



# The Copdock & Washbrook

**NEIGHBOURHOOD PLAN 2023-2037**

**CONSULTATION STATEMENT**

**February 2024**



**Copdock and Washbrook Parish Council**

Prepared for Copdock and Washbrook Parish Council by  
Places4People Planning Consultancy  
February 2024



## CONTENTS

1. Introduction	3
2. Background to the Preparation of the Neighbourhood Plan	4
3. How the plan was prepared	5
4. Amended Plan Regulation 14 Pre-submission Consultation	7
5. Pre-Submission Consultation Responses	8
Appendix 1 – July 2022 Information Event Leaflet	9
Appendix 2 - July 2022 Information Event Display	13
Appendix 3 – Leaflet used to publicise Pre-Submission Consultation	24
Appendix 4 – Pre-Submission Consultation Launch Event Display	28
Appendix 5 – Statutory Consultees Notified of Regulation 14 Consultation – March 2023	43
Appendix 6 – Statutory Consultee Consultation Notice	44
Appendix 7 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes	45
Appendix 8 - Schedule of Proposed Changes to Pre-Submission Consultation Plan following the Regulation 14 Pre-Submission Consultation Stage	101

## **1. Introduction**

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Copdock and Washbrook Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - explain how they were consulted;
  - summarise the main issues and concerns raised by the persons consulted; and
  - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Copdock and Washbrook as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

## 2. Background to the Preparation of the Neighbourhood Plan

- 2.1 During 2018, Copdock and Washbrook Parish Council agreed to prepare a neighbourhood plan for the parish. A Steering Group was established and in September 2018 an application was made to Babergh District Council to designate the whole parish as a Neighbourhood Area.
- 2.2 On 28 September 2018, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the whole parish as a Neighbourhood Plan Area, as illustrated on Map 1. Details of the application, its publication and the designation can be viewed on the District Council's website under 'Neighbourhood Planning in Copdock and Washbrook'. There are no other designated neighbourhood plan areas within the Parish boundary.



Map 1 - The Neighbourhood Plan Area



### 3. How the plan was prepared

- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. Originally, a Neighbourhood Plan was prepared and examined ahead of a Parish Referendum held on 24 March 2022. The Referendum returned 57.4% voting against then Plan from a turnout of 37.8%.
- 3.2 As a result of the No vote, the Parish Council resolved to review the Plan and prepare an amended and up-to-date version which deleted a proposed housing allocation.
- 3.3 This Consultation Statement includes details of the background consultation carried out in preparing the rejected Neighbourhood Plan as well as focusing on the specific community engagement carried out for the amended Neighbourhood Plan.

#### November 2017

- 3.3 On 8 November 2017 we held a village drop-in event to explain the neighbourhood plan process and gather comments and feedback from residents.

#### April / May 2019

- 3.4 A Residents' Survey was circulated to all households in the Parish. The survey form remains on the Neighbourhood Plan website and just over 200 residents aged 16 and over responded, approximately 22% of the population. The results were collated and published in the Supporting Documentation section of the Neighbourhood Plan website at

<http://www.cwnpsg.onesuffolk.net/>.



#### May 2019

- 3.5 As part of the Government's Neighbourhood Plan technical support package, a Housing Needs Assessment was prepared by AECOM Consultants and published. The report is available to view on the Neighbourhood Plan website.

#### June 2019

- 3.6 A community drop-in event was held at the Village Hall, 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. Over 80 residents visited, made comments

and discussed options with members of the Copdock and Washbrook Neighbourhood Plan committee.

### July 2019

- 3.7 The Copdock and Washbrook Neighbourhood Plan Site Options and Assessment was prepared as part of the Government's Neighbourhood Plan technical support package. It assessed the suitability and deliverability of potential housing and employment sites in the parish that had been put forward to the District Council as being available. The final report is available to view on the Neighbourhood Plan website. **The amended Neighbourhood Plan does not allocate a site for housing.**

### September 2019

- 3.8 A Landscape Character Appraisal was prepared for the Parish Council by Alison Farmer Associates. The report was later updated ahead of finalising the amended Plan and is available to view on the Neighbourhood Plan website.

### September 2019

- 3.9 A final drop-in event ahead of the First Pre-Submission Draft Plan consultation was held in the Primary School. The aim of the event was to seek views on the potential housing sites that could be included in the Neighbourhood Plan.

### Amended Plan community engagement

- 3.10 Given the failure of the Plan to pass the referendum, the Parish Council made the decision to produce an amended Plan which, primarily, would remove the allocated housing site from the Plan. An informal consultation evening was held at the Village Hall on 20 July 2022 to explain the way forward. A four-page explanatory leaflet, reproduced in Appendix 1 of this Statement, was produced and distributed to every household. The display boards from the event are reproduced in Appendix 2.

### Ongoing publicity and community engagement

- 3.11 During the whole neighbourhood plan process, there has been regular publicity, awareness raising and community engagement.
- 3.12 There have been regular updates at Parish Council meetings and events have been publicised through the distribution of leaflets and on the Parish Council website.

### Steering Committee Meetings

- 3.13 The Steering Committee has met on a regular basis and notes of all meetings are available on the Neighbourhood Plan website.

## **4. Amended Plan Regulation 14 Pre-submission Consultation**

4.1 On 7 February 2023 the formal Pre-submission Draft Amended Neighbourhood Plan was approved for publication by the Parish Council. The statutory consultation commenced on Saturday 11 March and continued through to Friday 28 April, a period of just under seven weeks.

### **How we publicised the consultation**

4.2 In order to ensure that all residents and others operating in the Neighbourhood Area were aware of the consultation, a leaflet publicising the consultation and a drop-in event to launch the consultation was distributed to all households and known businesses in the Parish. A copy of the leaflet is reproduced in Appendix 3 of this Statement. The drop-in event was held at the Village Hall on Saturday 11 March and the display boards from the event are reproduced at Appendix 4.

4.3 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list of bodies consulted is shown in Appendix 5 and the content of the email sent to them by the Parish Clerk is included at Appendix 6.

4.4 The Plan was made available on the Neighbourhood Plan pages of the Parish Council website as well as a dedicated website for the neighbourhood plan (<http://cwnpsg.onesuffolk.net/>) together with the supporting documents that had been prepared to inform the content of the Plan. A comments form was also available for downloading and an online version of the form was provided to enable responses to be made electronically.

4.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.



## 5. Pre-Submission Consultation Responses

5.1 A total of 27 people or organisations responded to the Pre-Submission Consultation as listed below.

The following individuals or organisations submitted comments:

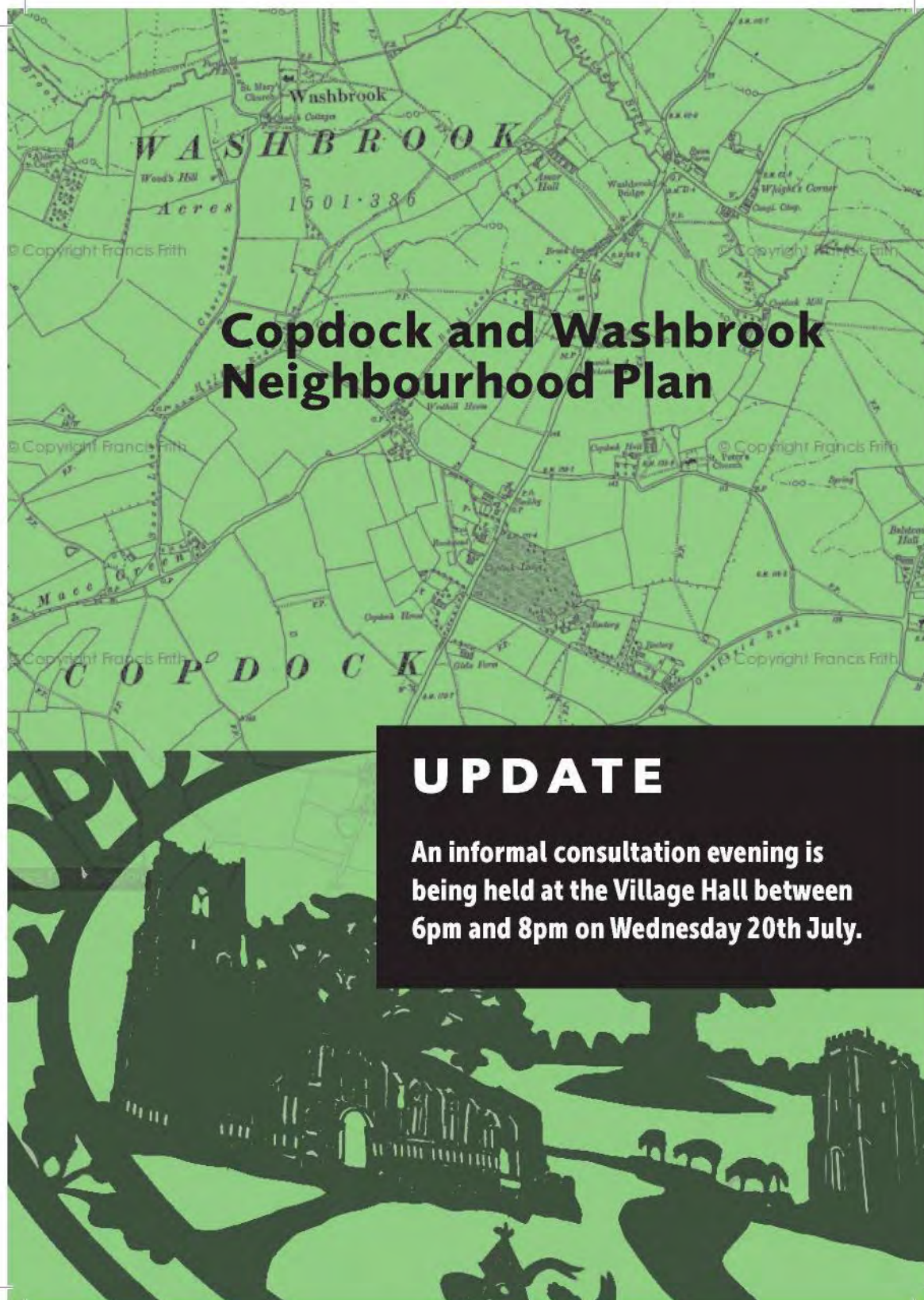
R K Watling  
F Green  
M Watling  
Jill Girling  
James Girling  
C Hodge  
F Blanchette  
M Blackwell  
F Green  
L Butters  
C Butters  
L Carman  
D Carman  
J&S Castle  
R Livall  
M & A Milner-Moore

Suffolk County Council and Red House Trust  
Iceni Projects Ltd on behalf of Bellway Homes Ltd

Babergh District Council  
Suffolk County Council  
Anglian Water  
East Suffolk Water Management Board  
Historic England  
Natural England  
Ministry of Defence  
Avison Young on behalf of National Grid  
Avison Young on behalf of National Gas Transmission

5.2 The schedule of comments and the responses of the Parish Council are set out in Appendix 7 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 8 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

## Appendix 1 – July 2022 Information Event Leaflet



**The purpose of this leaflet is to inform residents regarding the current position on the Copdock and Washbrook Neighbourhood Plan and how this process will now unfold in future.**

By way of a recap, Neighbourhood planning gives communities the ability to develop a shared vision for their neighbourhood and shape the development of their local area. Communities that take a proactive approach by drawing up a Neighbourhood Plan which secures the support of local people in a referendum, benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area. This reduces to 15% if no Neighbourhood Plan has been adopted. Copdock and Washbrook has to date received £16,000 through this route that can be spent on improving the village.

The Copdock and Washbrook Neighbourhood Plan was offered to the village in a referendum that took place on 24 March 2022. Government rules stipulate that a plan can only be adopted if supported by more than half of those voting on the day (not the whole village) and as this wasn't achieved the plan was formally rejected.

Since that time, the Steering Group has been re-formed and seeks to redraft the Plan. This second version will not make any reference to specific sites for development or housing numbers but will instead focus simply on general policy statements to be adopted.

Once drafted and shared for further consultation, the plan will be independently examined and then put to referendum again, most likely towards the middle of 2023.





Residents will also be aware that there is already a planning application for 170 homes on land between Elm Lane and Back Lane. Reflecting the rejection of the Neighbourhood Plan at the March referendum, the Parish Council has objected to the proposal, the fate of which will be clearer later this summer. The Parish Council will endeavour to keep residents apprised of any developments on this issue, through the new Facebook page and other non-social media channels.



To improve further the flow and frequency of two-way communication on the Neighbourhood Plan, an informal consultation evening is being held **at the Village Hall between 6 and 8pm on Wednesday 20th July**. Display boards setting out the key points and a provisional timetable will be available for viewing. Parish Councillors will also be on hand to answer any questions. We encourage everyone to attend - light refreshments will be available and the Village Hall bar open.

Residents can also keep track of future progress by viewing minutes of Steering Group meetings which will be posted under the Neighbourhood Planning section of the main Parish web site **[www.cwnpsg.onesuffolk.net](http://www.cwnpsg.onesuffolk.net)**.

Any specific questions or requests for further information can also be addressed to The Clerk of the Parish Council, who can be contacted at **[copdockparishcouncil@hotmail.co.uk](mailto:copdockparishcouncil@hotmail.co.uk)**

A historical map of the Washbrook and Copdock area, showing fields, roads, and buildings. The map is overlaid with a green tint. The title 'COPDOCK AND WASHBROOK NEIGHBOURHOOD PLAN' is centered over the map. The map includes labels for 'WASHBROOK', 'Acres 1501.386', 'COPDOCK', and various landmarks like 'St. Mary Church' and 'Washbrook Bridge'.

# Copdock and Washbrook Neighbourhood Plan

A stylized, dark green illustration of a village scene. It features a large stone building on the left, a bridge over a river in the center, and another stone building on the right. The scene is framed by a large, stylized tree on the left and a smaller tree on the right.

## UPDATE

**An informal consultation evening is  
being held at the Village Hall between  
6pm and 8pm on Wednesday 20th July.**

## Appendix 2 - July 2022 Information Event Display



# **Copdock and Washbrook Neighbourhood Plan**



**Welcome to our  
Information Evening**

Neighbourhood planning gives communities the ability to develop a shared vision for their neighbourhood and shape the development of their local area.

They can, for example, also identify proposals for:

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

If they pass a Parish Referendum, they will form part of the statutory "development plan" for the area, meaning the District Council and Government Planning Inspectors will have to take note of what it says when considering planning applications.

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

## About Neighbourhood Plans

### Financial Benefits

Communities that take a proactive approach by drawing up a Neighbourhood Plan that passes a parish referendum benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area.

This reduces to 15% if no Neighbourhood Plan has been adopted.

Copdock and Washbrook has to date received £16,000 through this route that can be spent on improving the village.

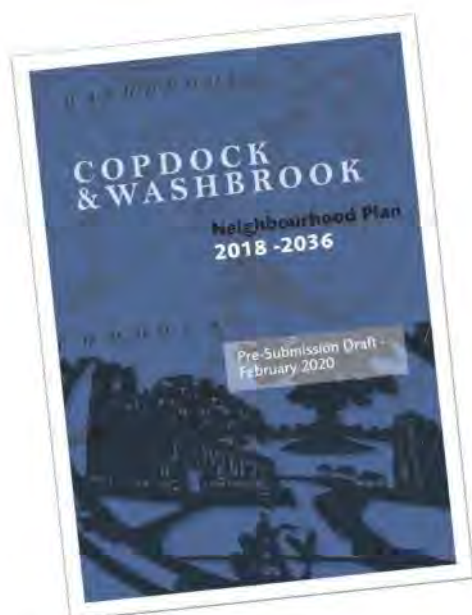




In 2018 the Parish Council commenced the preparation of a Neighbourhood Plan by forming a Steering Group.

We did a lot of consultation including:

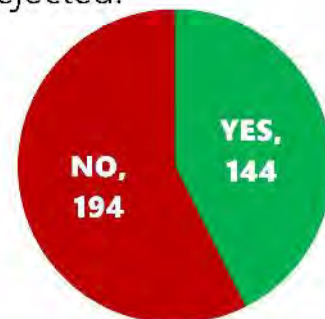
- Residents' Survey - April/May 2019
- Drop-in Event - June 2019
- Drop-in Event - September 2019
- Draft Neighbourhood Plan consultation – February/March 2020
- Submission Consultation (by Babergh DC) – May/June 2021



## Copdock and Washbrook Neighbourhood Plan

The Copdock and Washbrook Neighbourhood Plan was offered to the village in a referendum that took place on 24 March 2022.

Government rules stipulate that a plan can only be adopted if supported by more than half of those voting on the day (not the whole village) and as this wasn't achieved the plan was formally rejected.



Turnout 37.8%



# Housing and the Neighbourhood Plan

The original Neighbourhood Plan included the allocation of a site between Back Lane, Elm Lane and London Road for 226 houses.

The site had been included in the emerging Babergh/Mid Suffolk Local Plan and the preparation of the Neighbourhood Plan provided an opportunity to secure professional support to guide how should be developed that developers and Babergh would have to take notice of.

However, in December 2021, the Government Planning Inspectors examining the emerging Local Plan asked the District Council to reconsider its proposed allocation of sites for housing development across the District in a separate "Site Allocations" local plan document.

The effect of that request will, if finalised by the Inspectors, delay the allocation of new housing sites in Babergh by a few years.



This was the site Masterplan in the draft Neighbourhood Plan



## Housing and the Neighbourhood Plan

Part of the site allocated in the Neighbourhood Plan already has an undecided planning application for 170 homes.

Reflecting the rejection of the Neighbourhood Plan at the March referendum, the Parish Council has objected to the proposal, the fate of which will be clearer later this summer.

The Parish Council will endeavour to keep residents apprised of any developments on this issue, through the new Facebook page and other non-social media channels.



Neighbourhood Plans play an important role in the town planning system and there are over 1,000 in place across England.

There are numerous examples of where development has been turned down because it was contrary to the Neighbourhood Plan.

**BUT a Neighbourhood Plan cannot be used unless it has been passed at a local referendum**

The Plan that was put to the Referendum contained 20 planning policies covering a number of matters that residents told us were important.

**The Parish Council thinks that there are many benefits to having a Neighbourhood Plan in place**

The Steering Group has been reformed and seeks to redraft the Plan.



## What now?

### What the original draft Neighbourhood Plan covered:

- Spatial Strategy
- Housing Development
- Land south-east of Back Lane
- Affordable Housing on Rural exception Sites
- Housing Mix
- Employment Sites
- New Businesses and Employment
- Farm Diversification
- Area of Local Landscape Sensitivity
- Local Green Spaces
- Biodiversity
- Recreational Disturbance Avoidance and Mitigation
- Protection of Important Views and Landscape Character
- Heritage Assets
- Design Considerations
- Sustainable Construction Practices
- Protecting existing services and facilities
- Open Space, Sport and Recreation Facilities
- Public Rights of Way



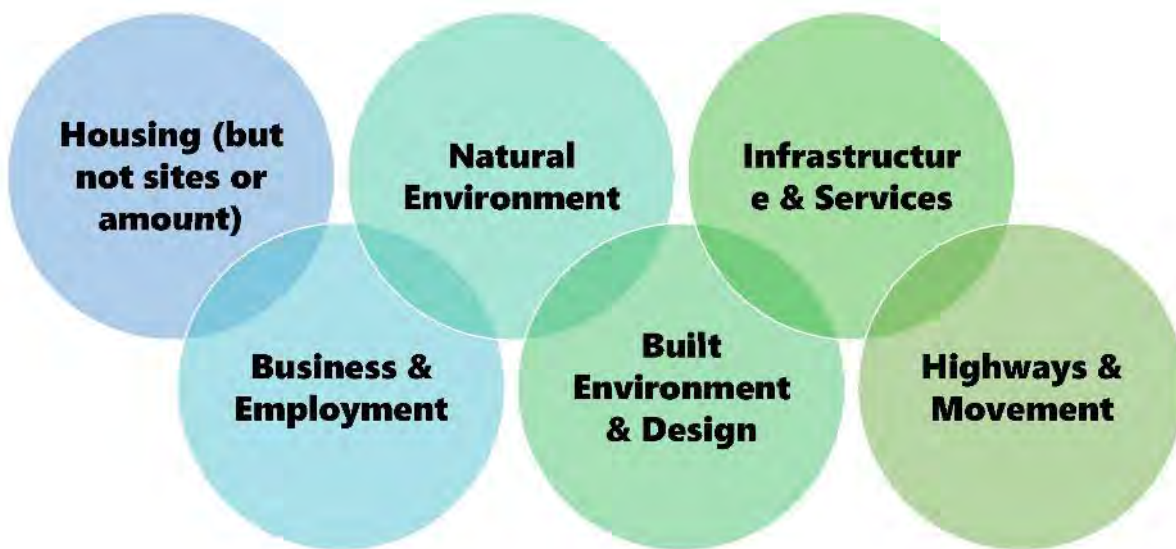
We know that the planning policies in the Neighbourhood Plan have been found to be fit-for-purpose by an Independent Examiner.

We think that the new version should not make any reference to:

1. the amount of new housing proposed in the parish
2. any new sites for housing

## A new Neighbourhood Plan

Once drafted and shared for further consultation, the plan will be independently examined and then put to referendum again, most likely towards the middle of 2023.





## A new Neighbourhood Plan

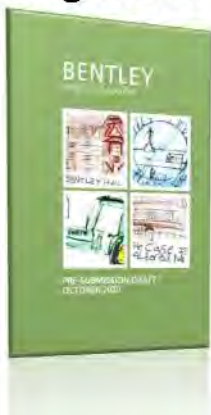
### A Neighbourhood Plan can...

- influence where and what type of development should happen in the Parish.
- promote more development than is set out in the Local Plan.
- include policies that take precedence over existing policies in the Local Plan for the Parish - provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan.

### A Neighbourhood Plan cannot...

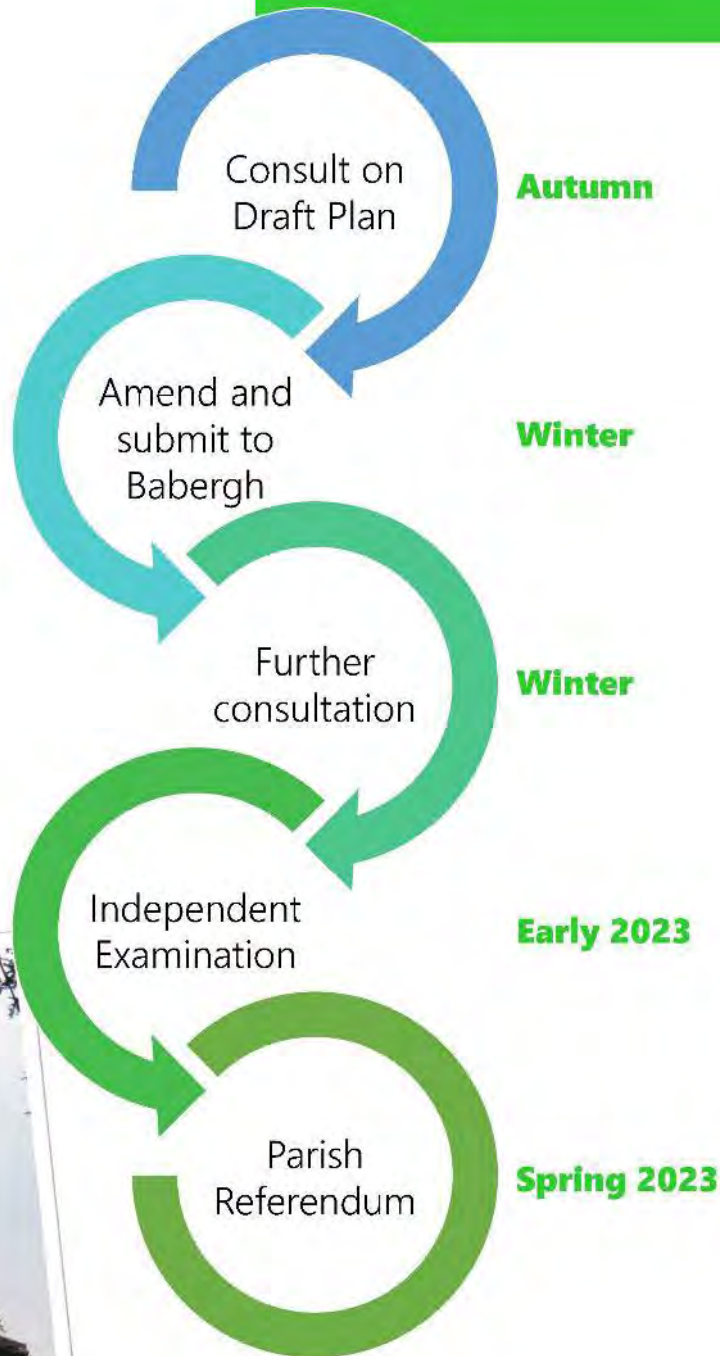
- Conflict with the strategic policies in the Local Plan.
- Be used to prevent development that is included in the Local Plan.

Where new Local Plans are produced, they supersede neighbourhood plans



Neighbourhood planning regulations require us to go through the same major stages as before and as illustrated.

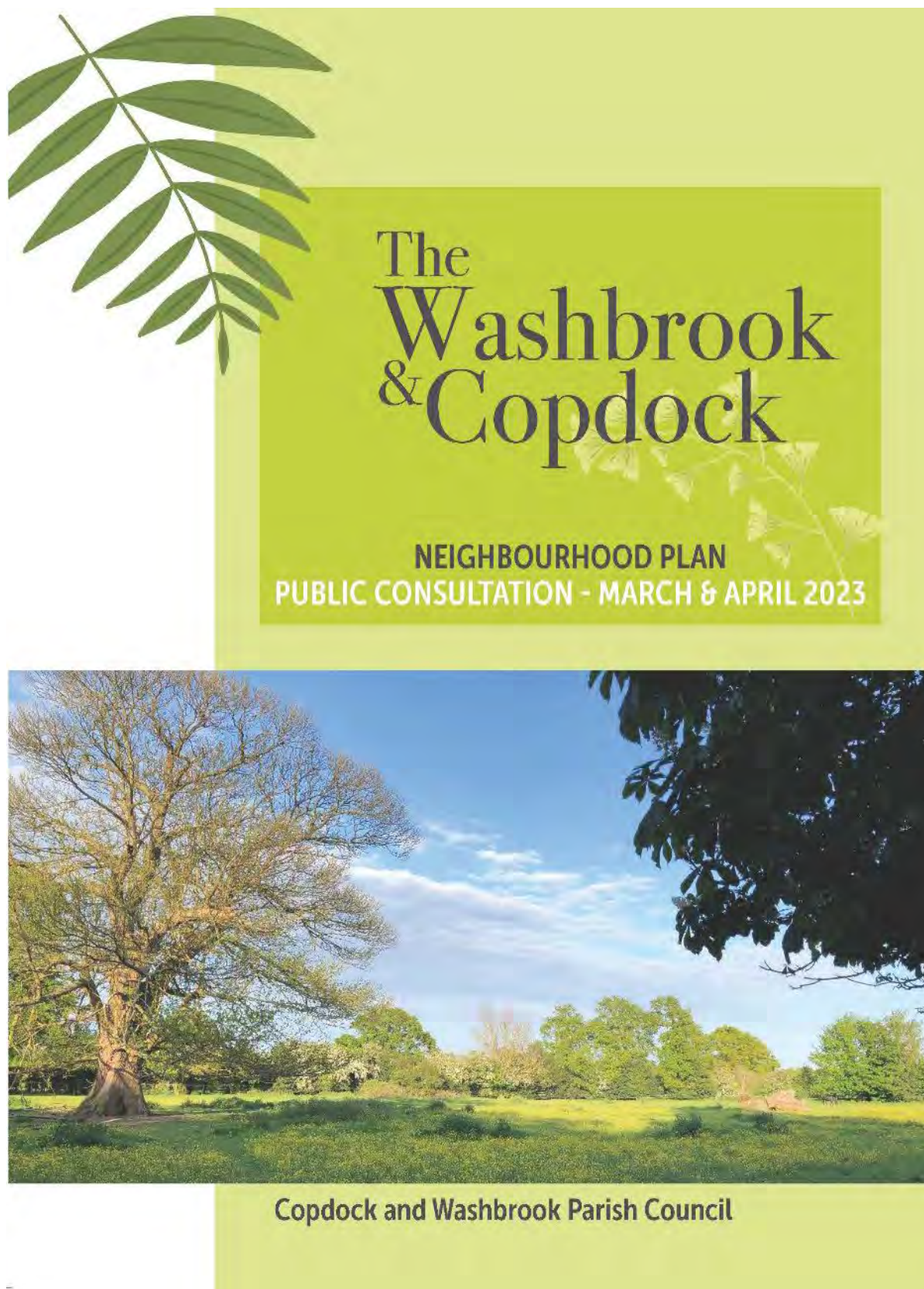
# Our timetable







**Appendix 3 – Leaflet used to publicise Pre-Submission Consultation**





A Neighbourhood Plan is a way of helping local communities to positively influence the planning of the area in which they live and work.

It means you can:

- have a say where new developments should be built and what they should look like
- make sure there are enough community facilities for current and future residents
- protect the local character and landscape, including important green spaces



Neighbourhood Plans form part of the statutory development plan for an area, and this means that, when complete, the District Council must use the Plan development when deciding planning applications.

Communities that draw up a Neighbourhood Plan that secures the support of local people in a parish referendum, benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area.

This reduces to 15% if no Neighbourhood Plan has been adopted. Copdock and Washbrook has to date received over £55,000 through this route that can be spent on improving the village.

#### **Background to the Neighbourhood Plan**

Previously the draft Copdock and Washbrook Neighbourhood Plan was offered to the village in a referendum that took place on 24 March 2022.

Government rules stipulate that a plan can only be adopted if it is supported by more than half of those voting on the day (not the whole village) and as this wasn't achieved the Plan was formally rejected.

We distributed a leaflet to all residents in July informing you that the Steering Group had been re-formed with a view to re-drafting the Plan. We also held a well attended drop-in event at the Village Hall at that time to provide further information and to answer questions.

We've now reached a major milestone with the consultation on the Draft Plan. Consultation commences on **Saturday 11 March and will last until Friday 28 April**, a period of just under 7 weeks. This is your chance to say whether or not you support the content of the new version of the Plan or would like to see some changes. The final page of this leaflet explains how you can comment. It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

This leaflet provides a brief overview of the new Plan.

If you want to find out more, and read the Plan and supporting documents, visit <http://www.cwnpsg.onesuffolk.net/>

The Neighbourhood Plan has been prepared by Copdock and Washbrook Parish Council supported by Places4People Planning Consultancy



**Village Drop-in Event**  
**Saturday 11 March -**  
**10.00 am to 12 noon**



### What's changed from the previous Plan?

The fundamental element of neighbourhood plans are their planning policies, against which planning applications for new development will be assessed. The previous draft Plan contained 19 policies which we have reviewed. The table illustrates what's changed since the last Plan.

Previous Plan Policy	New Plan
Policy C&W 1 - Spatial strategy	Slight amendments to make policy clearer
Policy C&W 2 - Housing development	Deleted
Policy C&W 3 - Land south-east of Back Lane	Deleted
Policy C&W 4 - Affordable housing on rural exception sites	No change to Policy in previous Plan
Policy C&W 5 - Housing mix	Amended to provide specific proportions of house sizes in any future housing developments
Policy C&W 6 - Employment sites	No change to Policy in previous Plan
Policy C&W 7 - New businesses and employment	No change to Policy in previous Plan
Policy C&W 8 - Farm Diversification	No change to Policy in previous Plan
Policy C&W 9 - Area of Local Landscape Sensitivity	Amended to include area between Back Lane and Old London Road
Policy C&W 10 - Local Green Spaces	No change to Policy in previous Plan
Policy C&W 11 - Biodiversity	Amended to reflect more stringent national requirements for the protection and improvement of natural habitats
Policy C&W 12 - Recreational Disturbance Avoidance and Mitigation	No change to Policy in previous Plan
Policy C&W 13 - Protection of Important Views and Landscape Character	No change to Policy in previous Plan
Policy C&W 14 - Heritage Assets	No change to Policy in previous Plan
Policy C&W 15 - Design Considerations	No change to Policy in previous Plan
Policy C&W 16 - Sustainable Construction Practices	No change to Policy in previous Plan
Policy C&W 17 - Protecting existing services and facilities	No change to Policy in previous Plan
Policy C&W 18 - Open Space, Sport and Recreation Facilities	No change to Policy in previous Plan
Policy C&W 19 - Public Rights of Way	No change to Policy in previous Plan

The main change is the deletion of the site that was allocated for 226 new homes between Back Lane and Old London Road. The new draft Babergh Local Plan had allocated this site but Government Inspectors examining that Plan have advised the District Council to do further work on their proposed housing allocations and so these proposals now have no status at this time.

The new Neighbourhood Plan continues to include the "community aspirations" previously identified. These focused on transport and highway initiatives along London Road to make it safer for all users.



## HOW TO VIEW THE FULL NEIGHBOURHOOD PLAN AND COMMENT

The full version of the Plan is available to download at [www.http://www.cwnpsg.onesuffolk.net/](http://www.cwnpsg.onesuffolk.net/) where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to borrow for a short period from Laura Butters, The Strands, Old London Road, Copdock, IP8 3JF  
email: [laura.butters@copdockandwashbrook.org](mailto:laura.butters@copdockandwashbrook.org) or phone 07763 195159

### Drop-in Event

We'll be at the Village Hall on Saturday 11 March between 10.00 am and 12 noon where you'll be able to find out more about the Plan and talk to members of the Working Group. Light refreshments will be available and you'll be able to complete a comments form while you're there.

### How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

Although we'd prefer you to use the online comments form, paper comments forms can also be obtained by contacting any parish councillor or at the Drop-in Event. They can be returned to either:

- James Mellish, Rose Cottage, Old London Road, Copdock, IP8 3JD
- Laura Butters, The Strands, Old London Road, Copdock, IP8 3JF
- Mike Watling, Watling Whights Corner, Washbrook, IP8 3LB

Or you can post comments to The Parish Clerk, Ivy Cottage, 55 Wattisham Road, Bildeston, IPSWICH, IP7 7EG but you must ensure that they are received by Friday 28 April.

We want your comments, even if you support everything in the Plan.

**COMMENTS MUST BE RECEIVED BY FRIDAY 28 APRIL WE CANNOT ACCEPT COMMENTS AFTER THIS TIME.**

### The Process

Once the consultation ends, all comments received will be reviewed and the Plan will be amended as necessary. It will then be submitted to Babergh District Council who will undertake a second round of consultation before the Plan is assessed by an Independent Examiner. The Plan will then be subject to a Parish Referendum open to all on the Electoral Register. A simple majority in favour of the Plan will mean that it can be used by the District Council when making decisions on planning applications.

Draft Plan Consultation

Submit Plan to Babergh DC

Further consultation

Independent examination

Parish Referendum



## Appendix 4 – Pre-Submission Consultation Launch Event Display



# Welcome

### The story so far

- Exactly 3 years ago we consulted on the original draft Neighbourhood Plan for Copdock and Washbrook
- The Plan was then independently examined and then offered to the village in a referendum that took place on 24 March 2022
- As more than half of those voting on the day (not the whole village) did not vote in favour of the Plan being adopted, the Plan was formally rejected.
- We distributed a leaflet to all residents in July informing you that the Steering Group had been re-formed with a view to re-drafting the Plan.
- We also held a well attended drop-in event at the Village Hall at that time to provide further information and to answer questions.
- We've now reached a major milestone with the consultation on the Draft Plan. Consultation commences on Saturday 11 March and will last until Friday 28 April, a period of just under 7 weeks

Do you want Babergh District Council to use the Neighbourhood Plan for Copdock and Washbrook to help it decide planning applications in the neighbourhood area?

	Votes Recorded	Percentage
Number cast in favour of a Yes	144	42.00%
Number cast in favour of a No	194	57.40%

2022 Results

### How it is prepared

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

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

### What is a Neighbourhood Plan?

It is a planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village.

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

Communities that draw up a Neighbourhood Plan that is passed at a parish referendum, benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area. This reduces to 15% if no Neighbourhood Plan has been adopted. Copdock and Washbrook has to date received over £55,000 through this route that can be spent on improving the village.

#### WE'RE HERE



Over the next 7 weeks you have an opportunity to read the new Plan and submit your comments.

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

**WE NEED YOUR VIEWS BY FRIDAY 28 APRIL**



# What's changed

The new Plan still contains planning policies that will be used by Babergh District Council when making decisions of planning applications in the parish.

Many of the policies in the unsuccessful Plan have been retained and, where necessary, updated.

2017 Neighbourhood Plan Policy	Status in the new Plan
Policy C&W 1 - Spatial Strategy	Policy revised to take account of emerging Babergh and Mid Suffolk Joint Local Plan – now Policy LWL1
Policy C&W 2 - Housing Development	Policy deleted. The policy identified how the housing requirement in the emerging Joint Local Plan would be delivered. Due to the outcomes of the Local Plan Examination, there is not currently a housing requirement for the parish.
Policy C&W 3 - Land south-east of Back Lane	Policy deleted as there is no longer a need to allocate sites to meet the Joint Local Plan housing requirement and the same allocation in the emerging Joint Local Plan no longer has any status.
Policy C&W 4 - Affordable Housing on Rural exception Sites	Policy retained – now Policy C&W2
Policy C&W 5 - Housing Mix	Policy retained – now Policy C&W3
Policy C&W 6 - Employment Sites	Policy retained – now Policy C&W4
Policy C&W 7 - New Businesses and Employment	Policy retained – now Policy C&W5
Policy C&W 8 - Farm Diversification	Policy retained – now Policy C&W6
Policy C&W 9 - Area of Local Landscape Sensitivity	Policy retained – now Policy C&W7. Area covered by designation has expanded to include site previously allocated for development south-east of Back Lane.
Policy C&W 10 - Local Green Spaces	Policy retained – now Policy C&W8
Policy C&W 11 - Biodiversity	Policy retained – now Policy C&W9
Policy C&W 12 - Recreational Disturbance Avoidance and Mitigation	Policy retained – now Policy C&W10
Policy C&W 13 - Protection of Important Views and Landscape Character	Policy retained – now Policy C&W11
Policy C&W 14 - Heritage Assets	Policy retained – now Policy C&W12
Policy C&W 15 - Design Considerations	Policy retained – now Policy C&W13
Policy C&W 16 - Sustainable Construction Practices	Policy retained – now Policy C&W14
Policy C&W 17 - Protecting existing services and facilities	Policy retained – now Policy C&W15
Policy C&W 18 - Open Space, Sport and Recreation Facilities	Policy retained – now Policy C&W16
Policy C&W 19 - Public Rights of Way	Policy retained – now Policy C&W17





# The New Plan



## ***In a nutshell, the Plan:***

- *Does not identify any new sites for housing*
- *Allows for infill development within tightly defined Settlement Boundaries drawn around the main built-up areas of the village*
- *Seeks new housing to be of a size to meet locally identified needs*
- *Supports the retention of existing employment sites*
- *Designates an area of Local Landscape Sensitivity*
- *Protects important open spaces*
- *Protects and maintains features of landscape and biodiversity value*
- *Protects the landscape outside the built-up area*
- *Seeks to maintain the building characteristics and distinct character areas*
- *Seeks to protect our services and facilities*
- *Identifies possible solutions to improve road safety on London Road*

## **Neighbourhood Plan Vision**

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

### **Objectives**

#### **Housing**

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

#### **Business and Employment**

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

#### **Natural Environment**

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

#### **Built Environment and Design**

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

#### **Infrastructure and Services**

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

#### **Highways and Movement**

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

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



# Development Location

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

## **Policy C&W 1 - Spatial Strategy**

*The Neighbourhood Plan area will accommodate development commensurate with Copdock and Washbrook's designation in the District's settlement hierarchy. The focus for new development will be within the Settlement Boundaries, as defined on the Policies Map.*

*Proposals for development located outside the Settlement Boundaries will only be supported where they are in accordance with national and district level policies and where they:*

- would not have a detrimental impact on heritage and landscape designations and highway safety; and*
- would not undermine the important gaps between settlements as identified on the Policies Map.*



The Settlement Boundaries



**DO YOU SUPPORT THIS POLICY?**







# Housing

- Unlike the previous draft Neighbourhood Plan, the new Plan does not make provision for a particular amount of additional housing.
- The amount of future growth will be determined at a later date in the new Local Plan that's being prepared by Babergh DC
- The Neighbourhood Plan now focuses on the type of housing needed for the parish
- It retains the policies from the previous draft Plan for affordable housing to meet local needs and to specify the mix of house sizes required to achieve a better balance of homes.

## Policy C&W 2 - 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 72 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:

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

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

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

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

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

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

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

## Affordable Housing

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

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

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

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

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

In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. Such circumstances are strictly controlled, as stated in Policy C&W 2. **These sites are not developed by commercial housebuilders**

## House Sizes

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

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

(percentages may not sum due to rounding);



## Policy C&W 3 - Housing Mix

Proposals for housing developments of 10 dwellings or more in the Neighbourhood Area should include the following mix of dwellings unless it can be demonstrated that:

- the particular circumstances relating to the tenure of the housing dictate otherwise; or
  - the latest publicly available housing needs information for the Plan area identify a need for a different mix.
- |            |     |
|------------|-----|
| 1 bedroom  | 19% |
| 2 bedrooms | 14% |
| 3 bedrooms | 52% |
| 4 bedrooms | 17% |

Within the wider mix of dwellings on housing developments the incorporation of single storey bungalows would be particularly supported.

**DO YOU SUPPORT THESE POLICIES?**





# Business & Employment

## Businesses and Jobs

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

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



## Policy C&W 4 - 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.*

## Policy C&W 5 - 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.*

*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.*

## Promoting New Business

The Neighbourhood Plan supports the creation of additional jobs.

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

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

## Agriculture

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

## Policy C&W 6 - Farm Diversification

*Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported where it can be demonstrated that they are no longer viable or needed for farming use. Proposals which would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal will not be supported.*



**DO YOU SUPPORT THESE POLICIES?**



# Natural environment

## Landscape Setting of the Village

In the 1980's the Suffolk County Structure Plan designated "Special Landscape Areas" which primarily related to historic parks and river valleys or other areas of undulating topography and natural vegetation, particularly broadleaved woodland. The adopted Babergh Local Plan designates land in the northern part of the parish, primarily associated with the Belstead Brook valley, as Special Landscape Area but this is not being carried through into the new Local Plan.

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

The conclusion was that majority of the Special Landscape Area is considered to constitute a valued landscape and recommended for designation within the Neighbourhood Plan.

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

### Policy C&W 7 - Area of Local Landscape Sensitivity

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

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



## Local Green Spaces

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

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

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

Those spaces that meet the criteria are identified in Policy C&W 8.

The sports pitches in the parish are protected under a separate policy.

### Policy C&W 8 - 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



**DO YOU SUPPORT THESE POLICIES?**







# Natural environment

## Biodiversity

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

Improvements will be supported that might include:

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

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



### Policy C&W 9 - Biodiversity

*Development 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 adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.*

*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.*

*Otherwise acceptable development proposals will be supported where they provide a net gain in biodiversity through, for example:*

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

## Protecting Natural Habitats

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

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

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

### Policy C&W 10 - 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.*

*Large residential developments (50 units or more) must provide Suitable Alternative Natural Greenspace (SANG) on site or access to sufficient greenspace.*

*All development should not have an adverse impact on the integrity of the Stour and Orwell Estuaries SPA and Ramsar site from the development alone.*



## Important Views and Landscape Character

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

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

### Policy C&W 11 - 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 and described in Appendix 2. Any proposed development should not detract from the key landscape features of these views. Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence that demonstrates how the proposal:*

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

**DO YOU SUPPORT THESE POLICIES?**





# Built environment & design

## Heritage Assets

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

There are currently 24 Listed Buildings across the parish.

Policy C&W 12 brings the Babergh planning policy up-to-date to be in line with national planning policies.



### Policy C&W 12 - Heritage Assets

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

- i. preserve or enhance the significance of the designated 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;
- ii. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the surrounding area;
- iii. contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and the AECOM Design Guidelines, through the use of appropriate design and materials;
- iv. 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;
- v. 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
- vi. 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.

**DO YOU SUPPORT THIS POLICY?**





# Built environment & design

## Design Considerations

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

Policy C&W 13 provides a number of criteria against which all proposals for development will be assessed.

### Policy C&W 13 - Design Considerations

Proposals for new development must reflect the local characteristics 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 4 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, open, green or landscaped areas, which make a positive contribution to the character and appearance of that part of the village;
- d. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises.
- e. 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;
- f. 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;
- g. produce designs that respect the character, scale, height and density of the locality;
- h. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring with necessary vehicle parking is provided within the plot and complemented by well designed, located and integrated on-street parking to avoid any obstruction to highway users or impediment to visibility and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- i. 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;
- j. not result in water run-off that would add-to or create surface water flooding, through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS);
- k. 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;
- l. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- m. provide one electric vehicle charging point per new off-street parking place created



**DO YOU SUPPORT THIS POLICY?**





# Built environment & design

## Sustainability

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

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

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

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



### Policy C&W 14 - Sustainable Construction Practices

**This policy only applies to non-residential development.**

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:

- i. maximise the benefits of solar gain in site layouts and orientation of buildings;
- ii. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- iii. avoid installing new fossil fuel-based heating systems;
- iv. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels; and
- v. incorporate measures to capture and attenuate rainwater in a manner that will deliver net-positive benefits to the wider area. These could include wetland and other water features which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved including, grey water recycling/rainwater and stormwater harvesting.



**DO YOU SUPPORT THIS POLICY?**





# Infrastructure & Services

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

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



### **Policy C&W 15 – 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:*

- i. 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 6 months; and*
- ii. 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*
- iii. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.*

### **Open Space, Sport and Recreation Facilities**

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

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

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

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

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

### **Policy C&W 16 – 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, including those identified on the Policies Map, will not be allowed unless:*

- i. 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*
- ii. 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 current and future needs of users of the existing space or facility.*

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

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

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

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



**DO YOU SUPPORT THE POLICIES?**





# Highways & Movement

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

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

The paths are in generally in good condition and waymarked.

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



## Policy C&W 17 - Public Rights of Way

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

## London Road

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

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

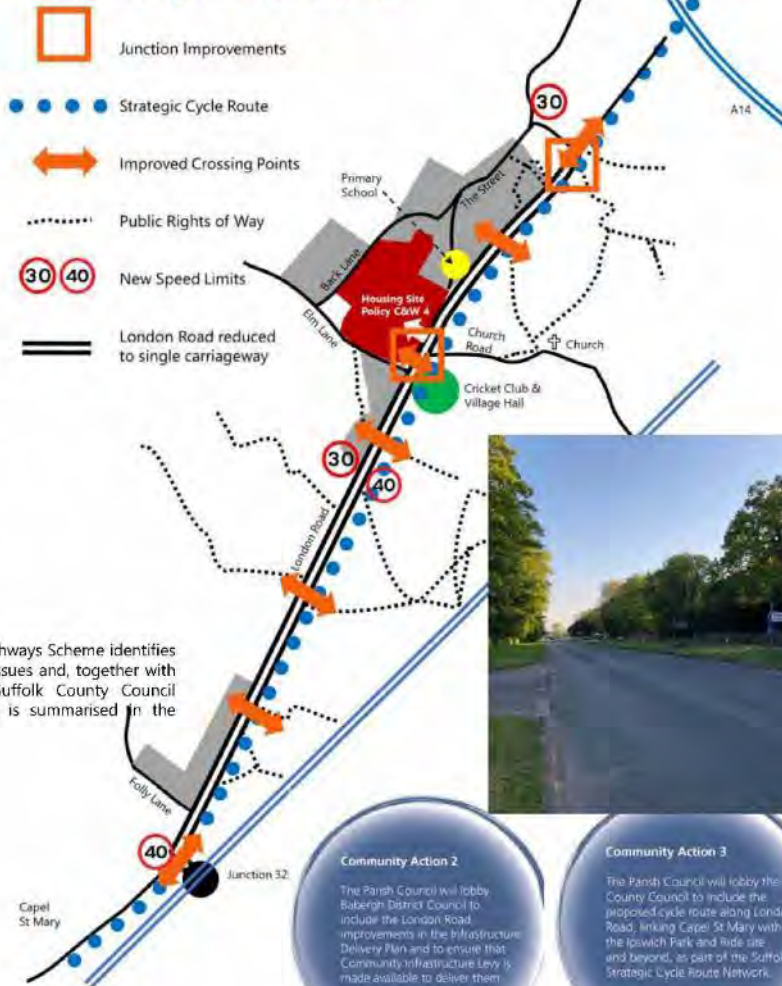
The work seeks to achieve the following main objectives in order to accommodate new housing developments:

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

## Preliminary Solutions

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

## Highways Aspirations



### Community Action 1

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

### Community Action 2

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

### Community Action 3

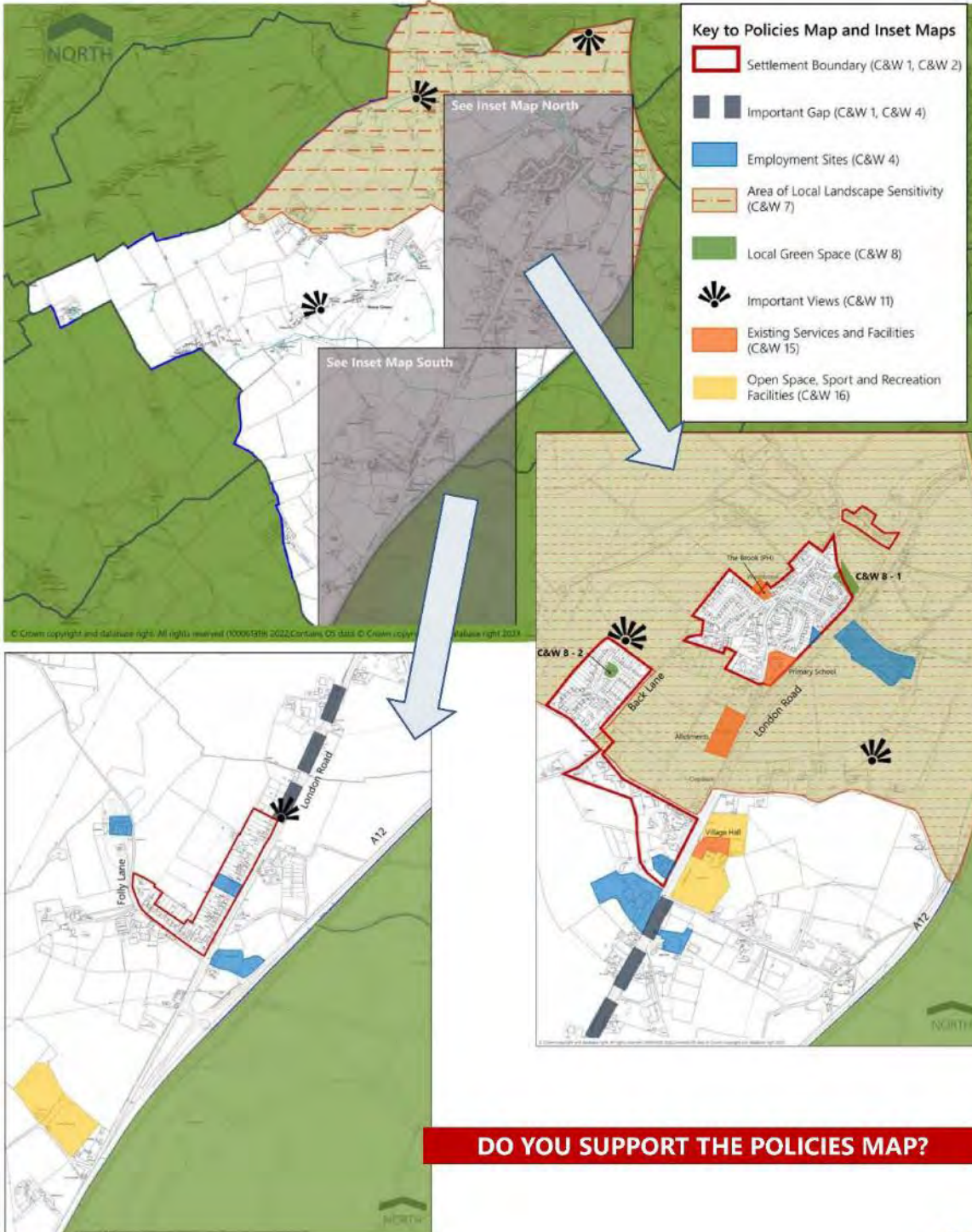
The Parish Council will lobby the County Council to include the proposed cycle route along London Road, linking Capel St Mary with the Ipswich Park and Ride site and beyond, as part of the Suffolk Strategic Cycle Route Network.

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



# Policies Map

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



**DO YOU SUPPORT THE POLICIES MAP?**





# What next?

## Consultation on the Neighbourhood Plan ends on 28 April

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

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

## Further Consultation

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

## Examination

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

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



## Referendum

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

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

Why not complete a form today?

## **Appendix 5 – Statutory Consultees Notified of Regulation 14 Consultation – March 2023**

MP for South Suffolk  
County Cllr to Samford Division Suffolk County Council  
County Cllr to Belstead Brook Division Suffolk County Council  
Ward Cllr to Copdock & Washbrook  
Ward Cllr to Capel St Mary  
Ward Cllrs to Sproughton & Pinewood  
Sproughton Parish Council  
Pinewood Parish Council  
Belstead Parish Council  
Bentley Parish Council  
Capel St Mary Parish Council  
Wenham Parva Parish Meeting  
Chattisham & Hintlesham Parish Council  
Burstall Parish Council  
Suffolk County Council  
Babergh District Council  
Land Use Operations, Natural England  
Essex, Norfolk & Suffolk Sustainable Places Team, Environment Agency  
East of England Office, Historic England  
East of England Office, National Trust  
Town Planning Team, Network Rail Infrastructure Limited  
Highways England  
Marine Management Organisation  
Vodafone and O2 and Three mobile phone networks  
Ipswich & East Suffolk CCG & West Suffolk CCG  
National Grid  
UK Power Networks  
Anglian Water  
Essex & Suffolk Water  
Defense Infrastructure Organisation, Ministry of Defence  
National Federation of Gypsy Liaison Groups  
Diocese of St Edmundsbury & Ipswich  
Suffolk Chamber of Commerce  
New Anglia LEP  
RSPB  
Sport England (East)  
Suffolk Constabulary  
Suffolk Wildlife Trust  
Suffolk Preservation Society  
Community Action Suffolk  
Dedham Vale Society  
Suffolk Coast & Heath AONB  
Theatres Trust  
East Suffolk Internal Drainage Board

## Appendix 6 – Statutory Consultee Consultation Notice

### **COPDOCK and WASHBROOK NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)**

Dear Sir / Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Copdock and Washbrook Parish Council is undertaking a Pre-Submission Consultation on the Draft Copdock and Washbrook Neighbourhood Plan. It follows an unsuccessful parish referendum in March 2022 when the previous Neighbourhood Plan did not achieve a majority vote in favour of the Plan.

Babergh District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments.

This Pre-Submission Consultation runs until **Friday 28 April**

We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/CandWPlan/> or, if that is not possible, please send them in a reply to this email.

**Copdock and Washbrook Parish Council**



## Appendix 7 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Organisation	Comment	Parish Council Response	Proposed Changes
<b>Chapters 1, 2, and 3</b>				
F Green		Yes to small developments for the need of villagers	Noted	None
M Watling		<p>1.3 I do not feel that the referendum in March 2022 was a true reflection on the original plan, as a campaign by some in the village sort to confuse some residents by an an anonymous prepared leaflet asking for to vote no. Some residents believed this to be from the Parish Council which it was not.</p> <p>2.7 Provision should be made to reduce the existing dual carriageway through the village (i) to reduce the road being attractive to rat run drivers avoiding the Copdock Mill roundabout on the A12 (ii) to incorporate a cycle lane in each direction to attract more use of cyclists in the area to both the countryside and into Ipswich.</p> <p>2.13 &amp; 3.1 The village has been subject to new residential areas being developed over the years. I must be accepted that at some time further developments will be needed to suit the local demand and from others areas to live in this ideal location which is not a town environment and ideal for access to the A14 &amp; A12 in all directions.</p> <p>3.6 The plan needs to be sympathetic to the surroundings of the village.</p>	<p>Noted</p> <p>Proposals to address this matter are contained in Chapter 11</p> <p>Noted</p> <p>Noted</p>	None
J&S Castle		<p>Item 1.3. The previous plan did not support the following:- -Protecting the landscape. -Improving wildlife habitat.</p> <p>Item 1.4 Would it not be preferable to increase the parish rate of the council tax for infrastructure improvements rather than build further houses in order to obtain CIL money.</p>	<p>Noted</p> <p>The Neighbourhood Plan does not make provision for significant additional house building other than those sites which already have planning</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Item 1.6. Does Babergh DC have the final say on planning and development for Copdock and Washbrook in spite of this development not being required by the Parish Council and NP.</p>	<p>permission and any developments that are in accordance with Policy C&amp;W1</p> <p>Babergh DC are the only authority that can determine planning applications and they can also allocate sites for housing through the preparation of the Local Plan.</p>	
	<p>Suffolk County Council, on behalf of Suffolk County Council and Red House Trust</p>	<p>As per covering comments, we believe the exclusion of housing allocations, and specifically of LA008 or any derivative of it) present a missed opportunity for the Neighbourhood Plan to have control over local growth and to provide certainty of infrastructure delivery.</p> <p>From a planning policy perspective, a draft Neighbourhood Plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft Neighbourhood Plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a Neighbourhood Plan or Order contributes to the achievement of sustainable development.</p> <p>Strategic policies should set out a housing requirement figure for designated neighbourhood areas from their overall housing requirement (paragraph 65 of the revised National Planning Policy Framework). Where this is not possible the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body, which will need to be tested at the neighbourhood plan examination. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan</p>	<p>There is no requirement to allocate any sites for housing in the Neighbourhood Plan.</p> <p>The adopted Part 1 Joint Local Plan demonstrates that there is no local need and that the housing requirement has been met by planning consents.</p> <p>The adopted Part 1 Joint Local Plan does not contain housing requirements for neighbourhood plans. There is nothing in the neighbourhood planning regulations to state that they should “consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed”.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>The Part 2 BMSDC Local plan is expected to set out that Babergh should provide for an additional 1,191 dwellings over the Plan period in the Part 2 Plan. A portion of this growth will likely be allocated to the Ipswich Fringe, as this is identified as a key strategic growth area. The main modifications indicate that settlement boundaries will be reviewed, and if necessary, revised to meet this shortfall.</p>	<p>The recent resolution to approve a planning application for Phase 2 of Wolsey Grange, Sproughton will deliver this residual requirement.</p>	<p>None</p>
	<p>Suffolk County Council</p>	<p><b>Archaeology</b>            SCC welcomes the inclusion of the historic mapping in Chapter 2 and the reference to Suffolk County Council Archaeological Service (SCCAS) in Chapter 9.</p> <p>Chapter 2 could be enhanced with the inclusion of information held on the parish's heritage assets included within the County Historic Environment Record (HER), which is managed by SCCAS. Publicly available records can be seen through the Suffolk Heritage Explorer<sup>1</sup>. SCC considers that the information from the HER could be reproduced on a map and included in the Plan which could then highlight archaeologically sensitive areas.</p> <p>Additionally, SCCAS have been reviewing Farmsteads throughout Suffolk, as part of an ongoing project funded by Historic England. The Neighbourhood Plan Group may wish to consider whether the information from the Suffolk Farmsteads Project would add any details or information to the Plan. Entries from the project can be seen via the Suffolk Heritage Explorer.</p> <p><b>Minerals and Waste</b>            Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan<sup>9</sup>, adopted in July 2020, which forms part of the Local Development Plan.</p> <p><b>Section 3 - Policy Context</b>            In the policy context, there is no mention of the Suffolk Minerals and</p>	<p>Noted</p> <p>This is referenced in paragraph 9.1</p> <p>This is not considered necessary.</p> <p>Noted</p> <p>The Plan will be amended to make reference to the Minerals and Waste Local Plan.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>Add new paragraph after 3.7 to provide details of the Suffolk Minerals and Waste</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Waste Local Plan 2020. It is suggested to add a brief paragraph regarding this, after paragraph 3.7.</p> <p>Safeguarded Sites For information, there are four safeguarded sites in or nearby the Neighbourhood Plan Area, as outlined below. These are safeguarded under the Suffolk Minerals and Waste Local Plan 2020, Policy MP10: Safeguarding will therefore apply. These safeguarded sites include: - Anglian Water Treatment facility AW201 – Washbrook-Opp Chapel Lane o (Inside) East of the Plan Area. - Minerals Extraction site M3 – Bedstead o (Inside) East of the Plan Area (this a large minerals extraction site, please be especially aware of its existence). - An Anglian Water Treatment facility AW93 – Hintlesham-Wilderness HSE STW o (Outside) North of the Plan Area. - A Metal and End of Life Vehicles site MELV12 – SBS Spares o (Outside) North-East of the Plan Area. These sites can be found in the Suffolk Minerals and Waste Local Plan 2020 and can also be found on our Interactive Map of Waste Locations of Interest10.</p> <p>Figure 3 is covering text on the right-hand side of the image which denotes paragraph numbers (paragraphs 2.5 and 2.6).</p>	<p>Noted</p> <p>Noted</p> <p>The allocation is actually outside the Neighbourhood Area</p> <p>Noted</p> <p>Noted</p> <p>This will be rectified</p>	<p>Local Plan.</p> <p>None</p> <p>Amend alignment of Figure 3 so as to not obscure paragraph numbers 2.5 and 2.6</p>
	<p>Babergh District Council</p>	<p>The penultimate sentence in para 3.5 will require updating now that the proposed modifications to the JLP have been published for consultation.</p> <p>Para 3.6 would have been technically correct when this draft Plan was prepared but is now also out of date. As modified, JLP Part 1 no longer identifies a settlement hierarchy, and it carries forward settlement boundaries from the adopted 2006 Babergh Local Plan (except where an adopted Neighbourhood Plan identifies a new settlement boundary).</p> <p>If you wish to retain paragraph 3.6, it needs to be re-written in the context of the current position. Policy SP03 now essentially only supports</p>	<p>Paragraph 3.5 will be updated</p> <p>Paragraph 3.6 will be amended to reflect the content of Part 1 of the Joint Loal Plan adopted in November 2023</p>	<p>Amend paragraphs 3.5 and 3.6</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		development within the settlement boundary, subject to the detail outlined within the policy.		
<b>Vision and Objectives</b>				
F Green		Lanes in the village are already over used by large vehicles ignoring weight restrictions and speed	Noted	None
M Watling		4.2 The plan needs to accommodate all aspects of this section especially items 14 & 15 including reduction of speed limit on the Old London Road.	Noted	None
M Blackwell		It would be good to include that any new development is built with the infrastructure to support electrical charging for each property and zero or nil carbon heating etc	EV charging points are address in the Plan but neighbourhood plans are limited in terms of specifying requirements for zero carbon heating.	None
J&S Castle		Item 5 Business Employment. There is no way that increasing business and employment will not have detrimental impacts - its a given fact.	Noted	None
	Anglian Water	Anglian Water supports the Infrastructure and Services Objective 13 to ensure that development does not result in a detrimental impact on infrastructure including sewers and surface water and watercourse flooding. Developers are encouraged to engage in early discussions with our pre-development team so that connections or any upgrades to our network are addressed when planning applications are submitted to the local planning authority. We will always recommend that SuDS are prioritised to manage surface water on site, to ensure that connections to a surface water sewer are only considered as a last resort, and any modelling and necessary upgrades are undertaken at the developer's expense.	Noted	None
	Suffolk County Council	SCC notes the concerns raised in Objective 14 and the intention to reduce through-traffic in the village. SCC would like to highlight that proposals linked to the Wolsey Grange development are aiming to make the existing 'rat-running' in this area less attractive to motorists through amendments to the 'Beagle' roundabout.  In regard to Objective 15, SCC supports any improvements to road safety via development or otherwise. Particularly by improving Old London Road for cyclists and pedestrians and reducing vehicle speeds. Objective 16 to protect and enhance Public Rights of Way is welcomed by SCC.	Noted  Noted	None  None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
<b>Policy C&amp;W1 - Spatial Strategy</b>				
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	<p>Policy C&amp;W 1 – Spatial Strategy sets out that the Neighbourhood Plan area will accommodate development commensurate with Copdock and Washbrook’s designation in the district’s settlement hierarchy. The focus for new development will be within the settlement boundaries, and proposals outside the settlement boundaries will only be supported where they are in accordance with national and district policies and would not have a detrimental impact on heritage and landscape designations, highway safety, or important gaps between settlements.</p> <ul style="list-style-type: none"> <li>• Our concern with this policy is that it misses the opportunity within the Neighbourhood Plan to influence the location of future growth which is likely to arise through the Part 2 Local Plan. Moreover, concentrating development within the existing settlement boundaries would prevent Copdock &amp; Washbrook from meeting its housing needs and the substantial benefits of growth. The Part 2 JLP will allocate additional housing in the Ipswich Fringe strategic growth area. It is submitted that the Spatial Strategy in the Neighbourhood Plan should be reviewed, which will provide benefits for the existing settlement by providing for needed housing in appropriate settings, certainty around infrastructure delivery, and protection from unwanted development.</li> </ul>	The adopted Part 1 Joint Local Plan demonstrates that there is no local need and, combined with a resolution to approve a planning application at Wolsey Grange, Sproughton, means that the housing requirement has been met by planning consents.	None
	Suffolk County Council, on behalf of Suffolk County Council and Red House Trust	<p>Note comments against Q1.</p> <p>In addition, this policy is potentially a missed opportunity to influence the location of future growth which is likely to be allocated through the BMSDC Part 2 Local Plan. The Part 2 JLP will allocate additional housing in the Ipswich Fringe strategic growth area. The previous well thought out plans which the Parish Council developed for LA008 provided control and certainty over development and significant infrastructure delivery and we therefore would welcome further discussion to revisit this opportunity.</p>	The adopted Part 1 Joint Local Plan demonstrates that there is no local need and, combined with a resolution to approve a planning application at Wolsey Grange, Sproughton, means that the housing requirement has been met by planning consents	None
	Suffolk County Council	Policy C&W1 - Spatial Strategy SCC welcomes Policy C&W1 with some minor amendments, as follows:	The wording in the policy has	None















Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>"i. would not have a <del>detrimental</del> <i>significant adverse</i> impact on heritage and landscape designations and highway safety; and  ii. would not undermine the important gaps between settlements as identified on the Policies Map."</p> <p>Settlement Gaps  The illustrations of the important gaps on the Policies Map are not very clear and could be interpreted that development could be accepted within the white parts of the grey and white dashed lines. Therefore, it is recommended that this is illustrated differently on the Policies Inset Maps. It is unclear as to what the primary function of settlement gaps are - to prevent the coalescence of Copdock and Washbrook with neighbouring settlements, or to maintain visual gaps along the main road within the settlement, and this should be clarified.</p> <p>SCC supports the position on highway safety, and this would be assessed within any future development proposals.</p>	<p>previously been found to meet the Basic Conditions as referenced by the Referendum version Neighbourhood Plan dated December 2021.</p> <p>The annotation was used in the previously examined Neighbourhood Plan and found to be satisfactory by the Examiner.  It is considered to quite clear what the Settlement Gaps are seeking to achieve given the annotation on the Policies Map.</p> <p>Noted</p>	<p>None</p> <p>None</p>
<b>Chapter 5 – Planning Strategy</b>				
J&S Castle		The wordage is convincing and we hope that this is borne out in future decision making!	Noted	None
<b>Policy C&amp;W 2 - Affordable Housing on Rural Exception Sites</b>				
F Green		Not a simple yes or no affordable homes for local residents would be small	Noted	None
F Green		Affordable housing for local residents only.	Noted	None
L Butters		Yes, if it enables local people to remain in the vilage.	Noted	None
J&S Castle		<p>Because there is an obvious need for affordable housing. You then go on to state that market housing may also be required to finance the affordable homes. So an immediate spread of properties outside of the settlement boundaries.</p> <p>See 6-10 further on in the questionnaire.</p>	Market housing would only be allowed on such a scheme in exceptional circumstances to make the affordable housing deliverable.	None
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	<p>Policy C&amp;W 2 – Affordable Housing on Rural Exception Sites sets out requirements for small-scale affordable housing on rural exception sites outside settlement boundaries.</p> <ul style="list-style-type: none"> <li>While the delivery of affordable housing is wholly supported, the</li> </ul>	This is not necessary as the Rural	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		assessed housing need for Copdock & Washbrook includes both market-rate and affordable housing. Provision for market-rate housing growth is therefore required, and as detailed above Policy C&W 1 as it is currently drafted would provide for an inadequate quantity of market-rate housing.	Exception Site policy enables 100% affordable housing schemes to be delivered	
<b>Policy C&amp;W 3 - Housing Mix</b>				
F Green		Yes, for 10 dwellings in the village.	Noted	None
J&S Castle		No numbers are given, but villages of this size can only accommodate small developments without completely spoiling the character of copdock and washbrook and overwhelming the schools and medical facilities that are already over stretched.	Noted	None
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	Policy C&W 3 – Housing Mix sets out the preferred mix of dwellings for developments of 10 dwellings or more. <ul style="list-style-type: none"> <li>This policy reflects the latest Housing Needs Assessment and is supported.</li> </ul>	Noted	None
	Suffolk County Council	<p>Adaptable homes and an ageing population</p> <p>Data accessible via the Suffolk Observatory<sup>4</sup> shows a mid-2020 estimate of the population for Copdock and Washbrook village is 1,192. Of these, 26.8% of residents are aged 65+ which is above the England average of 18.5% and clearly displays an ageing population.</p> <p>With respect to the population data, it is important to ensure the needs of residents are catered for, recognising the likely increase of co-morbidities as people get older. Whilst there is mention in Policy C&amp;W3 of bungalows being “particularly supported”, it is suggested that there could be provision for homes that are adaptable to M4(2) standards. This can help meet the needs of elderly and frail residents, allowing them to maintain independence for longer, but without restricting the needs of younger people and families. It is therefore recommended that the following is added to Policy C&amp;W3, to show support for homes that are adaptable, and help to meet Objective 4:</p> <p><i>“Within the wider mix of dwellings on housing developments, <u>support will be given for the provision of homes that are adaptable and accessible (meaning built to optional M4(2) standards), in order to meet the needs of</u></i></p>	<p>Noted</p> <p>Policy LP26 of Part 1 of the Joint Local Plan requires 50% of new homes in a development to meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations. It is therefore not necessary for the Neighbourhood Plan to set this requirement, especially in the light of the Written Ministerial Statement dated 2015 which restricts the ability for neighbOurhood plans to set such</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<i>the aging population, without excluding the needs of the younger buyers and families. The</i> incorporation of single storey bungalows would be particularly supported."	standards.	
<b>Chapter 6 - Housing</b>				
F Green		The on going building in the village is adequate considering the hundreds of new builds in a small radius near by creating more traffic congestion times when the village is grid locked	Noted	None
M Watling		It will be important to have a housing mix otherwise all new developments will become not be affordable by younger families and for the older aged people wanting to downsize in the village..	Noted	None
L Butters		A mix of housing is really important to ensure equity. With increasing house prices, smaller cheaper housing remains a necessity.	Noted	None
J&S Castle		See number 6	Noted	None
	Suffolk County Council, on behalf of Suffolk County Council and Red House Trust	See initial comment	Noted	None
	Suffolk County Council	It is suggested in the supporting text, the inclusion of the needs of residents who are living with dementia in the community, and the potential for making Copdock and Washbrook Village a "Dementia-Friendly community" <sup>5</sup> . The Royal Town Planning Institute has guidance on Town Planning and Dementia <sup>6</sup> and for neurodiversity <sup>7</sup> to support those with learning difficulties.	This is not considered necessary for the Neighbourhood Plan	None
	Babergh District Council	In para 6.2, we note that reference is made to the now 'indicative' housing figure for this Plan area. Whilst we appreciate this is an indicative figure and has no legal weight, we cannot rule out the possibility that further allocations would need to be made in Copdock & Washbrook through the Joint Local Plan (JLP) Part 2.	Noted. The adopted Part 1 of the Joint Local Plan does not provide indicative housing requirements for the Neighbourhood Area and the paragraph will be amended accordingly.	Amend paragraph 6.2 to refer to the fact that Part 1 of the Joint Local Plan does not provide indicative housing figures.
<b>Policy C&amp;W 4 – Employment Sites</b>				
J&S Castle		but..... see 9	Noted	None
	Suffolk County Council	This Policy could refer to the need for sustainable locations (such as locations with footway access) for non-employment exceptions, in	This is not considered necessary	None



Name	Organisation	Comment	Parish Council Response	Proposed Changes								
	Babergh District Council	<p>accordance with the Suffolk Design: Streets Guide.</p> <p>Policy C&amp;W 4 supports the retention and development of existing employment sites. These are shaded blue on the Policies Maps. We have no comment on the policy, but closer scrutiny of Inset Maps shows that some previously identified employment sites are not replicated (see screenshots below). Qstn: Are these omissions accidental or intentional?</p> <ul style="list-style-type: none"> <li>On Inset Map - North, an area east of London Road opposite Constable House</li> </ul> <table border="1" data-bbox="488 421 1285 820"> <thead> <tr> <th data-bbox="488 421 887 456">Inset Map - North (March 2022)</th> <th data-bbox="887 421 1285 456">Inset Map - North (March 2023)</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 456 887 820">  </td> <td data-bbox="887 456 1285 820">  </td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>On Inset Map - South, areas east and west of London Road, near Eight Elms Farm</li> </ul> <table border="1" data-bbox="488 911 1294 1323"> <thead> <tr> <th data-bbox="488 911 887 946">Inset Map - South (March 2022)</th> <th data-bbox="887 911 1294 946">Inset Map - South (March 2023)</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 946 887 1323">  </td> <td data-bbox="887 946 1294 1323">  </td> </tr> </tbody> </table>	Inset Map - North (March 2022)	Inset Map - North (March 2023)			Inset Map - South (March 2022)	Inset Map - South (March 2023)			The Policies Maps will be amended to reflect the employment sites in the March 2022 Plan	Amend Policies Maps to correct area covered by Existing Employment Sites annotation
Inset Map - North (March 2022)	Inset Map - North (March 2023)											
												
Inset Map - South (March 2022)	Inset Map - South (March 2023)											
												

**Policy C&W 5 – New Businesses and Employment**

L Butters		Yes but only within settlement boundaries.	Noted	None
J&S Castle		...but... every new business will have requirements for employees vehicles,	The policy refers to the need to	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		deliveries by van and heavy commercial vehicles, a certain of noise, pollution etc and should be kept away from lanes which are totally unsuitable for this kind of invasion.	not have an unacceptable impact on the highways network.	
	Suffolk County Council	SCC supports the position on highway impact, and this is a matter that would be assessed with any large-scale proposal.	Noted	None
<b>Policy C&amp;W 6 – Farm Diversification</b>				
F Green		It only makes lanes very dangerous for locals if the old A12 is turned into single lane all other roads are only lanes single track	Noted	None
L Butters		An effective use of redundant buildings.	Noted	None
J&S Castle		but see number 9	Noted	None
<b>Chapter 7 - Business and Employment</b>				
M Watling		7.5 I strongly agree to this section in respect of not being detrimental to the impact on the character of the village	Noted	None
F Green		The village have no roads for business development or farm redundant buildings to heavy traffic on one track lanes are already overloaded and are not reinforced.	Noted	None
J&S Castle		See question 2  Also... further business development should be located on main road areas as local lanes are not at all suitable for heavy business traffic, causing the break-up of road surfaces, damage to verges, traffic congestion and pollution.	The policies refer to the need to not have an unacceptable impact on the highways network	None
<b>Policy C&amp;W 7 – Area of Local Landscape Sensitivity</b>				
L Butters		It is vital to protect existing landscape.	Noted	None
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	Policy C&W 8 – Area of Local Landscape Sensitivity sets out that development proposals in the Special Landscape Area will be permitted only where they protect and enhance the special landscape qualities of the area, are designed and sited to harmonise with the landscape setting of the site and provide suitable landscape impact mitigation measures. <ul style="list-style-type: none"> <li>This policy reflects local landscape designations and is supported.</li> </ul>	Noted	None
	Suffolk County Council, on behalf of Suffolk County Council and	Yes, but noting this does not preclude development. It is noted that application DC/21/02073 included a Landscape Visual Impact assessment, which concluded the effect on the landscape condition within the LA008 site was offset by the increased vegetation proposed. As such the magnitude of change was assessed to be medium,	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	Red House Trust	resulting in an effect of moderate neutral significance. The effect on the landscape condition within the Study Area was assessed to be low, resulting in an effect of minor adverse significance.		
	Suffolk County Council	<p>Area of Local Landscape Sensitivity (ALLS) SCC welcomes Policy C&amp;W7 and its accompanying Map (3) identifying the Area of Local Landscape Sensitivity (ALLS).</p> <p>SCC notes that there is an inconsistency in paragraph 8.10 of the Plan and paragraph 4.7.4 of the Landscape Appraisal supporting document. The Plan states that the SLA landscape (designated in the adopted Babergh Local Plan) has been slightly extended in carrying it forward as an ALLS in the Neighbourhood Plan; however, the Landscape Appraisal supporting document states that the proposed extent of the ALLS is "the same as the former SLA". SCC requests that this inconsistency is rectified.</p>	<p>Noted</p> <p>The inconsistency will be amended in the Plan</p>	Amend paragraph 8.10
<b>Policy C&amp;W 8 – Local Green Spaces</b>				
	Anglian Water	<p>We note that the policy identifies Local Green Spaces (LGS) within the neighbourhood plan area – however, there is no specific policy test in relation to development or land use proposals. Whilst the text identifies that the NPPF (para. 103) states that LGS policies for managing development within a Local Green Space should be consistent with those for the Green Belt, this should be reiterated in the policy to provide certainty regarding how any proposals for development will be considered - e.g. "Development in the Local Green Spaces will be consistent with national policy for Green Belts".</p> <p>We have network assets that intersect with the Play area off Mill Lane (LGS1) - however we do not consider that the policy should prevent any operational development that may be needed to manage, maintain or repair our assets. The supporting text could helpfully reference that operational development by infrastructure providers will not be impeded by the designation.</p>	The policy will be amended	Add "Development in the Local Green Spaces will be consistent with national policy for Green Belts" to the end of the policy
	Suffolk County Council	<p>SCC welcomes the two proposed Local Green Spaces listed in Policy C&amp;W8 - and shown on the Policies Maps - as this supports the ongoing work to make Suffolk the Greenest County<sup>11</sup>.</p> <p>Whilst in theory, the designations of the two proposed sites as Local Green Spaces would be suitable, SCC has not seen any form of justification or appraisal for the two proposed sites. It is therefore unclear</p>	An additional appendix will be added to the Plan to demonstrate how the Local Green Spaces meet the NPPF criteria	Add Local Green Space Appendix



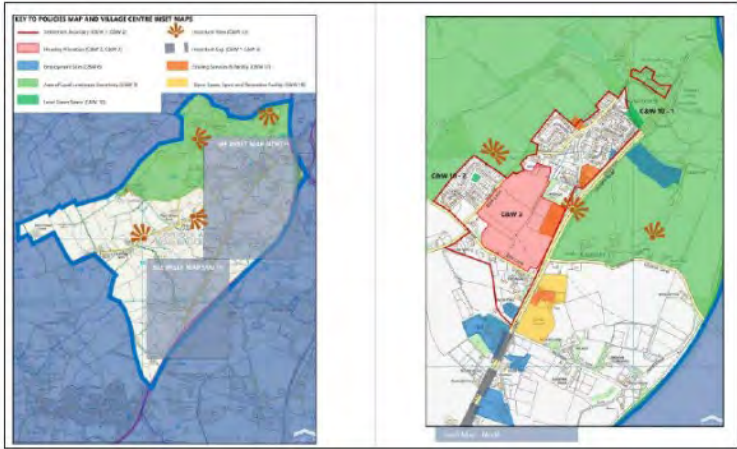
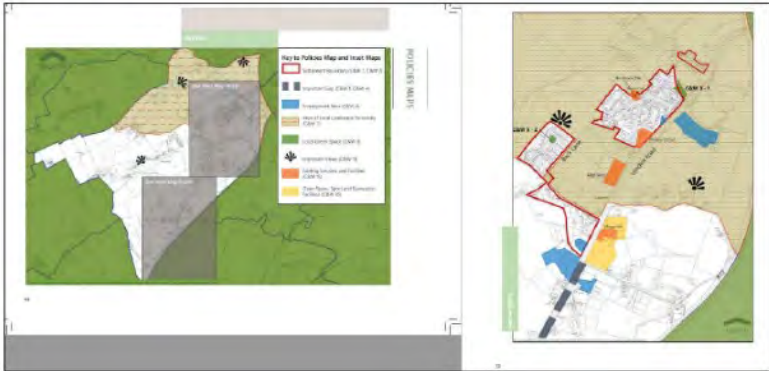
Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>how the proposed sites meet the criteria of paragraph 102 of the NPPF 2021, including outlining how each site is demonstrably special, such as providing amenity and recreation, tranquillity, beauty, or historic or ecological significance, as well as being not an extensive tract of land, and should be in close proximity to the community that it serves. Therefore, the supporting documents displayed on the parish council webpages should include the justification for the designation of the local green spaces and should include the above information. Without an appropriate evidence base and justification of the local green spaces, it is unclear how the sites meet the criteria of the NPPF 2021. The justification document should also include any other sites reviewed, and why they were discounted for designation.</p>		
<b>Policy C&amp;W 9 - Biodiversity</b>				
M Blackwell		<p>I would like to see wildlife corridors included as a requirement to ensure the abundant wildlife can continue to transit through the village regardless of any new development.</p>	Noted	None
R Livall		<p>Policy C&amp;W9 of the Pre-Submission Plan has been written without supporting evidence. The Plan therefore does not accord with the relevant sections of the National Planning Policy Framework [namely Paras 8, 28, 31, 174, 175 and 179].</p>	It is considered that the Plan meets the Basic Conditions	None
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	<p>Policy C&amp;W 9 – Biodiversity sets out that developments should provide a net gain in biodiversity.</p> <ul style="list-style-type: none"> <li>This policy reflects forthcoming changes to national policy and is supported.</li> </ul>	Noted	None
	Suffolk County Council	<p>Green Infrastructure and Wildlife Corridors            SCC notes that Green Infrastructure is mentioned only in the Glossary and not within the main text of the Plan or Policies. SCC welcomes reference to Wildlife Corridors in paragraph 8.13 but would further welcome its inclusion into Policy C&amp;W9, as well as Green Infrastructure.</p> <p>SCC welcomes Policy C&amp;W9 with the following proposed minor amendments:            “Development should avoid the loss of, or <del>substantial</del> <u>significant</u> harm to, important trees, hedgerows and other natural features such as ponds. Where such losses or harm are unavoidable, adequate mitigation [...] Otherwise, acceptable development proposals will <u>only</u> be supported where they provide a <u>measurable increase in net gain in biodiversity</u> <del>net gain in biodiversity</del> <u>net</u>”</p>	Policy C&W9 will be amended as suggested	Amend Policy C&W 9 as suggested by Suffolk CC

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p><i>gain, in accordance with the Environment Act 2021</i>, through, for example:</p> <ul style="list-style-type: none"> <li>i. the creation of new natural habitats including ponds;</li> <li>ii. the planting of additional trees and hedgerows (reflecting the character of iii. the areas traditional hedgerows), and;</li> <li>iii. iv. restoring and repairing fragmented biodiversity networks”</li> </ul> <p>These amendments strengthen the policy and seek to remedy a formatting error, whereby Part iii of the Policy should be a continuation of Part ii.</p> <p>SCC highlights that any new highway access (or increased use of an existing access) requires adequate visibility splays in accordance with Appendix F of the Suffolk Design: Streets Guide and this may involve the loss of existing hedgerows and trees. Any replacement planting should not interfere with those splays or create a significant maintenance burden for the Highway Authority.</p> <p>Therefore, the following minor addition is proposed for policy C&amp;W9 Biodiversity:</p> <p>“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. <u>Any planting shall not negatively impact visibility splays or cause a significant maintenance burden for the Highway Authority.</u>”</p>		
<b>Policy C&amp;W 10 - Recreational Disturbance Avoidance and Mitigation</b>				
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	<p>Policy C&amp;W 10 – Recreational Disturbance Avoidance and Mitigation sets out that developments within the zones of influence of European sites require a financial contribution towards mitigation measures, and developments of 50 units or more must provide Suitable Alternative Natural Greenspace.</p> <ul style="list-style-type: none"> <li>• This policy reflects Natural England guidance and is supported.</li> </ul>	Noted	None
	Suffolk County Council	<p>SCC welcomes paragraphs 8.16 and 8.17. Regarding Policy C&amp;W10, we advise that Strategy the acronym RAMS be included in the Policy title, reading “Policy C&amp;W10 - Recreational Disturbance Avoidance and Mitigation <u>Strategy (RAMS)</u>”.</p>	It is not necessary to amend the title as the policy concerns mitigation and disturbance rather than the strategy.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Furthermore, SCC believes the term “in-combination” located in the first paragraph of Policy C&amp;W10 should be replaced and moved before “adverse” to read “to avoid <u>cumulative</u> adverse <del>in-combination</del> recreational disturbance effects”.</p> <p>The third paragraph of the policy should be amended as follows, in order to strengthen the policy wording:            “All development should not have an adverse impact on the integrity of the Stour and Orwell Estuaries SPA and Ramsar site <del>from the development alone.</del>”</p>	<p>The wording is consistent with other “made” neighbourhood plans.</p> <p>The amendment is not considered necessary</p>	
<b>Policy C&amp;W 11 - Protection of Important Views and Landscape Character</b>				
F Green		If its carried out correctly	Noted	None
M Blackwell		It is not clear where the important views have come from. If I recall correctly there was a survey in the village circa 2016 which produced a map with these important views without further discussion or challenge. I have submitted a number of additional views that should be considered important but the ones contained in the plan appear to have been accepted without any real consideration. I would submit that the view from back lane (from elm lane direction) looking north east is an important view of the village and allotments. The view from the houses at the northern end of the lane between back lane and the allotments have an important view looking south over that lane. Both are similar to viewpoint 2 in nature. It would be good to have a proper discussion about these viewpoints.	The views are identified in the Neighbourhood Plan Landscape Appraisal prepared by a professional landscape consultant	None
F Green		Views and landscape should be all and not some.	Noted	None
J&S Castle		We would suggest that in addition to those 'viewpoints' already listed, the view from the top of Elm Lane, across the valley where the village sits and reaching as far as the Mendlesham mast on the A140 is an exceptional vista and should be added to the plan. Come to 1 Elm Lane to view for yourself! And this was the area that was previously planned to be swamped with 276 houses!	Views must be from publicly accessible locations. The public view from Elm Lane at this point is obscured by a hedgerow.	None
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	Policy C&W 11 – Protection of Important Views and Landscape Character sets out that proposals outside the settlement boundary should be accompanied by a Landscape Visual Impact Appraisal to demonstrate that the proposal can be accommodated without having a significant detrimental impact on the countryside and conserve and enhance the	Noted	None



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>unique landscape and scenic beauty within the parish.</p> <ul style="list-style-type: none"> <li>This policy reflects the findings of the Landscape Appraisal and is supported.</li> </ul>		
	Suffolk County Council	<p>Comments from Minerals and Waste</p> <p>Further, there is a chance that these safeguarded facilities could be impacted by the protected views proposed. Proposed protected views will not impact or prejudice existing safeguarded sites.</p> <p>SCC notes that it would be helpful if there was a map immediately following Policy C&amp;W11, which displayed the viewpoints, and with each view clearly numbered. This would provide clarity to the Plan and provide exact context to the reader for each of the viewpoints and their justification. Whilst the policies maps do display the views, they are not numbered, and it is difficult to get the context of the views.</p> <p>Appendix 2 lists eight views (including photos and brief descriptions), but only six views are shown on the Policies Maps. Therefore, the Policies Map must be updated to include all of the protected views.</p> <p>SCC notes that there should be an 'and' inserted between 'Landscape' and 'Visual'.</p>	<p>Noted. It would be expected that any proposals at safeguarded facilities should take account of the policy in the same way as other development proposals.</p> <p>This is not necessary given that Appendix 2 includes details of the views.</p> <p>The Policies Map will be amended accordingly</p> <p>The policy will be amended accordingly</p>	<p>Amend the Policies Map to ensure all important views are illustrated.</p> <p>Amend the policy to insert "and" between Landscape and Visual</p>
	Babergh District Council	<p>Para 8.18 and Policy C&amp;W11 refer to Important Views. Para 8.18 directs readers to Appendix 2. The latter is a repeat of Appendix 1 from the previous referendum version Plan. In total, eight views are described.</p> <p>Only six of the Important View location points are shown on the Policies Map / Inset Maps. View 3 [View from London Road looking North] and View 4 [View from Wenham Road looking East] are not shown. Presumably, a drafting error rather than a case of these views are no longer considered important.</p>	<p>Noted</p> <p>The Policies Map will be amended accordingly</p>	<p>Amend the Policies Map to ensure all important views are illustrated.</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>1. Screenshot from March 2022 referendum version</p>  <p>2. Screenshot from March 2023 R14 draft Plan</p> 		

### Chapter 8 - Natural Environment

M Watling		8.8 Developments could be permitted in these areas, providing they complement the landscape sensitivity. Some parts of the sensitive areas are in areas of the village where the extension of the residential areas is sensible so that there is a scattering of small developments all around the village.	Policy S&W1 addresses the suitable location of new development	None
J&S Castle		..... only that having done so much damage to the natural environment in these last 50-60 years we must do all in our power to rebuild - not only for ourselves but for future generations.	Noted	None
R Livall		I have recently had the pleasure of viewing the new Copdock &	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Washbrook Neighbourhood Plan Pre-Submission Plan 2023 - 2037 [March 2023] which in general terms I consider to be a very well written and concise Plan. A fundamental flaw is that it does not provide up-to-date biodiversity information in accordance with the National Planning Policy Framework. A supporting Biodiversity Evaluation Report has not been provided and in this respect the Copdock &amp; Washbrook Neighbourhood Plan compares most unfavourably with the recent Hoxne Neighbourhood Plan Reg 16 Submission consultation (15 Feb to 31 Mar 2023) which contains a 45-page Evaluation Report:  <a href="https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Hoxne-NP-SD8-Landscape-Biodiversity-Evaluation.pdf">https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Hoxne-NP-SD8-Landscape-Biodiversity-Evaluation.pdf</a></p> <p>The omission of a supporting Biodiversity Evaluation Report / Ecological Assessment / Parish Biodiversity Action Plan with the Pre-Submission Plan is most disappointing and fails to recognise the national concerns expressed by Sir David Attenborough and others highlighting that "nature is in crisis" and the desire for local action. I have become increasingly concerned that some Parish Councils may choose [perhaps on the grounds of financial expediency, insufficient time or lack of ecological expertise] not to use or give any weight to the relevant biodiversity guidance and tools at their disposal. Biodiversity regrettably appears to still remain a soft option that may give rise to negative responses both from Parish Councils and their professional advisors.</p> <p>I make a number of objections to the Reg 14 Pre-Submission Plan [<a href="http://www.cwnpsg.onesuffolk.net/assets/Project-Documentation-/WashbrookCopdockNP-3.pdf">http://www.cwnpsg.onesuffolk.net/assets/Project-Documentation-/WashbrookCopdockNP-3.pdf</a>], all of which relate to biodiversity.</p> <p>The Pre-Submission Plan fails to recognise or relate to national concerns that "nature is in crisis". Refer: United Nations Environment Programme [<a href="https://www.unep.org/facts-about-nature-crisis">https://www.unep.org/facts-about-nature-crisis</a>] and UK's People's Plan for Nature [<a href="https://www.weforum.org/agenda/2023/04/attenborough-people-s-plan-nature-uk/">https://www.weforum.org/agenda/2023/04/attenborough-people-s-plan-nature-uk/</a>].</p> <p>The Parish Council has not provided up-to-date biodiversity information with their Pre-Submission Plan, including ecological / wildlife corridor network maps and data on priority species etc. The Plan therefore does not accord with the relevant sections of the National Planning Policy</p>	<p>This is not considered necessary</p> <p>Noted</p> <p>Noted</p> <p>This is not considered necessary</p>	



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Framework [namely Paras 8, 28, 31, 174, 175 and 179].</p> <p>The Parish Council has not provided evidence that it is accurately assessing and promoting "the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species." The Pre-Submission Plan therefore does not accord with the relevant sections of the National Planning Policy Framework [namely Paras 8, 28, 31, 174, 175 and 179].</p> <p>The Pre-Submission Plan does not address the challenge of climate change and its implications for biodiversity. The Plan therefore does not accord with the National Planning Policy Framework [namely Paras 8, 11, 98, 131 and Section 14 "Meeting the challenge of climate change, flooding and coastal change"].</p> <p>Footnote: A key theme emerging currently in Neighbourhood Plans is "climate change" and the "climate emergency". The only reference to "climate change" in the Pre-Submission Plan is a single mention in Para. 3.1 relating to a quote from the NPPF.</p> <p>"Neighbourhood Planning Toolkits &amp; Guidance - How to write a neighbourhood plan in a climate emergency" [February 2020] provides a very useful guide to policy writing and community engagement for low-carbon neighbourhood plans. Reference:  <a href="https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/">https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/</a></p> <p>If the Parish Council is able to address the objections that I have raised it will establish a stronger policy framework for emerging development proposals that may impact upon the biodiversity resource of the Parish, in particular wildlife corridor / hedgerow connectivity. I am aware that to date Copdock &amp; Washbrook has been the subject to pressure for large housing schemes.</p>	<p>This is not considered necessary</p> <p>The neighbourhood planning regulations do not specify the minimum requirements for what a neighbourhood plan should contain</p> <p>The neighbourhood planning regulations do not specify the minimum requirements for what a neighbourhood plan should contain</p> <p>Noted</p> <p>It is not considered necessary to address these objections as noted above</p>	
	Suffolk County Council	The supporting text surrounding Policy C&W8 could be expanded to mention the health and wellbeing benefits of green spaces. SCC would suggest adding the following wording:	This is not considered necessary	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p><i>"Local Green Spaces can play an important role in improving the physical and mental health of the population, and can carry environmental benefits. Green space gives opportunities for social interaction, space for recreation, physical activity, and a habitat for wildlife."</i></p> <p>SCC welcomes paragraph 8.13 with the following minor amendment to the final sentence:  <del>"In such circumstances,</del> A mitigation scheme will be required as part of the proposal that provides the equivalent or better features on site."</p> <p>SCC notes that paragraphs 8.14 and 8.15 appear to be outdated, especially in their references to Environment Act 2021. SCC requests that these are updated to reflect the now current minimum requirements, i.e., developers will be required to justify that their proposals achieve a minimum of 10% biodiversity net gain from November 2023.</p> <p>Paragraph 8.1 states "as illustrated in the graph", however, there are no graphs in the Plan.</p> <p>There is no Figure 5 or 6, but there is a Figure 7.</p>	<p>This is not considered necessary</p> <p>Paragraph 8.15 will be amended</p> <p>The error will be addressed</p> <p>The error will be addressed</p>	<p>None</p> <p>Amend para 8.15 to refer to the implementation date of the Environment Act 2021</p> <p>Amend para 8.1 to delete reference to the graph</p> <p>Amend the Plan to ensure Figure numbers are consecutive</p>
<b>Policy C&amp;W 12 – Heritage Assets</b>				
J&S Castle		The exiting heritage assets must be protected at all costs, but in spite of the fine wordage expressed in 'build characteristics', section 9.2 and 9.4, is it not the case that so many developments in the Babergh area do not match the lofty ideals expressed - and once built are as they are for generations to come.	Noted	None
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	<p>Policy C&amp;W 12 – Heritage Assets sets out that proposals must preserve or enhance the significant and setting of heritage assets.</p> <ul style="list-style-type: none"> <li>This policy reflects Historic England guidance and is supported.</li> </ul>	Noted	None
<b>Policy C&amp;W 13 – Design Considerations</b>				
J&S Castle		see 18 above	Noted	None
	Iceni Projects Ltd on behalf	Policy C&W 13 – Design Considerations sets out design considerations for new development.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	of Bellway Homes Ltd	<ul style="list-style-type: none"> <li>This policy would require new development to reflect local characteristics and create and contribute to a high quality, safe and sustainable environment and is supported.</li> </ul>		
	Suffolk County Council, on behalf of Suffolk County Council and Red House Trust	<p>Yes. In addition, while the Neighbourhood Plan may no longer wish to allocate specific sites, it can seek to control development through a criteria-based policy approach which could be adopted in determining development proposals.</p> <p>It is suggested that the Plan includes the following criteria for residential development.</p> <p>Residential development should:</p> <ol style="list-style-type: none"> <li>I. Be located adjacent to the settlement boundary and within walking distance of essential services and facilities, including public transport;</li> <li>II. Demonstrate that there is capacity within the existing infrastructure to accommodate increase demand, or adequate additional infrastructure is provided in time to meet needs;</li> <li>III. Not adversely affect neighbouring amenity or have a significant adverse impact on existing developments by way of noise, smell, increased carbon emissions and reduced air quality or other environmental factors;</li> <li>IV. Respect heritage assets and the special characteristics of the surrounding landscape;</li> <li>V. Provide 35% affordable housing;</li> <li>VI. Proposals to be in harmony with the character of the Special Landscape Area;</li> <li>VII. Provide a mix of house sizes in accordance with Policy C&amp;W 3 – Housing Mix;</li> <li>VIII. Provide amenity open space and children's play facilities;</li> <li>IX. Provide an integrated approach to water management, including the use of SuDS;</li> <li>X. Provide improved pedestrian and cycle links to key facilities; and</li> <li>XI. Provide highways improvements, including safety measures and provision for emergency access.</li> </ol>	None of these suggestions are considered necessary	None
	Anglian Water	We support the policy requirement to address surface water run-off through above ground sustainable drainage systems (SuDS). This aligns with the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all	Noted	None



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>new developments in England in 2024. However, we welcome this policy to ensure SuDS are incorporated in new developments, until the Schedule is formally implemented, and the necessary measures are in place.</p> <p>We are supportive of the Copdock &amp; Washbrook Design Guidelines - however the checklist in Appendix 4 does not reference sustainability or eco-design (3.10) that could include opportunities to implement more ambitious water efficiency standards for example or including schemes to minimise potable water use such as rainwater/storm water harvesting (3.11) and greywater recycling.</p> <p>We would encourage the Parish Council to set more ambitious water efficiency measures in the neighbourhood plan through a 'fixtures and fittings' based approach to achieve 100 litres per person per day (l/p/d). This would align with the Government's Environment Improvement Plan which sets ten actions in the Roadmap to Water Efficiency in new developments - including a new standard for new homes in England of 105 litres per person per day (l/p/d) and 100 l/p/d where there is a clear local need, such as in areas of serious water stress.</p>	<p>Noted</p> <p>Neighbourhood Plans are restricted by the content of Written Ministerial Statement HCWS488 (March 2015) in terms of introducing new local technical standards.</p>	
	Suffolk County Council	<p>Flooding SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, groundwater, and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.</p> <p>SCC suggests an amendment to Policy C&amp;W13 Design Considerations, with the following proposed wording:  <i>"j. are not situated in areas of risk of any form of flooding, and should not result in water run-off that would add-to or create surface water flooding, through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS) <u>that are multifunctional and provide amenity and biodiversity, in accordance with the Suffolk Flood Risk SuDS Local Design Guide 2023</u>"</i>.</p> <p>These amendments will strengthen the intent of the Policy and ensure clarity.</p> <p>SCC notes that Part a. refers to landscape character, however, it should be</p>	<p>Noted</p> <p>The policy will be amended</p> <p>The policy will be amended</p>	<p>Amend Policy C&amp;W 13 as suggested by Suffolk CC</p> <p>Amend criterion a. of the</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>clarified if the requirement is for a landscape character appraisal (which already exists) or a Landscape and Visual Appraisal (LVA). If it is the latter, please edit the Policy as appropriate, as suggested below:  “a. [...] prepare a landscape character <i>and visual</i> appraisal (<i>LVA</i>) to demonstrate this; [...]”</p> <p>Concerning Part c., SCC believes that this policy could be strengthened in order to recognise that the loss of the listed features would also be detrimental to biodiversity. Therefore, the following amendment is suggested:  “c. do not involve the loss of gardens, open, green or landscaped areas, which make a positive contribution to the character and appearance of that part of the village <i>as well as aiding and enhancing biodiversity</i>; [...]”</p> <p>Part e should be amended as follows, to ensure clarity and strengthen its protections:  “e. taking mitigation measures into account, do not <del>affect adversely</del> <u>result in significant adverse effects on</u>: [...]”</p> <p>SCC notes that, as they are mentioned in Part d, tree lined streets and tree requirements are included within the Suffolk Design: Streets Guide.</p> <p>Regarding Part h, any adoptable new road layouts should be in accordance with the Suffolk Design: Streets Guide. All parking should accord with Suffolk Guidance for Parking (2019).</p> <p>Regarding Part k, all cycle storage should accord with the Suffolk Guidance for Parking (2019). All bin storage and presentation should be clear of the highway.</p> <p>Regarding Part m, all EV charging should accord with the Suffolk Guidance for Parking (2019) and Part S of the Building Regulations.</p> <p>Hence, the following amendments to the Policy are suggested:  “d. include tree-lined streets unless in specific cases there are clear,</p>	<p>This is not considered necessary</p> <p>This is not considered necessary</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted but the Suffolk Guidance is guidance and the policy increases these requirements to reflect the phasing out of petrol and diesel in new vehicles</p> <p>These amendments are not considered necessary</p>	<p>policy as suggested.</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises, <i>in accordance with Suffolk Design: Streets Guide</i>. [...]</p> <p>h. produce designs, in accordance with <i>Suffolk Design: Streets Guide and Suffolk Guidance for Parking 2019</i> standards, that maintain or enhance the safety of the highway network ensuring with necessary vehicle parking is provided within the plot and complemented by well designed, located and integrated on-street parking to avoid any obstruction to highway users or impediment to visibility and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement; [...]</p> <p>k. where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage, including cycle charging points, in accordance with <del>adopted cycle parking standards</del> <i>the Suffolk Guidance for Parking (2019) or any successor documents</i>; [...]</p> <p>m. provide one electric vehicle charging point per new off-street parking place created; <i>these should accord with the Suffolk Guidance for Parking (2019) and Part S of the Building Regulations.</i>"</p>	<p>These amendments are not considered necessary</p> <p>These amendments are not considered necessary</p> <p>These amendments are not considered necessary</p>	<p>None</p> <p>None</p> <p>None</p>
<b>Policy C&amp;W 14 – Sustainable Construction Practices</b>				
	Suffolk County Council, on behalf of Suffolk County Council and Red House Trust	Yes, strongly endorse	Noted	None
	Anglian Water	We agree with the policy approach for non-residential buildings to encourage sustainable construction and designs. We consider that the policy could be strengthened to encourage water efficient practices in addition to minimising surface water runoff. We suggest the following amendments to provide clarity in terms of water efficiency and flood prevention:	Noted	Noted



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Proposed Amendments:  Policy C&amp;W 14 - Sustainable Construction Practices  This policy only applies to non-residential development.  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:</p> <ul style="list-style-type: none"> <li>i. maximise the benefits of solar gain in site layouts and orientation of buildings;</li> <li>ii. incorporate best practice in energy <b>and water</b> conservation and be designed to achieve maximum achievable energy <b>and water</b> efficiency;</li> <li>iii. avoid installing new fossil fuel-based heating systems;</li> <li>iv. incorporate sustainable design and construction measures and <b>renewable/low carbon</b> energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels; and</li> <li>v. incorporate measures to <del>capture and attenuate rainwater</del> <b>manage surface water run-off, and manage water resources sustainably</b> in a manner that will deliver net-positive benefits to the wider area. These could include <b>sustainable drainage systems where easily accessible maintenance can be achieved such as</b> wetland and other water features which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and rainwater/ <del>and</del> stormwater harvesting and <b>greywater</b> recycling <b>to reduce potable water use.</b> <del>and other natural drainage systems where easily accessible maintenance can be achieved including rainwater and stormwater harvesting</del></li> </ul>	<p>The suggested amendments will be made</p>	<p>Amend Policy C&amp;W 14 as suggested</p>
	<p>Suffolk County Council</p>	<p>SCC welcomes Policy C&amp;W14, noting its promotion of renewable energy and sustainable development for non-residential development.</p> <p>However, SCC highlights that considering the Climate Emergency, (as declared by Suffolk County Council in March 2019<sup>12</sup>) all development should be sustainable, including residential development. Therefore, the first line of the policy regarding applying to non-residential development should be deleted.</p>	<p>Neighbourhood Plans are restricted by the content of Written Ministerial Statement HCWS488 (March 2015) in terms of introducing new local technical standards. The original neighbourhood plan was amended by the Examiner to add this clause to meet the Basic Conditions.</p>	<p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
<b>Chapter 9 - Built Environment and Design</b>				
M Watling		Policy 13 is important to ensure new developments are in keeping with a village environment and not modern day industrial cladding systems. House designs not to be repetitive but having different looking elevations.	Noted	None
	Suffolk County Council	Concerning paragraph 9.7 of the plan, SCC notes that this is inaccurate and contradicts with the paragraph above. Main rivers are categorised and mapped <sup>3</sup> by the Environment Agency. This map shows that a main river flows through the village. Therefore, paragraph 9.7 of the plan should be amended, and should also include that, in addition to a number of ordinary watercourses, are all at various risks of flooding.	Paragraph 9.7 will be amended	Amend para 9.7 as suggested
<b>Policy C&amp;W 15 – Protecting Existing Services and Facilities</b>				
F Green		Giving consideration of what the village have but lose a important and well used hotel public transport is very poor cycling and walking very dangerous with in the village	Noted	None
L Butters		The village has an impressive array of facilities.	Noted	None
	Suffolk County Council	SCC would recommend Policy C&W15 be expanded to detail the existing Services and Facilities, as listed in paragraph 2.22. this would help to strengthen the policy and provide protection to the facilities.  The reference to sustainable travel infrastructure is noted and supported  In Policy C&W15, SCC notes that there is a formatting error, where the text repeats the Policy title in the first line.	This is not considered necessary  The policy will be corrected	Delete first line of Policy C&W 15
	Babergh District Council	Please note that C&W 15 requires an editorial fix to remove repetition of the policy title.	The policy will be corrected	Delete first line of Policy C&W 15
<b>Policy C&amp;W 16 – Open Space, Sport and Recreation Facilities</b>				
F Green		Provision of sports and open space is good	Noted	None
C Butters		Protecting existing facilities is vital.	Noted	None
	Suffolk County Council	SCC welcomes Policy C&W16 that supports the provision, enhancement and/or expansion of amenity, sport and recreation open space or facilities, as physical activity can help to improve mental and physical health.  SCC welcomes Policy C&W16 - Open Space, Sport and Recreation Facilities.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>It is considered that a list of open spaces, sports and recreation facilities in the Policy would have been a helpful addition, alongside cross-references to the Policies Maps. This would provide clarity s to what specifically the protected sport and recreation facilities are.</p> <p>Furthermore, one of these areas (play area at the Village Hall) could qualify as a Local Green Space and it is suggested that t this could be considered as the protection granted may be stronger.</p> <p>SCC suggests an addition to Policy C&amp;W16 that states "<u>all parking and cycle storage should accord with Suffolk Guidance for Parking (2019) at open spaces, sport and recreation facilities</u>".</p>	<p>This is not considered necessary</p> <p>This is not considered necessary</p> <p>This is not considered necessary</p>	
<b>Chapter 10 - Infrastructure and Services</b>				
M Watling		10.1,10.2 & 10.5 it is important to retain and possibly provide additional support for these areas to maintain a local community neighborhood for all ages..	Noted	None
F Green		Copdock and washbrook are well provided with services and facilities the big problem being congested roads getting in and out of the village and more buildings will only make this worse.	Noted	None
	Suffolk County Council	<p>Education</p> <p>SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity.</p> <p>Early Years Provision</p> <p>We note paragraph 10.3 which highlights that additional capacity will be required for the pre-school. The strategy for mitigating growth will be met through the expansion of the existing Copdock and Washbrook Pre-school and new provisions delivered as part of the Wolsey Grange development.</p> <p>Primary Education</p> <p>Copdock Primary School is currently forecast to exceed 95% capacity during the forecast period. The number of pupils arising from applications pending decision is also expected to put pressure on the existing places</p>	Noted	None



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>at the school should these applications be approved (DC/22/01410/OUT and DC/22/01605/OUT).</p> <p>The net capacity of the school is 70 places with a PAN of 10 pupils per year group. However, the school does have some year groups larger than 10 pupils. As stated in the Plan, Wolsey Grange primary school can be used to ease the pressure on places.</p> <p>We note, however, that paragraph 10.2 states the capacity of the school is 90 pupils.</p> <p>Secondary Education</p> <p>East Bergholt High School is forecast to exceed 95% capacity during the forecast period. The proposed strategy for mitigating this growth is via future expansion of existing provisions.</p> <p>The Plan could show support for inclusive and accessible facilities in public spaces, by the addition of benches, including "Chatty Benches"<sup>8</sup>. This could help to make an elderly population feel more included as part of the community and reduce social isolation of vulnerable groups, as well as to provide rest places for frail residents of the community. This could be included after paragraph 10.7.</p> <p>Paragraph 10.7, denoting the importance of services and facilities in helping maintain healthy lifestyles, is welcomed.</p>	<p>This is not considered necessary given such initiatives do not require planning consent</p> <p>Noted</p>	
<b>Policy C&amp;W 17 – Public Rights of Way</b>				
F Green		The changes are needed out side the village to stop over loading villages that have no means or space or inferstructure to cope with more growth	Noted	None
F Green		The only road with access into the village is the A12. The next are lanes with weight restrictions which dont work now.	Noted	None
L Butters		Yes because the village has some great public footpaths that need protecting, but limited bridleways. With a high number of dog walkers in the village it is important they are maintained or increased.	Noted	None
C Butters		Important not to lose existing footpaths.	Noted	None
J&S Castle		<p>Old London Road requires a 30mph restriction at the Church Lane - Elm Lane junction. Fatal accidents have already happened there.</p> <p>The unsuitable for HGVs sign at the top of Elm Lane is ignored completely.</p>	Noted	None
	Suffolk County	SCC has some landscape concerns regarding Policy C&W17.	Policy C&W17 is that which was	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	Council	<p>Markedly, not all Public Rights of Way (PRoW) have significant or, sometimes, notable value as biodiversity corridors. Further, their primary functions are for a recreational benefit to the local community and connecting settlements.</p> <p>Despite this, SCC supports the aspirations of the Plan that efforts should be made to enhance biodiversity, for example by creating a wildflower meadow or by planting a hedge, a row of trees, or even a woodland along the PRoW, where there is an existing lack of these and where it is possible. However, it could be the case that after improving the PRoW (cutting back vegetation, and providing an improved surface to walk on), the footfall increases, which would be the desired outcome but could affect biodiversity negatively.</p> <p>Therefore, SCC suggests the following amendments to the Policy: "Measures to improve and extend the existing network of public rights of way will be supported. <i>Where possible, proposals should seek to recognise and protect the value as biodiversity and wildlife corridors, and efforts should be made to enhance biodiversity where appropriate.</i> particularly if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal."</p> <p>SCC notes that a dedicated map detailing the Public Rights of Way network, as well as inclusion in the Policies Map, would prove a significant enhancement of the Plan.</p>	<p>contained in the Referendum version of the Neighbourhood Plan (December 2021). It has therefore been found to satisfy the Basic Conditions.</p> <p>Noted</p> <p>Given that the policy has already been assessed to meet the Basic Conditions, this amendment is not considered necessary</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p> <p>None</p>
<b>Community Action 1</b>				
	Suffolk County Council, on behalf of Suffolk County Council and Red House Trust	Yes. Importantly, it should be noted the Parish Council already has a lever to secure the implementation of the long desired Highways improvements. As promoter of land LA008, we have previously funded the detailed design of a scheme to alleviate the highways issues and committed to delivering the C&W aspects of this as part of development of LA008. This scheme was submitted as part of DC/21/02073. The Parish Council have previously endorsed this scheme.	Policy LA008 is to be deleted from the Joint Local Plan	None
<b>Community Action 2</b>				
M Blackwell		The London road is important but it should not be a sole focus. What	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		about increasing road safety across the village, eg a virtual pavement in back lane or a low speed limit village wide between elm lane and swan hill?		
	Suffolk County Council, on behalf of Suffolk County Council and Red House Trust	Yes, but it should be noted this approach has much less certainty than the proposed delivery plan associated with LA008 / DC/21/02073.	Policy LA008 is to be deleted from the Joint Local Plan	None
<b>Community Action 3</b>				
J&S Castle		Whilst the premise is fine we fear that the vast expense involved would not be used by enough cyclists to make it viable.	Noted	None
	Suffolk County Council, on behalf of Suffolk County Council and Red House Trust	Yes, support wider cycle links and noting comment to Q26.	Noted	None
<b>Chapter 11 - Highways and Movement</b>				
F Green		In the draft plan indicates how dangerous the old a12 has become cycling is also dangerous to dangerous for horse rider's elm lane has become over used with traffic now with all the new builds and businesses	Noted	None
M Watling		These three Community Actions will have a welcoming impact on village life to reduce the attraction of using the carriageway as thoroughfare for commuters and passing Ipswich traffic.	Noted	None
J&S Castle		.... but also see number 25	Noted	None
	Suffolk County Council	Active Travel SCC supports Policy C&W17 with paragraph 11.4 seeking to improve active travel opportunities through pedestrian links, designating cycle routes, and creating a stronger sense of place. Active and sustainable forms of travel can help to reduce vehicles on the road and help to improve air quality which can lead to a reduction of respiratory health issues, as well as reducing obesity and overall improving physical health.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.</p> <p>Paragraphs 11.3 to 11.6 The proposed Capel St Mary to Ipswich cycle route on Old London Road is supported by SCC. We are actively involved in procuring this improvement which would significantly improve sustainable access and encourage active travel in this area, whilst improving road safety and making the route less attractive to motorists, according with many of the aspirations in these paragraphs. The route has received approximately £100k in Active Travel Funding to develop a detailed design and carry out a public engagement exercise. This ensures that SCC can bid for construction funding in a future year. However, it is worth noting that the SCC residential planning application that proposed to provide part of this route has recently been withdrawn.</p> <p>SCC notes that there seems to be an unintended repetition of several points (5-8) between paragraphs 11.3 and 11.4.</p> <p>We note that the red area in Figure 7 is labelled as "Housing Site Policy C&amp;W4", Policy C&amp;W4 is now the employment site Policy.</p>	<p>Noted</p> <p>Noted</p> <p>These matters will be corrected</p> <p>Figure 7 will be amended</p>	<p>None</p> <p>None</p> <p>Delete points 5-8 in para 11.4</p> <p>Amend Figure 7 to delete the housing site reference</p>
	<p>Babergh District Council</p>	<p>We are pleased to see the inclusion of the Capel St Mary to Ipswich cycle route ambitions as part of the Plan. At least part of this scheme has recently received funding.</p> <p>We would encourage you to include a reference to the Councils' Local Cycling &amp; Walking Infrastructure Plan (LCWIP) within this section which, along with the Capel / Ipswich cycle route, also supports and evidences the need to deliver this scheme, as well as a crossing just north of the London Road junction near Church Lane, which would allow cyclists to turn into Church Lane without crossing in front of turning traffic.</p> <p>Whilst we support these aspirations, it is also important to highlight that by potentially restricting development in Copdock &amp; Washbrook, such as through the enlarged Area of Local Landscape Sensitivity (Policy C&amp;W 7</p>	<p>Noted</p> <p>Reference will be made to the Local Cycling &amp; Walking Infrastructure Plan as appropriate</p> <p>Noted</p>	<p>Amend para 11.5 to include reference to the Local Cycling &amp; Walking Infrastructure Plan</p> <p>Noted</p>




Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>refers), the amount of developer contributions (including Community Infrastructure Levy) that could be obtained to support projects such as these may be severely limited.</p> <p>Following Councillor discussion that took place while considering a recent planning application, the Parish Council may also want to think about including a new policy that provides further guidance on highway related improvements along Old London Road.</p> <p>What follows is a rough draft only and will require further discussion: C&amp;W x – Highways Improvements on Old London Road Where new proposals come forward, they will be required to contribute towards highways improvements on Old London Road and encourage the greater use of sustainable transport modes and active travel. Highway schemes which will encourage the greater use of Old London Road for sustainable transport modes and active travel will be supported.</p>	A policy will be added	Add new Policy C&W18 - Old London Road Highways Improvements
<b>Policies Maps</b>				
M Watling		In North map include natural extension of settlement boundary of the village to include area between Back Lane, Elm Lane & London Road	This would have the effect of permitting the principle of housing development on this large area of land	None
M Blackwell		As stated before, I don't think the important views have been properly considered but are based on an old and limited survey carried out some years ago. I would be keen to add important views to the list.	The assessment of views was undertaken by a professional landscape consultant in 2019 and in accordance with recognised guidelines. It is unlikely that views have changed in the interim.	None
J&S Castle		The view across the field, valley and further upward slope from the top of Elm Lane needs to be added to the plan - see number 16.	The assessment of views was undertaken by a professional landscape consultant in 2019 and in accordance with recognised guidelines	None
	Suffolk County Council, on behalf of Suffolk County	Yes, subject to the other comments as raised in this response.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	Council and Red House Trust			
M Watling		I do not agree with the development of DC/21/02510 on road safety access / egress and potential future residential applications within the site.	This development has planning permission which cannot be rescinded by the Neighbourhood Plan.	None
M Blackwell		As stated before, I don't think the important views have been properly considered but are based on an old and limited survey carried out some years ago. I would be keen to add important views to the list.	The assessment of views was undertaken by a professional landscape consultant in 2019 and in accordance with recognised guidelines. It is unlikely that views have changed in the interim.	None
J&S Castle		<p>Appendix 1 DC/18/001765 - 9 houses to be situated on the site of an engineering works seems an odd way to fulfil the desired aims and requirements of new buildings and is yet another ribbon development that presumably will ultimately fill Old London Road with properties. And a further 9 at the rear of a noisy hotel too!</p> <p>Appendix 2 - The view across the field, valley and further upward slope from the top of Elm Lane needs to be added to the plan - see number 16.</p> <p>Appendix 3 - agree</p> <p>Appendix 4 - fine proposals but in the final reckoning will they all be followed....?</p>	<p>This development has planning permission which cannot be rescinded by the Neighbourhood Plan.</p> <p>The assessment of views was undertaken by a professional landscape consultant in 2019 and in accordance with recognised guidelines</p> <p>Noted</p> <p>Noted</p>	None
	Suffolk County Council	Appendix 4 - Development Design Checklist SCC considers that it would be appropriate to refer to the Suffolk Design: Streets Guide in this section.	This is not considered necessary	None
<b>General comments</b>				
K Watling		The plan has been very well constructed and informative and easy to	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		understand. Complements to the team who organised this.		
M Watling		Accepting that the village will expand in some form and in time as it has done historically, the people in the village should not be negative in their views by not wanting any developments to take place. However developments that do take place should be complimentary to the village scene and not town repetitive estate design.	Noted	None
M Blackwell		Well done and thank you. It would be great to have a proper discussion about important views.	Noted The assessment of views was undertaken by a professional landscape consultant in 2019 and in accordance with recognised guidelines	None
J&S Castle		<p>This will probably sound a selfish comment as it probably is! But the best thing to have happened to Copdock and Washbrook in the 32 years that we have lived here is the cancellation of the planning envisaged for housing on the Back LAne across to Old London Road/Elm Lane. We like to think that democracy ruled, but fear that our belief may be tinged by many other factors. It would have completely ruined our rural way of living, which is the reason we decided to live here inthe first place.</p> <p>Please continue to fight these plans for excessive over-development. Small only required!!!</p> <p>And, whilst all has gone quiet at the moment, what of that other rather large elephant in the room, the development of that gravel extraction site on the very edge of Copdock and Washbrook - the far reaching effects of which will greatly impact us all?</p>	Noted	None
M & A Milner-Moore		<p>I am writing with reference to the Copdock neighbourhood plan revised. We are in favour of the single lane old London road this will be a huge benefit and safety help for the village and the new plan looks much better for the village.</p> <p>We are happy with small bundles of houses but not the 270 proposed in an estate like fashion.</p> <p>Small infill around the village with little streets added here and there will be the best option.</p> <p>We have a lot of space along the road frontage of the old London road that would be perfect to extend the village without a huge building project.</p>	<p>Noted</p> <p>The development of 270 homes is no longer proposed in the Neighbourhood Plan</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		We are in favour very much of keeping the land adjacent to the allotment as green space - we are aware lots of wildlife resides here including deer.		
	Iceni Projects Ltd on behalf of Bellway Homes Ltd	<p data-bbox="459 212 1330 312">Iceni Projects Ltd ('Iceni') has been instructed by Bellway Homes Ltd ('Bellway') to prepare representations to Copdock &amp; Washbrook Parish Council's ('the Parish Council') Neighbourhood Plan Consultation.</p> <p data-bbox="459 352 1330 453">Bellway welcome the opportunity to work with the Parish Council in the preparation of the Neighbourhood Plan and would like to meet with the Parish Council to discuss the Plan preparation.</p> <p data-bbox="459 493 1330 593">Bellway are also in ongoing positive discussions with the adjoining landowners and support a collaborative approach to growth, with all three landowners agreed to work towards a single masterplan.</p> <p data-bbox="459 633 1330 734">These representations will discuss the suitability of the land at Back Lane, Washbrook for residential development and options for Neighbourhood Plan-led housing growth in Copdock &amp; Washbrook.</p> <p data-bbox="459 774 1330 951"><b>Site Context</b> Bellway owns the freehold on land at Back Lane, Washbrook ('the Site') comprising approximately 2.4 hectares. The Site is part of a wider site at Back Lane that was allocated for approximately 226 dwellings in the draft Joint Local Plan and Neighbourhood Plan.</p> <p data-bbox="459 991 1330 1161">The Site is located adjacent to the settlement boundary of Washbrook and is screened by mature hedgerows and trees. It is situated within a larger Special Landscape Area that covers much of the Parish. There are two Grade II listed buildings to the north of the Site: Cherry Cottage and Chelmesis.</p>	<p data-bbox="1330 212 1738 312">Noted</p> <p data-bbox="1330 352 1738 453">A meeting is not considered necessary in relation to the neighbourhood plan</p> <p data-bbox="1330 633 1738 734">There is no requirement to allocate a site for housing in the neighbourhood plan</p> <p data-bbox="1330 812 1738 912">Noted</p> <p data-bbox="1330 991 1738 1091">Noted</p>	<p data-bbox="1738 212 2114 312">None</p> <p data-bbox="1738 352 2114 453">None</p> <p data-bbox="1738 633 2114 734">None</p> <p data-bbox="1738 812 2114 912">None</p> <p data-bbox="1738 991 2114 1091">None</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		 <p data-bbox="472 823 1308 932">Given the Site is immediately adjacent to Washbrook, it is within walking distance of services and facilities in Washbrook, including Copdock Primary School to the east, Copdock Hall and St Peters Church to the south, The Brook Inn to the north, allotments to the southeast, and play space to the southwest. There are additional services in Ipswich including a Tesco Extra located within a 20-minute walk or 7-minute cycle from the Site. There is also a bus stop at the Brook Inn, a five-minute walk from the Site, which offers a short bus service to Ipswich Railway Station.</p> <p data-bbox="472 1222 1308 1484"><b>Planning History – Adjoining Land</b> In April 2021, Suffolk County Council and Red House Trust applied for outline planning permission for up to 170 dwellings and public open space with vehicular access off Old London Road on the site to the south of the Site. The application was withdrawn in November 2022. The submitted application covered the southern portion of the 13 hectare parcel of land allocated for approximately 226 dwellings in the draft</p>	<p data-bbox="1330 823 1740 932">Noted</p> <p data-bbox="1330 959 1740 1070">Noted</p> <p data-bbox="1330 1238 1740 1350">Noted</p>	<p data-bbox="1740 456 2114 568">None</p> <p data-bbox="1740 592 2114 703">None</p> <p data-bbox="1740 887 2114 999">None</p> <p data-bbox="1740 1422 2114 1533">None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Babergh and Mid Suffolk Joint Local Plan and March 2021 version of the Copdock &amp; Washbrook Neighbourhood Plan. The Site covers the 2.4-hectare northern portion.</p> <p>The proposals went through a detailed design and planning process closely aligned to the Neighbourhood Plan, which included a commitment to securing needed highways improvements.</p> <p>Policy Context Copdock &amp; Washbrook Neighbourhood Plan The Site was allocated in the March 2021 version of the Copdock &amp; Washbrook Neighbourhood Plan as part of the wider parcel of land discussed above. The land was noted to be within a Special Landscape Area, which does not preclude development but requires proposals to be in harmony with the special character of the river-valley landscape around Belstead Brook.</p> <p>Policy C&amp;W 3 – Land south-east of Back Lane allocated this 13-hectare parcel for approximately 226 dwellings. The policy stipulated that proposals for development should take place in accordance with the principles of the prepared Illustrative Masterplan with respect to design, layout and landscaping sympathetic to the close setting of heritage assets and surrounding landscape, as well as provide:</p> <ul style="list-style-type: none"> <li>i. 35% affordable housing;</li> <li>ii. a mix of house sizes in accordance with the identified requirement in Policy C&amp;W 6;</li> <li>iii. the retention of the allotments on their current site;</li> <li>iv. new and improved pedestrian and cycle links through the site towards the Primary School, the Village Hall and Recreation Fields and Back Lane;</li> <li>v. an integrated approach to water management including the use of SuDs together with on-site rainwater and storm water harvesting and grey water recycling;</li> <li>vi. amenity open space and children’s play facilities;</li> <li>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</li> <li>viii. the provision for emergency access, controlled by suitable means, from Back Lane and/or Elm Lane.</li> </ul> <p>Additionally, Policy C&amp;W 2 – Housing Development provided for about</p>	<p>The March 2021 Neighbourhood Plan has no status as it failed at referendum</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>274 new dwellings to be developed in the Neighbourhood Plan area between 2018 and 2037, including the Land south-east of Back Lane site allocation, which aligned with the submitted Joint Babergh and Mid Suffolk Local Plan, submitted in November 2020. The Plan noted that “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”.</p> <p>The Plan also recognised that by “allocating sites and meeting the housing requirement set out in the emerging 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”.</p> <p>In March 2022, the Parish voted against adopting the March 2021 version of the Neighbourhood Plan. It was redrafted in March 2023, removing Policies C&amp;W 2 and C&amp;W 3. The revised Neighbourhood Plan was published following the March 2023 Main Modifications to the JLP, which are discussed below.</p> <p>Emerging Babergh Mid Suffolk Joint Local Plan The submitted JLP defined Copdock &amp; Washbrook in the settlement hierarchy as a Hinterland Village within the Ipswich Fringe, which has historically been a strategic growth area, reflecting the influence of Ipswich as a regional service centre. The Plan notes that development in the Ipswich Fringe is crucial to meeting the housing targets set out in the Plan, which reflect high levels of housing need, persistently insufficient housing delivery, and worsening affordability in Babergh.</p> <p>The Ipswich Fringe was allocated 21% of the submitted Plan’s total housing target of 9,611 over the Plan period (2018-2037). The Plan allocated 274 homes across Copdock &amp; Washbrook, including the 226 homes allocated for the Back Lane site.</p> <p>The Land south east of Back Lane allocation (LA008) sets out the following guidelines for development:</p>	<p>The Settlement Hierarchy in the 2020 Draft Joint Local Plan now has no status and is to be addressed in Part 2 of the Joint Local Plan, which is not anticipated to be adopted until Autumn 2026.</p> <p>These allocations were struck out of the Joint Local Plan Part 1 as a result of the examination. A Part 2 of the Joint Local Plan, addressing settlement hierarchy and site allocations will be prepared at a later date.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>The relevant policies set out in the Plan;</p> <p>I. Development is designed to conserve and where appropriate enhance the settings of Belldown (Grade II) and West Hill House (non-designated asset). This is to include providing an open space buffer or gardens backing onto the assets, and strengthen the eastern tree line boundary of West Hill House;</p> <p>II. Landscaping reflects the sensitivity of the surrounding landscape;</p> <p>III. Development must retain important valley landform, increase wooded screening along Back Lane and maintain all mature trees;</p> <p>IV. An archaeological assessment and measures for managing impacts on archaeological remains are provided;</p> <p>V. An ecological survey, and any relevant mitigation measures, are provided;</p> <p>VI. Retain important hedgerows, particularly the historic parish boundary between Copdock and Washbrook;</p> <p>VII. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;</p> <p>VIII. Allotments should be retained in their current location;</p> <p>IX. Nearby Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport;</p> <p>X. Developer should test the potential resources on site to identify if use of the mineral on site is appropriate;</p> <p>XI. Provision of a transport assessment to determine existing and projected capacity and any mitigation required;</p> <p>XII. Access onto Old London Road may require traffic signals or a roundabout;</p> <p>XIII. Footway improvements/widening along London Road with crossing points across the central reserve;</p> <p>XIV. Contributions towards the pedestrian and cycle link between Capel St Mary, Copdock and Wolsey Grange, Ipswich;</p> <p>XV. Contributions, to the satisfaction of the LPA, towards a new primary school and existing preschool secondary school provision;</p> <p>XVI. Contributions, to the satisfaction of the LPA, towards healthcare provision; and</p> <p>XVII. Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision.</p>		<p>None</p> <p>None</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>In March 2023, the Planning Inspector made Main Modifications to the draft JLP that would delete all housing allocations and the settlement hierarchy. The Main Modifications also recommend setting aside housing allocations for Neighbourhood Plan areas in the Part 1 Plan and reviewing them in the forthcoming Part 2 Plan. Consultation on the Main Modifications is currently ongoing.</p>	As above	None
		<p>The Part 2 Plan will review the identified housing supply against the relevant housing requirement and will make allocations if necessary to sufficiently provide for the housing requirements of the whole Plan period. The Part 2 Plan will also address the settlement hierarchy, spatial distribution for housing allocations, housing requirement figures for Neighbourhood Plan areas, and settlement boundaries.</p>	As above	
		<p>The Main Modifications identify that Babergh should provide for an additional 1,191 dwellings over the Plan period in the Part 2 Plan. A portion of this growth will likely be allocated to the Ipswich Fringe, as this is identified as a key strategic growth area. The Main Modifications indicate that settlement boundaries will be reviewed, and if necessary, revised to meet this shortfall.</p>	Babergh DC has since resolved to grant planning consents for new housing, primarily at Wolsey Grange Phase 2, that will deliver this shortfall.	None
		<p>The Main Modifications note that over the Plan period, new housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with Plan policies and any allocations made in the Part 2 Plan.</p>		None
		<p>As noted in the March 2021 version of the Copdock &amp; Washbrook Neighbourhood Plan, Paragraph 14 of the 2021 National Planning Policy Framework (NPPF) states that Neighbourhood Plans are given weight in determining development proposals if they contain policies and allocations to meet the Neighbourhood Plan area's identified housing requirement. This is maintained in the draft NPPF, and it extends the period Neighbourhood Plans are given weight from two to four years.</p>	As stated above, the March 2021 Neighbourhood Plan has no status	
		<p>Conformity with National and District Policy The National Planning Practice Guidance (NPPG) requires Neighbourhood Plans to be in general conformity with the strategic policies contained in the district's Development Plan. The Part 2 Plan is required to make</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>housing allocations in Babergh, with a significant portion directed towards the Ipswich Fringe. The Copdock &amp; Washbrook Neighbourhood Plan should therefore identify suitable locations and guidelines for modest housing growth.</p> <p>While the Neighbourhood Plan may no longer wish to allocate specific sites, it can seek to control development through a criteria-based policy approach which could be adopted in determining development proposals.</p> <p>If the Copdock &amp; Washbrook Neighbourhood Plan does not include housing allocations, it would be advisable to include policies to guide where development is acceptable and which criteria it should adhere to. This may enable the Neighbourhood Plan to comply with the emerging and forthcoming JLP and effectively discourage unwanted development in accordance with Paragraph 14 of the NPPF.</p> <p>It is suggested that the Plan includes the following criteria for residential development.</p> <p>Residential development should:</p> <ul style="list-style-type: none"> <li>I. Be located adjacent to the settlement boundary and within walking distance of essential services and facilities, including public transport;</li> <li>II. Demonstrate that there is capacity within the existing infrastructure to accommodate increase demand, or adequate additional infrastructure is provided in time to meet needs;</li> <li>III. Not adversely affect neighbouring amenity or have a significant adverse impact on existing developments by way of noise, smell, increased carbon emissions and reduced air quality or other environmental factors;</li> <li>IV. Respect heritage assets and the special characteristics of the surrounding landscape;</li> <li>V. Provide 35% affordable housing;</li> <li>VI. Proposals to be in harmony with the character of the Special Landscape Area;</li> <li>VII. Provide a mix of house sizes in accordance with Policy C&amp;W 3 – Housing Mix;</li> <li>VIII. Provide amenity open space and children's play facilities;</li> <li>IX. Provide an integrated approach to water management, including the</li> </ul>	<p>This is not necessary in order to meet the Basic Conditions</p> <p>This is not necessary in order to meet the Basic Conditions</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>use of SuDS; X. Provide improved pedestrian and cycle links to key facilities; and XI. Provide highways improvements, including safety measures and provision for emergency access.</p> <p>Conclusion The proactive approach of Copdock &amp; Washbrook Parish Council to prepare a Neighbourhood Plan is supported. However, it is essential that the Neighbourhood Plan ensures adequate provision of housing in order to comply with the JLP and function as a robust component of the Development Plan in accordance with the NPPF.</p> <p>It is suggested that the Parish Council revise the Neighbourhood Plan to facilitate needed housing growth adjacent to the settlement boundary and local services. Given that the village is located within the Ipswich Fringe, a critical strategic growth area, it is considered that this revision is necessary to align with forthcoming housing requirements in the Part 2 Local Plan.</p> <p>We request the opportunity to discuss the contents of these representations with the Parish Council. It is also requested that we are kept informed of any progress in relation to the Copdock &amp; Washbrook Neighbourhood Plan.</p>	<p>This is not necessary in order to meet the Basic Conditions</p> <p>This is not necessary in order to meet the Basic Conditions</p> <p>This is not considered necessary given that the Parish Council neither has a strategic policy requirement or intention to allocate a site for housing. Such an approach would potentially risk the Plan failing at referendum for a second time.</p>	<p>None</p> <p>None</p>
	Anglian Water	<p>1. Anglian Water 1.1. Anglian Water is the water and water recycling provider for over 6 million customers in the east of England. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. 1.2. Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>– this is our pledge to deliver wider benefits to society, above and beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p> <p>2. Anglian Water and Neighbourhood Development Plans  2.1. Anglian Water is the statutory water and sewerage undertaker for the Copdock &amp; Washbrook neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012. Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources.</p> <p>3. Commentary on the Copdock &amp; Washbrook Neighbourhood Plan  3.1. Anglian Water welcomes the opportunity to comment on the neighbourhood plan. The following comments are made in relation to ensuring the preparation of the neighbourhood plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water.</p> <p>Conclusion  Anglian Water is generally supportive of the policies outlined in the pre-submission draft neighbourhood plan for Copdock and Washbrook, subject to the clarifications outlined in our representation. We would encourage the Parish Council to take the opportunity to include more ambitious policies with regard to water efficiency and the need to sustainably manage water resources in areas of serious water stress.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	<p>Suffolk County Council, on behalf of Suffolk County Council and Red House Trust</p>	<p>Comments submitted by: Suffolk County Council, on behalf of Suffolk County Council and Red House Trust, as land owners and promoter of land to the south east of Back Lane.  Please note a separate response is being submitted related to County Council’s statutory services such as transport, education and public health.  Overall comments  - We welcome the preparation of the Neighbourhood Plan and</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>recognise the work that has gone into this and the previous iteration.</p> <ul style="list-style-type: none"> <li>- SCC and Red House Trust have previously prepared plans for JLP site LA008 adjacent to London Road and Back Lane. These were submitted in 2022 as planning application DC/21/02073.</li> <li>- The site plans for LA008 have gone through a full design and planning process closely aligned to the previous and revised Neighbourhood, including in particular: <ul style="list-style-type: none"> <li>o A housing mix, which reflects that as set in Policy C&amp;W3</li> <li>o Provision of new open and play spaces, as per Policy C&amp;W8</li> <li>o Local character and design, reflecting C&amp;W13</li> <li>o Retention and improvement of bio-diversity in line with wider County Council commitments, as per C&amp;W9</li> <li>o Protection of heritage buildings, as per C&amp;W12</li> <li>o Enhanced local walking and cycling provision, as per C&amp;W17</li> <li>o Sustainable construction proposals ahead of current building regulations, in line with C&amp;W14</li> </ul> </li> <li>- Copdock &amp; Washbrook, as being part of the 'Ipswich Fringe' is a key location for growth, given the spatial position relative to Ipswich, the A14 and A12 corridors, and the sustainable transport opportunities. The BMSDC JLP defined Copdock &amp; Washbrook in the settlement hierarchy as a Hinterland Village within the Ipswich Fringe, which has historically been a strategic growth area, reflecting the influence of Ipswich as a regional service centre. Whilst site allocations have not yet been prepared as part of the BMSDC Part 2 plan, there is believed to be a high probability of this location being identified, based on it's spatial characteristics (retain key gap to Ipswich) and delivery certainty.</li> <li>- Neighbour Plan Policy C&amp;W17 and associated Community Actions sets out the proposed Highways Aspirations, and recognises the significant challenges of funding and delivering these. The previous proposals for LA008 included the delivery of the London Road traffic calming and cycle scheme, providing certainty to the local community. We believe this provides the only realistic delivery of the Highways Aspiration over the next decade, and we confirm we continue to remain committed to this proposal as part of the overall LA008 delivery plan.</li> </ul>	<p>Noted</p> <p>Noted</p> <p>There is no Settlement Hierarchy in the adopted Part 1 Joint Local Plan. It is to be addressed in Part 2 which will not be adopted until 2026.</p> <p>Babergh DC has since resolved to grant planning consents for new housing, primarily at Wolsey Grange Phase 2, that will deliver any housing requirement and it is considered unlikely that there would be a need to allocate the site referred to in the Part 2 Joint Local Plan.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<ul style="list-style-type: none"> <li>- The LA008 scheme also delivers other important local improvements, including new parking facilities at the allotments, and new foot and cycle connections to the primary school.</li> <li>- Previous concerns about piecemeal development at LA008 have now been mitigated, with all three land owners being agreed to work together to a single masterplan.</li> <li>- In summary, it is suggested that the Parish Council revise the Neighbourhood Plan to facilitate needed housing growth adjacent to the settlement boundary and local services and provide certainty over infrastructure delivery (especially in relation to London Road). Given that the village is located within the Ipswich Fringe, a critical strategic growth area, it is considered that this revision is necessary to align with forthcoming housing requirements in the Part 2 BMSDC Local Plan. The proposals for LA008 continue to set out a strong offering for the village, offering low carbon housing aligned to local needs and committed delivery of critical local infrastructure, and protection from the uncertainty of unplanned development.</li> <li>- SCC and RHT would welcome the opportunity to work with the Parish Council, and other relevant land owners, as regards the Neighbourhood plan and potential allocations.</li> </ul>	<p>This is not considered necessary to meet the Basic Conditions.</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p>
	<p>East Suffolk Water Management Board</p>	<p>Thank you for consulting the East Suffolk Water Management Board on the draft Copdock and Washbrook Neighbourhood Plan.</p> <p>Copdock and Washbrook falls partially within the Internal Drainage District (IDD) of the East Suffolk Water Management Board (WMB) and therefore the Board's Byelaws apply to any development within the Board's area.</p> <p>The principal function of the WMB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the WMB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the IDD are regulated</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.</p> <p>The area outside the Boards' IDD falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws. We request that the Board is consulted as any planning application comes forward relating to any of the identified allocation sites. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy. Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.</p> <p>In order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes where developments are proposed within or partially within a Board's IDD, please be aware of the following:</p> <p>Byelaw 3- Discharge of Surface Water into the Board's District</p> <ul style="list-style-type: none"> <li>• If a development proposes to dispose of surface water via infiltration, we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</li> <li>• If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy</li> </ul>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>





Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.</p> <ul style="list-style-type: none"> <li>• If it is proposed to discharge surface water to a watercourse within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.</li> </ul> <p>The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 163 of the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.</p> <p>I recommend that the Neighbourhood Plan includes reference to the relevant regulators for drainage and flood risk (such as the Internal Drainage/Water Management Boards, the Environment Agency and the Lead Local Flood Authority). These agencies are in place to support the provision of sustainable development and reducing flood risk. As outlined above, works to watercourses (such as surface water discharges and/or any alterations of said watercourses) will require consent from the relevant regulatory body, therefore it would be beneficial for the regulators to be included in the plan.</p> <p>If you require any further information or would like to discuss the Board's regulation in more detail, please do not hesitate to contact us.</p>	<p>Noted</p> <p>Paragraph 9.6 will be amended to refer to the regulators.</p>	<p>None</p> <p>At the end of Paragraph 9.6 insert:  <b>Any works to alter a watercourse will require consent from the relevant regulatory body, which for Wherstead are the East Suffolk Internal Drainage Board, the Environment Agency and the Lead Local Flood Authority.</b></p>
	Historic England	Thank you for inviting Historic England to comment on the above consultation. We welcome the production of this neighbourhood plan in principle, but do not currently have capacity to provide detailed comments.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>For general advice we refer you to our detailed document on successfully incorporating historic environment considerations into your plan, alongside advice on planning policy writing and some useful case studies, which can be found here: &lt;<a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>&gt;.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate your local Historic Environment Record &lt;<a href="https://www.heritagegateway.org.uk/Gateway/CHR/">https://www.heritagegateway.org.uk/Gateway/CHR/</a>&gt;.</p> <p>There is also helpful guidance on a number of topics related to the production of neighbourhood plans and their evidence base available on Locality's website: &lt;<a href="https://neighbourhoodplanning.org/">https://neighbourhoodplanning.org/</a>&gt;, which you may find useful.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact us, either via email or the number above, if you have any specific queries relating to the historic environment in your plan area or a particular issue, and we will endeavour to respond as soon as we can to assist.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 12 March 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Natural England does not have any specific comments on the Copdock and Washbrook Neighbourhood Plan.</p> <p>However, we refer you to the attached annex [available from Parish Council on request] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p>		
	Ministry of Defence	<p>It is understood that Copdock and Washbrook Parish Council are undertaking a pre-submission consultation regarding their Neighbourhood Plan draft under Regulation 14. This document will guide the future development of the parish.</p> <p>The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.</p> <p>The MOD may be involved in the planning system both as a statutory and non-statutory consultee with statutory involvement stemming from consultation occurring as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued by Department for Levelling Up Housing and Communities (DLUHC) in accordance with the provisions of that Direction.</p> <p>Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.</p> <p>The MOD have an interest within the area covered by any Copdock and Washbrook Neighbourhood Plan, as it contains areas that are washed</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>over by safeguarding zones that are designated to preserve the operation and capability of defence assets and sites. Wattisham Station, located to the North-West, benefits from safeguarding zones drawn to preserve the airspace above and surrounding the aerodrome to ensure that development does not form a physical obstruction to the safe operation of aircraft using that aerodrome. New development may have detrimental impacts depending on site location relative to safeguarded sites and assets. Additionally, Wattisham Station is washed over by a statutory birdstrike safeguarding zone, designed for birdstrike risk to be identified and mitigated.</p> <p>Within the statutory consultation areas associated with aerodromes are zones that are designed to allow birdstrike risk to be identified and mitigated. The creation of environments attractive to those large and flocking bird species that pose a hazard to aviation safety can have a significant effect. This can include landscaping schemes associated with large developments, such as green and/or brown roofs/roof gardens on flat roof buildings, as well as the creation of new waterbodies. Sustainable Drainage Systems (SUDS) additionally provide an opportunity for habitats within and around a development. The incorporation of open water, both permanent and temporary, and associated ponds and wetlands provide a range of habitats for wildlife, including potentially increasing the creation of attractant environments for large and flocking bird species hazardous to aviation.</p> <p>The MOD should be consulted within the Copdock and Washbrook Neighbourhood Development Plan of any potential development within the statutory technical safeguarding zones that surround Wattisham Station which consists of structures or buildings exceeding statutory safeguarding height criteria, or any development in the statutory birdstrike safeguarding zone surrounding Wattisham Station which includes schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation in order that appropriate assessments can be carried out and, where necessary, requests for required conditions or objections be communicated.</p> <p>I trust this clearly explains our position on this update. Please do not</p>		



Name	Organisation	Comment	Parish Council Response	Proposed Changes
	Avison Young on behalf of National Gas Transmission	<p>hesitate to contact me should you wish to consider these points further.</p> <p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area. National Gas Transmission provides information in relation to its assets at the website below. • <a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></p> <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks Information regarding the gas distribution network is available by contacting: <a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a></p> <p>Further Advice Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>	Noted	None
	Avison Young	National Grid Electricity Transmission has appointed Avison Young to	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	on behalf of National Grid	<p>review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></li> </ul> <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below:  <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Further Advice</p> <p>Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p> <p>Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.</p> <p>NGET's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here:  <a href="https://www.nationalgridet.com/document/130626/download">https://www.nationalgridet.com/document/130626/download</a></p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>NGET's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: <a href="http://www.nationalgridet.com/network-and-assets/working-near-our-assets">www.nationalgridet.com/network-and-assets/working-near-our-assets</a></p> <p>How to contact NGET</p> <p>If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: <a href="https://lsbud.co.uk/">https://lsbud.co.uk/</a></p> <p>For local planning policy queries, please contact:  <a href="mailto:nationalgrid.uk@avisonyoung.com">nationalgrid.uk@avisonyoung.com</a></p>		
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Copdock and Washbrook Neighbourhood Plan. SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<ul style="list-style-type: none"> <li>- Archaeology</li> <li>- Education</li> <li>- Fire and Rescue</li> <li>- Flooding</li> <li>- Health and Wellbeing</li> <li>- Libraries</li> <li>- Minerals and Waste</li> <li>- Natural Environment</li> <li>- Public Rights of Way</li> <li>- Transport</li> </ul> <p>This response provides a combined position focusing on these services and the associated priorities of this authority. A separate response is being submitted as an interested landowner as both responses have been prepared separately.</p> <p>Suffolk County Council is supportive of the vision for the Parish. In this letter, we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p> <p>Where amendments to the plan are suggested, added text will be in <u>underline and italics</u> and deleted text will be in <del>strike through</del>.</p> <p>Design Guidelines</p> <p>SCC notes that the Design Guidelines supporting document refers to the Ministry of Housing, Communities, and Local Government which is now a defunct Government Ministry. The referenced Neighbourhood Planning Programme led by Locality is now hosted by the Department for Levelling Up, Housing and Communities (DLUHC), and this should be updated accordingly in the Design Guidelines document. AECOM and Locality have indicated that they will be willing to make suitable amendments to Design documents where required, and this is also the opportunity for the references to site allocations to also be removed.</p> <p>-----</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council</p>	<p>Noted</p> <p>The Design Guidelines were prepared in 2020 and was correct at the time. However, a statement will be inserted in the front of the Design Guidance to identify that it was prepared at a time when the draft Local Plan allocated the site at Back Lane for housing but that this is no longer relevant.</p>	<p>None</p> <p>Insert statement in Design Guide to update its status.</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Neighbourhood Planning Guidance. If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p>		
	<p>Babergh District Council</p>	<p>This response is made for and on behalf of Robert Hobbs (Corporate Manager for Strategic Planning - Babergh &amp; Mid Suffolk District Councils).</p> <p>Thank you for consulting us on this latest version of the Copdock &amp; Washbrook Neighbourhood Plan (the 'Plan'). We note from the Introduction (paragraph 1.5) that it is essentially a repeat of the March 2022 referendum version plan but now omits the Housing Development and Land south-east of Back Lane site allocation policies.</p> <p>We have no comment to make on policies C&amp;W 1 to C&amp;W 3, C&amp;W 5, C&amp;W 6, C&amp;W 8 to C&amp;W 10, and C&amp;W 12 to C&amp;W 16. As stated, all are the product of a plan that has been examined before and it is therefore reasonable to presume that they still meet the basic conditions.</p>	<p>Noted</p>	<p>None</p>

## Appendix 8 - Schedule of Proposed Changes to Pre-Submission Consultation Plan following the Regulation 14 Pre-Submission Consultation Stage

Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Paragraph or policy number	Proposed modification	Reason
Cover		Amend as follows: <del>Pre-Submission Consultation Version</del> <u>Submission Draft Plan</u>  <del>JUNE 2024</del> <u>DECEMBER 2023</u>	To bring the Plan up-to-date
8	Para 3.3	Amend paragraph as follows:  <del>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.</del>  <u>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 Part 1 of the Joint Babergh and Mid Suffolk Local Plan which was adopted in November 2023 and certain “saved policies” of the 2006 Babergh Local Plan and 2014 Babergh Core Strategy. However, none of the saved policies are relevant to the neighbourhood plan area. Part 1 of the Joint Local Plan sets out a planning framework to guide development and facilitate growth in Babergh and Mid Suffolk Districts over the period to 2037. It provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. Part 1 does not set out a “settlement hierarchy” for the Districts, identify the distribution of future housing growth or allocate sites for housing. Furthermore, the Built-up Area Boundaries designated in the 2006 Babergh Local Plan are retained. These matters will be dealt with in Part 2 of the Joint Local Plan which is not anticipated to be adopted until Autumn 2026.</u>	To bring the Plan up to date
8	Paras 3.4 & 3.5	Delete paragraphs	To bring the Plan up to date

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		<p>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.</p> <p>Emerging Joint Babergh &amp; Mid Suffolk Local Plan</p> <p>3.5—In November 2023 Babergh District Council adopted Part 1 of the Babergh and Mid Suffolk Joint Local Plan. The Plan sets out a planning framework to guide development and facilitate growth in Babergh and Mid Suffolk Districts over the period to 2037. It provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. Part 1 does not set out a “settlement hierarchy” for the Districts, identify the distribution of future housing growth or allocate sites for housing. Furthermore, the Built-up Area Boundaries designated in the 2006 Babergh Local Plan are retained. These matters will be dealt with in Part 2 of the Joint Local Plan which is not anticipated to be adopted until Autumn 2026.</p>	
9	Para 3.6	<p>Amend as follows:</p> <p>The <u>November 2020 version of the emerging Joint Local Plan document identifies identified</u> a hierarchy of settlements according to their level of services and facilities. <u>However, as a result of the Local Plan Examination, there is now no settlement hierarchy in the Part 1 Joint Local Plan. The consequence of this is addressed in further detail in chapter 5 below.</u> within the district. Copdock and Washbrook remains categorised as a Hinterland Village but is also categorised as being within the “Ipswich Fringe”. This conflicting dual designation results in some confusion as to what the Settlement Hierarchy policy 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 currently states that “development will be permitted within settlement boundaries where:</p> <ul style="list-style-type: none"> <li>• Design is sympathetic to its rural surrounding and demonstrates high quality design by having regard to the relevant policies of the [local] plan</li> <li>• A high standard of hard and soft landscaping, appropriate for the location is used</li> </ul>	To bring the Plan up to date

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		<ul style="list-style-type: none"> <li>• Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations</li> <li>• The cumulative impact of proposals will be a major consideration."</li> </ul>	
9	After Para 3.7	<p>Insert the following:  <u>3.8 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan. There are no sites within the Neighbourhood Area that are allocated for minerals extraction, but Policy MS3: Belstead allocates a site to the east of the A12 for sand and gravel extraction and a 250 metres safeguarding zone which does extend into the Neighbourhood Area. In addition, much of the parish is in a minerals consultation area, meaning that the District Council should consult the County Council on planning applications in the area in accordance with paragraph 210 of the 2021 NPPF.</u></p>	In response to comments
12	Para 5.1	<p>Amend paragraph as follows:</p> <p><u>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 is being developed. Part 1 of the Joint Local Plan, adopted in November 2023, sets out a planning framework to guide development and facilitate growth over the period to 2037. It provides a set of strategic and local development management policies but does not set out a "settlement hierarchy" for the districts. It also reverts back to the now out of date settlement boundaries defined in the 2006 Babergh Local Plan.</u></p>	To reflect the changes at the Local Plan level.
12	Para 5.5	<p>Amend first sentence as follows:</p> <p><u>The boundaries are based on those contained in the <del>1998</del> 2006 Local Plan but have been reviewed to reflect changes during that 20-year period since that time and more accurately reflects local circumstances and is therefore one that the Joint Local Plan should also contain.</u></p>	To correct an error
14	Para 6.2	<p>Amend as follows:</p> <p><u>The Joint Local Plan, as submitted to the Secretary of State, proposed a minimum of 274 new homes, including outstanding planning permissions, in Copdock and Washbrook between 2018 and 2037. However, although the District Council consider these figures are "indicative" in terms of paragraph 67 of the NPPF, the figure has no legal weight as it is based on housing allocations in the Joint Local Plan. As explained earlier, those allocations have no status at this time.</u></p> <p><u>There are no housing site allocations in the adopted Part 1 Joint Local Plan and these will be</u></p>	To bring the Plan up-to-date



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		<u>addressed in the proposed Part 2.</u>	
20	8.1	Amend second sentence as follows:  The Residents' Survey identified an overwhelming support for the protection of wildlife and landscape features, <del>as illustrated in the graph.</del>	In response to comments
22	Para 8.10	Amend third sentence as follows:  It is therefore carried forward <del>(and has been extended)</del> as an Area of Local Landscape Sensitivity in the Neighbourhood Plan, as illustrated on Map 3, albeit that the boundary excludes land within the Settlement Boundary.	In response to comments
22	Map 3	Amend map to delete land within the Settlement Boundary to ensure consistency with Policies Map	In response to comments
24	Policy C&W 8	Amend policy by adding the following to the end:  Development in the Local Green Spaces will be consistent with national policy for Green Belts	In response to comments
24	Para 8.15	Amend final sentence as follows:  <del>The timing of the introduction of the minimum requirement is unclear at present but</del> <u>The Act is being introduced in phases with development on sites except where exemptions apply falling liable to provide biodiversity net gain in 2024.</u> <del>Within the Neighbourhood Plan Area</del> <u>In the interim,</u> residents and developers are encouraged to deliver a measurable net gain in biodiversity as part of planning proposals.	In response to comments
24	Policy C&W 9	Amend first sentence of policy as follows:  Development should avoid the loss of, or <del>substantial</del> <u>significant</u> harm to, important trees, hedgerows and other natural features such as ponds.  Amend second paragraph as follows:  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. <u>Any planting shall not negatively impact visibility splays or cause a significant maintenance burden for the Highway Authority.</u>	In response to comments

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		<p>Amend final paragraph of policy as follows:</p> <p>Otherwise, acceptable development proposals will <u>only</u> be supported where they provide a <u>measurable</u> net gain in biodiversity, <u>in accordance with the Environment Act 2021</u>, through, for example:</p> <ul style="list-style-type: none"> <li>i. the creation of new natural habitats including ponds;</li> <li>ii. the planting of additional trees and hedgerows (reflecting the character of <del>iii</del> the areas traditional hedgerows), and;</li> <li><del>iii-iv</del> restoring and repairing fragmented biodiversity networks.</li> </ul>	
28	Policy C&W 13	<p>Amend part a. as follows:</p> <p>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 <u>and visual appraisal (LCVA)</u> to demonstrate this;</p> <p>Amend part j as follows:</p> <p><u>"j. are not situated in areas of risk of any form of flooding, and should not result in water run-off that would add-to or create surface water flooding, through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS) that are multifunctional and provide amenity and biodiversity, in accordance with the Suffolk Flood Risk SuDS Local Design Guide 2023;</u></p>	In response to comments
30	Para 9.6	<p>At the end of Paragraph 9.6 insert:</p> <p><u>Any works to alter a watercourse will require consent from the relevant regulatory body, which for Wherstead are the East Suffolk Internal Drainage Board, the Environment Agency and the Lead Local Flood Authority.</u></p>	In response to comments
30	Para 9.7	<p>Amend first sentence as follows:</p> <p><del>Whilst not having a main river flowing through the village, flood</del> Flood risk mapping shows flooding from <del>an ordinary a</del> <u>a</u> watercourse located south of Folly Lane which <del>are</del> <u>is</u> in flood zone 2 and 3.</p>	In response to comments
30	Policy C&W 14	Amend parts ii onwards as follows:	In response to comments

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		<ul style="list-style-type: none"> <li>ii. incorporate best practice in energy <u>and water</u> conservation and be designed to achieve maximum achievable energy <u>and water</u> efficiency;</li> <li>iii. avoid installing new fossil fuel-based heating systems;</li> <li>iv. incorporate sustainable design and construction measures and <u>renewable/low carbon</u> energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels; and</li> <li>v. incorporate measures to <del>capture and attenuate rainwater</del> <u>manage surface water run-off, and manage water resources sustainably</u> in a manner that will deliver net-positive benefits to the wider area. These could include <u>sustainable drainage systems where easily accessible maintenance can be achieved such as</u> wetland and other water features which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and <u>rainwater/ and stormwater harvesting and greywater recycling to reduce potable water use</u> <del>and other natural drainage systems where easily accessible maintenance can be achieved including rainwater and stormwater harvesting</del></li> </ul>	
33	Policy C&W 15	<p>Delete first line of body of policy</p> <p><del>Policy C&amp;W 15 – Protecting existing services and facilities</del></p>	To correct error
35	Para 11.4	<p>Delete the following:</p> <ul style="list-style-type: none"> <li>5. The existing dual carriageway deters movement on foot and by bicycle.</li> <li>6. The existing carriageway deters the use of buses due to having to cross the dual carriageway.</li> <li>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.</li> <li>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.</li> </ul>	To correct error
36	Figure 7	<p>Amend label to Figure 5.</p> <p>Delete area identified as a “Housing Site”</p>	To correct error
36	Para 11.5	<p>Amend second sentence as follows:</p> <p>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, <u>including ensuring that Babergh District Council recognise some of the projects through their inclusion in</u></p>	In response to comments

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		the "Vision for Sustainable Travel" and "Local Cycling and Walking Infrastructure Plan" and every opportunity will be made to deliver these schemes as part of relevant development proposals. the project as necessary infrastructure as part of the Infrastructure Delivery Plan that will support the Joint Local Plan.	
36	Para 11.6	Amend second sentence as follows:  Parts of the route are already identified as a cycle route but there are gaps along London Road that the proposals identified in Figure 7.5 would complete.	To correct error
36	After Para 11.6	Insert new policy C&W 18  <b><u>C&amp;W 18 – Highways Improvements on Old London Road</u></b> <u>Where new proposals come forward, they will be required to contribute towards highways improvements on Old London Road and encourage the greater use of sustainable transport modes and active travel. Highway schemes which will encourage the greater use of Old London Road for sustainable transport modes and active travel will be supported.</u>	In response to comments
Policies Map		Amend the Policies Map to ensure all important views are illustrated.  Amend policies map to reinstate employment sites identified in previous neighbourhood plan.	In response to comments