm Lane.



- 2.4 In the 1950's, new housing (Fen View and Dales View) was built off Back Lane separately from Washbrook village on the higher valley slopes. This was followed in the 1960's and 70's by further housing estates at Charlottes and Pheasant Rise.

Figure 4 - Extract from 1960 map. (source - Historic Maps Scotland)

The A12 marked along Roman Road into Ipswich and linear development along the route with a concentration of development along Elm Lane, lower slopes and Whight's Corner.



- 2.5 The route of the A12 was altered again in the 1980's with the construction of the current A12, further to the south-east, and the construction of the A14, forming a substantial barrier between Washbrook/Belstead Brook valley and the fringes of Ipswich. The former A12 was blocked to traffic at Whight's Corner, although pedestrian and cycle links remain via an underpass which gives access to regular bus service and a few retail outlets. A bus does serve the village, but this is a limited service which operates between Ipswich and Colchester.
- 2.6 Today Washbrook nestles on the middle to lower slopes of the Belstead Brook while Copdock retains a predominately linear character along the London Road on higher land to the south of the valley. In the south of the Parish, close to Red House Farm and Folly Lane there is still a pattern of dispersed farms with infill development and some employment.
- 2.7 London Road, although no longer forming the main arterial route into Ipswich has remained as a dual carriageway complete with urban lighting columns, road markings and signage. This vestige of the former A12 sits at odds with the predominantly rural character of settlement in the Parish. As traffic numbers grow, the Copdock Mill roundabout on the A12 has insufficient capacity. Consequently, motorists are using the Old London Road as a shortcut to get into and around Ipswich at peak times.

- 2.8** From these snapshots in time, Copdock and Washbrook has been divided, one by the main routes for traffic from Ipswich south towards London and another for traffic by passing Ipswich via Sproughton and Bramford. The road is often seen as a dividing line between the two elements of the village, but this is not the case, as the Belstead Brook watercourse which runs down the Street is the actual dividing boundary between the two villages. Evidence of the Brook in the Street is still maintained in some of the resident's front gardens.
- 2.9** Whilst the village is now technically merged since 1994 by name for political and local authority purposes, separate village names are still maintained by some residents and by postal addresses.
- 2.10** Washbrook and Copdock each had its own church. Washbrook Church St. Mary's was founded in 1559. It closed before 2010 and is now redundant but is still used on occasions. It is in the care of the Churches Conservation Trust and is maintained by volunteers. Copdock Church St Peter's is in the Diocese of St Edmundsbury & Ipswich, a grade 2 listed building largely perpendicular in style dating its construction to the 14th century and remains in regular use for all types of services.
- 2.11** The village is spread out and has varying landscaping character features as identified in the Landscape Appraisal. The main village area around The Street and Washbrook Church has more undulating features as they sit in the lower levels of the terrain, resulting in a more central area of residential properties. The main Copdock area of the village along the Old London Road and towards Mace Green which is more sparsely developed with residential properties is at a higher and more flat area of the village.
- 2.12** The immediate surrounding area and village are not renowned tourist attractions, however there are some destinations which are within easy reach from the village. There is a hotel, a caravan site, a bowls club and cricket ground and playing field adjacent to the village hall. There are monthly antiques fair at the village hall, and an antique retail centre. Copdock Barn holds local events and is available for private hire, and there is a busy outdoor retail area at Gladwells Country Store adjacent to the Old London Road. Residential properties mainly provide accommodation for families who have lived here for many years, and for people who work in the surrounding town and districts but want to be in a rural setting, not a town environment. The village is home to many long-term elderly residents. For some house prices may be slightly lower and affordable, while others enjoy the cosy properties and then there are those who find the village convenient being close to the A12 & A14 for commuting to their places of work.
- 2.13** Over the more recent years larger developments have been carried out around the main Street of the village, i.e. Pearsons Way, Pheasant Rise and the Charlottes to accommodate younger residents especially those with families. The local pre-school and Primary school both have sought after places for children's education. Being a relatively small village school, it does have small class sizes which is an attraction for many parents. Higher education schools are not too far away, and bus transport services are provided for the catchment school at East Bergholt.
- 2.14** The most recent larger scale development has been the Marvens near Whights Corner which has been developed to provide more social housing for the needs of the village residents. Street lighting is minimal in the main Street and residential areas. New energy efficient street lighting is present for parts of the Old London Road for safety purposes. The lighting luminaires selected more recently have helped to decrease light pollution.

2.15 Several businesses have been set up in the village; generally located along the Old London Road, intermingled with linear residential dwellings. The businesses visibly impact on the village surroundings. Gladwells Mill, a family run business, is the largest site area and has been expanded gradually over the years from when it started up in 1912.

2.16 The village still maintains a generally rural environment even though it is so close to the outskirts of Ipswich and is fortunate in that large industrial sites/buildings have not been brought to it. As would be expected there are many old properties in the main Street which historically would have been the early stages of ribbon developments along main roads for ease of access. These properties which are varied in size and design give a great street scene as they all are maintained in good order and give great character to the village.

2.17 The village is fortunate to have many facilities for the residents, including a large village hall, a sports pavilion, and allotments. The sports and recreation facilities are all on one site albeit not in the centre of the main residential area. There are many clubs in the village which serve most age groups for both sports and recreation run by volunteers. These include cricket, outdoor & indoor bowls, tennis and badminton.

2.18 The village is also fortunate to have a good network of public footpaths.

Volunteers from the village organise working parties during the summer months to keep them clear for use by the residents and visitors to the village. Monthly rambles are organised through the winter.

2.19 Whilst the village no longer has a shop, there is a large superstore and other retail outlets within walking distance of the main residential area. There are, however, a pub and garage which provides a service to the village. These are long standing businesses which rely

on both village and passing trade for their existence.

2.20 In conclusion, the village is quite unique and has a lot to offer its residents. It is very close to good road links for commuters. It has its rural setting and basic needs facilities but is very close to Ipswich where many more facilities are easily accessible.

2.21 In preparing this Plan, many residents have accepted that whilst some expansion of housing has to be expected, such expansion should be closely related to the main village centre where services and facilities already exist. Any such growth should be in proportion and maintain the village feel without closing the important gaps between the various elements of the village and between the village and “greater Ipswich”.

Facilities

2.22 Residents are fortunate to have the benefit of being able to access the following facilities within the village:

The Village Hall	Bowls Club
The School	Tennis Club
The Brook Inn Pub	Church Room
Cricket Field	Pre-School
Play Area	St Peter’s Church
Allotments	St Mary’s Church

3. Planning Policy Context

National Planning Policy Framework

3.1 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies which must be taken into account in the preparation of development plan documents and when deciding planning applications. In February 2019 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development.

Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

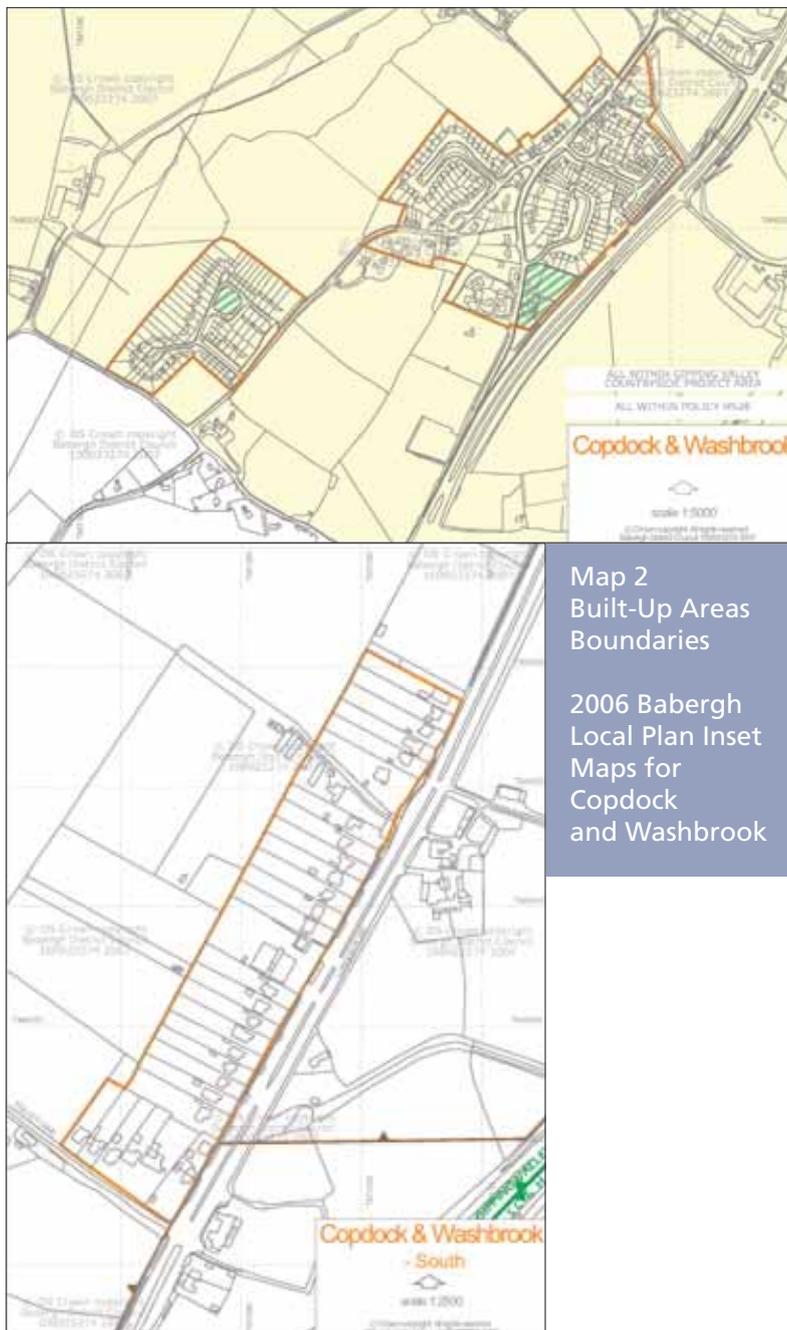
3.2 The NPPF requires that communities preparing Neighbourhood Plans should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

Babergh Local Plan

3.3 At a more local level, the Neighbourhood Plan has been prepared in the context of the current status of the Babergh Local Plan, which comprises the Core Strategy and the "saved policies" of the 2006 Babergh Local Plan. Babergh District Council adopted a Core Strategy in February 2014. It provides the current strategic planning framework for Copdock and Washbrook which this Neighbourhood Plan has had regard to. These documents are collectively referred to as "the Local Plan" in this document.

- 3.4** The adopted Core Strategy identifies a hierarchy of settlements ranked according to their size and the services they provide. The Core Strategy recognises that there are several larger villages (core villages) that provide a range of services and facilities for a cluster of villages around them. It identifies Copdock and Washbrook as “hinterland villages” within the “functional clusters” of both Capel St Mary and Ipswich, albeit that the village looks towards Ipswich as the main service centre for employment, retail and services. The Core Strategy particularly noted, at paragraph 2.8.3.3, that “The A14 and A12 are important communication routes essential to the local economy, and congestion at the Copdock junction should not be exacerbated by development in this area.” This has particular relevance to planning for any growth in the Neighbourhood Area”.
- 3.5** The 2006 Local Plan identifies two “Built-Up Area Boundaries” for the parish, as illustrated in Map 2.



- 3.6** The saved policies of the 2006 Local Plan and the policies in the Core Strategy are those by which planning applications will be judged until replaced by a new local plan.

Emerging Joint Babergh & Mid Suffolk Local Plan

- 3.7** Early in 2015 the District Council announced their intention to produce a new Joint Local Plan with Mid Suffolk District Council that would provide a planning framework for the management of growth across the districts to 2036. In July 2019 the District Council consulted on the “Preferred Options” for the draft Joint Local Plan. At the time it was envisaged that the Joint Local Plan would be adopted in 2021, after the anticipated date for the completion of this Neighbourhood Plan. Therefore, while we have had some regard for the content of the emerging Joint Local Plan, the policies in this Neighbourhood Plan do not have to be in general conformity with it because it carries little “weight” in the planning process. The Neighbourhood Plan has therefore placed an emphasis on aligning with the core Strategy, referred to above, while having regard to the status of the emerging Joint Local Plan.

- 3.8** The Preferred Options Joint Local Plan document identifies a hierarchy of settlements according to their level of services and facilities within the District. Copdock and Washbrook remains categorised as a Hinterland Village but is also categorised as being within the “Ipswich Fringe”. This dual designation results in some confusion as to what the Settlement Hierarchy policy in the Preferred Options document means for the parish. Draft Policy SP03 states that Ipswich Fringe settlements “will act as a focus for development, which will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.” For Hinterland Villages it states that “development will be permitted within settlement boundaries where:

- Design is sympathetic to its rural surrounding and demonstrates high-quality design by having regard to the relevant policies of the [local] plan
- A high standard of hard and soft landscaping, appropriate for the location is used
- Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations
- The cumulative impact of proposals will be a major consideration.”

The precise wording of the final policy will evolve over the course of the preparation of the Joint Local Plan and therefore carries no weight in the planning decision process at this time.

- 3.9** The Preferred Options consultation document also included a proposed Settlement Boundary for the village and allocated two potential sites for residential development. These proposed allocations are referred to in more detail in the Housing chapter.

4. Vision and Objectives

- 4.1** The information gathered in preparing the Neighbourhood Plan, as well as the context of the higher-level planning policies, has informed the vision for Copdock and Washbrook for the period to 2036.

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

The Objectives of the Plan have been developed in order to deliver the vision. Each Objective has informed and guided the content of the planning policies and community actions that follow.

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

5 Spatial Strategy

- 5.1** As noted in paragraph 3.3, the planning policy framework for Babergh is currently evolving from that which is set out in Babergh Core Strategy (2014) into a new Joint Local Plan for the Babergh and Mid Suffolk districts.
- 5.2** Any further unconstrained spread of Ipswich into the parish is not supported due to the potential for coalescence of Copdock and Washbrook with the greater urban area. Currently the A14 and A12 create a physical barrier between the two areas and the landscape qualities of the land to the west of the A14 and A12 plays an important role in maintaining the distinct separation of the built-up area of the village from Ipswich.
- 5.3** It is essential that future growth of Copdock and Washbrook is focused on the existing built-up area of the village in order to limit potential detrimental impact on the surrounding landscape and to prevent coalescence of the village with Ipswich. In addition, locations of development must respect the potential for detrimental noise and air quality impacts on new development arising from the presence of the A12 and A14.
- 5.4** The Neighbourhood Plan recognises the presence of heritage and landscape assets in the parish in determining opportunities for future development. Land at the northern end of the parish, around the Belstead Brook, is currently designated as a Special Landscape Area in the adopted Local Plan. The Landscape Appraisal produced in support of the Neighbourhood Plan notes that this area “comprises a river valley landscape with small scale pastures and historic features including two churches, Amor Hall and a myriad of listed buildings. There is a strong correlation between the valley slopes and the boundary of the SLA, the combination of topography, vegetation and historic features contributing strongly to the area’s scenic and perceptual qualities.” New development will need to be carefully designed and, where necessary, mitigate any impact on the historic and natural landscape and existing infrastructure.
- 5.5** Settlement Boundaries are defined for the main built-up areas of the village in order to manage the location of future development and to protect the countryside from inappropriate development. The boundaries are based on those contained in the 1998 Local Plan but have been reviewed to reflect changes during that 20-year period and opportunities for new development that will arise during the next 20 years. These changes include sites that are proposed for development in this Neighbourhood Plan. Some regard has also been given to the proposed Settlement Boundaries in the emerging Joint Local Plan, but it is considered that our local knowledge has produced a Settlement Boundary that more accurately reflects local circumstances and is therefore one that the Joint Local Plan should also contain. The Settlement Boundary alignment has had particular regard to the conclusions of the Landscape Appraisal which identified that further ribbon and ad-hoc developments along Old London Road should not be pursued as it destroys the pattern of the settlement and has a considerable impact on the wider landscape.
- 5.6** In order to manage the potential impacts of growth, new development will be focused within the designated Settlement Boundaries, thereby ensuring that the undeveloped rural countryside is preserved and remains largely undeveloped. Only in exceptional circumstances will it be appropriate to allow development to take place outside the Settlement Boundary, being limited to that which is essential for the operation of existing businesses, agriculture, horticulture, forestry, outdoor recreation and other uses for which it can be demonstrated by robust evidence that the development needs to be located in the 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:

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



6. Housing

Housing Objectives

- 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

6.1 A key objective for planning policy documents is to enable the future delivery of additional housing to meet the changing needs of an area. The Neighbourhood Plan can play a major role in this by ensuring that there is a strategy in place to deliver both sufficient numbers and the right type of housing to meet future local needs. The Neighbourhood Plan must be in “general conformity” with the strategic policies of the adopted Local Plan, but within this there is scope for tailoring housing provision to address locally specific issues.

Housing Development

6.2 The Preferred Options Joint Local Plan document (July 2019) identified a need to deliver at least 7,560 new homes across Babergh between 2018 and 2036, while actually making provision for building 9,343 homes in the same period. It proposed that 10% of the housing would be built in Hinterland Villages such as Copdock and Washbrook. Table 04 of the same document proposed a minimum of 274 new homes, including outstanding planning permissions, in Copdock and Washbrook between 2018 and 2036. Given the scale of housing need across Babergh and the level of services and facilities in Copdock and Washbrook, this scale of growth is considered realistic and, although the Joint Local Plan is at an early stage of its preparation, the proposed growth has been used to inform the housing policies of the Neighbourhood Plan. At 1 April 2018 there were already permissions for 36 homes in the parish that had not been completed, leaving a requirement to identify sites to deliver at least 238 new homes in the period to 2036. A further planning permission for nine dwellings to the rear of the Ipswich Hotel on Old London Road was granted planning permission in December 2019.

6.3 The Parish Residents Questionnaire undertaken in April 2018 did not have the benefit of knowing the likely housing requirement figure identified above. As such, it was not possible to caveat questions about future housing growth with this information. The results from the Questionnaire identified that most respondents felt that the amount of housing in the parish was about right, although almost the same number of residents felt that a few more homes were needed. However, given that the Neighbourhood Plan cannot contradict the strategic policies of the Local Plan and that this Plan provides a framework for growth to 2036, it has been prepared to take account of the emerging Joint Local Plan housing numbers. The Neighbourhood Plan does, however, provide the opportunity to set out more detail on how this housing should be provided based on the particular circumstances of Copdock and Washbrook.

6.4 The amount of new housing required means that there are insufficient opportunities for it to be provided through infill plots or small groups of housing within the existing settlement boundaries identified in the adopted Local Plan. While some opportunities will remain and continue to come forward in future years, larger sites are identified in this Plan in order to meet the need. Other opportunities may also arise through the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions. It is impossible to put a number on how many new homes might come forward through this approach, particularly given the diminishing supply of suitable buildings.

6.5 By allocating sites and meeting the housing requirement set out in the Preferred Options Joint Local Plan, the Neighbourhood Plan fully accords with the requirements of Paragraph 14 of the NPPF in meeting the identified housing requirement in full and therefore providing some certainty in determining proposals for new housing should Babergh District Council not be able to demonstrate a five-years supply of housing sites in the near future.

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:

- i the implementation of planning permissions that had not been completed as at 1 April 2018; and
- ii site allocations identified in Policies C&W 2 and C&W 3 in the Plan and on the Policies Map; and
- iii 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
- iv 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:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) 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.

Housing Allocations

6.6 In determining the location of new housing in the village, consideration has been given to the availability of sites and their suitability. Sites with planning permission where development had not commenced at the time of preparation have been taken into account and the suitability of additional sites for housing development in the village has also been assessed. Where large sites (those that can accommodate 10 or more dwellings) have a planning permission at 1 April 2018 but have yet to be commenced, they are allocated in the Neighbourhood Plan on the basis that the principle of development on the site has been established and the development will contribute to the overall minimum housing requirement.

Land north-east of Elm Lane

6.7 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, illustrated on Map 3. The use as a football pitch ceased over 25 years ago. At the time of the planning application, Sport England did not object to the loss of the pitch given the land had not been used for pitch sports within the last five years.

6.8 The planning permission made provision for the construction of one dwelling accessed from Elm Lane and the remainder served from a new access off Back Lane. The affordable housing met the adopted planning policy requirements to provide 35% affordable housing. A subsequent planning application to amend the design of the dwelling accessed off Elm Lane was approved in November 2019. A further planning application, submitted in 2019, for nine dwellings on the remainder of the site was withdrawn by the applicant before Babergh District Council made a decision on it.

6.9 As part of the 2017 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.





Map 3 - Land north-east of Elm Lane

Additional sites assessed for housing

- 6.10** As part of the Government support package for neighbourhood planning, AECOM Consultants assessed a number of sites for potential development. Sites assessed by AECOM were scored in a traffic light manner, with green signalling a site has no constraints to it being developed, amber if there are some matters that would need to be overcome and red if the site is totally unsuitable and/or contrary to planning policy. The outcome of the assessment is published in an evidence report that is available on the Neighbourhood Plan website. The results were also fed back to the community drop-in event in June 2019.
- 6.11** As a result of the assessments and the feedback from the June 2019 event, a site south-east of Back Lane has been selected for housing development to meet the bulk of the requirement identified in Policy C&W 2. The following paragraphs provide more details about the site and a planning policy for its development.

Land south-east of Back Lane

6.12 This large site, measuring approximately 13 hectares, is located between London Road, Elm Lane and Back Lane and is illustrated on Map 4. It was originally put forward to Babergh District Council in their call for sites that are available for development. The Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) dated July 2019 identified that the site “is potentially considered suitable for residential development, however the following considerations would require further investigation:

- Highways - regarding access, footpaths and infrastructure required
- Heritage - potential impact upon heritage assets
- Landscape - site lies within Special Landscape Area
- Open Space - retaining Allotments.”



Map 4 - Land south-east of Back Lane

6.13 The Neighbourhood Plan site assessment, referred to above, 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 the Special Landscape Area identified in the Babergh Local Plan and is 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. It was also noted that 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.

6.14 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;

6.15 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 (December 2019) was prepared for the Parish Council by AECOM and is available on the Neighbourhood Plan website. This has enabled the development of a more detailed policy for the development of the site than that proposed in the Joint Local Plan.

Development Principles

6.16 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.



6.17 The same report refers to the Neighbourhood Plan Landscape Appraisal which sets important aspects to be enhanced, conserved and avoided. It states that development should enhance and conserve the following:

- Deeply rural high-quality countryside surrounding the settled areas;
- Historic buildings within unspoilt rural settings;
- Networks of rural narrow sunken lanes;
- Views across the wider countryside;
- Mix of housing styles within the settlement;
- Open space, woodland, and mature trees within the settlements that reinforce sense of place;
- The influence of topography in defining clusters in development and distinctive places; and
- Subtle undulations in topography giving rise to important views, influencing gateways and sense of place.

The scheme should avoid:

- Creating abrupt edges to development with little vegetation or landscape on the edge of settlement;
- Housing estates with single housing types that contrast with the eclectic mix of housing styles in the settlements;
- Linear developments along lanes that cause urbanisation of rural lanes;
- Loss of distinct areas of settlement as a result of ill-sited new developments;
- Continued presence of trunk road characteristics at odds with rural settlement;
- Developments that, due to their location, alter the setting of Washbrook on the mid to lower slopes of the Belstead Brook;
- Changes that visually intrude upon or physically undermine the sense of separation between Washbrook and Ipswich;
- Developments that mask the subtle changes in topography;
- Additional signage and concrete kerbing on narrow rural lanes;
- Introduction of individual dwellings that do not reflect the scale or detailing of traditional properties in the area; and
- Developments on the edge of Ipswich that visually intrude into the Belstead Brook and the wider landscape of the Parish."

Illustrative masterplan

6.18 The Design Guidelines report includes a Concept Diagram for the development of the site, as illustrated in Figure 5. This provides the basis for a more detailed Illustrative Masterplan, as illustrated in Figure 6. It provides for an exemplar residential development for 226 dwellings comprised of mixed housing typologies, potentially including 2-bedroom semi-detached houses, 3 bedroom detached and semi - detached houses and 4 bedroom detached houses.

6.19 The key features of the development are:

- A single vehicle access point from London Road with commensurate speed limit reductions;
- Separate emergency access points from Elm Lane and Back Lane that are not open to vehicles;
- Legible curvy-linear layout reflecting the meandering road layout of Washbrook, with perimeter blocks and high level of connectivity;
- Pedestrian and cycle network linking the site with the surrounding built up area, the primary school, village hall and cricket club;
- Provision of continuous active frontages along all public spaces including open spaces and roads;
- Creating modest front gardens fronting the open space enabling long views to maximise natural surveillance;
- Responding to the existing topography and level changing by integrating buildings with the existing landform;
- Retaining existing mature trees and hedgerows wherever practical to be integrated in the open spaces; and
- Responding to the existing views and use vegetation to mediate the impact of the development on the existing landscape.

6.20 The overall development of the site should look to achieve a net biodiversity gain, particularly given the proximity of the site to the open countryside to the north and east. The Government's Planning Practice Guidance starts:

"Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures." (Ref: 8-022-20190721 - July 2019).

The Guidance further states that biodiversity in new development can be enhanced, for example, through:

"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." (Ref: 8-023-20190721 - July 2019).

To achieve this, the retention and protection of the existing trees, hedgerows and watercourses should be the starting point for designing the development, minimising any losses to all but that which is essential for the functionality of the development. The provision of features identified in the Planning Practice Guidance, referred to above will also be expected.

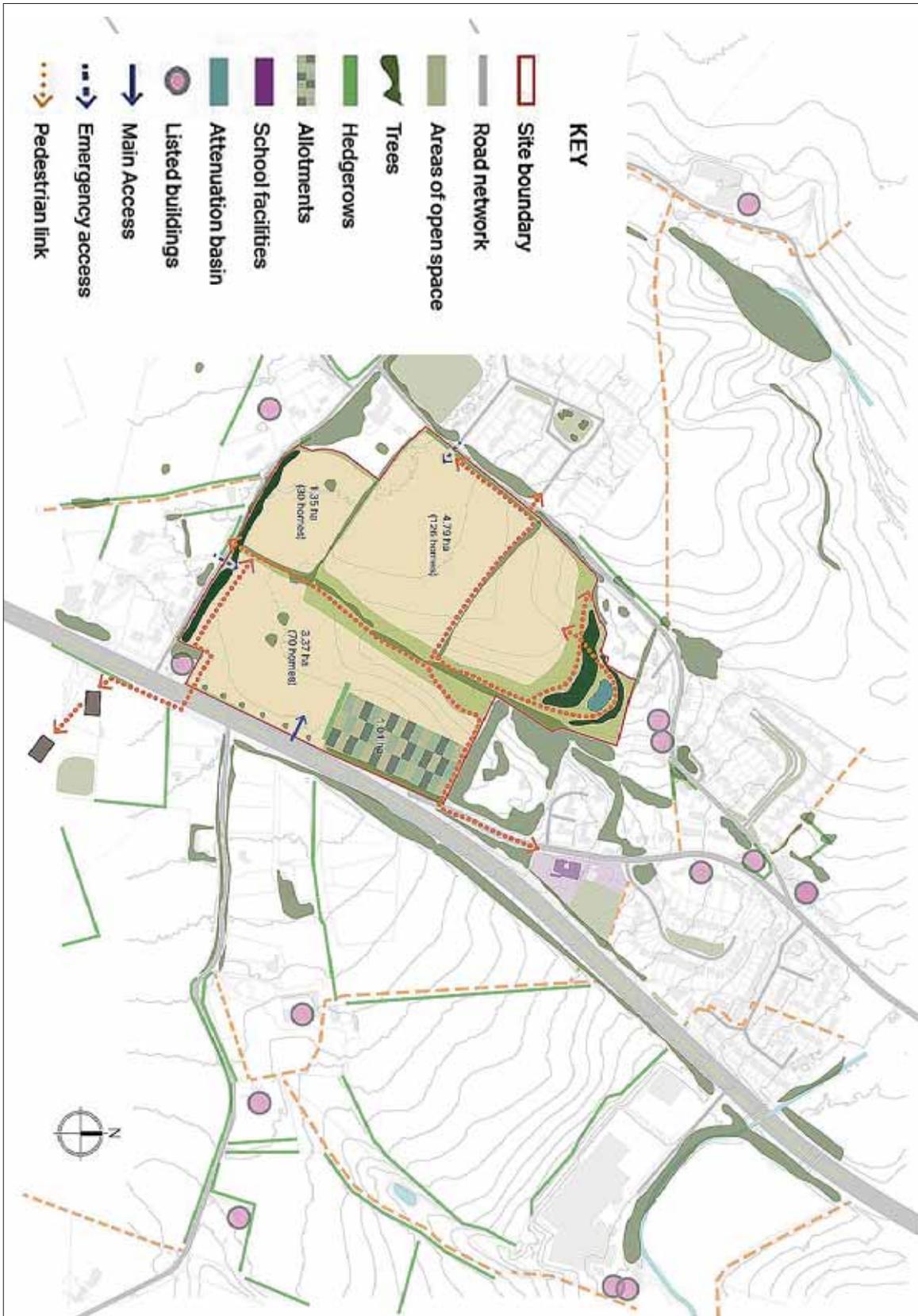


Figure 5 - Concept Diagram



Figure 6 - Illustrative Masterplan

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:

- i) 35% affordable housing;
- ii) a mix of house sizes in accordance with the identified requirement in Policy C&W 6;
- iii) the retention of the allotments on their current site;
- iv) new and improved pedestrian and cycle links towards the Primary School, the Village Hall and Recreation Fields and Back Lane;
- v) on-site rainwater harvesting and recycling;
- vi) amenity open space and children’s play facilities;
- vii) 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
- viii) 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.



Affordable Housing

6.21 Affordability of housing remains a significant barrier for many seeking their own homes. With government published figures indicating that, in Babergh, average house prices are over eleven times the average household income, many newly formed households will be excluded from the housing market. One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. Affordable housing schemes can primarily be delivered through a percentage of a larger development of over ten dwellings, such as will be provided on the allocation in Policies C&W 3 and C&W 4 or, as an exception, small-scale schemes, including entry level homes for purchase or “rural exception sites” outside the Settlement Boundaries where housing would not normally be permitted. 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.

6.22 The emerging Joint Local Plan (July 2019) does not contain a detailed policy for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter should a local need be identified during the period up to 2036.

6.23 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. This is in accordance with paragraph 77 of the NPPF which states that local authorities should consider whether this approach would help to provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available, and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council’s Housing Service.

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 providing that the housing:

- i. remains affordable in perpetuity; and
- ii. 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
- iii. 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:

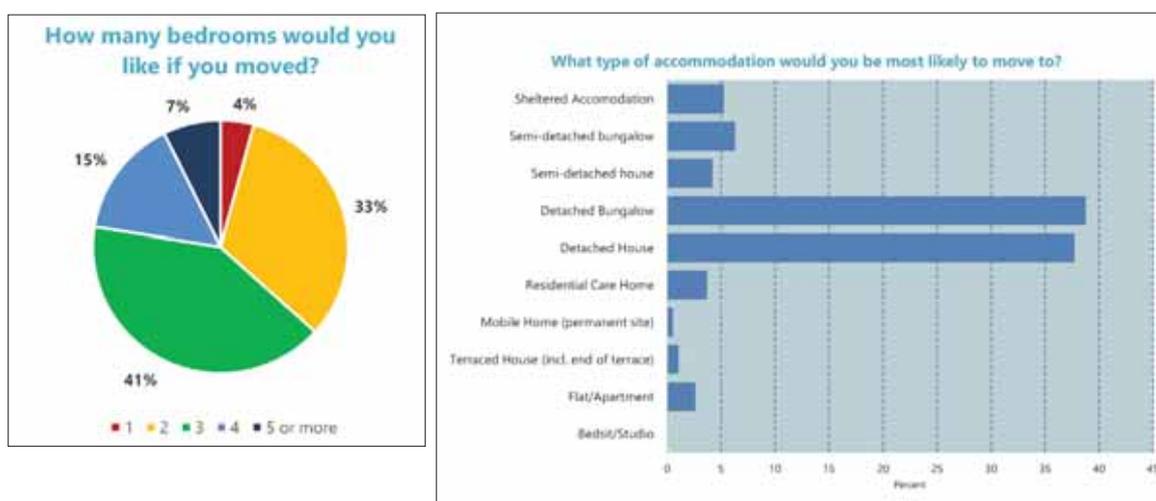
- a) that no other means of funding the construction of the affordable homes is available; and
- b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to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

Housing Mix

6.24 Ensuring that the right mix of housing is available to meet demands is crucial if the future needs of residents are to be met. The Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment update (January 2019) identified that the highest need across Babergh for owner-occupied dwellings was for two-bedroomed homes (36% of the requirement), followed by three-bedroom (30%) and four of more bedrooms (21%) with the remainder being one-bedroomed homes.

6.25 Our Neighbourhood Plan survey in 2018 asked how many bedrooms residents would like if they moved. The response is illustrated below. The survey also identified a high demand for bungalows.



6.26 The Housing Needs Assessment prepared by AECOM for the Parish Council concluded the following:

- Copdock and Washbrook, in line with the District, is dominated by family-sized dwellings (2-4 bedrooms). Household size tends to be larger than that of the wider District (average household size in the NA is 2.46 versus 2.34 in Babergh);
- There has been a general increase in dwelling size over the inter-census period, particularly in terms of medium to large sized homes of 4+ bedrooms. However, it is evident from the life stage modelling that demand for more small and medium homes may constrain the supply of these larger homes in coming years. On the basis of forward population projections, and allowing for the existing stock, 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);
- The calculations on future provision indicate that there is no further requirement during the Neighbourhood Plan period for dwellings of five bedrooms or more

- 6.27** In order to deliver the housing requirements, larger developments in the Neighbourhood Plan Area will be expected to construct housing in line with the identified size requirements, unless the particular circumstances dictate otherwise, such as meeting an identified affordable housing requirement on a site. This proportion could be adjusted during the lifetime of the Plan should new and relevant evidence be published.

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:

- i) the particular circumstances relating to the tenure of the housing dictate otherwise; or
- ii) 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 detrimental impact on the character of the area in the vicinity of the site.

Housing Space Standards

- 6.28** In March 2015 the Government introduced a 'Nationally Described Space Standard' for new homes. It sets out a prescription to encourage enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum standards.

The current standard requires that:

- the dwelling provides at least the gross internal floor area and built-in storage area set out in the summary table below
- a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;
- in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;
- one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area);
- any other area that is used solely for storage and has a headroom of 900 -1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;

- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement; and
- the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

A summary table is provided below (sizes are in square metres).

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
		Square metres			
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Where a 1b1p dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 square metres to 37 square metres, as shown bracketed

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.

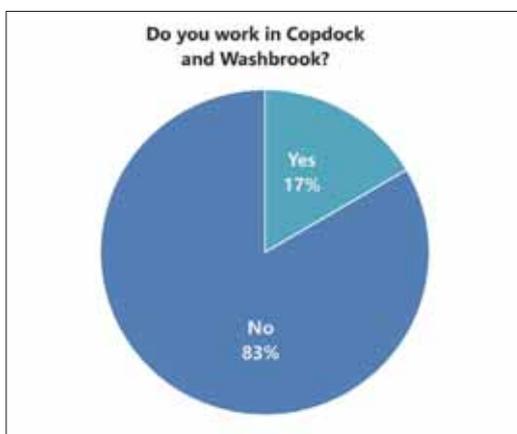
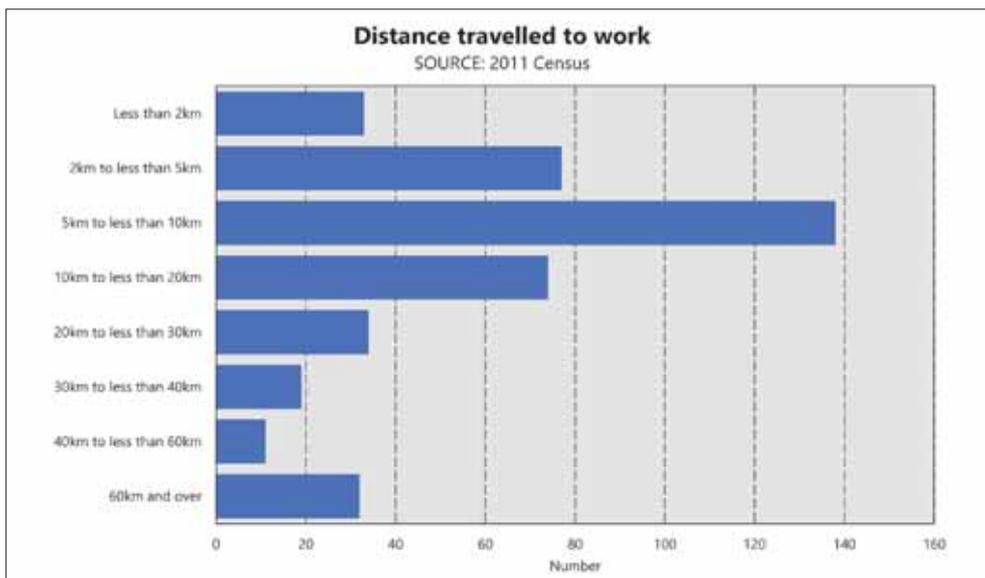
Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles. Cycle parking provision shall be in accordance with the adopted cycle parking standards.

7. Business and Employment

Business and Employment Objectives

- 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

7.1 According to the 2011 Census, 642 people work at premises in the parish while, at the same time, 557 residents were in employment. Our Residents' Survey found that 17% of respondents worked in the village, demonstrating that many people commute into the village for work. The average distance that residents travel to work is just under 20 kilometres (12 miles), albeit that most travel up to 10 kilometres. Home working is popular in the parish with sixteen percent of those in employment working from home in 2011, a proportion that is likely to have increased since that time. The proportion of residents working from home is higher than for Babergh as a whole.



7.2 Residents were asked about future employment opportunities and there was little support for additional offices, workshops or commercial units although 40% of residents also thought that having local employment opportunities is important to them.

- 7.3** There are already many employment sites and businesses in Copdock and Washbrook, predominantly located along London Road. The largest of these is Copdock Mill, manufacturers of retail and wholesale animal feed for over 100 years, sold locally at Gladwell Pet and Country Stores as well as distributed across the south-east of England. In addition, the Ipswich Hotel, also on London Road, currently has 83 rooms as well as conference facilities and is a popular destination for business and leisure stays. Nearby is The Lodge, a 43-bed residential care home.
- 7.4** The existing businesses in the parish play an important role in the economy of both the local and wider area. Changes will be generally acceptable provided that such proposals do not result in a detrimental impact on the local landscape character, heritage assets, residential amenity (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.

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 the following criteria has been met:

- a) 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;
- b) 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;
- c) 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;
- d) it is for an employment related support facility, such as employment training/ education or workplace crèche;
- e) an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.

- 7.5** The Neighbourhood Plan supports the creation of additional jobs where such development wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site. 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 where access by sustainable travel modes such as buses, walking and cycling can be readily achieved and the potential for detrimental impact on the landscape character of the area reduced.

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:

- a) it is located on land designated in the development plan for business use; or
- b) 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.

- 7.6** Some of the farms in the area have also expanded with the development of large-scale barns for storage, while older buildings have been renovated and converted to business use, such as Appletree Barn on Folly Lane. 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

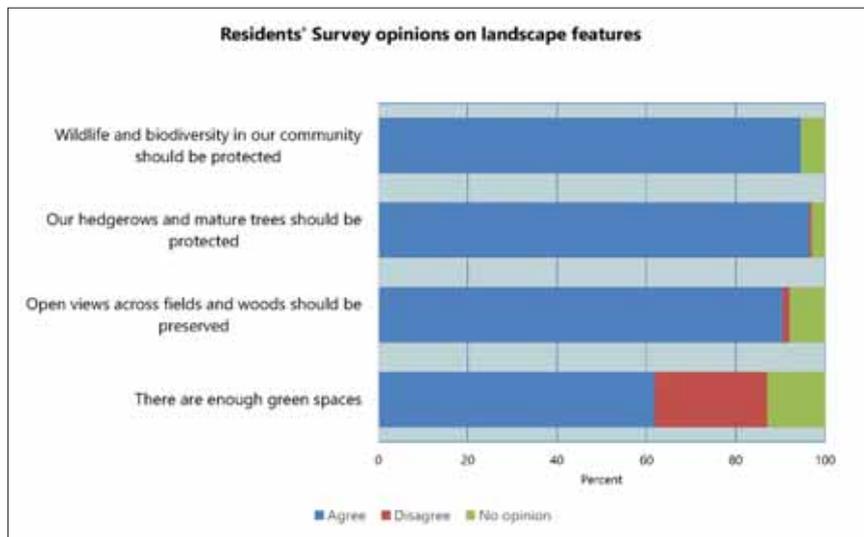
Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for economic development purposes is preferred, but proposals which would result in 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.

8. Natural Environment

Natural Environment Objectives

- 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.

8.1 The natural environment has been highlighted by residents as being of significant importance to them. The Residents' Survey identified an overwhelming support for the protection of wildlife and landscape features, as illustrated in the graph.



Our Landscape

8.2 The landscape of Copdock and Washbrook Parish is described in the Suffolk County Landscape Assessment, which identified four character types in the parish. The two predominate landscape types are Rolling Valley Farmlands along the Belstead Valley and Ancient Estate Claylands which forms the higher plateau landscape of the central and southern parts of the Parish. Key characteristics relating to these two main character types are provided below.

Rolling Valley Farmlands Key Characteristics

- Gentle valley sides with some complex and steep slopes
- Deep well drained loamy soils
- Organic pattern of fields smaller than on the plateaux
- Distinct areas of regular field patterns
- A scattering of landscape parks
- Small ancient woodlands on the valley fringes
- Sunken lanes
- Towns and villages with distinctive mediaeval cores and late mediaeval churches
- Industrial activity and manufacture, continuing in the Gipping valley
- Large, often moated, houses

Ancient Estate Claylands Key Characteristics

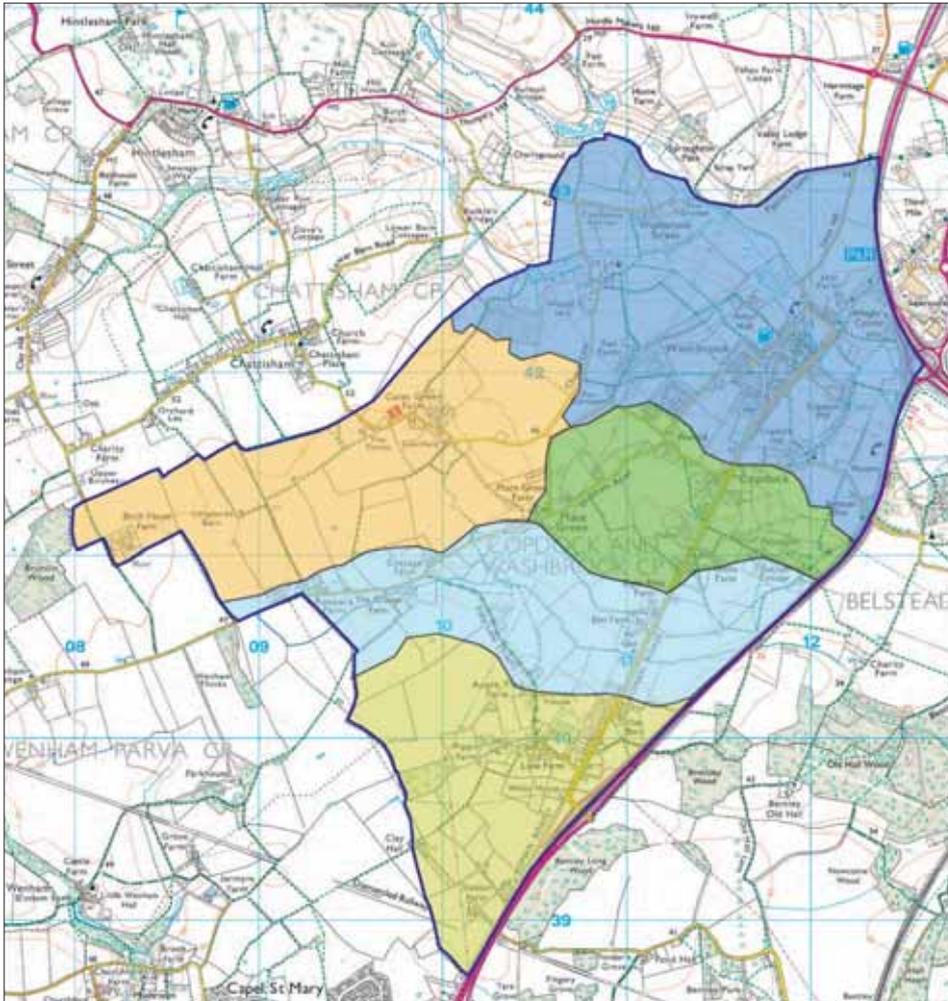
- Dissected Boulder Clay plateau
- Organic pattern of field enclosures
- Straight boundaries where influence of privately owned estates is strongest
- Enclosed former greens and commons
- Parklands
- WWII airfields
- Villages with dispersed hamlets and farmsteads
- Timber framed buildings
- Distinctive estate cottages
- Ancient semi-natural woodland

8.3 More locally, in 2018 the Ipswich area local planning authorities commissioned a Settlement Sensitivity Assessment of the fringes of Ipswich, which included Copdock and Washbrook, as part of an assessment to inform the preparation of local plan documents. Although the whole of the Parish was not assessed, this study identified several sensitivities in relation to the landscape which surrounds the existing settlement pattern. It highlighted the visual sensitivity of the valley slopes relating to the Belstead Brook, the importance of land in forming a physical and perceptual separation between the settlement of the Parish and Ipswich and the sensitivity of heritage assets. The land to the south and west of Copdock was considered to have greatest capacity to accommodate development although several sensitive features were none the less identified in this area.

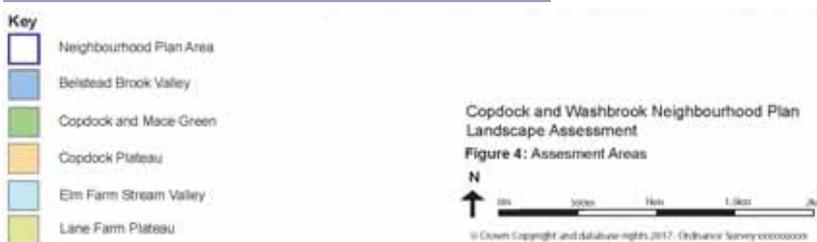
8.4 The Neighbourhood Plan Landscape Appraisal used the previous assessments referred to above to inform a more detailed assessment of the landscape of the parish. It identified five distinct character areas, as identified on the Map 5.

8.5 The Landscape Appraisal identified several special qualities of the village and its setting that, wherever possible, should be retained and enhanced. These include:

- Deeply rural high-quality countryside surrounding the settled areas
- Historic buildings within unspoilt rural settings
- Network of rural narrow sunken lanes
- Mature veteran oaks in hedgerows and along lanes
- Elevated expansive views across wider countryside
- Eclectic mix of built housing styles within the settlement
- Open space, woodland and mature trees within the settlements which reinforce sense of place
- Importance of topography in defining clusters in development and distinctive places
- Subtle undulations in topography giving rise to important views, influencing gateways and sense of place



Map 5 - Landscape Character Areas



8.6 The detailed analysis included in the Appraisal noted some changes which have resulted in loss of the distinctive qualities of the settlement. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the settlement setting.

- Creation of abrupt edges to development with little vegetation or landscape on the edge of settlement
- Housing estates with single housing types which contrast with the eclectic mix of housing styles in the settlements

- Linear development along lanes which causes urbanisation of rural lanes
- Loss of distinct areas of settlement as a result of ill sited new development
- Continued presence of trunk road characteristics at odds with rural settlement
- Development which due to its location alters the setting of Washbrook sitting on the mid to lower slopes of the Belstead Brook
- Change which visually intrudes upon or physically undermines the sense of separation between Washbrook and Ipswich
- Development which masks the subtle changes in topography
- Additional signage and concrete kerbing on narrow rural lanes
- Introduction of individual dwellings which do not reflect the scale or detailing of traditional properties in the area
- Development on the edge of Ipswich which visually intrudes into the Belstead Brook and wider landscape of the Parish

8.7 In conclusion, the Landscape Appraisal provided landscape management and development guidelines which should be considered in designing and assessing proposals for new development in the parish. These are reproduced below.

Landscape Management Guidelines	Landscape Development Guidelines
<ul style="list-style-type: none"> • Reinstatement and management of field ponds • Undertaking a veteran tree survey to better understand this important characteristic of the parish and to effectively plan their management and prioritise areas for new planting. • Plant new hedgerow trees to ensure continuity of this characteristic • Manage trees and woodland to retain and open up views to churches • Enhance biodiversity of lane verges through appropriate management in collaboration with landowners and highways • Plant new woodland blocks in the southern part of the parish to mitigate and integrate new development and connect to existing woodland in the wider area • Retain the pattern of smaller scale pastures on the edges of settlements and the transition they provide between urban edges and wider farmland 	<ul style="list-style-type: none"> • Preparation of a design guide for highway improvements to London Road which strengthen settlement gateways, reinforce settlement character, improve east west connections and enhance sense of place • Avoidance of ad hoc development along London Road which connects clusters of development • Ensure new development reflects the dispersed and varied vernacular of the area, including a mix of farm buildings, larger properties within grounds or small-scale terraced cottages • Retain open valley sides which form a setting to Washbrook and reinforce its small-scale rural character • Pay particular attention to curtilage treatment and avoid urbanisation of rural lanes

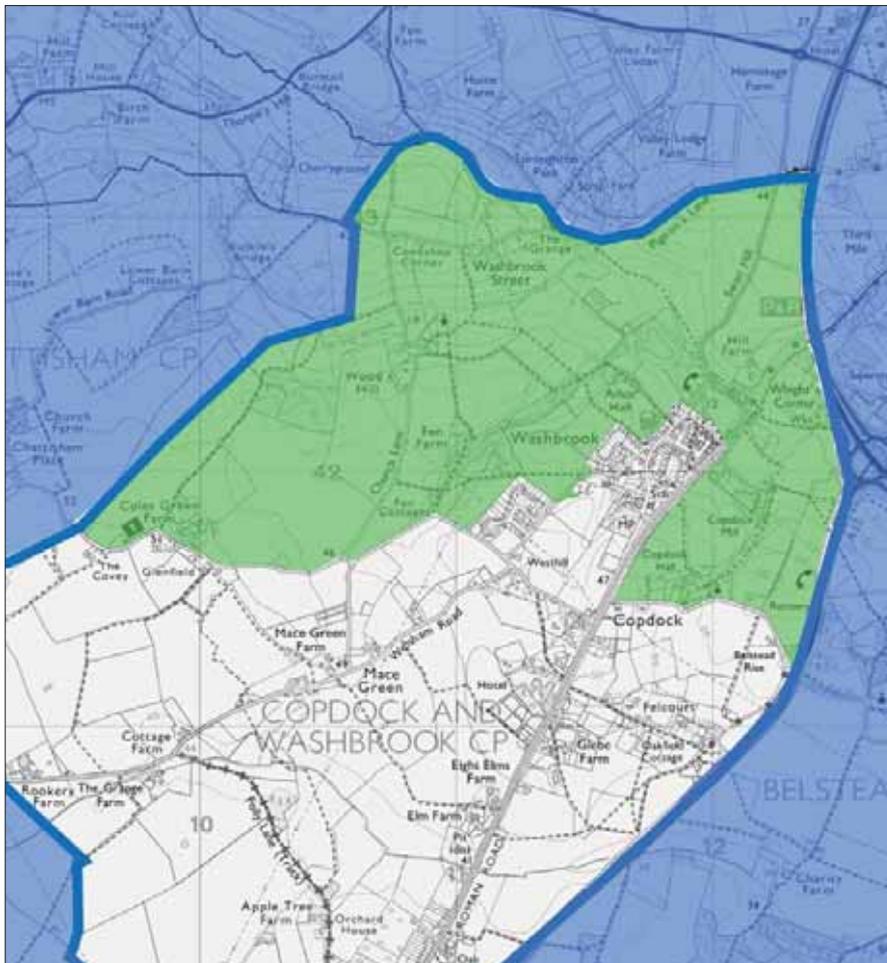
Area of Local Landscape Sensitivity

- 8.8** In the 1980's the Suffolk County Structure Plan designated "Special Landscape Areas" (SLA), which have been incorporated into subsequent local plans. These landscape features combine to produce an area of special landscape and quality in contrast to the more intensively farmed areas where trees and hedgerows have been removed. An SLA is a local landscape designation, reflecting attractive combinations of landscape elements. The designation is not intended to prevent development but places greater weight on preventing a detrimental impact of development on the landscape. Although the original assessment which led to these areas being designated is not available, the following types of landscape are known to be included:
- River valleys which still possess traditional grazing meadows with their hedgerows, dykes, and associated flora and fauna;
 - Historic parklands and gardens;
 - Other areas of countryside where undulating topography and natural vegetation, particularly broadleaved woodland, combine to produce an area of special landscape quality and character.
- 8.9** The adopted Babergh Local Plan designates land in the northern part of the parish, primarily associated with the Belstead Brook valley, as SLA. However, the Preferred Options Joint Local Plan (July 2019) does not propose the continuation of this designation.
- 8.10** The designated area was reviewed as part of the Neighbourhood Plan Landscape Appraisal, which noted that the SLA landscape is valued for its function as a setting to the settlement and in maintaining a sense of separation from Ipswich. Despite its proximity to Ipswich the conclusion was that majority of the SLA be considered to constitute a valued landscape and recommended for designation within the Neighbourhood Plan. It is therefore carried forward as an Area of Local Landscape Sensitivity in the Neighbourhood Plan albeit that the boundary excludes land within the Settlement Boundary as illustrated on Map 6. The new title maintains consistency with other neighbourhood plans across Babergh that have reviewed their SLA and maintained a landscape designation. 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.



Map 6 - Area of Local Landscape Sensitivity

Local Green Spaces

8.11 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces in neighbourhood plans. Such designations rule out new development on them other than in very special circumstances. Paragraph 100 states that the designation should only be used where the green space is:

- in reasonably close proximity to the community it serves
- 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
- where the green area concerned is local in character and is not an extensive tract of land."

The designation of land as Local Green Spaces (LGS) has the same planning status as Green Belt but the NPPF emphasises that such designations should not be used simply to block development.

8.12 The use of the LGS designation is not necessarily appropriate for sports pitches given that the designation would inhibit the ability to construct new pavilions, changing rooms and other associated buildings on the site. Within the Neighbourhood Plan area, the play area off Mill Lane and the open space and play area at Fen View meet the criteria and are designated as LGS. Development is restricted to that which is essential to the site. The play area at the Village Hall would also meet the LGS criteria but is included within the wider area identified for sport and recreation facilities in Policy C&W 20

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 exceptional circumstances. Permitted development rights are not affected by this designation.



Biodiversity

- 8.13** 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. The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area. Any loss of features as part of a development will therefore be resisted unless it can be clearly demonstrated that the resultant benefits of the development outweigh such a loss. In such circumstances, a mitigation scheme will be required as part of the proposal that provides the equivalent or better features on site.
- 8.14** The National Planning Practice Guidance notes that “The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.” In Copdock and Washbrook, development proposals that deliver such improvements will be encouraged. The Guidance states that examples 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 C&W 13 - Biodiversity

Except in exceptional circumstances, development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds.

Where such losses or harm are unavoidable:

- i) the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and
- ii) 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:

- a) the creation of new natural habitats including ponds;
- b) the planting of additional trees and hedgerows (reflecting the character of the areas traditional hedgerows), and;
- c) restoring and repairing fragmented biodiversity networks



Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC)

8.15 Ipswich Borough, Babergh and, Mid Suffolk Districts and East Suffolk Council are taking a collaborative approach to strategic mitigation to support development and avoid impacts on internationally important designated wildlife sites. The Neighbourhood Plan area is located within 13 kilometres of the Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC). The Councils have produced a combined 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.



Map 7 - Special Area of Conservation

8.16 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. The Suffolk RAMS is a key consideration in the context of the Habitats Regulation Assessment for development proposals. The Suffolk RAMS seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (Zol).

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.

8.17 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.

8.18 The Appraisal also identified key features which contribute to sense of place and orientation.

They include the following key built landmarks:

- Washbrook Church of St Mary, Grade II*
- Amor Hall, Grade II, located off The Street Washbrook
- Copdock Primary School, a Victorian red brick school located on The Street, Washbrook
- Copdock Mill and Mill House, both Grade II
- Copdock Church of St Peter, Grade II* and Tithe Barn (16th Century), Grade II

And landscape features:

- Woods Hill - distinctive hillside and woodland
- Church Lane, sunken lane
- Hollow Road, sunken lane
- Lime avenue associated with Felcourt
- Folly Lane ancient track
- Pigeon Lane, sunken lane

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:

- i) 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
- ii) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the Neighbourhood Plan Landscape Appraisal.



9. Built Environment and Design

Built Environment and Design Objectives

- 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

Heritage Assets

- 9.1** Although Copdock and Washbrook does not have a conservation area, there are several important buildings across the village that are “listed” as being of architectural or historic interest. There are currently 24 Listed Buildings in the parish, as detailed in Appendix 1. The two parish churches are Listed Grade II* and the remaining buildings are Grade II. In addition, the parish is known to be rich in archaeological finds and records, particularly given the Old London Road follows the line of a Roman Road. Suffolk County Council Archaeological Service’s Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.
- 9.2** The Local Plan policies for the consideration of development affecting Heritage Assets are significantly out-of-date and therefore planning decisions are reliant on the high-level guidelines provided in the NPPF. A planning policy is therefore included in the Neighbourhood Plan to ensure that development proposals affecting heritage assets are given appropriate consideration.

Policy C&W 16 - Heritage Assets

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

- a. 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;
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the surrounding area;
- c. 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;
- d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area’s character, appearance and its setting, in line with the AECOM Design Guidelines;
- e. 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
- f. 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.

Built Characteristics

9.3 The NPPF makes it clear in paragraph 124 that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’ New development should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents. Unsympathetic and poorly designed development, especially within the vicinity of a heritage asset can have a significant detrimental impact on the area. While it would not be appropriate to rigidly copy the architectural styles and designs of the village, the Plan does seek to ensure that new development is of high quality and has regards to its surroundings. As such, when considering the design of new buildings or extensions to existing, developers must ensure proposals:

- i) start with an assessment of the value of retaining what is there;
- ii) relate to the geography and history of the place and lie of the land;
- iii) are informed by the significance of the site and/or existing buildings so that its character and identity will be appropriate to its use and context
- iv) sit happily in the pattern of existing development and the routes through and around it
- v) respect important views
- vi) respect the scale of neighbouring buildings
- vii) use materials and building methods which are as high quality as those used in existing buildings
- viii) create new views and juxtapositions which add to the variety and texture of the setting



- 9.4** As part of the Government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared for the village by AECOM Consultants. The Guidelines are published as supporting evidence to the Neighbourhood Plan. This work primarily seeks to develop design guidelines that any future development should follow in order to retain and protect the rural nature and scenic beauty of the area. The guidelines identify principles to which development proposals in the Neighbourhood Plan area should adhere, namely:
- A. harmonise and enhance existing settlement in terms of physical form, architecture and land use
 - B. relate well to local topography and landscape features, including prominent ridge lines and long-distance views
 - C. reinforce or enhance the established village character of streets, greens, and other spaces
 - D. reflect, respect, and reinforce local architecture and historic distinctiveness
 - E. retain and incorporate important existing features into the development
 - F. respect surrounding buildings in terms of scale, height, form and massing
 - G. adopt contextually appropriate materials and details
 - H. integrate with existing paths, streets, circulation networks and patterns of activity
 - I. provide adequate open space for the development in terms of both quantity and quality
 - J. incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features
 - K. ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other
 - L. 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
- 9.5** The Design Guidelines provide a development design checklist which development proposals should, as appropriate, seek to respond to. This checklist is attached as Appendix 2 of the Plan.

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;

Policy C&W 17 - Design Considerations (continued)

- 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.

Sustainable Construction

- 9.6** Many energy-saving initiatives can be installed on homes within permitted development rights (i.e. - planning permission is not required) but 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 of nearby residents.

- 9.7 Over the course of time, many ditches and verges have been lost to property infill, hard landscaping and ditch infill. Surface water drainage is a problem in many parts of the village including on The Street and in parts of London Road, as illustrated on the extract from the Government's Long-Term Flood Risk information map in Map 8. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater in order to reduce the potential for making the situation worse.



Map 8 - Surface Water Flooding Locations
Source: Government Long Term Flood Risk information map

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:

- a. maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- c. avoid fossil fuel-based heating systems;
- d. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels; and
- e. incorporate measures to capture rainwater run-off through measures that could include grey/rainwater harvesting and recycling;

10. Infrastructure and Services

Infrastructure and Services Objectives

- 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

10.1 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 this 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

Education

10.2 Copdock Primary School is located on a constrained site in the main part of the village and has a pupil admission number (PAN) of 70. It is already operating above this and further growth will require adjustments to intake from the wider catchment area in order to manage numbers. Additional capacity improvements may also be required funded from Community Infrastructure Levy contributions arising from housing growth.

10.3 A pre-school is located next to the Primary School and has a PAN of 18 under five pupils. In addition, it provides a breakfast, after-school and holiday club for school age children. Additional capacity will be required to meet needs arising from development. The emerging Joint Local Plan allocates monies for the expansion of facilities and the Community Infrastructure Levy receipts can also be directed to improving provision.



Health

- 10.4** There are no health facilities in the village with residents having to travel to Capel St Mary or Pinewood (Ipswich) for doctors and dentist facilities.

Community Services and Facilities

- 10.5** The retention of facilities and services is essential to the livelihood of the village and helps reduce rural isolation and social exclusion.
- 10.6** The Village Hall is a well-used facility but is located on the other side of London Road from the main centre of population. Access is from the fast moving dual-carriageway and there is no safe pedestrian crossing to the site. The Village Hall currently has over 60 organisations booking on an annual basis.

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) including sports facilities, 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.

- 10.7** 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.



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.

11. Highways and Movement

Highways and Movement Objectives

- 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

Public Rights of Way Network

11.1 The parish has many public rights of way linking various parts of the village. All except one are designated public footpaths. Folly Lane leading through to Wenham Road is a designated byway which is used by vehicles, bikes and horses alike. The paths are 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.

11.2 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. This is especially the case when the A12 or A14 are blocked by accidents or breakdowns which leads to traffic diverting through the village. Old London Road is currently a dual-carriageway road with a 50 mph speed limit despite dwellings and businesses having direct access onto the road.

11.3 Work undertaken in the preparation of the Neighbourhood Plan included a study of potential improvements to Old London Road that would reduce the impact of the road and the speed of its users. This work was necessary as any new developing in Copdock and Washbrook would not only add traffic to the already congested road but provide further risk of accidents. It was agreed that the current issues are:

1. The existing dual carriageway constitutes a barrier to pedestrian movement, in particular between the village and its school and the principle recreational facilities located on the far side of London Road;
2. The dual carriageway encourages drivers to travel at excessive speeds with adverse safety and environmental implications. The road is designated as a speed-watch area by Suffolk Police;
3. The route, being relatively unconstrained, provides a rat-run for drivers seeking to avoid delays at the A12/A14 roundabout junction to the east of Washbrook;
4. The uniformity of the existing road provides little or no 'sense of place' in those areas where residential development and pedestrian movement is concentrated;

5. The existing dual carriageway deters movement on foot and by bicycle;
6. The existing carriageway deters the use of buses due to having to cross the dual carriageway.
7. Despite multiple equestrian businesses and private establishments being along the carriageway the road is no longer used for horse-riding due to the size and speed of vehicles.
8. The current speed limit along the dual carriageway (50mph) makes it impossible for the Parish Council to maintain the verges without road closures and/or traffic management with significant associated costs;

11.4 On the basis of the prevailing concerns relating to the existing 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 in those areas where development and pedestrian movement is concentrated.

11.5 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 Figure 7.

Highways Aspirations

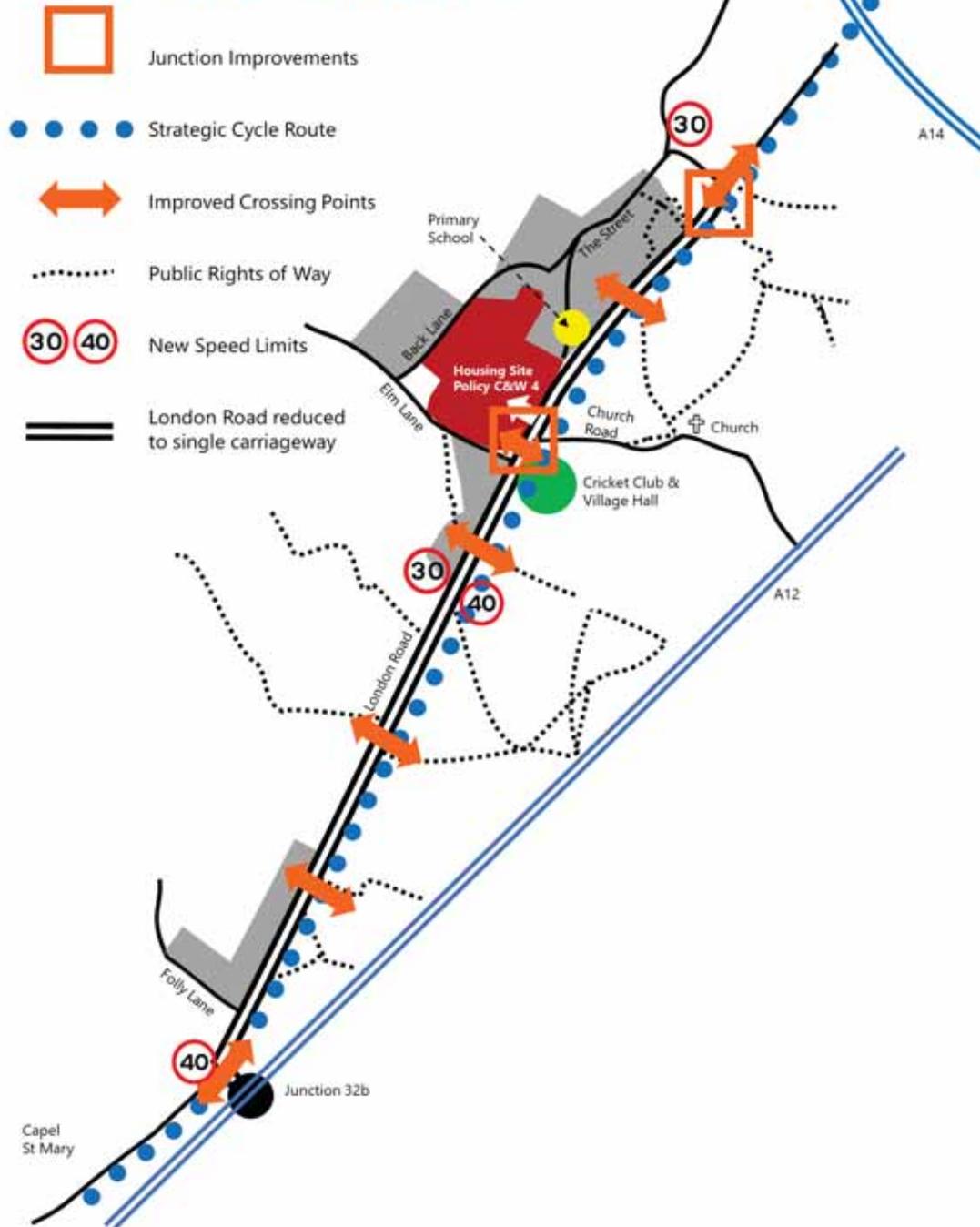


Figure 7 - Highways strategic intent

- 11.6** Some of these measures should be delivered as part of the development of the land south-east of Back Lane, identified in policy C&W 4. However, most of the projects will require the support of the County Council and necessitate identifying funding to implement them. The Community Infrastructure Levy may be one opportunity for securing financial contributions but it is important that all opportunities are seized to deliver the improvements, including ensuring that Babergh District Council recognise the project as necessary infrastructure as part of the Infrastructure Delivery Plan that will support the Joint Local Plan.

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.

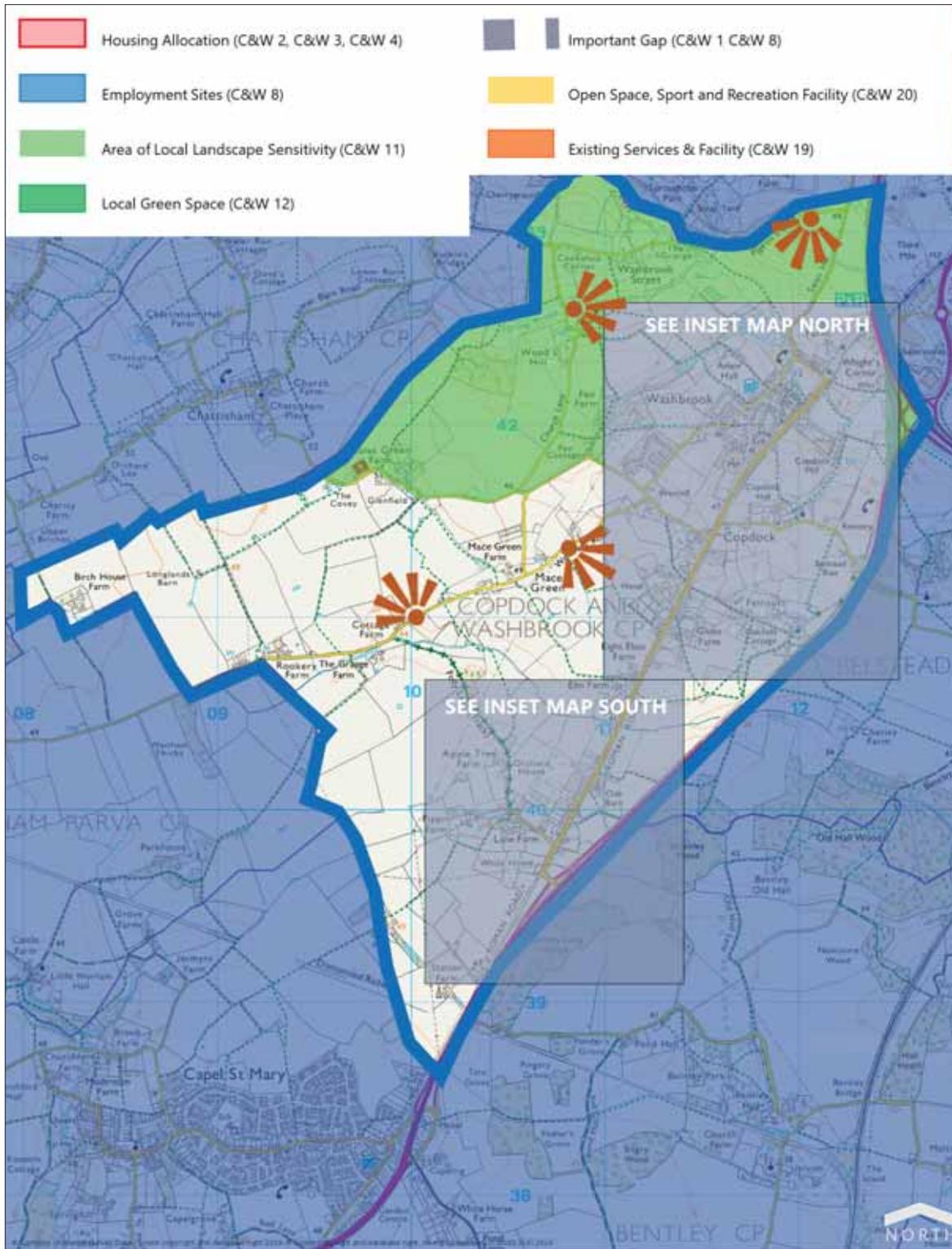
Capel St Mary to Ipswich Cycle Route 1

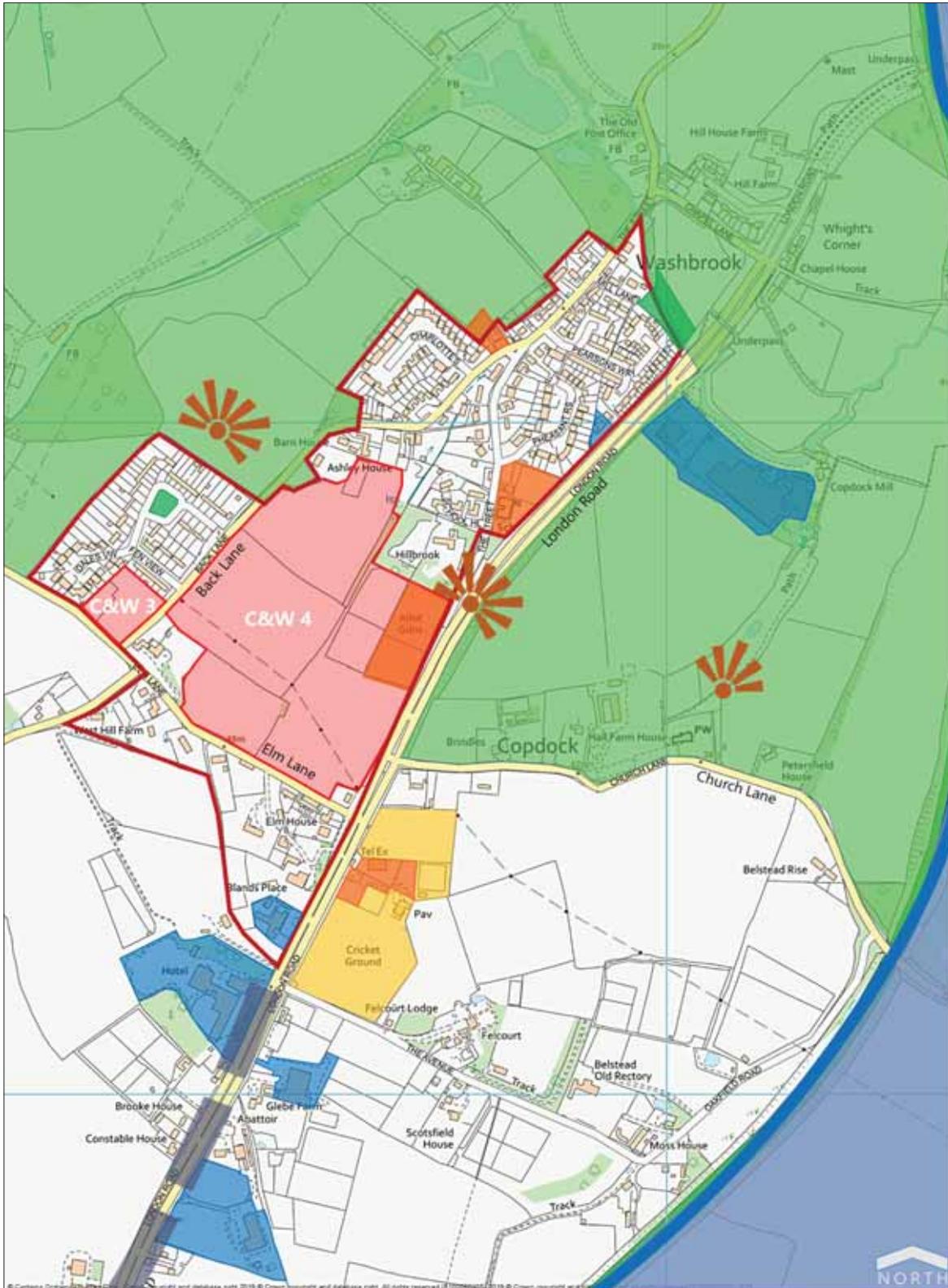
- 11.7** Part of the London Road improvements include the delivery of a dedicated cycle path that will link Capel St Mary with the Ipswich Park and Ride site and beyond to form part of the wider strategic cycle route network. Parts of the route are already identified as a cycle route but there are gaps along London Road that the proposals identified in Figure 7 would complete. We will encourage the County Council to invest in bridging the gaps and seek to create a dedicated cycle path to link Copdock and Washbrook with the two settlements.

Community Action 3

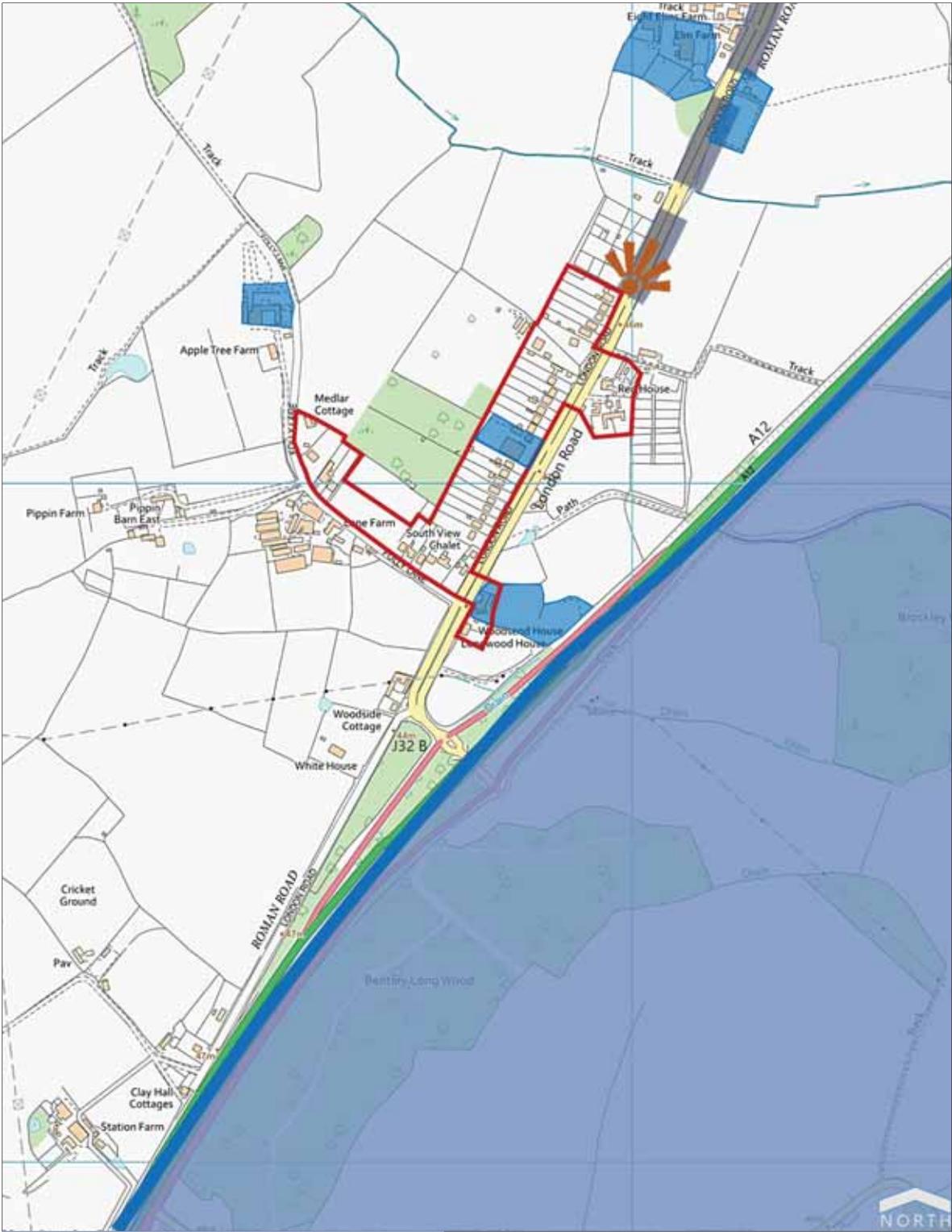
The Parish Council will lobby the County Council to include the proposed cycle route along London Road, linking Capel St Mary with the Ipswich Park and Ride site and beyond, as part of the Suffolk Strategic Cycle Route Network.

Policies Maps





Inset Map - North



Inset Map - South

Glossary

Affordable housing: The NPPF defines Affordable Housing as “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions”: a) affordable housing for rent; b) starter homes; c) discounted market sales housing; and d) other affordable routes to home ownership.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

Buildings of local significance: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

Settlement Boundary: These are defined in the Mid Suffolk Local Plan 1998 and the policies in the Mid Suffolk Core Strategy 2008 also refers to them. They are a planning term that does not necessarily include all buildings within the boundary.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy (CIL): A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Heritage asset: A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

Glossary

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

Setting of a heritage asset: The surroundings in which a heritage asset is located. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

Appendix 1 - Listed Buildings

Grade II*

Church of St Peter, Pound Lane
Church of St Mary, Church Lane

Grade II

Copdock Lodge, London Road
Woodsend and No 1 Woodsend, London Road
Mill House, Mill Lane
Rosemary Cottage and Hillside, The Street
The Orchards
Fen Farmhouse, Hollow Lane
Chalonsers Cottage, The Street
Dakons, Washbrook Street
Birch House Farmhouse, Wenham Road
Tudor Cottage, Elm Lane
Felcourt, The Avenue
Belldown, London Road
Gainsborough, Chelmesis & Inglenook, Back Lane
Amor Hall, The Street
The Grange, Washbrook Street
Coles Green Farmhouse, Chattisham Road
Huntley House, The Street
Copdock Mill, Mill Lane
Barns at Redhouse Farm, London Road
Redhouse Farmhouse, London Road
Barn at Copdock Hall, Pound Lane
Cherry Orchard and Cherry Cottage, Back Lane

Appendix 2 - Development Design Checklist

Source: Copdock and Washbrook Neighbourhood Plan Design Guidelines - AECOM January 2020

This section provides a general design principle followed by 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.

A. The design proposal should harmonise and enhance existing settlement in terms of physical form pattern or movement and land use
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. The design proposal should relate well to local topography and landscape features, including prominent ridge lines.
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?
C. The design proposal should reinforce or enhance the established urban character of streets, squares and other spaces.
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?
D. The design proposal should reflect, respect and reinforce local architecture and historic distinctiveness.
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?

E. The design proposal should retain and incorporate important existing features into the development.
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?
F. The design proposal should respect surrounding buildings in terms of scale, height, form and massing.
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?
G. The design proposal should adopt appropriate materials and details.
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?
H. The design proposal should integrate with existing paths, streets, circulation networks and patterns of activity.
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)?
I. The design proposal should provide adequate open space for the development in terms of both quantity and quality.
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?

J. The design proposal should incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
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?
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.
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?
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.
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?

Appendix 3 - Supporting Documents

- 1 Copdock and Washbrook Neighbourhood Plan - Landscape Appraisal, Alison Farmer Associates, September 2019
- 2 Copdock and Washbrook Preliminary Highways Scheme, First Draft, Railton TPC Ltd, 19 December 2019.
- 3 Copdock and Washbrook, Design Guidelines, AECOM January 2020.
- 4 Copdock and Washbrook, Housing Needs Assessment, AECOM, May 2019.
- 5 Copdock and Washbrook, Neighbourhood Plan Consultation Questionnaire, Results, June 2019

All these documents can be found on the Copdock and Washbrook Neighbourhood Plan website <http://www.cwnpsg.onesuffolk.net/>

A historical map of the Washbrook and Copdock area, showing various landmarks such as Washbrook, Copdock, and the Washbrook Bridge. The map is overlaid with a semi-transparent blue filter. The text 'WASHBROOK' is visible at the top, and 'Acres 1501.386' is written in the middle left. The title 'COPDOCK & WASHBROOK' is prominently displayed in the center in a large, white, serif font.

COPDOCK & WASHBROOK

**Neighbourhood Plan
2018 -2036**

