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The Copdock & Washbrook

NEIGHBOURHOOD PLAN 2023-2037

Referendum Plan - May 2025



Copdock and Washbrook Parish Council

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INTRODUCTION

- 1.1 This Neighbourhood Plan represents the culmination of seven years' work of a Steering Group of volunteers on behalf of Copdock and Washbrook Parish Council. An earlier version of the Plan was consulted on and independently assessed by a Neighbourhood Plan Examiner before being put to a Parish Referendum to decide whether it should be used by Babergh District Council when determining planning applications in the parish. At the Parish Referendum in March 2022, the majority of those that voted were against the Neighbourhood Plan.
- 1.2 Given the importance of having locally specific planning policies and the outcome of the 2022 referendum, the original Neighbourhood Plan was reviewed and amended to remove reference to the amount and location of new housing in the parish. Having a Neighbourhood Plan in place will also mean that, under current Government regulations, the Parish Council will receive an uplift from 15% to 25% of the Community Infrastructure Levy collected by Babergh District Council for new housing built in the parish. This can be used by the Parish Council to secure or contribute towards locally needed infrastructure improvements.

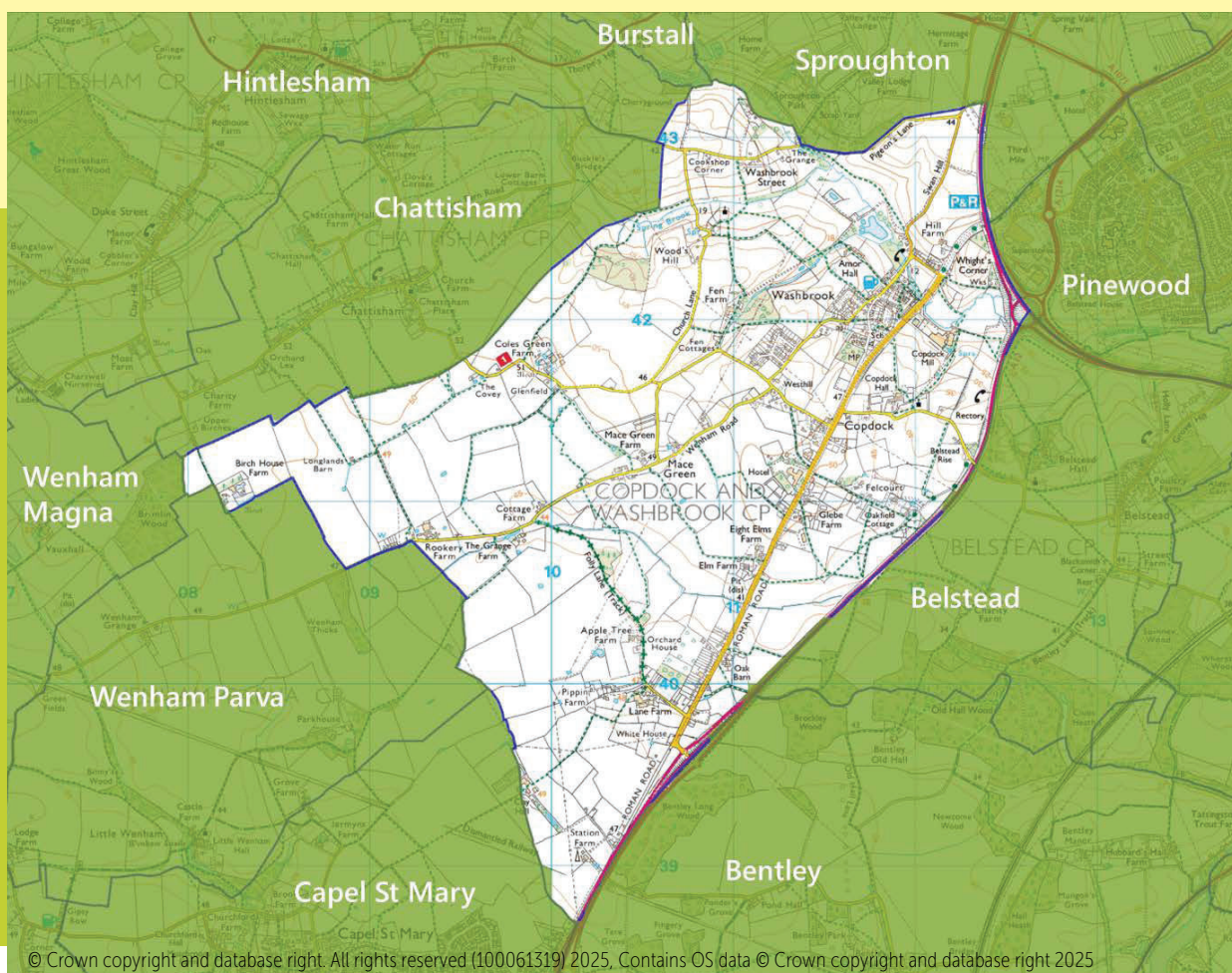
- 1.3 As there is currently no agreed requirement for housing growth in the parish set out in an adopted Local Plan, matters relating to the amount and location of additional housing in the parish will be dealt with by Babergh District Council in the preparation of their revised Babergh and Mid Suffolk Joint Local Plan.

The Neighbourhood Area

- 1.4 The regulations concerning the preparation of neighbourhood plans require that the area to be covered by them is formally designated. For Copdock and Washbrook, the whole parish was designated by Babergh District Council on 28 September 2018 following an application by the Parish Council. There have been no subsequent changes in parish boundaries since that time and, therefore, the originally designated area remains as the area covered by the new Neighbourhood Plan.

Map 1 illustrates this area.

MAP 1
COPDOCK AND WASHBROOK NEIGHBOURHOOD AREA



Neighbourhood Plan Preparation

- 1.5 As the original Neighbourhood Plan did not pass the Referendum, it was necessary to go through all the statutory stages again as required by the Government Regulations. Put simply, these are:
- Draft Neighbourhood Plan Pre-Submission Consultation
 - Submission of Draft Plan to Babergh District Council
 - Further consultation by Babergh District Council
 - Independent Examination of draft Neighbourhood Plan
 - Referendum
- 1.6 The Neighbourhood Planning Regulations require a Neighbourhood Plan to:
- be appropriate, having regard to National Planning Policy
 - contribute to achieving sustainable development
 - be in general conformity with strategic policies in the development plan for the local area
 - be compatible with EU obligations and Human Rights requirements
- 1.7 The Neighbourhood Plan has been prepared to cover the period 2023 - 2037, the same period as the Babergh and Mid Suffolk Joint Local Plan Part 1. It will, however, be necessary to review the effectiveness of the Plan during this period and there may be a requirement for subsequent updates in the light of changing circumstances such as more up-to-date national and local planning policies and growth forecasts.
- 1.8 The Neighbourhood Plan guides new development whilst ensuring that the unique characteristics and landscape setting of the village is maintained and enabling the protection and improvement of vital services and facilities appropriate for a village of the settlement's size and location. It contains planning policies which, when the Plan is complete, will be used as a starting point for consideration of planning applications. In addition to the planning policies, the Neighbourhood Plan contains Community Actions which, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during the community engagement.
- 1.9 This is the Referendum version of the new Neighbourhood Plan. It has gone through the stages listed in paragraph 1.5 and, if a majority "yes" vote is returned at the Parish Referendum, it will be "made" by Babergh District Council.

Evidence Gathering

- 1.10 To provide a sound evidence base for the original Neighbourhood Plan, the Steering Group commissioned a number of studies and surveys, namely:
- a parish-wide questionnaire seeking the views of residents as to their aspirations for the village and their preferences regarding future development
 - a Landscape Character Appraisal that identified the important qualities and assets of the parish that need protecting

- guidelines for the parish for the design of new development
- a parish housing needs assessment to identify the type, size and potential need for new houses, and
- a highways assessment, funded by the Parish Council, to identify how traffic speeds and accident risks on the Old London Road could be reduced

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

Plan Themes

- 1.12 The Plan focuses on six themes, namely:
- Housing - Built Environment and Design - Business and Employment - Infrastructure and Services - Natural Environment - Highways and Movement



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

2. COPDOCK & WASHBOOK PAST & PRESENT

- 2.1 Copdock and Washbrook is a civil parish in the Babergh district, in the county of Suffolk, England. It covers the village of Copdock and Washbrook, as well as the hamlets of Coles Green, Mace Green, Folly Lane and Washbrook Street. The 2021 Census returned a resident population for the parish of 1,130.
- 2.2 The name "Washbrook" means 'Washing brook' or 'flooding brook'. Washbrook was called "Great Belstead" in Saxon times. The village is likely one of the sources of the surname Washbrook. On 1 April 1994 the parish was abolished and merged with Copdock to form Copdock and Washbrook. Parts of Washbrook went to form the new parish of Pinewood and parts went to Chattisham, Sproughton and Belstead. As would be anticipated both Copdock and Washbrook have long histories of notable events. Records and reports of most of the village activities over the years have been recorded and kept for safe keeping in the Suffolk Records Office. For this report detailed accounts of all the village history is not included as this would overtake the purpose of this exercise.
- 2.3 The Landscape Character Appraisal includes maps which indicate the changing aspects of the village. The key areas indicating the gradual development of the village are indicated from extracts of plans since 1783.



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

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

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

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

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



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

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

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



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

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

- 2.5 The route of the A12 was altered again in the 1980's with the construction of the current A12, further to the south-east, and the construction of the A14, forming a substantial barrier between Washbrook/Belstead Brook valley and the fringes of Ipswich. The former A12 was blocked to traffic at Whight's Corner, although pedestrian and cycle links remain via an underpass which gives access to regular bus service and a few retail outlets. A bus does serve the village, but this is a limited service which operates between Ipswich and Colchester.
- 2.6 Today Washbrook nestles on the middle to lower slopes of the Belstead Brook while Copdock retains a predominately linear character along the London Road on higher land to the south of the valley. In the south of the parish, close to Red House Farm and Folly Lane there is still a pattern of dispersed farms with infill development and some employment.
- 2.7 London Road, although no longer forming the main arterial route into Ipswich has remained as a dual carriageway with limited urban lighting columns, road markings and signage. This vestige of the former A12 sits at odds with the predominantly rural character of settlement in the parish. As traffic numbers grow, the Copdock Mill roundabout on the A12 has insufficient capacity. Consequently, motorists are using the Old London Road as a shortcut to get into Ipswich and surrounding areas.
- 2.8 From these snapshots in time, Copdock and Washbrook has been divided, one by the main routes for traffic from Ipswich south towards London and another for traffic by passing Ipswich via Sproughton and Bramford. The road is often seen as a dividing line between the two elements of the village, but this is not the case, as the Belstead Brook watercourse which runs down the Street is the actual dividing boundary between the two villages. Evidence of the Brook in the Street is still maintained in some of the resident's front gardens.
- 2.9 Whilst the village is now technically merged since 1994 by name for political and local authority purposes, separate village names are still maintained by some residents and by postal addresses.
- 2.10 Washbrook and Copdock each had its own church. Washbrook Church St. Mary's was founded in 1559. It closed before 2010 and is now redundant but is still used on occasions. It is in the care of the Churches Conservation Trust and is maintained by volunteers. Copdock Church St Peter's is in the Diocese of St Edmundsbury & Ipswich, a grade 2 listed building largely perpendicular in style dating its construction to the 14th century and remains in regular use for all types of services.
- 2.11 The village is spread out and has varying landscaping character features as identified in the Landscape Appraisal. The main village area around The Street and Washbrook Church has more undulating features as they sit in the lower levels of the terrain, resulting in a more central area of residential properties. The main Copdock area of the village along the Old London Road and towards Mace Green which is more sparsely developed

with residential properties is at a higher and more flat area of the village.

2.12 The immediate surrounding area and village are not renowned tourist attractions, however there are some destinations which are within easy reach from the village. There is a hotel, a caravan site, a bowls club and cricket ground and playing field adjacent to the village hall. There are monthly antiques fairs at the village hall, and Suffolk Heritage Centre, Old London Road. Copdock Barn holds local events and is available for private hire, and there is a busy outdoor retail area at Gladwells Country Store adjacent to the Old London Road. Residential properties mainly provide accommodation for families who have lived here for many years, and for people who work in the surrounding town and districts but want to be in a rural setting, not a town environment. The village is home to many long-term elderly residents. For some house prices may be slightly lower and affordable, while others enjoy the cosy properties and then there are those who find the village convenient being close to the A12 & A14 for commuting to their places of work.

2.13 In the last 50 years, estate development has taken place at Pheasant Rise (26 dwellings) and Pearsons Way (66 dwellings). Being a relatively small village school, it does have small class sizes which is an attraction for many parents. Higher education schools are not too far away, and bus transport services are provided for the catchment school at East Bergholt.

2.14 The most recent larger scale development has been the Marvens near Whight's Corner which has been developed to provide more social housing for the needs of the village residents. Street lighting is minimal in the main Street and residential areas. New energy efficient street lighting is present for parts of the Old London Road for safety purposes. The lighting luminaires selected more recently have helped to decrease light pollution.

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

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

2.17 The village is fortunate to have many facilities for the residents, including a large village hall, a sports pavilion, and allotments. The sports and recreation facilities are all on one site albeit not in the centre of the main residential area. There are many clubs

in the village which serve most age groups for both sports and recreation run by volunteers. These include cricket, outdoor & indoor bowls, tennis and badminton.

2.18 The village is also fortunate to have a good network of public footpaths. Volunteers from the village organise working parties during the summer months to keep them clear for use by the residents and visitors to the village. Monthly rambles are organised through the winter.

2.19 The village boasts a pub and country store, these are long standing businesses which rely on both village and passing trade for their existence.

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

2.21 In preparing this Plan, many residents have accepted that some expansion of housing has to be expected. Any such growth should be in proportion and maintain the village feel and not merge to become part of Ipswich.

Facilities

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

- | | |
|---------------------|--------------------|
| • The Village Hall | • Play Areas |
| • The School | • Allotments |
| • The Brook Inn Pub | • Bowls Club |
| • Cricket Field | • Tennis Club |
| • Church Room | • Pre-School |
| • St Peter's Church | • St Mary's Church |



3. POLICY CONTEXT

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies which must be taken into account in the preparation of development plan documents and when deciding planning applications. Although a new version of the NPPF was published by the Government in December 2024, transitional arrangements for the introduction of the new version meant that the Neighbourhood Plan was examined against the December 2023 version. All NPPF paragraph numbers in this Plan refer to the December 2023 version. The Framework sets out a presumption in favour of sustainable development.

Paragraph 11 of the NPPF states:

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

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

- 3.2 The NPPF requires that communities preparing Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

Babergh Local Plan

- 3.3 At a more local level, the Neighbourhood Plan has been prepared in the context of the current status of the Babergh Local Plan which comprises 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 District 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.

- 3.4 The November 2020 version of the emerging Joint Local Plan document identified a hierarchy of settlements according to their level of services and facilities. 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.
- 3.5 The November 2020 consultation document also included a proposed Settlement Boundary for the village and allocated two potential sites for residential development. The Local Plan examination resulted in the deletion of the allocations and the Settlement Boundary had to revert back to that in the 2006 Babergh Local Plan.
- 3.6 In February 2025 the District Council announced that it would be preparing a totally new Joint Local Plan with Mid Suffolk. The published Local Development Scheme stated that the new Joint Local Plan will cover the period to at least 2044 with consultations commencing in Spring 2026. It is not anticipated that the new Plan will be adopted until 2029.
- 3.7 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 216 of the NPPF (December 2023).



4. VISION & OBJECTIVES

- 4.1 The information gathered in preparing the Neighbourhood Plan, as well as the context of the higher-level planning policies, has informed the vision for Copdock and Washbrook for the period to 2037.

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

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

Housing

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

Business and Employment

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

Natural Environment

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

Built Environment and Design

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

Infrastructure and Services

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

Highways and Movement

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



5. SPATIAL STRATEGY

AT A GLANCE

- New development will primarily take place within the defined Settlement Boundaries
- Only limited development will be allowed outside Settlement Boundaries where there are exceptional circumstances, such as on existing employment sites or for agricultural or recreational development
- The Neighbourhood Plan Settlement Boundaries are based on those in the current adopted Local Plan, but have been updated to take account of new development since that Plan was prepared.

5.1 As noted in paragraph 3.3, Part 1 of a Joint Local Plan for the Babergh and Mid Suffolk districts was adopted in November 2023, and 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.

5.2 Any further unconstrained spread of Ipswich into the parish is not supported due to the potential for coalescence of Copdock and Washbrook with the greater urban area. Currently the A14 and A12 create a physical barrier between the two areas and the landscape qualities of the land to the west of the A14 and A12 plays an important role in maintaining the distinct separation of the built-up area of the village from Ipswich.



5.3 It is essential that future growth of Copdock and Washbrook limits potential detrimental impact on the surrounding landscape and prevents coalescence of the village with Ipswich. In addition, locations of development must respect the potential for detrimental noise and air quality impacts on new development arising from the presence of the A12 and A14.

5.4 The Neighbourhood Plan recognises the presence of heritage and landscape assets in the parish in determining opportunities for future development. Land at the northern end of the parish, around the Belstead Brook, was formerly designated as a Special Landscape Area (SLA) in an earlier Local Plan. The Landscape Appraisal produced in support of the Neighbourhood Plan notes that this area "comprises a river valley landscape with small scale pastures and historic features including two churches, Amor Hall and a myriad of listed buildings. There is a strong correlation between the valley slopes and the boundary of the SLA, the combination of topography, vegetation and historic features contributing strongly to the area's scenic and perceptual qualities." New development will need to be carefully designed and, where necessary, mitigate any impact on the historic and natural landscape and existing infrastructure.

5.5 Settlement Boundaries are defined for the main built-up areas of the village in order to manage the location of future development and to protect the countryside from inappropriate development. The boundaries are based on those contained in the 1998 Local Plan but have been reviewed to reflect changes during that 20-year period and more accurately reflects local circumstances and is therefore one that the Joint Local Plan should also contain. The Settlement Boundary alignment has had particular regard to the conclusions of the Landscape Appraisal which identified that further ribbon and ad-hoc developments along Old London Road should not be pursued as it destroys the pattern of the settlement and has a considerable impact on the wider landscape. The area concerned is identified as an Important Gap on the Policies Map.

- 5.6 In order to manage the potential impacts of growth, and in accordance with Policy SP03 of the Joint Local Plan Part 1, new development will be focused within the designated Settlement Boundaries thereby ensuring that the undeveloped rural countryside is preserved and remains largely undeveloped. There may be exceptional circumstances where minor development would be appropriate outside a defined Settlement Boundary. Such circumstances might be for development within an existing employment site, development relating to an agricultural or recreational use, conversions or replacement of buildings or, and only in accordance with Policy C&W2, for affordable housing that would meet a locally identified need.

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:

- i. would not have a detrimental 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.



6. HOUSING

Housing Objectives

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

AT A GLANCE

- The neighbourhood plan does not identify additional sites for housing
- Provision is made for the potential to build affordable housing that would meet an identified local need
- Future developments of 10 or more homes should meet a specified mix in terms of the number of bedrooms

- 6.1 A key Government objective for planning policy documents is to enable the future delivery of additional housing to meet the changing needs of an area. If so desired, the Neighbourhood Plan could play a major role in this by ensuring that there is a strategy in place to deliver both sufficient numbers and the right type of housing to meet future local needs.
- 6.2 Babergh District Council has announced that it will carry out a full review of the Joint Local Plan in the light of the Government's new housing requirements for every District and Borough in the country announced in December 2024. Housing requirements will be addressed at District level as part of that review.
- 6.3 There is no compulsion for a Neighbourhood Plan to provide for housing or to allocate sites. The Neighbourhood Plan does not need to make provision for additional housing development in order for it

to conform with the adopted Joint Local Plan as it currently stands. Given the number of new homes granted permission but yet to be completed in the Parish and the uncertainty over the amount of new housing needed, this Neighbourhood Plan does not support the allocation of further sites for housing outside the settlement boundaries and does not make any allocations for housing development.

Affordable Housing

- 6.4 Affordability of housing remains a significant barrier for many seeking their own homes. With government published figures indicating that, in Babergh, average house prices are over eleven times the average household income, many newly formed households will be excluded from the housing market. One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. Affordable housing schemes can primarily be delivered through a percentage of a larger development of over ten dwellings or "rural exception sites" outside the Settlement Boundaries where housing would not normally be permitted. In order to deliver affordable housing through "exception sites" the following would be required:
- a need to be established, normally identified through a proportionate local housing needs survey with support from the Parish Council;
 - a willing landowner being prepared to sell land at a price significantly below the market value for housing land; and
 - a registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.
- 6.5 Policy LP07 of Joint Local Plan Part 1 allows for rural exception sites outside of defined settlement boundaries which is supported by a Housing Supplementary Planning Document adopted by the District Council in November 2024. However, the policy contains little detail as to how rural exceptions sites are delivered and the housing is made available to meet identified local needs. The Neighbourhood Plan addresses the matter should a local need be identified during the period up to 2037.
- 6.6 Where a "rural exception" site is proposed for development, it must be demonstrated that there is an identified local need in the village and its hinterland, and that the site is suitable to meet that local need. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 78 of the NPPF (December 2023) which states that local authorities should consider whether this approach would help to provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available, and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not

being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council's Housing Service.



Policy C&W 2 - Affordable Housing on Rural exception Sites

Proposals for the development of small-scale affordable housing schemes, including community-led housing as defined by the NPPF, on rural exception sites outside the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and providing that the housing:

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

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

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

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

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

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

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

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

Housing Mix

- 6.7 Ensuring that the right mix of housing is available to meet demands is crucial if the future needs of residents are to be met. The Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment update (January 2019) identified that the highest need across Babergh for owner-occupied dwellings was for two-bedroomed homes (36% of the requirement), followed by three-bedroom (30%) and four of more bedrooms (21%) with the remainder being one-bedroomed homes.
- 6.8 Our Neighbourhood Plan survey in 2018 asked how many bedrooms residents would like if they moved. Most respondents wanted 3-bedroomed homes. The survey also identified a high demand for bungalows.
- 6.9 The Housing Needs Assessment prepared by AECOM for the Parish Council in May 2019 concluded the following:
- Copdock and Washbrook, in line with the District, is dominated by family-size dwellings (2-4 bedrooms). Household size tends to be larger than that of the wider District (average household size in the NA is 2.46 versus 2.34 in Babergh);
 - There has been a general increase in dwelling size over the inter-census period, particularly in terms of medium to large sized homes of 4+ bedrooms. However, it is evident from the life stage modelling that demand for more small and medium homes may constrain the supply of these larger homes in coming years. On the basis of forward population projections, and allowing for the existing stock, the best size split to correct misalignments between supply and demand is likely to be about:
 - 19% of houses should be one-bedroom homes,
 - 14% two-bedroom,
 - 52% three-bedroom and
 - 17% 4-bedroom(percentages may not sum due to rounding).
- The calculations on future provision indicate that there is no further requirement during the Neighbourhood Plan period for dwellings of five bedrooms or more.
- 6.10 In order to deliver the housing requirements, any development in the Neighbourhood Plan Area will be expected to construct housing in line with the identified size requirements, unless the particular circumstances dictate otherwise, such as meeting an identified affordable housing requirement on a site. This proportion could be adjusted during the lifetime of the Plan should new and relevant evidence be published.
- 6.11 The percentages set out in Policy C&W 3 relate to overall housing needs. The unit mix needs of different tenures will vary. As such, the policy allows for different tenures to vary from the percentages set out, for example to meet identified affordable housing needs. Developments should do this whilst seeking to meet the overall needs of the Parish.



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.



7. BUSINESS & EMPLOYMENT

Business and Employment Objectives

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

AT A GLANCE

- The Plan supports the retention and development of existing employment sites and the creation of additional jobs which wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site.
- Opportunities for the diversification of farm businesses, such as the conversion of redundant barns to offices, will be supported.



- 7.1 Our Residents' Survey found that 17% of respondents worked in the village, demonstrating that many people commute into the village for work. The average distance that residents travel to work is just under 20 kilometres (12 miles), albeit that most travel up to 10 kilometres. Home working is popular in the parish with sixteen percent of those in employment working from home in 2011, a proportion that is likely to have increased since that time. The proportion of residents working from home is higher than for Babergh as a whole.
- 7.2 Residents were asked about future employment opportunities and there was little support for additional offices, workshops or commercial units although 40% of residents also thought that having local employment opportunities is important to them.
- 7.3 There are already many employment sites and businesses in Copdock and Washbrook, predominantly located along London Road. The largest of these is Copdock Mill, manufacturers of retail and wholesale animal feed for over 100 years, sold locally at Gladwell Pet and Country Stores as well as distributed across the south-east of England. In addition, the Ipswich Hotel, also on London Road, currently has 83 rooms as well as conference facilities and is a popular destination for business and leisure stays. Nearby is The Lodge, a 43-bed residential care home.
- 7.4 The existing businesses in the parish play an important role in the economy of both the local and wider area. Changes will be generally acceptable provided that such proposals do not result in a detrimental impact on the local landscape character, heritage assets, residential amenity (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, identified important views and identified important gaps in the built-up area.

Policy C&W 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.

- 7.5 The Neighbourhood Plan supports the creation of additional jobs where such development wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site. It is envisaged that employment premises would remain small in terms of the size of the premises and the number of people employed on the site. Major development would not be appropriate in the parish as more sustainable locations exist in Ipswich where access by sustainable travel modes such as buses, walking and cycling can be readily achieved and the potential for detrimental impact on the landscape character of the area reduced.

Policy C&W 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:

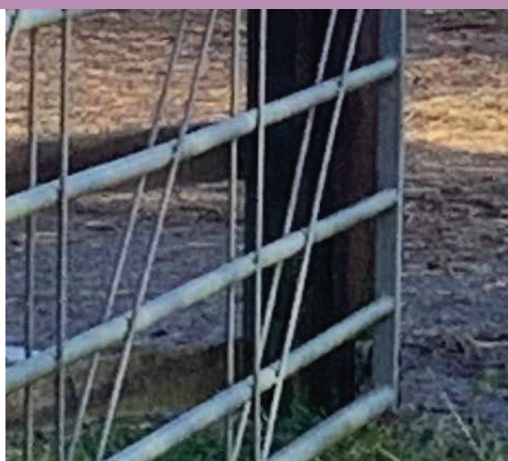
- a. it is located on land designated in the development plan for business use; or
- b. it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location.

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.

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



8. NATURAL ENVIRONMENT

Natural Environment Objectives

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

AT A GLANCE

- The Plan seeks to protect the important landscape features of the parish.
- An area of Local Landscape Sensitivity is defined at the northern end of the parish.
- Local Green Spaces are defined at the Mill Lane play area and at Fen View.
- All development will be required to protect natural habitats and provide for a “net gain” in biodiversity
- New housing development will be required to make contributions towards mitigating their impact on internationally protected habitats along the Suffolk coast
- Identified important views in the parish will need to be protected.



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

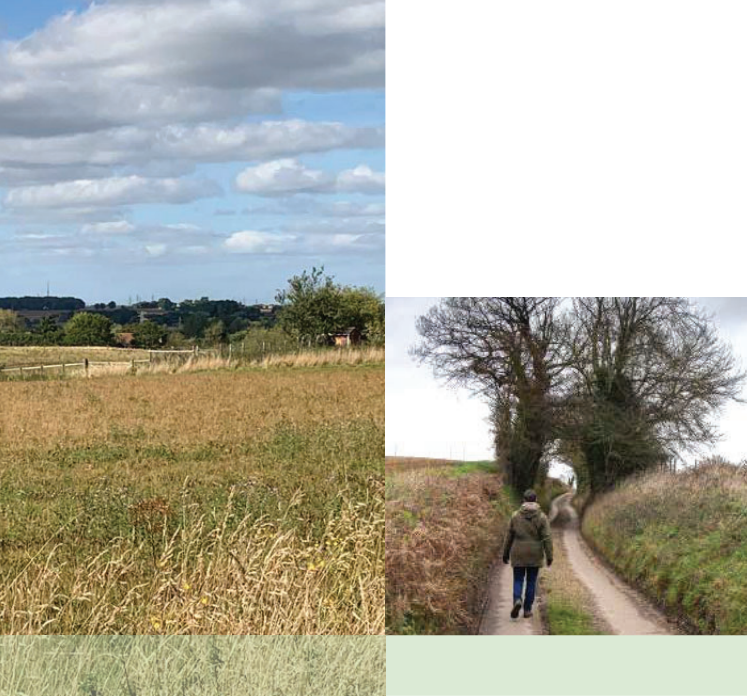
Our Landscape

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

Key characteristics relating to these two main character types are provided below.

Rolling Valley Farmlands Key Characteristics

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

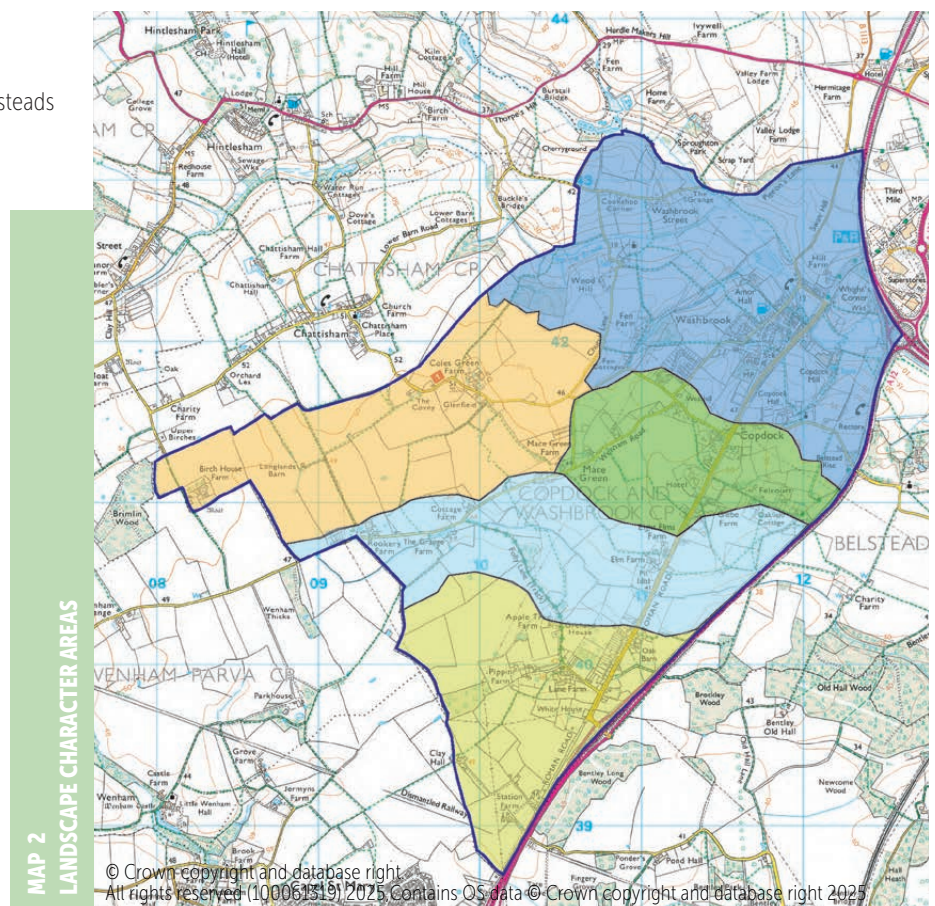


8.3 More locally, in 2018 the Ipswich area local planning authorities commissioned a Settlement Sensitivity Assessment of the fringes of Ipswich, which included Copdock and Washbrook, as part of an assessment to inform the preparation of local plan documents. Although the whole of the parish was not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

Ancient Estate Claylands Key Characteristics

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

8.4 The Neighbourhood Plan Landscape Appraisal used the previous assessments referred to above to inform a more detailed assessment of the landscape of the parish. It identified five distinct character areas, as identified on Map 2.



- Key
- Neighbourhood Plan Area
 - Belstead Brook Valley
 - Copdock and Mace Green
 - Copdock Plateau
 - Elm Farm Stream Valley
 - Lane Farm Plateau

Copdock and Washbrook Neighbourhood Plan Landscape Assessment
Figure 4: Assessment Areas

N
0m 500m 1km 1.5km 2km
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Landscape Character Areas

- 8.5 The Landscape Appraisal identified several special qualities of the village and its setting that, wherever possible, should be retained and enhanced. These include:
- Deeply rural high-quality countryside surrounding the settled areas
 - Historic buildings within unspoilt rural settings
 - Network of rural narrow sunken lanes
 - Mature veteran oaks in hedgerows and along lanes
 - Elevated expansive views across wider countryside
 - Eclectic mix of built housing styles within the settlement
 - Open space, woodland and mature trees within the settlements which reinforce sense of place
 - Importance of topography in defining clusters in development and distinctive places
 - Subtle undulations in topography giving rise to important views, influencing gateways and sense of place
- 8.6 The detailed analysis included in the Appraisal noted some changes which have resulted in loss of the distinctive qualities of the settlement. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the settlement setting. The following was identified as negative or undesirable aspects of existing recent developments:
- Creation of abrupt edges to development with little vegetation or landscape on the edge of settlement
 - Housing estates with single housing types which contrast with the eclectic mix of housing styles in the settlements
 - Linear development along lanes which causes urbanisation of rural lanes
 - Loss of distinct areas of settlement as a result of ill sited new development
 - Continued presence of trunk road characteristics at odds with rural settlement
 - Development which due to its location alters the setting of Washbrook sitting on the mid to lower slopes of the Belstead Brook
 - Change which visually intrudes upon or physically undermines the sense of separation between Washbrook and Ipswich
 - Development which masks the subtle changes in topography
 - Additional signage and concrete kerbing on narrow rural lanes
 - Introduction of individual dwellings which do not reflect the scale or detailing of traditional properties in the area
 - Development on the edge of Ipswich which visually intrudes into the Belstead Brook and wider landscape of the parish

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

Landscape Management Guidelines

- Reinstatement and management of field ponds
- Undertaking a veteran tree survey to better understand this important characteristic of the parish and to effectively plan their management and prioritise areas for new planting.
- Plant new hedgerow trees to ensure continuity of this characteristic
- Manage trees and woodland to retain and open up views to churches
- Enhance biodiversity of lane verges through appropriate management in collaboration with landowners and highways
- Plant new woodland blocks in the southern part of the parish to mitigate and integrate new development and connect to existing woodland in the wider area
- Retain the pattern of smaller scale pastures on the edges of settlements and the transition they provide between urban edges and wider farmland
- Preparation of a design guide for highway improvements to London Road which strengthen settlement gateways, reinforce settlement character, improve east west connections and enhance sense of place
- Avoidance of ad hoc development along London Road which connects clusters of development
- Ensure new development reflects the dispersed and varied vernacular of the area, including a mix of farm buildings, larger properties within grounds or small-scale terraced cottages
- Retain open valley sides which form a setting to Washbrook and reinforce its small-scale rural character
- Pay particular attention to curtilage treatment and avoid urbanisation of rural lanes

Area of Local Landscape Sensitivity

- 8.8 In the 1980's the Suffolk County Structure Plan designated "Special Landscape Areas" (SLA), which have been incorporated into subsequent local plans. These landscape features combine to produce an area of special landscape and quality in contrast to the more intensively farmed areas where trees and hedgerows have been removed. An SLA is a local landscape designation, reflecting attractive combinations of landscape elements. The designation is not intended to prevent development but places greater weight on preventing a detrimental impact of development on the landscape. Although the original assessment which lead to these areas being designated is not available, the following types of landscape are known to be included:
- River valleys which still possess traditional grazing meadows with their hedgerows, dykes, and associated flora and fauna;
 - Historic parklands and gardens;
 - Other areas of countryside where undulating topography and natural vegetation, particularly broadleaved woodland, combine to produce an area of special landscape quality and character.

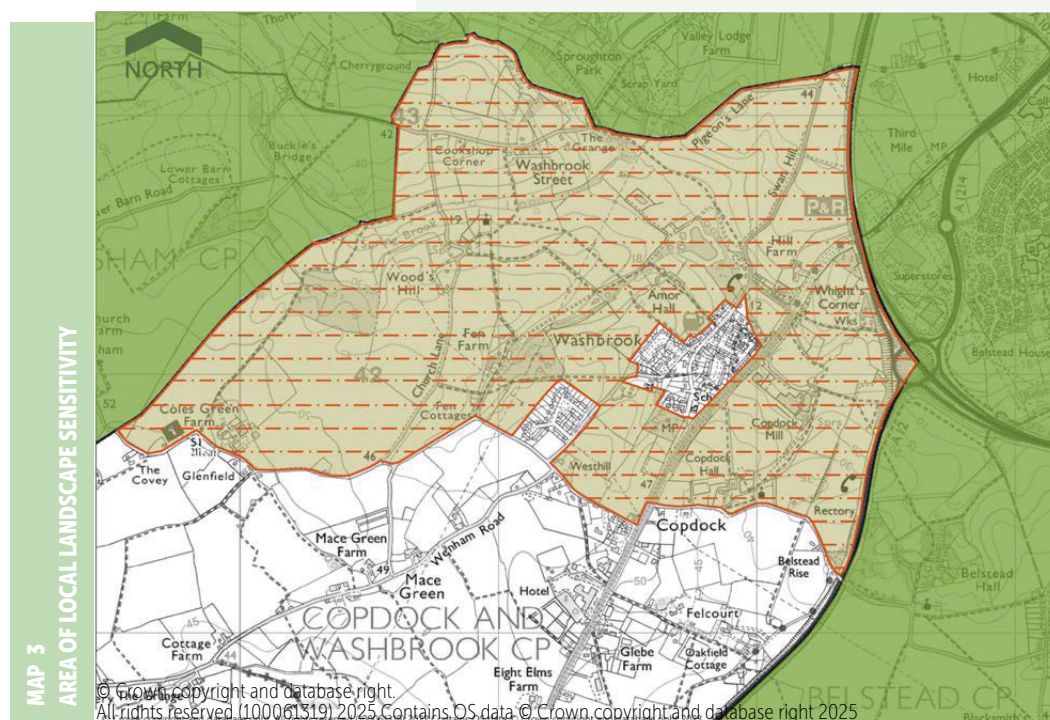
- 8.9 The 2006 Babergh Local Plan continued to designate land in the northern part of the parish, primarily associated with the Belstead Brook valley, as SLA. However, this designation was not carried forward into the Joint Local Plan.
- 8.10 The designated area was reviewed as part of the Neighbourhood Plan Landscape Appraisal, which noted that the SLA landscape is valued for its function as a setting to the settlement and in maintaining a sense of separation from Ipswich. Despite its proximity to Ipswich the conclusion was that majority of the SLA be considered to constitute a valued landscape and recommended for designation within the Neighbourhood Plan. It is therefore carried forward (and has been extended) 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. The new title maintains consistency with other neighbourhood plans across Babergh that have reviewed their SLA and maintained a landscape designation. The designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with the special character of the area.

Policy C&W 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:

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



Local Green Spaces

- 8.11 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces in neighbourhood plans. Such designations rule out new development on them other than in very special circumstances. Paragraph 106 (December 2023) states that the designation should only be used where the green space is:
- in reasonably close proximity to the community it serves
 - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

- where the green area concerned is local in character and is not an extensive tract of land."

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

- 8.12 The use of the LGS designation is not necessarily appropriate for sports pitches given that the designation would inhibit the ability to construct new pavilions, changing rooms and other associated buildings on the site. Within the Neighbourhood Plan area, the play area off Mill Lane and the open space and play area at Fen View meet the criteria and are designated as LGS. Development is restricted to that which is essential to the site. The play area at the Village Hall would also meet the LGS criteria but is included within the wider area identified for sport and recreation facilities in Policy C&W 16.

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

Biodiversity

- 8.13 Although there are no national sites designated for their natural or habitat importance, part of the Sroughton Park County Wildlife Site extends into the parish north of Pigeon's Lane. Furthermore, existing woodland, hedgerows, ponds and streams do play an important role in providing habitats and wildlife corridors across the parish. The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area. In such circumstances, a mitigation scheme will be required as

part of the proposal that provides the equivalent or better features on site.

- 8.14 The National Planning Practice Guidance notes that "The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures." In Copdock and Washbrook, development proposals that deliver such improvements will be encouraged. The Guidance states that examples might include creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems. Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.

- 8.15 In November 2021 the Environment Act received Royal Assent. This introduced a system that required all new developments to deliver a minimum 10 per cent biodiversity net gain (BNG). British Standard for Biodiversity Net Gain (BS8683) provides a standard for designing and implementing such requirements. Unless exemptions apply, BNG became mandatory for all new developments in April 2024.

Policy C&W 9 - Biodiversity

Development should avoid the loss of, or substantial harm to, mature or veteran or hedgerow trees, or other trees of importance to the landscape setting, 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. Any planting shall not negatively impact visibility splays or cause a significant maintenance burden for the Highway Authority.

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:

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



Stour and Orwell Special Protection Area (SPA) and Ramsar

- 8.16 Ipswich Borough, Babergh and, Mid Suffolk Districts and East Suffolk Council are taking a collaborative approach to strategic mitigation to support development and avoid impacts on internationally important designated wildlife sites. The Neighbourhood Plan area is located within 13 kilometres of the Stour and Orwell Special Protection Area (SPA) and Ramsar. The Councils have produced a combined Recreational disturbance, Avoidance and Mitigation Strategy (Suffolk Coast 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.
- 8.17 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 recreational trips. The Suffolk RAMS is a key consideration in the context of the Habitats Regulation Assessment for development proposals. The Suffolk RAMS seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (Zoi). Given that the Stour & Orwell Estuary SPA and Ramsar site is within very close proximity to current and future residents of the parish, on-site Suitable Alternative Natural Greenspace (SANG) must be provided for any residential development of more than 50 units in order to avoid adverse effects on integrity on the Stour & Orwell Estuaries SPA and Ramsar site from the development alone.

Important Views

- 8.18 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 and a summary can be found in Appendix 1 of the Neighbourhood Plan.
- 8.19 The Appraisal also identified key features which contribute to sense of place and orientation. They include the following key built landmarks:
- Washbrook Church of St Mary, Grade II*
 - Amor Hall, Grade II, located off The Street Washbrook
 - Copdock Primary School, a Victorian red brick school located on The Street, Washbrook
 - Copdock Mill and Mill House, both Grade II
 - Copdock Church of St Peter, Grade II* and Tithe Barn (16th Century), Grade II
- And landscape features:
- Woods Hill - distinctive hillside and woodland
 - Church Lane, sunken lane
 - Hollow Road, sunken lane
 - Lime avenue associated with Felcourt
 - Folly Lane ancient track
 - Pigeon Lane, sunken lane

Policy C&W 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.

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 1. 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.

9. BUILT ENVIRONMENT & DESIGN

Built Environment and Design Objectives

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

AT A GLANCE

- Designated historic assets will be protected and preserved.
- New development must reflect the local characteristics in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.
- Non-residential development proposals that incorporate current best practice in energy conservation will be supported.

Heritage Assets

- 9.1 Although Copdock and Washbrook does not have a conservation area, there are several important buildings across the village that are "listed" as being of architectural or historic interest. There are currently 24 Listed Buildings in the parish, as detailed in Appendix 2. The two parish churches are Listed Grade II* and the remaining buildings are Grade II. In addition, the parish is known to be rich in archaeological finds and records, particularly given the Old London Road follows the line of a Roman Road. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.
- 9.2 The adopted Local Plan policies for the consideration of development affecting Heritage Assets are significantly out-of-date and therefore planning decisions are reliant on the high-level guidelines provided in the NPPF. A planning policy is therefore included in the Neighbourhood Plan to ensure that development proposals affecting heritage assets are given appropriate consideration.



Policy C&W 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.

Built Characteristics

- 9.3 The NPPF makes it clear, in paragraph 131 (December 2023), that "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." New development should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents. Unsympathetic and poorly designed development, especially within the vicinity of a heritage asset can have a significant detrimental impact on the area. While it would not be appropriate to rigidly copy the architectural styles and designs of the village, the Plan does seek to ensure

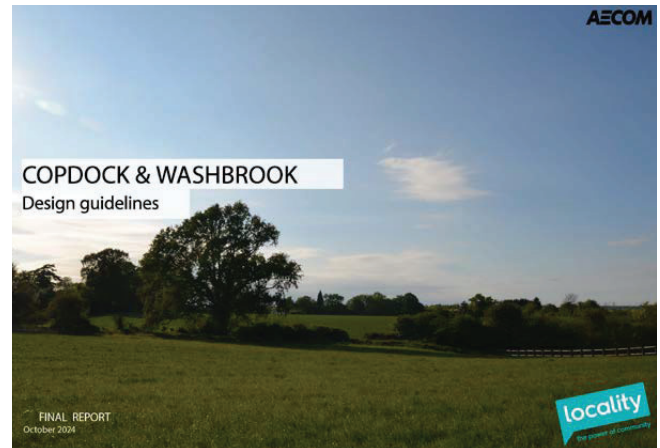
that new development is of high quality and has regards to its surroundings. As such, when considering the design of new buildings or extensions to existing, developers must ensure proposals:

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

- 9.4 As part of the Government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared for the village by AECOM Consultants. The Guidelines are published as supporting evidence to the Neighbourhood Plan. This work primarily seeks to develop design guidelines that any future development should follow in order to retain and protect the rural nature and scenic beauty of the area.

The guidelines which include a Development Checklist reproduced in Appendix 3 of the Plan, identify principles to which development proposals in the Neighbourhood Plan area should adhere, namely:

- a. harmonise and enhance existing settlement in terms of physical form, architecture and land use
- b. relate well to local topography and landscape features, including prominent ridge lines and long-distance views
- c. reinforce or enhance the established village character of streets, greens, and other spaces
- d. reflect, respect, and reinforce local architecture and historic distinctiveness
- e. retain and incorporate important existing features into the development
- f. respect surrounding buildings in terms of scale, height, form and massing
- g. adopt contextually appropriate materials and details
- h. integrate with existing paths, streets, circulation networks and patterns of activity
- i. provide adequate open space for the development in terms of both quantity and quality
- j. incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features
- k. ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other
- l. make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours



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.

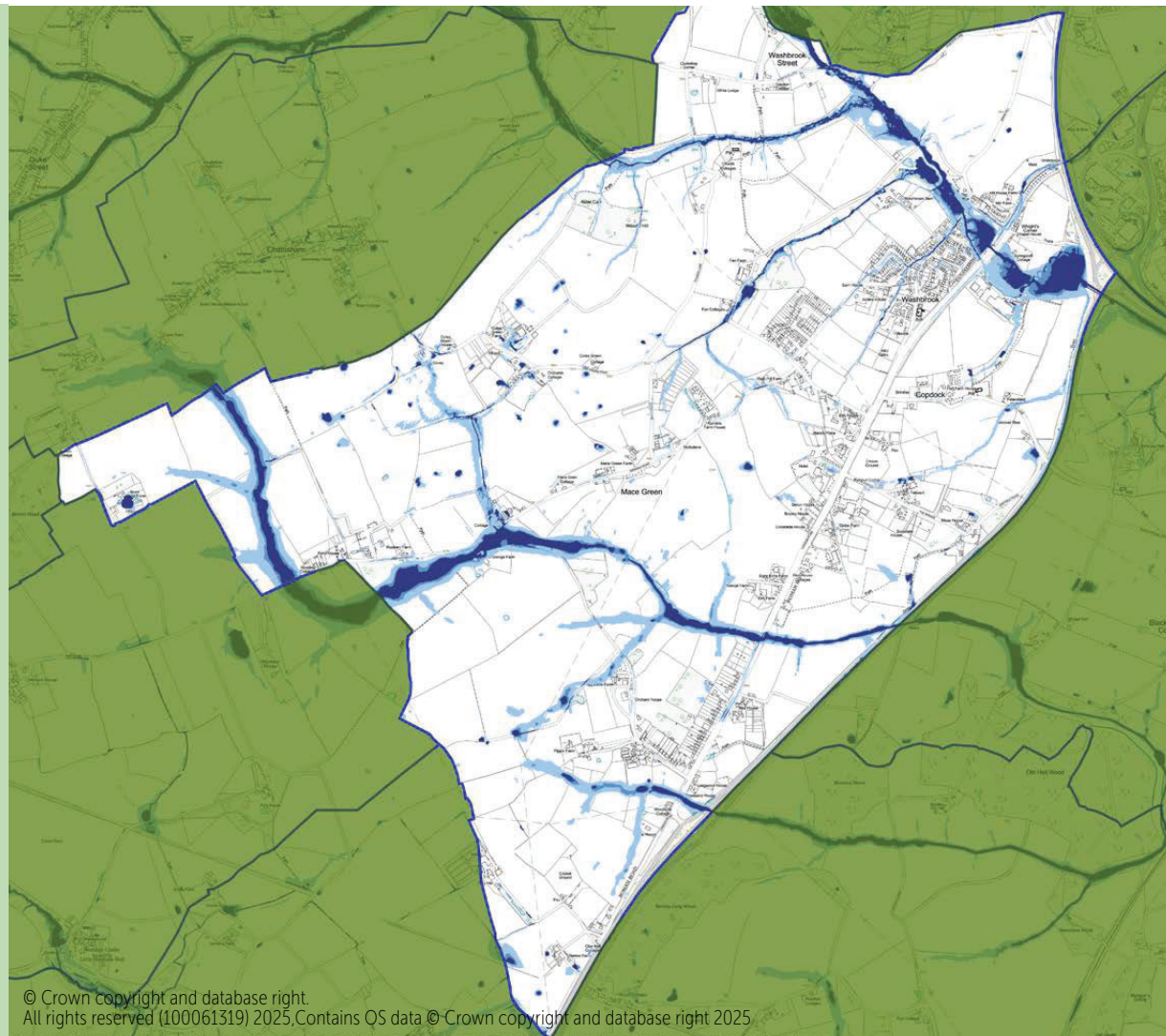
Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 3 of this Plan.

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 and visual appraisal (LCVA) 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. are not situated in areas of risk 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 (or successor document);
- 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.



MAP 4 SURFACE WATER FLOODING LOCATIONS



Sustainable Construction

- 9.5 Many energy-saving initiatives can be installed on homes within permitted development rights (i.e. - planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents.
- 9.6 Over the course of time, many ditches and verges have been lost to property infill, hard landscaping and ditch infill. Surface water drainage is a problem in many parts of the village including on The Street and in parts of London Road, as illustrated on the extract from the Government's Long-Term Flood Risk information map in **Map 4**. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater in order to reduce the potential for making the situation worse. Belstead Brook is the main river which flows through Washbrook parish, and significant areas are within flood zone 2 and 3. The Belstead Brook is also within the East Suffolk Internal Drainage Board catchment. Any works to alter a watercourse will require consent from the Internal Drainage Board, the Environment Agency and the Lead Local Flood Authority.
- 9.7 Whilst not having a main river flowing through the village, flood risk mapping shows flooding from an ordinary watercourse located south of Folly Lane which are in flood zone 2 and 3. There are also two ordinary watercourses which are predicted to be affected by surface water flooding. At the southern end of London Road, records show a number of flood reports have been received around the parish since 2011.



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 and water conservation and be designed to achieve maximum achievable energy and water 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 manage surface water run-off, and manage water resources sustainably in a manner that will deliver net-positive benefits to the wider area. These could include sustainable drainage systems where easily accessible maintenance can be achieved such as 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/stormwater harvesting and greywater recycling to reduce potable water use



10. INFRASTRUCTURE & SERVICES

Infrastructure and Services Objectives

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

AT A GLANCE

- The premises of existing services and facilities will be protected from being lost except in specific circumstances.
- Existing sport and recreation facilities will be protected and new facilities supported.



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

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

In addition, Ipswich Cricket Club have their ground with two wickets at Clay Hall at the southern end of the parish.

Education

10.2 Copdock Primary School is located on a constrained site in the main part of the village and, at the time the Plan was prepared, had a pupil admission number (PAN) of 90. It is already operating above this level and further growth will require adjustments to intake from the wider catchment area in order to manage numbers. An additional primary school is being provided as part of the Wolsey Grange development in Sroughton which will ease some of the pressure on Copdock Primary, but additional capacity improvements may also be required which would be funded from Community Infrastructure Levy contributions arising from housing growth.

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

Health

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

Community Services and Facilities

- 10.5 The retention of facilities and services is essential to the livelihood of the village and helps reduce rural isolation and social exclusion.
- 10.6 The Village Hall is a well-used facility but is located on the other side of London Road from the main centre of population. Access is from the fast moving dual-carriageway and there is no safe pedestrian crossing to the site. The Village Hall currently has over 60 organisations booking on an annual basis
- 10.7 The Cricket Club has over 100 members providing matches for those of school age upwards. The adjoining Tennis Club is also a popular facility and Copdock Bowls Club has a membership of over 30 people. The Neighbourhood Plan supports the retention and improvement of these important facilities in order to support healthy lifestyles in future years..

Policy C&W 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 those identified on the Policies Map, 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.

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.



11. HIGHWAYS AND MOVMENT

Highways and Movement Objectives

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



AT A GLANCE

- The Neighbourhood Plan is limited in what it can achieve through planning policies to improve highways.
- Existing public Rights of Way will be protected and enhancements supported.
- Initiatives to improve Old London Road are proposed.



Public Rights of Way Network

- 11.1 The parish has many public rights of way linking various parts of the village. All except one are designated public footpaths. Folly Lane leading though to Wenham Road is a designated byway which is used by vehicles, bikes and horses alike. The paths are generally in good condition and waymarked. Gaps in the network are not immediately apparent, albeit that use of village roads is sometimes necessary to complete a circular walk.

Policy C&W 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.

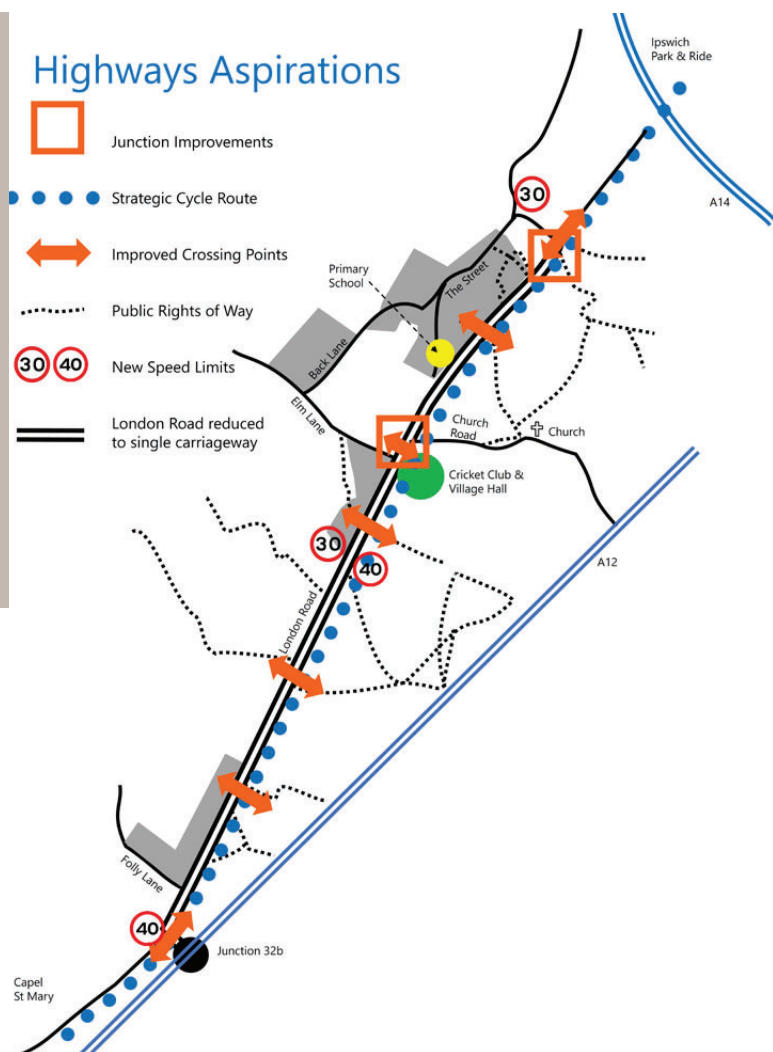
Old London Road

- 11.2 The presence of Old London Road, the former A12 trunk road, has a major impact on the environment of the village and the lifestyle of residents. This is especially the case when the A12 or A14 are blocked by accidents or breakdowns which leads to traffic diverting through the village. Old London Road is currently a dual-carriageway road with a 50 mph speed limit despite dwellings and businesses having direct access onto the road.
- 11.3 Work undertaken in the preparation of the Neighbourhood Plan included a study of potential improvements to Old London Road that would reduce the impact of the road and the speed of its users. This work was necessary as any new development in Copdock and Washbrook would not only add traffic to the already congested road but provide further risk of accidents. It was agreed that the current issues are:
1. The existing dual carriageway constitutes a barrier to pedestrian movement, in particular between the village and its school and the principle recreational facilities located on the far side of London Road.
 2. The dual carriageway encourages drivers to travel at excessive speeds with adverse safety and environmental implications. The road is designated as a speed-watch area by Suffolk Police.
 3. The route, being relatively unconstrained, provides a rat-run for drivers seeking to avoid delays at the A12/A14 roundabout junction to the east of Washbrook.
 4. The uniformity of the existing road provides little or no 'sense of place' in those areas where residential development and pedestrian movement is concentrated.
 5. The existing dual carriageway deters movement on foot and by bicycle.
 6. The existing carriageway deters the use of buses due to having to cross the dual carriageway.
 7. Despite multiple equestrian businesses and private establishments being along the carriageway the road is no longer used for horse-riding due to the size and speed of vehicles.
 8. The current speed limit along the dual carriageway (50mph) makes it impossible for the Parish Council to maintain the verges without road closures and/or traffic management with significant associated costs.



- 11.4 On the basis of the prevailing concerns relating to the existing London Road, the work seeks to achieve the following main objectives:
1. Provide pedestrian crossing facilities, particularly between Washbrook village and facilities on the opposite side of London Road.
 2. Provide designated cycle routes along and across London Road.
 3. Reconfigure the layout of the highway to facilitate speed reductions, particularly in the vicinity of residential areas and the potential new development.
 4. Provide opportunities to enhance landscaping to establish a stronger sense of place in those areas where development and pedestrian movement is concentrated.

FIGURE 5
HIGHWAYS ASPIRATIONS



11.5 The projects will require the support of the County Council and necessitate identifying funding to implement them. The Community Infrastructure Levy may be one opportunity for securing financial contributions but it is important that all opportunities are seized to deliver the improvements. Babergh District Council recognise some of the projects through their inclusion in 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.

Capel St Mary to Ipswich Cycle Route 1

11.6 Part of the London Road improvements include the delivery of a dedicated cycle path that will link Capel St Mary with the Ipswich Park and Ride site and beyond to form part of the wider strategic cycle route network. Parts of the route are already identified as a cycle route but there are gaps along London Road that the proposals identified in Figure 5 would complete. We will encourage the County Council to invest in bridging the gaps and seek to create a dedicated cycle path to link Copdock and Washbrook with the two settlements.

Community Action 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

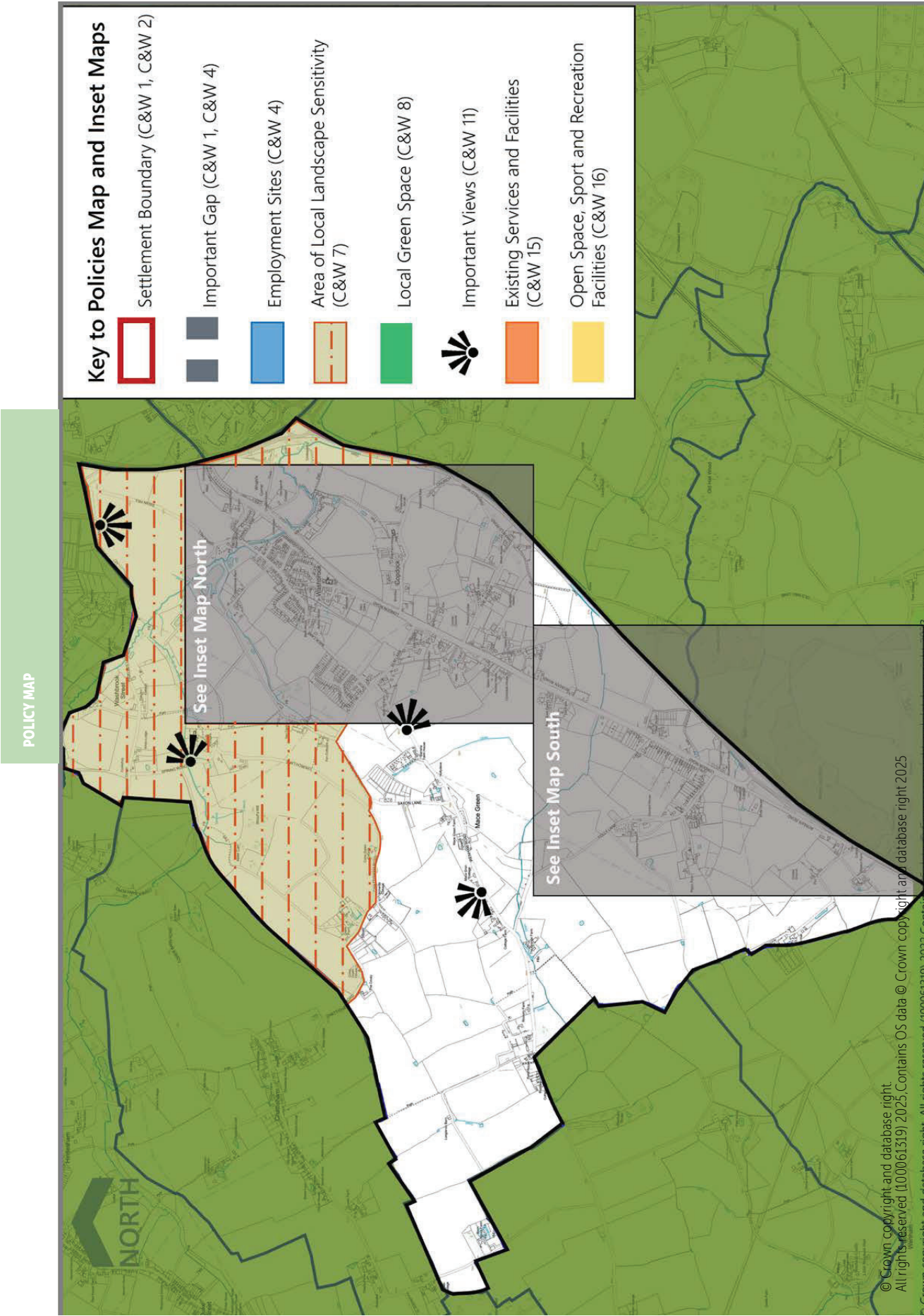
The Parish Council will lobby the County Council to include the proposed cycle route along London Road, linking Capel St Mary with the Ipswich Park and Ride site and beyond, as part of the Suffolk Strategic Cycle Route Network.

C&W 18 - 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.

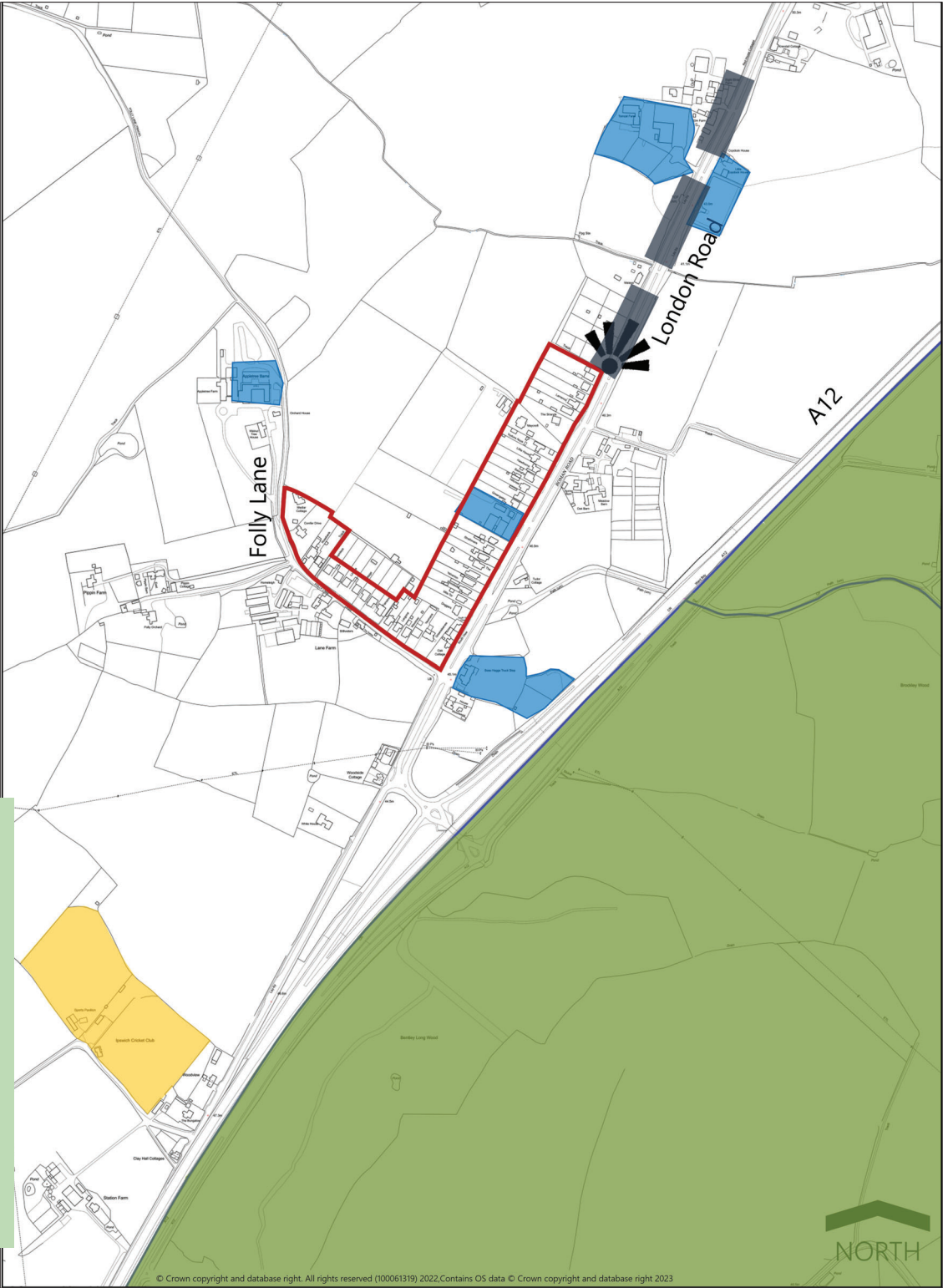


POLICIES MAPS



INSET MAP - NORTH

INSET MAP - SOUTH





APPENDIX 1 - IMPORTANT VIEWS

Extract from Copdock and Washbrook Neighbourhood Plan:
Landscape Appraisal Final Report - November 2023

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.

Important Views are shown on the Policies Map and described briefly below:

Viewpoint 1: Views from the north looking towards Washbrook

This view is representative of views from the northern slopes of the Belstead Valley looking south towards Washbrook. In these views the settlement appears heavily vegetated on the lower slopes with veteran oaks and mature mixed species hedgerows. Fields on the mid and upper valley sides define and embrace the settlement and in general include land above of the 35m contour. These open valley slopes form a setting or backdrop to historic assets such as St Peter's Church and Amor Hall.

Viewpoint 2: Views from the west towards Washbrook

This view is representative of elevated views looking north across Belstead Brook and over Washbrook. Mid-century housing developments on the edge of the settlement at Charlotte's form an abrupt edge to the village. Beyond, the fields on Whight's Corner and Swan Hill define the valley and setting to Washbrook and provide physical separation from the visual influences of commercial development on the edge of Ipswich.



Viewpoint 2: View looking east towards bungalows at Charlottes with green separation to Ipswich beyond



Viewpoint 1: View from Pigeon's Lane looking southwest towards Washbrook

Viewpoint 3: Views from London Road Looking North

This view is representative of the approach towards Washbrook. Only development at Wright's Corner can be seen as the main village is screened by topography and mature vegetation. Views are elevated on the slopes of the Belstead Valley. The width of London Road, markings, lighting columns and signage have an urbanising influence. Nevertheless views across to the undeveloped northern valley slopes provide a rural context and sense of separation from Ipswich.



Viewpoint 3: Views from London Road Looking North

Viewpoint 4: Views from Wenham Road looking east

This view looks towards the western edge of Copdock across relatively flat agricultural land. The edge of the settlement is not visually obvious in the landscape concealed by mature vegetation in property boundaries and hedgerows. As a result there are only glimpsed views to individual properties. Field sizes close to the settlement edge are medium/small scale and increase in size towards Wenham Road.



Viewpoint 4: View looking east towards dwellings on the edge of Copdock

Viewpoint 5: Views from Wenham Road looking north

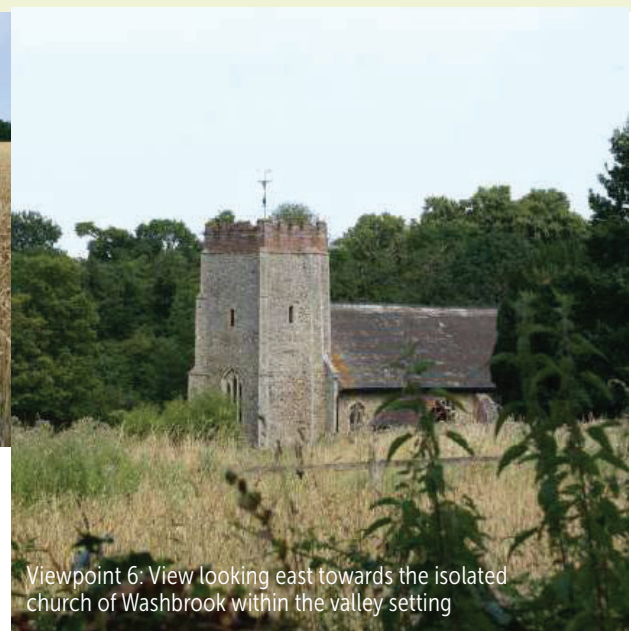
This view is representative of views across the plateau farmland around 45-50m. Views north are across open agricultural land to a treed horizon formed by overlapping lines of hedgerows and hedgerow trees. The landscape is broad and rural, development comprising isolated dwellings or farms.



Viewpoint 5: Views from Wenham Road looking north

Viewpoint 6: Views from Church Lane looking east

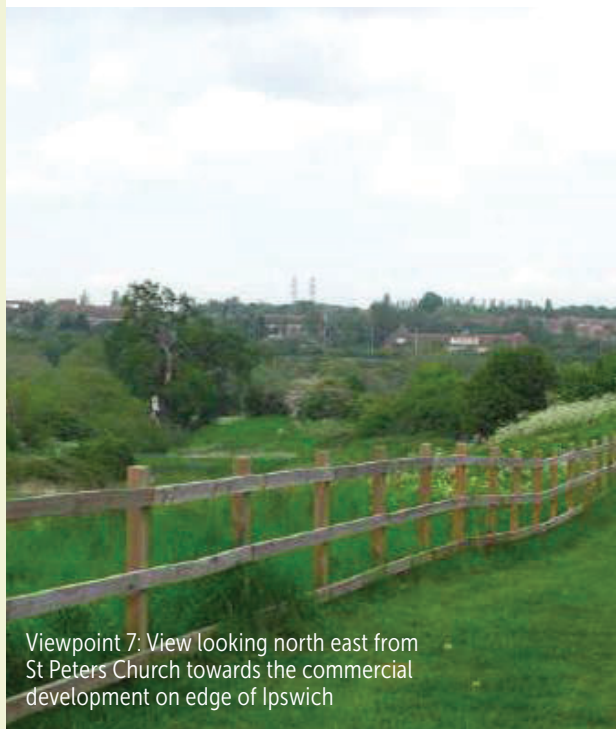
This viewpoint is representative of views across the intimate tributary valley of Spring Brook from Church Lane. Here landuse is predominately pastoral in small to medium scale enclosures defined by mature hedges and areas of woodland including alder carr. There are glimpsed views to rural cottages or the Church of St Mary. Along the lane are mature lime trees and former coppiced hazel stools which add to the sense of history in this landscape.



Viewpoint 6: View looking east towards the isolated church of Washbrook within the valley setting

Viewpoint 7: Views from the east towards Ipswich

This viewpoint is representative of northerly views from the elevated slopes of Belstead Brook in the vicinity of a number of heritage assets such as Copdock Hall, St Peter's Church and Copdock Mill. The foreground emphasises the small to medium scale enclosure supporting pasture and defined by mature hedgerows/oaks.



Viewpoint 7: View looking north east from St Peters Church towards the commercial development on edge of Ipswich

Viewpoint 8: Views along London Road Looking Northeast

This viewpoint is representative of views on leaving the cluster of development in the southern part of the Parish and on approaching Copdock. The gentle depression created by the tributary stream is readily perceived. The edge of Copdock is not apparent in views and those buildings that exist appear clustered around farmsteads or as isolated cottages on the road, set in a wider agricultural context. In places views open up across the wider rural landscape, to the east and west, over medium scale arable fields defined by thick hedgerows.



Viewpoint 8: Shows gentle change in topography and views to wider landscape

APPENDIX 2 - LISTED BUILDINGS

The information in this appendix reflects information correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or Historic England's National Heritage List for England.

Grade II*

Church of St Peter, Pound Lane

Church of St Mary, Church Lane

Grade II

Copdock Lodge, London Road

Woodsend and No 1 Woodsend, London Road

Mill House, Mill Lane

Rosemary Cottage and Hillside, The Street

The Orchards

Fen Farmhouse, Hollow Lane

Chaloners Cottage, The Street

Dakons, Washbrook Street

Birch House Farmhouse, Wenham Road

Tudor Cottage, Elm Lane

Felcourt, The Avenue

Belldown, London Road

Gainsborough, Chelmesis & Inglenook, Back Lane

Amor Hall, The Street

The Grange, Washbrook Street

Coles Green Farmhouse, Chattisham Road

Huntley House, The Street

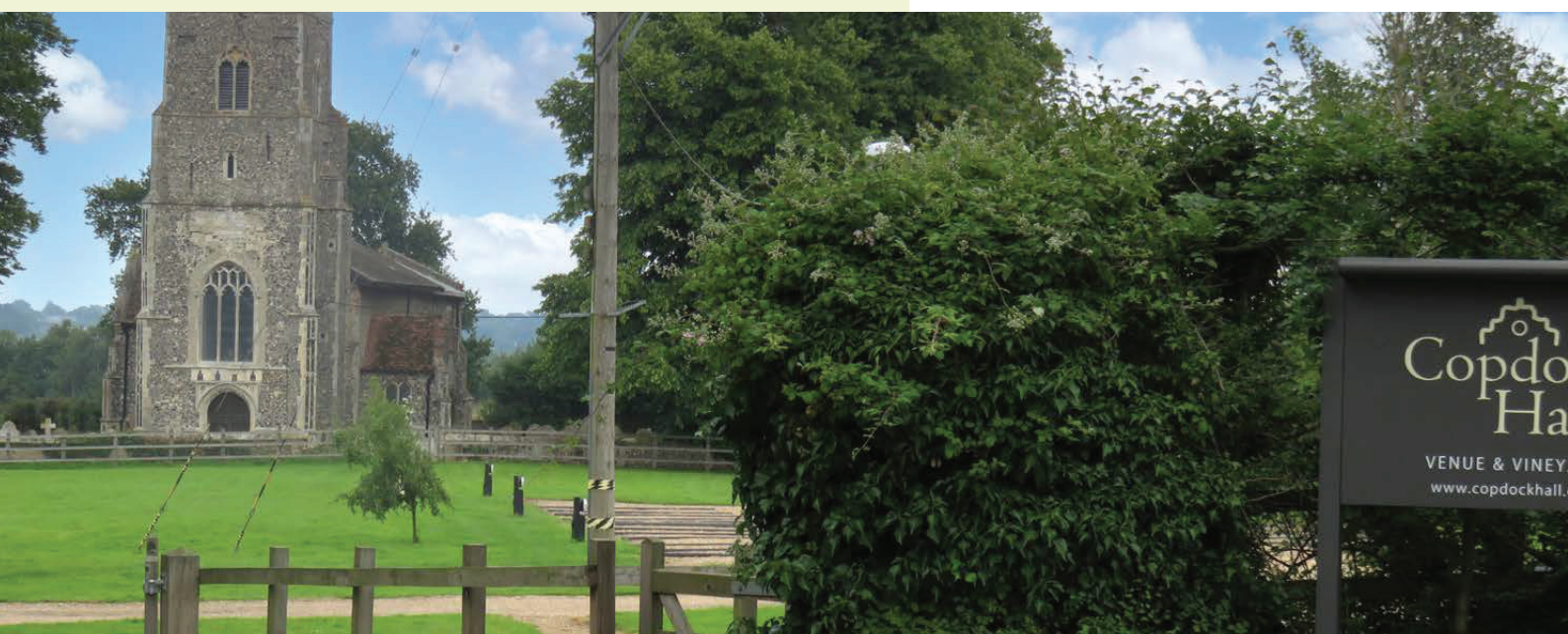
Copdock Mill, Mill Lane

Barns at Redhouse Farm, London Road

Redhouse Farmhouse, London Road

Barn at Copdock Hall, Pound Lane

Cherry Orchard and Cherry Cottage, Back Lane



APPENDIX 3 - DEVELOPMENT DESIGN CHECKLIST

Source: Copdock and Washbrook Neighbourhood Plan Design Guidelines - AECOM January October 2024

This appendix provides a general design principle followed by a number of questions against which the design proposal should be judged. The aim is to assess all proposals by objectively answering the questions below.

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

The design proposal should harmonise and enhance existing settlement in terms of physical form pattern or movement and land use

- What are the particular characteristics of this area which have been taken into account in the design?
- Does the proposal affect or change the setting of a listed building or listed landscape?

The design proposal should relate well to local topography and landscape features, including prominent ridge lines.

- Does the proposal harmonise with the adjacent properties?
- Has careful attention been paid to height, form, massing and scale?
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal effect on the character of a rural location?

The design proposal should reinforce or enhance the established urban character of streets, squares and other spaces.

- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
- How does the proposal impact on existing views which are important to the area? Can any new views be created?

The design proposal should reflect, respect and reinforce local architecture and historic distinctiveness.

- What is the local architectural character and has this been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Does the proposal affect or change the setting of a listed building or listed landscape? Is the landscaping to be hard or soft?

The design proposal should retain and incorporate important existing features into the development.

- What are the important features surrounding the site?
- What effect would the proposal have on the streetscape?
- How can the important existing features including trees be incorporated into the site? How does the development relate to any important links both physical and visual that currently exist on the site?

The design proposal should respect surrounding buildings in terms of scale, height, form and massing.

- Is the scale of adjacent buildings appropriate to the area?
- Should the adjacent scale be reflected?
- What would be the reason for making the development higher?
- Would a higher development improve the scale of the overall area?
- If the proposal is an extension, is it subsidiary to the existing house?
- Does the proposed development compromise the amenity of adjoining properties? Does the proposal overlook any adjacent properties or gardens?

The design proposal should adopt appropriate materials and details.

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

The design proposal should integrate with existing paths, streets, circulation networks and patterns of activity.

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

The design proposal should provide adequate open space for the development in terms of both quantity and quality.

- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Are there existing trees to consider?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?

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

- What visual impact will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful? Has the lighting scheme been designed to avoid light pollution?

The design proposal should ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.

- Has the proposal been considered in its widest context?
- Is the landscaping to be hard or soft?
- What are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
- Has the impact on the landscape quality of the area been taken into account?
- Have the appropriateness of the boundary treatments been considered in the context of the site?
- In rural locations has the impact of the development on the tranquillity of the area been fully considered?

The design proposal should make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

- Has adequate provision been made for bin storage?
- Has adequate provision been made for waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?

APPENDIX 4 - SUPPORTING DOCUMENTS

Copdock and Washbrook Neighbourhood Plan - Landscape Appraisal, Alison Farmer Associates, November 2023

Copdock and Washbrook Preliminary Highways Scheme, First Draft, Railton TPC Ltd, December 2019.

Copdock and Washbrook, Design Guidelines, AECOM, October 2024.

Copdock and **Washbrook**, Housing Needs Assessment, AECOM, May 2019.

Copdock and Washbrook, Neighbourhood Plan Consultation Questionnaire Results, June 2019

Copdock and Washbrook Neighbourhood Plan, Site Options and Assessment, AECOM, July 2019

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

Glossary

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

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

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

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

Built-up Area Boundary: Defined in the Babergh Local Plan 2006, it is a planning term for the management of new development and does not necessarily include all buildings in a village within the boundary.

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

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

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

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

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

Heritage asset: A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority.

Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

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

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

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

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

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

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

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

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

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

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

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

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

The Copdock & Washbrook

NEIGHBOURHOOD PLAN 2023-2037

Referendum Plan - MAY 2025



Copdock and Washbrook Parish Council