

## Babergh District Council

### Copdock & Washbrook Neighbourhood Plan 2023 – 2037



#### Focused consultation on new Design Guidelines document

One of the documents that will accompany the Copdock & Washbrook Neighbourhood Plan is a Design Guidelines document. A new version of this document was submitted to Babergh District Council while this neighbourhood plan was still at examination.

To allow interested parties the opportunity to see and comment on the new Design Guidelines document, a focused consultation exercise took place between Monday 20 January and Wednesday 5 February 2025. A copy of the consultation letter follows this cover page.

10 representations were received. These are listed below and copies are attached.

Copdock & Washbrook Parish Council were also given the opportunity to respond to new issues raised through this consultation. Their response is also included.

Ref No.	Consultee
1	Suffolk County Council
2	Babergh District Council
3	Capel St Mary Parish Council
4	District Councillor Helen Davies
5	Resident - Tyler
6	Historic England
7	Natural England
8	Anglian Water
9	National Highways
10	Forestry Commission
11	Response from Copdock & Washbrook Parish Council

*[ PLEASE NOTE: THIS PAGE IS INTENTIONALLY BLANK ]*

**Our ref:** New CWNP Design Guidelines consultation

**Date:** 17 January 2025

*Sent by e-mail*

Dear Sir / Madam

## **Copdock & Washbrook Neighbourhood Plan 2023 – 2037**

**Focused two-week consultation on new Design Guidelines document** [ends Wed 5 Feb 2025]

We are contacting you because you are a statutory consultee or because you or your client have expressed interest in the Copdock & Washbrook Neighbourhood Plan 2023 -2037 [the CWNP].

Independent examination of the CWNP commenced in mid-July 2024 but, by mutual agreement, has been on hold since Autumn 2024 to allow the Parish Council time to address an issue with their Design Guidelines document.

### **A new CWNP ‘Design Guidelines’ document**

The submission draft CWNP does not allocate any sites for housing development. The Design Guidelines document submitted with the draft plan also made it clear that any references contained therein to the former site allocation at Back Lane should be ignored. Despite this, some confusion persisted. To resolve this, the Parish Council commissioned a new Design Guidelines document.

**The new Design Guidelines document (dated Oct 2024) accompanies this letter.** The same can be found on our CWNP webpage: <https://www.babergh.gov.uk/w/copdock-washbrook-neighbourhood-plan>

**Interested parties are now being invited to review this new document and, if they wish to do so, submit any comments they have on it in writing. Those comments must arrive by no later than 4:00pm on Wednesday 5 February 2025.**

Please also note that:

- This is a focused consultation on the Design Guidelines document only. It is not an opportunity to add new information to a previously made representation or to submit new comments on any of the other previously submitted CWNP documents.
- If you have already submitted a representation on the CWNP that is unrelated to or is unaffected by the new Design Guidelines document, you do not need to re-submit those comments. The Examiner already has a copy of these and they will be taken into account.
- Valid comments cannot be treated as confidential. With the exception of personal contact details, they will be published on our website at the end of this consultation period. They will also be shared with the Examiner and the Parish Council. The latter will also be given the opportunity to respond to any new issues raised.



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**Babergh and Mid Suffolk District Councils**  
Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX  
Telephone: (0300) 1234 000  
[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

- You can email your comments to: [communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk). If that is not possible, please post them to: CWNP Consultation, c/o Mr Paul Bryant, Planning Policy Team, Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
- It will not be possible to accept late representations.

\* \* \* \*

Future updates relating to the Copdock & Washbrook Neighbourhood Plan will continue to be published on the above mentioned webpage as and when required.

Yours faithfully,

Paul Bryant  
Neighbourhood Planning Officer | Planning & Building Control  
Babergh & Mid Suffolk District Councils – Working Together

T: 01449 724 771 / M: 07860 829 547

E: [communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)

[Ends]

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## (1) SUFFOLK COUNTY COUNCIL

Date: 4<sup>th</sup> February 2025  
Enquiries to: Busranur Serin  
Tel: 01473 265631  
Email: [neighbourhoodplanning@suffolk.gov.uk](mailto:neighbourhoodplanning@suffolk.gov.uk)



Planning Policy Team,  
Babergh District Council,  
Endeavour House,  
8 Russell Road,  
Ipswich,  
IP1 2BX

Sent via email to:  
[communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)

Dear Paul Bryant,

### **Copdock & Washbrook Design Guidelines Focused Consultation**

Thank you for consulting Suffolk County Council (SCC) on the updated Copdock & Washbrook Neighbourhood Plan Design Guidelines document.

SCC has no specific comments in regard to the modifications made to the Design Guidelines document.

However, there is a typo in the penultimate sentence on page 14:

“In the 1970s there was further cul-de-sac development between Back Lane and A12 bypass which created the broad layout of the villages that can be sen today. A12 bypass was altered again in the 1980s with the construction of the current A12 and A14, turning the old A12 bypass, which is London Road now, into a cul-de-sac at both ends”

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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.

Yours sincerely,

Busranur Serin  
Planning Officer  
Growth, Highways, and Infrastructure  
Suffolk County Council

## (2) BABERGH DISTRICT COUNCIL

**By email**

**Rec'd:** 5 February 2025

*This email has been sent for and on behalf of Robert Hobbs (Head of Strategic Planning | Planning Policy and Infrastructure)*

Dear Sir, Madam

Babergh District Council welcomes the changes made through the new Copdock & Washbrook Neighbourhood Plan Design Guidelines document.

By removing the Land at Back Lane red line site boundaries from various maps and also the chapter relating to Masterplanning it is hoped that local residents can now be reassured that there is no conflict between the content of the submission draft Neighbourhood Plan (March 2024) ~ which does not allocate any sites for housing development ~ and the content of the Design Guidelines document.

Yours faithfully,

Paul Bryant

Neighbourhood Planning Officer | Planning & Building Control  
Babergh & Mid Suffolk District Councils – Working Together

T: 01449 724771 / 07860 829547

E: [communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)

W: [www.babergh.gov.uk](http://www.babergh.gov.uk) / [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



[Ends]

### **(3) CAPEL ST MARY PARISH COUNCIL**

By email

**Rec'd:** 4 February 2025

#### **Copdock & Washbrook Neighbourhood Plan 2023 – 2037 Focused consultation on new Design Guidelines document**

The Capel St Mary Parish Council support for the **Copdock & Washbrook Neighbourhood Plan 2023 – 2037** and the recently released **Focused Consultation on the new Design Guidelines document**.

We particularly appreciate the emphasis on hiding wheelie bins, which is a thoughtful and practical aspect of the design principles. Additionally, the section addressing the issues to consider when reviewing planning applications is both comprehensive and well thought out.

Overall, we fully support the document which is aligned with the community's best interests.

Mrs Julie Lawes

Clerk and Financial Officer for the Capel St Mary Parish Council

[Ends]

## (4) DISTRICT COUNCILLOR HELEN DAVIES

By email

**Rec'd:** 3 February 2025

Dear Paul

Thank you for sending this out for review. I note it is less extensive than Sproughton's [Design Guidance and Codes document]. I didn't see much reference to employment. They do have a number of business's and some guidelines about acceptable industrial buildings would be worth including.

Regards,  
Helen

**Councillor Helen Davies: District Councillor for Sproughton & Pinewood**

**Posts:** Babergh Cabinet – Portfolio Holder for Climate Change, Nature Recovery & Biodiversity  
Member – Joint Local Plan Working Group,  
External Appointment – Greenways

**Postal Address:** BMSDC, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

**E-mail:** [Helen.Davies@babergh.gov.uk](mailto:Helen.Davies@babergh.gov.uk)

**Twitter:** @HelenDSproughtn

**Web:** [www.babergh.gov.uk](http://www.babergh.gov.uk)

Please note: While I may email you outside working hours, I do this because it fits with my workload and working pattern. That doesn't mean I expect you to respond outside your normal working hours.

*The information contained in this email is intended for the named addressee only, and may be confidential and privileged. If you have received it in error, I apologise and ask that you destroy it and notify me that you have done so.*

[Ends]



## (5) Resident - TYLER

By email

**Rec'd:** 26 January 2025

Dear Mr Bryant

Thank you for the email in respect of the cwnp consultation. I am pleased to see an amended document. My only further comments for further consideration are as follows:

1. In section 2.3 local landmarks and views. [REDACTED] Belldown which is Grade 11 on Old London Road. Elm Lane and opposite Church lane should be noted as a local landmark. The reason for this is because it is note[d] as a gateway and focal point property in the report. It is one of the main properties noted on the entrance of 3 sections of Copdock and literally everyone in Ipswich knows of [it].
2. In section 2.4 the field next to Belldown Should be included in the green infrastructure and open space and included within the NPPF section 8 due to the biodiverse special interest species and protected species of animals using this land, such as Brown Bats, harvest mice, badgers, owls, falcons and long established hedgerows which supports the animal wildlife. If anything this area should be promoted and increased as a nature reserve. Children in the village constantly use the fields next to [Belldown] in the summer to play in and villagers walk around the field.
3. In section 2.5 the housing and typology section of the report, I feel particular reference should be made to the sheer volume of grade 1 and 11 listed buildings in both Copdock and Washbrook and which are in excess of 15 in number and more than some of the conservation areas in Ipswich. Really this should be promoted to a conservation area but the Parish Council are concerned about delay in the neighbourhood plan

Thank you in advance

Ms Tyler  
Resident

[Ends]

## (6) HISTORIC ENGLAND

By email

**Rec'd:** 5 February 2025

**Subject:** Historic England advice on case PL00792741

Dear Paul,

I am writing in relation to the following:

NDP: Neighbourhood Development Plan  
Copdock and Washbrook Neighbourhood Plan, Suffolk  
[Case Ref. PL00792741; HE File Ref. ; Your Reference. ]

Thank you for consulting us on this Design Guidance. Having reviewed it, we welcome the broad principles of good design that it sets out, but do not wish to make any detailed comments.

Yours Sincerely

Edward James  
Historic Places Advisor, East of England  
E-mail: [Edward.James@HistoricEngland.org.uk](mailto:Edward.James@HistoricEngland.org.uk)

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at [historicengland.org.uk/strategy](https://www.historicengland.org.uk/strategy)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. Please read our full privacy policy (<https://www.historicengland.org.uk/terms/privacy-cookies/>) for more information.

[Ends]

## (7) NATURAL ENGLAND

Date: 05 February 2025  
Our ref: 499640  
Your ref: Copdock & Washbrook Neighbourhood Plan



Hornbeam House Crewe  
Business Park Electra Way  
Crewe Cheshire CW1 6GJ  
T 0300 060 3900

Mr Paul Bryant  
Babergh & Mid Suffolk District Councils

### **BY EMAIL ONLY**

[communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)

Dear Mr Bryant

### Focused consultation on new Copdock & Washbrook Neighbourhood Plan Design Guidelines document

Thank you for your consultation on the above dated 20 January 2025.

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.

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.

### **Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#)

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely  
Sally Wintle Consultations Team

\* \* \* \* \*

## **Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities**

### **Natural environment information sources**

The [Magic](#)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, [National Parks \(England\)](#), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#) .

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>2</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>3</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)<sup>4</sup> website and also from the [LandIS website](#)<sup>5</sup>, which contains more information about obtaining soil data.

### **Natural environment issues to consider**

The [National Planning Policy Framework](#)<sup>6</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>7</sup> sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.  
Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes.

You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

### Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>8</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>9</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

### Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>10</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>11</sup> to help understand the impact of particular developments on protected species.

### Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)<sup>12</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)<sup>13</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>3</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>4</sup> <http://magic.defra.gov.uk/>

<sup>5</sup> <http://www.landis.org.uk/index.cfm>

<sup>6</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>7</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

<sup>8</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>9</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>10</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>11</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>12</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

<sup>13</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

## **(8) ANGLIAN WATER**

By email

**Rec'd:** 23 January 2025

**Subject:** Focused consultation on new Cop\_Wash NP Design Guidelines doc

Dear Sir/Madam,

Thank you for notifying Anglian Water on the above focused consultation. We have no further comments to make on the new Design Guidelines other than those previously made in earlier public consultations on the draft neighbourhood plan.

Yours faithfully,

**Carry Murphy**

Chartered Town Planner - MRTPI

**Spatial and Strategic Planning Manager – Sustainable Growth  
Quality & Environment**



Web: [www.anglianwater.co.uk](http://www.anglianwater.co.uk)

**Anglian Water Services Limited**

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire. PE29 6XU

[Ends]

Mark Norman  
Spatial Planner

Operations (East)  
National Highways  
Woodlands  
Manton Lane  
Bedford MK41 7LW

5 February 2025

Dear Sir/Madam,

### **Consultation on new CWNP Design Guidelines**

National Highways welcomes the opportunity to comment on the above proposals

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

In relation to the Neighbourhood Plan, our principal interest is in safeguarding the operation of the SRN in the vicinity of the area of Copdock, which includes the A14 and A12.

National Highways has previously provided responses to Neighbourhood Plan those comments still stand, the relevant policies set out are unlikely to have an impact on the operation of the trunk road and therefore National Highways offered no additional comments.

Having reviewed the recently submitted documents related to the additional focused consultation, we note that the likely changes in traffic relating from these policies is



likely to be negligible the nearby SRN. Any new planning application will be assessed accordingly to consider the impact on the nearby SRN.

Consequently, National Highways considers the changes highlighted in the recent document to not result in a significant impact on the operation of the SRN and therefore National Highways offers no additional comments.

Yours sincerely,

Mark Norman  
Spatial Planner  
Operations (East)  
Email: [mark.norman@nationalhighways.co.uk](mailto:mark.norman@nationalhighways.co.uk)

## (10) FORESTRY COMMISSION

By email

**From:** East and East Midlands Forest Area Enquiries

**Rec'd:** 20 January 2025

Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan. Unfortunately we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.

### **Forestry Commission and Neighbourhood Planning**

#### ***Existing trees in your community***

*The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more [here](#). Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are [resources](#) available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.*

#### ***Ancient Woodland***

*If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” ([National Planning Policy Framework](#) paragraph 180).*

*The Forestry Commission has prepared joint Standing Advice for the treatment of Ancient Woodland. If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” ([National Planning Policy Framework](#) paragraph 180).*

*The Forestry Commission has prepared joint [Standing Advice](#) with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.*

*The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s [Ancient Woodland Inventory](#) and [assessment guides](#) as well as other tools to assist you in assessing potential impacts.*

## **Deforestation**

*The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.*

## **Woodland Creation**

*The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.*

*The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England's [Ancient Woodland Inventory](#) and [assessment guides](#) as well as other tools to assist you in assessing potential impacts.*

Kind Regards

Forestry Commission | Santon Downham | Brandon | Suffolk | IP27 0TJ

[eandem@forestrycommission.gov.uk](mailto:eandem@forestrycommission.gov.uk)

**Switchboard: 0300 067 4574**

[Forestry Commission contacts page](#)

[Forestry Commission](#)

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\* \* \* \*

[Babergh DC note: The above response has been edited slightly to remove repetition of the section headed 'Deforestation' and also part repetition of the section headed 'Woodland Creation']

[Ends]

## (11) Copdock & Washbrook Parish Council

### Copdock & Washbrook Parish Council feedback on responses received to focused consultation on new Design Guidelines document

The Parish Council has been provided with an opportunity to provide feedback to the Neighbourhood Plan Examiner on the comments received by Babergh District Council on the focused consultation on new Design Guidelines document. That feedback to each of the 10 responses received is provided below.

Respondent / Organisation	Summary of comments	Parish Council response
Suffolk County Council	No specific comments other than identifying a typo in the penultimate sentence on page 14.	This minor amendment can be made prior to the Neighbourhood Plan going to referendum.
Babergh District Council	The District Council welcomes the changes	Comment noted
Capel St Mary Parish Council	The Parish Council fully supports the document	Comments noted
District Councillor Helen Davies	Didn't see much reference to employment. They do have a number of business's and some guidelines about acceptable industrial buildings would be worth including.	This is not necessary at this stage in the process.
Ms Tyler	Suggests "Belldown" is noted as a local landmark  Field next to Belldown should be included in green infrastructure and open space and promoted as a nature reserve  Reference should be made to the sheer volume of Grade I and II listed buildings and area should be promoted to a conservation area.	This is not considered necessary  This is not considered necessary  Reference is made in the neighbourhood plan itself to listed buildings
Historic England	Welcome the broad principles of good design that it sets out, but do not wish to make any detailed comments	Comments noted
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	Comments noted
Anglian Water	No further comments to make on the new Design Guidelines	Comments noted
National Highways	Considers the changes highlighted in the recent document to not result in a significant impact on the operation of the strategic road network and therefore offers no additional comments.	Comments noted
Forestry Commission	Does not have resources to respond but offers advice	Comments noted