

Copdock and Washbrook Neighbourhood Plan

Site Options and Assessment

Copdock and Washbrook Parish Council

8 July 2019

Quality information

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Abbreviations used in the report

Abbreviation

BMSDC	Babergh and Mid Suffolk District Councils
BMVAL	Best and Most Versatile Agricultural Land
DEFRA	Department for Environment, Food and Rural Affairs
Ha	Hectare
LNR	Local Nature Reserve
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
SHELAA	Strategic Housing and Economic Land Availability Assessment
SLA	Special Landscape Area
SSSI	Sites of Special Scientific Interest

1. Executive Summary

Site selection and site allocations are one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The Copdock and Washbrook Neighbourhood Plan, which will cover the whole of the Copdock and Washbrook Parish, is being prepared in the context of the emerging Joint Local Plan between Mid Suffolk District Council and Babergh District Council, as well as the adopted Development Plan. The emerging Joint Local Plan has preliminarily classified Copdock and Washbrook as a hinterland village, but has yet to provide an indicative housing requirement. It is the intention of the Neighbourhood Plan to include allocations for housing to manage and steer development on sustainable sites, thus meeting any potential housing requirement identified for the Neighbourhood Area while maintaining and improving the historic environment of the village.

Copdock and Washbrook is currently classified as a Hinterland Village in the emerging Joint Local Plan consultation document (August 2017) following a revision of the settlement hierarchy classification but is within the Ipswich Fringe Area. A number of potential spatial strategy options were consulted on in the consultation, with Hinterland villages potentially contributing anything between 5% and 15% of district growth, as a whole, depending on the Council's choice of distribution options. The options consulted on for the Ipswich Fringe Area range from between 20% and 50% of the housing requirement.

Alongside this site assessment report AECOM have also undertaken a Housing Needs Assessment for Copdock and Washbrook Parish Council. At the time of writing this report the Housing Needs Assessment is in draft format however the results of the assessment conclude that the demand for housing within the neighbourhood area equates to 18 dwellings over the Neighbourhood plan period, 2018-2036¹.

A number of sites were identified for potential development within Copdock and Washbrook through the Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017). In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, within the SHELAA and local plan call for sites to ascertain which sites are the most appropriate to allocate within the Copdock and Washbrook Neighbourhood Plan.

A total of 15 sites were identified for potential development within Copdock and Washbrook through the Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017), with a further three sites put forward as a result of the consultation on the emerging Joint Local Plan. All sites are considered to be available for development as they have been submitted by landowners through a call for sites or consultation responses for the emerging Joint Local Plan.

The 2017 SHELAA assessed 11 of the sites as suitable, available and achievable. Of the three sites put forward during the consultation only one site (SS1040) is considered to be suitable available and achievable. Sites SS1175 and SS1080 are not suitable as they have significant constraints in terms of access as well as their relationship to the settlement boundary.

For the 12 sites considered suitable, available and achievable, AECOM have undertaken a second stage of assessment to identify which are relatively the most and least constrained and applying a tiered ranking based the methodology set out in Table 4.1. This ensures that all the sites have been assessed using a similar metric, enabling a fair comparison of the suitable, available and achievable sites. It should be noted that several of the sites were assessed for both residential and employment use.

¹ AECOM (2019) Copdock and Washbrook Neighbourhood Plan Housing Needs Assessment, Draft for Comment

For residential use, both SS0871 and SS1040 were classified as Tier 1 (the least constrained) and therefore the most suitable for allocation of the sites considered. Both sites also benefit from planning permissions for the creation of new residential dwellings which was granted after the calculation of the housing requirement figure within the Joint Local Plan consultation. Therefore, these will count towards the residual requirements for housing. Whilst these sites benefit from planning permission, the Parish Council may wish to allocate these sites, if they are supported for residential use, to protect their position for these to come forward for development particularly in the event the planning permission is not implemented and lapses.

Site SS0593 is classified as a Tier 2 with minor constraints regarding access to local services, however this site is adjacent to the settlement boundary and would be within the pattern of linear development along London Road. SS0245 is the least suitable as Tier 3 for residential use. This site is incompatible with existing surrounding uses and is separated from the existing settlement boundary with a lack of safe pedestrian access to local services.

For employment use, site SS0945 is classified as Tier 1 and therefore most suitable for allocation in the NDP. This site is adjacent to existing employment uses and has good accessibility and transport links. SS0944 is classified as Tier 2 (subject to scale of employment development proposed) with the portion of the site fronting Elm Lane and London Road most suitable for employment use.

A number of the sites are large sites which were assessed for housing capacities much greater than this housing target and as such, there are a number of options for the allocations within the neighbourhood plan depending on whether the Parish Council want to concentrate growth of housing on a particular site (i.e. one large site to accommodate all of the required housing needs) or whether growth should be spread across several sites providing a smaller number of dwellings on each to meet the housing requirement.

The next steps for Copdock and Washbrook Parish Council would be first to establish their housing requirement figure through engaging with the Babergh and Mid Suffolk District Councils. It is also recommended that it is confirmed what scale of employment use and space the NDP for Copdock and Washbrook should allocate, if any at all.

Following this the Parish Council should identify a key list of aims and objectives for their Neighbourhood Plan which can be used by the Parish Council to assess how each of the sites might fulfil the emerging aims and objectives of the Neighbourhood Plan.

2. Introduction

Background

AECOM has been commissioned to undertake an independent site appraisal for the Copdock and Washbrook Neighbourhood Plan on behalf of Copdock and Washbrook Parish Council. The work undertaken was agreed with the Parish Council and in partnership with Locality and the Ministry of Housing, Communities and Local Government (MHCLG) in January 2019.

The Neighbourhood Plan, which will cover the parish of Coppock and Washbrook within the district of Babergh, is being prepared in the context of an emerging Joint Local Plan between Mid Suffolk District Council and Babergh District Council, as well as the adopted Babergh Core Strategy. Figure 1 provides a map of the Copdock and Washbrook Neighbourhood Area, which aligns with the Copdock and Washbrook Parish boundary. This area was designated as the Neighbourhood Area by Mid Suffolk District Council in July 2018.

The current Development Plan comprises the adopted Babergh Core Strategy (2014) and the saved policies of the Babergh Local Plan 2006. Babergh District Council, along with Mid Suffolk District Council, is currently developing an emerging Joint Local Plan which will provide a framework for how future development will be planned and delivered in the period up to 2036. Once adopted, the new Joint Local Plan will replace the existing local planning policies for both Babergh and Mid Suffolk.

A draft Issues and Options document for the emerging Joint Local Plan, as referenced in this document, was published for consultation (Regulation 18) from August 2017 to November 2017. The draft document does not at this stage propose any site allocations for development, but readily identifies potential development sites and proposed new settlement boundaries to accommodate development requirements across the two districts. A draft Joint Local Plan is scheduled to be published for public consultation in Spring 2019 with technical consultation between April 2019 and May 2019. According to the Local Development Scheme 2018, the Joint Local Plan is intended to be adopted (Regulation 26) by February 2020.

Once made the Neighbourhood Plan will form part of the development plan in Babergh. Neighbourhood Plans are required to be in general conformity with the strategic policies in the development plan and have regard to the emerging Babergh and Mid Suffolk Joint Local Plan. It is intended that the emerging Joint Local Plan will provide a clear overall strategic direction for development in Copdock and Washbrook, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Copdock and Washbrook is classified as a Hinterland Village under the emerging Joint Local Plan (Consultation Document August 2017) but is yet to be provided with an indicative housing requirement. A number of potential spatial strategy options were consulted on in the consultation, with Hinterland villages potentially contributing anything between 5% and 15% of district growth, as a whole, depending on the Council's choice of distribution options. The options consulted on for the Ipswich Fringe Area range from between 20% and 50% of the housing requirement.

In this context, the Parish Council has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites emerging from the Strategic Housing and Economic Land Availability Assessment (2017).

Alongside this site assessment report AECOM have also undertaken a Housing Needs Assessment for Copdock and Washbrook Parish Council. At the time of writing this report the Housing Needs Assessment is in draft format however the results of the assessment conclude that the demand for housing within the neighbourhood area equates to 18 dwellings over the Neighbourhood plan period, 2018-2036².

The purpose of the site appraisal is therefore to confirm which, if any, of the identified sites are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both National Planning Practice Guidance and the strategic policies of Babergh's adopted Core Strategy,

² AECOM (2019) Copdock and Washbrook Neighbourhood Plan Housing Needs Assessment, Draft for Comment

taking into account of the emerging Joint Local Plan; and from this pool of sites identify which are the best to meet both the needs and the objectives of the Neighbourhood Plan.

This Neighbourhood Planning site assessment report will assist the site selection process, providing proportionate but robust evidence to demonstrate to the Local Planning Authority and the Independent Examiner that the plan meets the Basic Conditions.

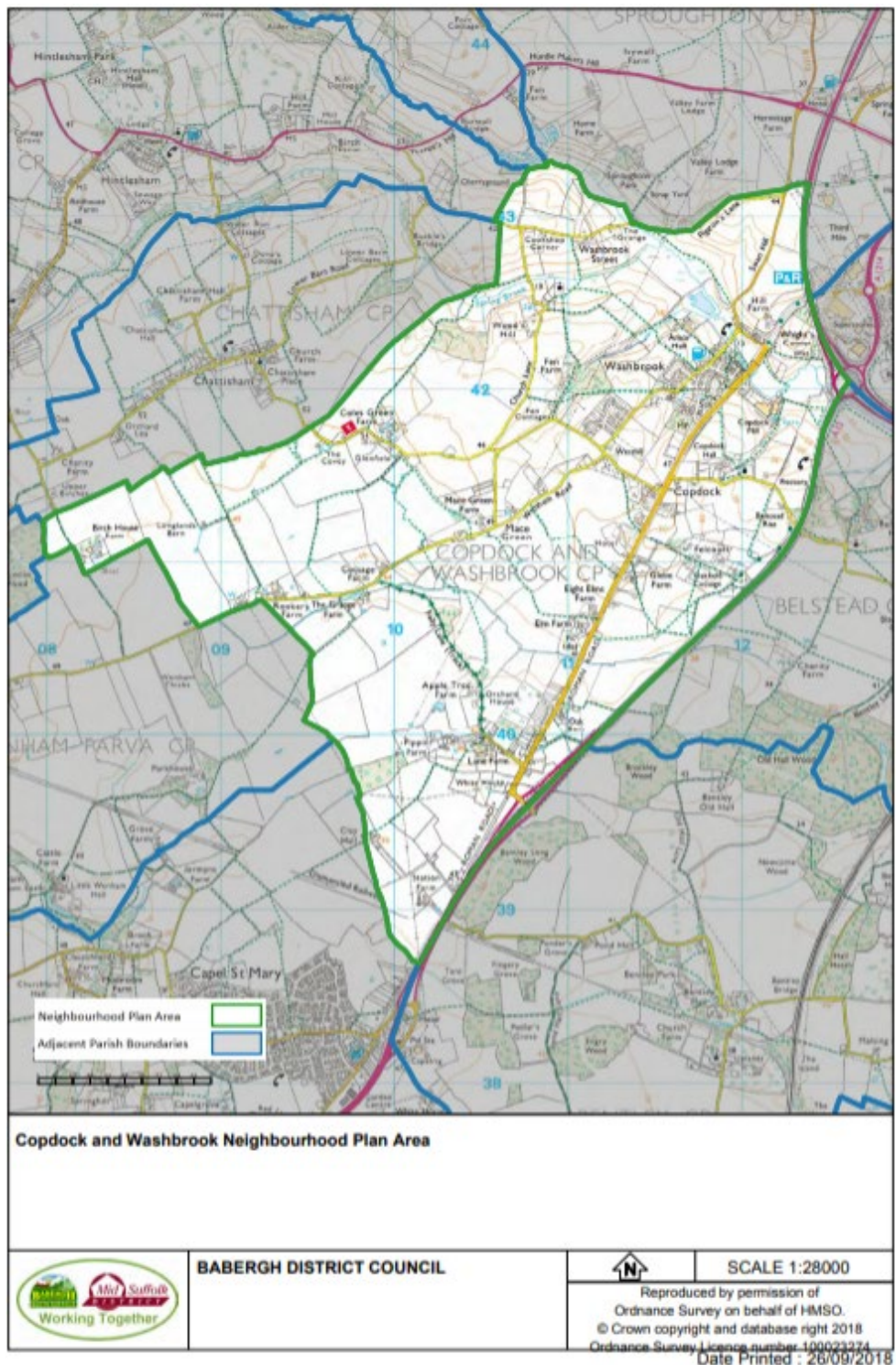


Figure 1 Copdock and Washbrook Neighbourhood Area³

³ Available at : <https://www.babergh.gov.uk/assets/Neighbourhood-Planning/CandW-NP-Area-Map.pdf>

3. Planning Policy Context

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the development plan, and should have regard to an emerging Local Plan. The Local Plan evidence base also provides a significant amount of information about potential developments in Copdock and Washbrook.

The key documents considered to understand the context for potential site allocations in Copdock and Washbrook are:

- Adopted Babergh Part 1 Local Plan 2011-2031 Core Strategy & Policies (adopted February 2014);
- Saved policies of the Babergh Local Plan 2006;
- Rural Development & Core Strategy Policy CS11 Supplementary Planning Document (SPD) (adopted August 2014);
- Joint Local Plan Consultation Document (August 2017);
- Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment Draft (August 2017)⁴; and
- Ipswich and Waveney Housing Market Areas: Strategic Housing Market Assessment (2017).

Adopted Babergh Part 1 Local Plan 2011-2031 Core Strategy & Policies (February 2014)

The policies of relevance to development in Copdock and Washbrook include:

Policy CS2: Settlement Pattern Policy – The development strategy for Babergh is planned to a time horizon of 2031. Copdock and Washbrook is identified as a Hinterland Village. New development will be directed sequentially to the towns/urban areas and to core Villages and Hinterland Villages. Hinterland villages will accommodate some development to help meet the needs within them. All proposals will be assessed against Policy CS11. The scale and location will depend on local housing need and the role of settlements as employment providers and retail/service centres.

Policy CS3: Strategy for Growth and Development – Babergh District Council will make provision for 5,975 new dwellings between 2011 and 2031 in the District. 1,050 of these new dwellings are planned in the Core and Hinterland Villages. This housing figure was written on the basis that the amount of new development and locations for it would be dealt with in a Site Allocations Document. In the absence of the Site Allocations Document proposals for Core and Hinterland Villages will be considered on the basis of the policies in the Core Strategy and the guidance set out in Rural Development & Core Strategy Policy CS11 SPD (2014).

In regard to employment it states that sufficient land will be allocated, and existing sites and premises protected from other types of development to accommodate a range of employment development to provide for approximately 9,700 new jobs in Babergh by 2031. This includes strategic sites and sites within the Babergh Ipswich Fringe which will be allocated and protected to provide for jobs growth for Ipswich. Proposals for employment uses that will contribute to the local economy and increase the sustainability of Core Villages, Hinterland Villages and the rural economy will be promoted and supported where appropriate in scale, character and nature to their locality.

Policy CS11: Strategy for Development for Core and Hinterland Villages – Development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement on sites where the relevant issues listed are addressed to the satisfaction of the local planning authority and where the development:

- i. is well designed and appropriate in size / scale, layout and character to its setting and to the village;

⁴Available at :<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Draft-BMSDC-Joint-SHELAA-Report-August-2017.pdf>

- ii. is adjacent or well related to the existing pattern of development for that settlement;
- iii. meets a proven local need, such as affordable housing or targeted market housing identified in an adopted neighbourhood plan;
- iv. supports local services and/or creates or expands employment opportunities; and
- v. does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

All proposals for development in Hinterland villages must demonstrate how they meet the criteria listed above. Additionally, the cumulative impact of development both within the Hinterland Village in which the development is proposed and within the functional cluster of villages in which it is located will be a material consideration when assessing such proposals.

Policy CS15: Implementing Sustainable Development in Babergh – Proposals for development must ensure adequate protection, enhancement, compensation and / or mitigation, as appropriate are given to distinctive local features which characterise the landscape and heritage assets of Babergh's built and natural environment within designated sites covered by statutory legislation, such as Areas of Outstanding Natural Beauty (AONBs), Conservation Areas, local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall outside these identified areas. In particular proposals should protect and where possible enhance the landscape and heritage areas including habitats and features of landscape, historic, architectural, archaeological, biological, hydrological and geological interest.

Saved Policies from the Babergh Local Plan 2006

The policies of relevance to development in Copdock and Washbrook include:

Policy HS28 Infill: Planning applications for infilling or groups of dwellings will be refused where:

- The site should remain undeveloped as an important feature in visual or environmental terms;
- The proposal represents overdevelopment to the detriment of the environment, the character of the locality, residential amenity or highway safety;
- The layout provides an unreasonable standard of privacy, garden size or public open space; and
- The proposal is of a scale, density or form which would be out of keeping with adjacent and nearby dwellings or other buildings.

Policy CR04 Special Landscape Areas: Development proposals in Special Landscape Areas will only be permitted where they:

- Maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and
- Are designed and sited so as to harmonise with the landscape setting.

Policy CR08 Hedgerows: Where development proposals affect hedgerows of amenity or landscape significance, planning permission will only be granted where:

- Hedgerows are retained in full, or
- Suitable mitigation such as replacement planting and management programmes are proposed.

Policy CN01 Design Standards: All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location. Proposals must pay particular attention to the scale, form and nature of adjacent development and the environment surrounding the site.

Policy CN06 Listed Buildings: Proposals for new work within the curtilage or setting of a listed building should not conceal features of importance or special interest; be of an appropriate scale, form, siting

and detailed design to harmonise with the existing building and its setting; retain a curtilage area and / or setting which is appropriate to the listed building and the relationship with its setting; and respect those features which contribute positively to the setting of a listed building.

Rural Development & Core Strategy Policy CS11 SPD (August 2014)

This SPD provides guidance on the interpretation and application of Policy CS11 of the Babergh Core Strategy (2014). Based on the criteria listed within Policy CS11, it is considered that proposals put forward for consideration under Policy CS11 should have regard to the following matters:

Site location and relationship to settlement

Proposals must be in or adjacent to a Hinterland Village. Proposals should be well related to the existing settlement. It is suggested that the starting point for assessing this is whether or not the site adjoins the Built Up Area Boundary (BUAB) of the village. Some sites, even though they adjoin a BUAB, may not be well related to the village and a judgement will need to be made taking into account issues such as:

- Whether the proposal would constitute ribbon development on the edge of the village;
- The scale, character and density of the proposal in relation to the existing adjoining development;
- Whether the proposal constitutes a logical extension of the built-up area of the village; and
- Whether the proposal has logical, natural boundaries.

Sequential approach to site selection

When considering the suitability of sites for development, the Council will have regard to if, in the first instance, whether there are other available, suitable and deliverable sites within the built-up area of the village. The next preferred location is sites which adjoin the built-up area of the village. Sites that do not adjoin the existing built-up area of the village will only be considered if there is special justification. Preference will also be given to brownfield sites where these are well located and meet sustainability criteria.

Scale of proposal in relation to existing settlement

In assessing the proposals, the Council will have regard to the fact that the total number of dwellings allocated to Core and Hinterland Villages by the Core Strategy for the period between 2011 and 2031 is a minimum of 1,050. The size and scale of any proposal should be proportionate to the settlement in which it is located. Because each village is different, it is not possible to prescribe standard proportions of development that would be acceptable. A judgement will need to be made on the basis of the size and character of the village, the services and facilities that are available and their capacity to accommodate further development.

As hinterland villages are generally smaller and have fewer services and facilities, it is expected that proposals for consideration will be smaller scale here. However some hinterland villages may be able to accommodate higher levels of development than others.

Cumulative impact taken with existing commitments or other proposals

They should include existing commitments and other proposals in the same village and cluster where they are likely to have a wider impact for example in terms of traffic generation, capacity of schools and health services.

Local needs

A key part of CS11 is that proposals should meet locally identified need. This should include an analysis of the number and types of dwelling in the village, an assessment of the need for housing in the village and the identification of any gaps in provision.

Availability of services and facilities

It is the range of services and facilities available that is important as this will have a bearing on the size and scale of development that can be accepted. The capacity or services and facilities and the ability of proposals to contribute towards their improvement also needs to be taken into account. The availability and frequency of public transport is also an important consideration. For walking distances the following thresholds are recommended:

- Desirable: 400 metres
- Acceptable: 800 metres
- Preferred Maximum: 1,200 metres

These distances should be considered alongside the quality and continuity of the footpath connection. Connections between any proposal and village services and facilities should be continuous and have a good quality surface.

Sustainability

Proposals should have regard to paragraph 7 of the NPPF⁵ which refers to three dimensions of sustainable development; economic, social and environmental.

Constraints and impacts

Proposals should have regard to issues such as:

- The impact on the character and appearance of the countryside;
- Environmental issues;
- Impact on the historic environment;
- Impact on any nationally or locally designated areas of landscape or ecological importance; and
- Contaminated land.

Babergh and Mid Suffolk Joint Local Plan: Consultation Document (August 2017)

The Joint Local Plan, when adopted, will set out the vision and strategy for development in the District up to 2036, replacing the existing local planning policies for Babergh. The 2017 consultation asked residents and stakeholders a number of consultation questions with a view to influencing the development of the new plan and does not identify any preferred options or policies at this stage. As the emerging Joint Local Plan is still at its early stages at the time of writing, it is advised that Copdock and Washbrook Parish Council should refer to the further updates on the emerging Local Plan for the latest positions of the District Councils, and continue to engage with Babergh District Council.

Copdock and Washbrook is classified as a Hinterland Village within this document, following a revision of the settlement hierarchy classification but is also within the Ipswich Fringe Area. A number of potential spatial strategy options were consulted on in the consultation, with Hinterland villages potentially contributing anything between 5% and 15% of district growth, as a whole, depending on the Council's choice of distribution options. The options consulted on for the Ipswich Fringe Area range from between 20% and 50% of the housing requirement.

The consultation includes inset maps identifying potential development sites, existing settlement boundaries and proposed draft new settlement boundaries, as seen in Figure 2 for Copdock and Washbrook. On figures 2 and 3, the current village extent is shown in green and the proposed settlement boundary in magenta. In addition, the consultation document proposes a new settlement

⁵ This SPD was prepared in the context of the 2012 NPPF. The NPPF has now been replaced with a new NPPF published in July 2018 (hereafter referred to as the 2018 NPPF).

boundary for Copdock and Washbrook, and proposed sites that are potentially suitable for allocation in Copdock and Washbrook which are identified in red on Figures 2 and 3.

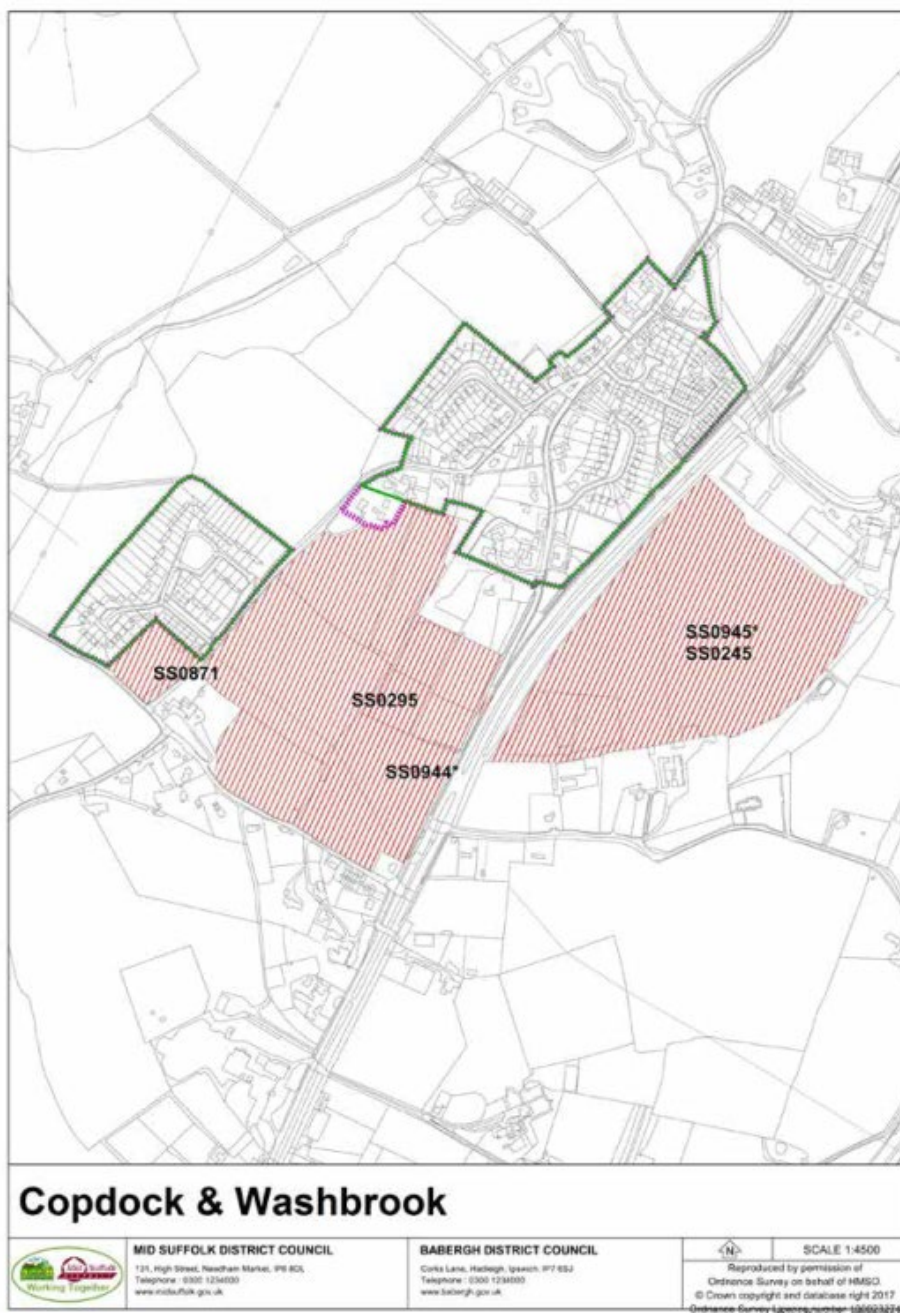


Figure 2 Inset map for Copdock and Washbrook (north)⁶

(Source: Babergh & Mid Suffolk District Council)

⁶ Available at:

<https://baberghmid Suffol k.opus4.co.uk/planning/localplan/maps/consultation#/x:607916/y:257030/z:0/b:14/o:1564,o:1567,o:1568,o:1569,o:1570,o:1574,o:1575,o:1576,o:1577,o:1578,o:1579,o:1582,o:1596,o:1597,o:1598,o:1599,o:1600,o:1601,o:1602,o:1604,o:1605,o:1607,o:1608>

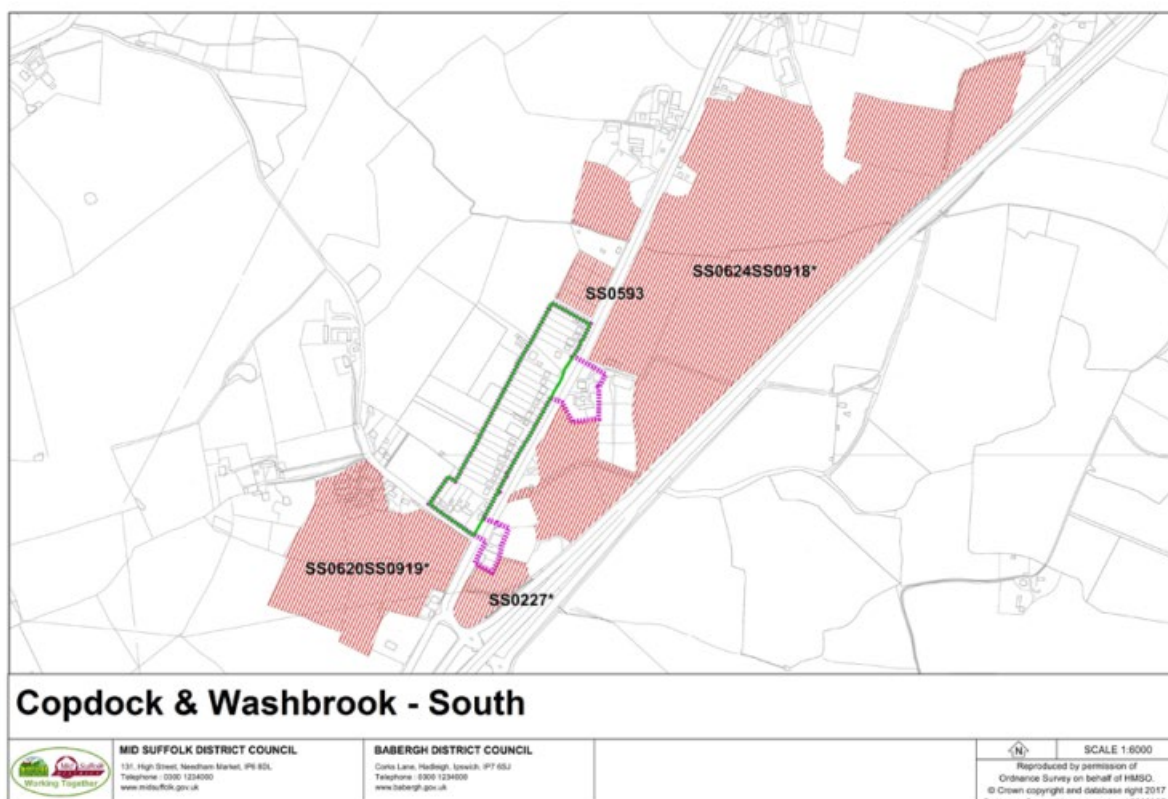


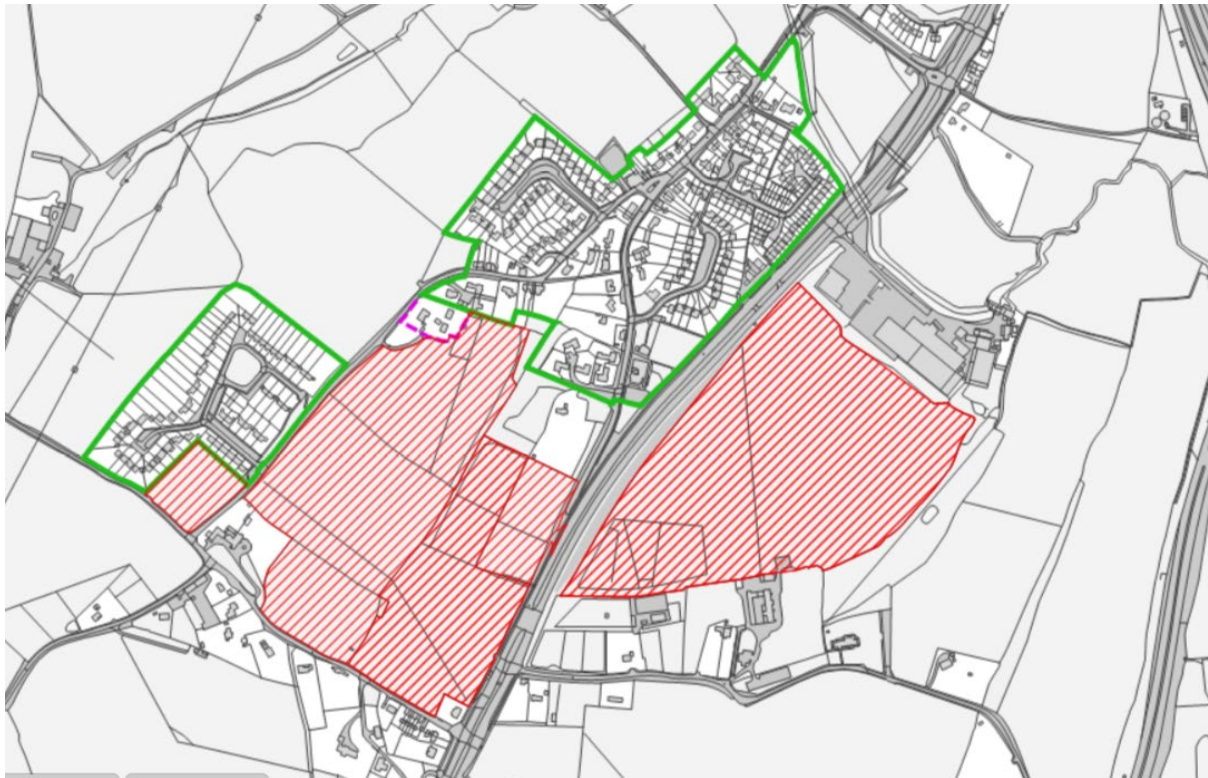
Figure 3 Inset map for Copdock and Washbrook (south)⁷ (Source: Babergh & Mid Suffolk District Council Website)

In regard to employment land the 2017 consultation document states that based on the forecast jobs growth the net employment land requirements for 2014 -2036 are forecast to be 2.9 ha in Babergh. As of April 2015, there were 86.06 ha available in Babergh and as such there is more land available than the forecast needs. However this document provides that the forecasts are based on current trends and do not consider the need to take into account the continuing need for employment land beyond the plan period. The councils preferred option for employment plan is to allocate more employment land than that required to meet the jobs growth forecast by the East of England Forecasting Model (Option ECON2).

Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment (2017)

In August 2017, Babergh and Mid Suffolk District Council have commissioned a Joint SHELAA. Landowners were invited to submit land they wished to promote for housing or employment development, and the SHELAA assessed whether or not that land was suitable, available and achievable for development for those uses. The SHELAA considered a total of 15 sites for housing and employment land within the parish (11 were accepted for further consideration and four rejected), see Figures 4 and 5.

⁷ Available at: <https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/consultation#/x:607916/y:257030/z:0/b:14/o:1564,o:1567,o:1568,o:1569,o:1570,o:1574,o:1575,o:1576,o:1577,o:1578,o:1579,o:1582,o:1596,o:1597,o:1598,o:1599,o:1600,o:1601,o:1602,o:1604,o:1605,o:1607,o:1608>



Settlement Boundaries On Off



Proposed Draft New Settlement Boundary



Existing Settlement Boundary

SHELAA Sites On Off



SHELAA Site - Employment - Not Suitable



SHELAA Site - Residential - Not Suitable



SHELAA Site - Employment - Potential



SHELAA Site - Residential - Potential



SHELAA Site - Employment - Not Currently Developable



SHELAA Site - Residential - Not Currently Developable

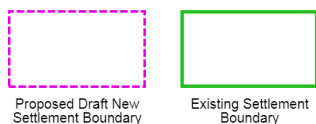
Figure 4 Consultation Map identifying SHELAA sites and revised settlement boundary (north)⁸

⁸ Available at:

<https://babergghmidssuffolk.opus4.co.uk/planning/localplan/maps/consultation#/x:610944/y:239876/z:10/b:14/o:1564.o:1567.o:1568.o:1569.o:1570.o:1574.o:1575.o:1576.o:1577.o:1578.o:1579.o:1582.o:1596.o:1597.o:1598.o:1599.o:1600.o:1601.o:1602.o:1604.o:1605.o:1607.o:1608>



Settlement Boundaries On Off



SHELAA Sites On Off

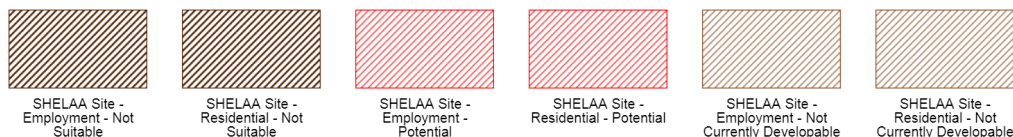


Figure 5 Consultation Map identifying SHELAA sites and revised settlement boundary (south)⁹
Ipswich and Waveney Housing Market Areas: Strategic Housing Market Assessment (2017)

The Objectively Assessed Need from 2014-2036 for Babergh Local Authority area is 7,820 new dwellings, which equates to 355 new dwellings a year. However this figure only represents a ‘starting point’ in identifying housing requirements. There are a number of other factors that will be considered when setting the final figure in the Emerging Joint Local Plan. It remains to be seen whether or not Babergh and Mid Suffolk decide to persevere with the 2017 SHMA in the Joint Local Plan given that a new NPPF and PPG have been adopted since requiring use of the Local Housing Need Assessment using the Standard Methodology “*unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals*”.

⁹ Available at:
<https://baberghmidsuffolk.opus4.co.uk/planning/localplan/maps/consultation#/x:610944/y:239876/z:10/b:14/o:1564.o:1567.o:1568.o:1569.o:1570.o:1574.o:1575.o:1576.o:1577.o:1578.o:1579.o:1582.o:1596.o:1597.o:1598.o:1599.o:1600.o:1601.o:1602.o:1604.o:1605.o:1607.o:1608>

4. Site Assessment Method

The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment¹⁰, Neighbourhood Planning¹¹ and the Neighbourhood Planning Site Assessment Toolkit¹². These all encompass an approach to assessing whether a site is appropriate for allocation in a Neighbourhood Development Plan based on whether it is suitable, available and achievable (or viable).

The methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

The first task is to identify which sites should be considered as part of the assessment.

For the Copdock and Washbrook Neighbourhood Plan, this entailed all SHELAA sites that were assessed within the 2017 SHELAA. In addition, there were three further sites put forward in responses to the emerging Joint Local Plan consultation in 2017 which AECOM have also included as part of the site assessment.

All sites included in the assessment are shown in Figure 6 and listed on Table 4.1.



Figure 6 Sites considered within this Site Assessment

Task 2: Gathering Information for Site Assessments

The next task was to gather the relevant information for the site assessments. As the 2017 SHELAA has already assessed whether the sites submitted through the Call for Sites are considered to be suitable, available or achievable, AECOM have therefore undertaken a review of the level of

¹⁰ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹¹ <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹² <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

constraints associated with each of these sites in order to advise which might be relatively more suitable for allocation within the Copdock and Washbrook Neighbourhood Plan.

The three additional sites put forward through the consultation on the emerging Joint Local Plan (Sites SS1040, SS1175 and SS1080) and therefore were not considered within the SHELAA 2017. These have been assessed by AECOM to determine whether these sites are suitable and appropriate for allocation within the Neighbourhood Plan.

The information was gathered from a combination of desktop assessment and site visit undertaken on 10th April 2019. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the Neighbourhood Area.

Task 3: Consolidation of Results

Following the site visit, the conclusions of the SHELAA and desktop assessment were revisited to consider whether the conclusions should change.

For the sites which have already been assessed through the 2017 SHELAA, AECOM have undertaken a review to further refine the list of deliverable sites to those which would be considered to relatively more or less suitable in terms of both overall suitability (e.g. lack of constraints) for the proposed use. Each site has been given a tiered ranking as per the following assessment matrix.

Table 4.1: Assessment Matrix for sites assessed within the SHELAA

	Residential	Employment
Tier 1	<p>Within the settlement boundary</p> <p>Mitigation of environmental impacts minor</p> <p>Walking distance to services with pedestrian footpaths or easy access to bus services</p>	<p>Within the settlement boundary</p> <p>Mitigation of environmental impacts minor</p> <p>Not adjacent to sensitive uses (eg residential)</p> <p>Good access to wider highways network</p>
Tier 2	<p>Adjacent to settlement boundary</p> <p>Mitigation of environmental impacts moderate</p> <p>Walking distance to services but no footpath currently</p>	<p>Adjacent to settlement boundary</p> <p>Mitigation of environmental impacts moderate</p> <p>Within proximity of sensitive uses but can be mitigated</p> <p>Some access to wider highways network or minor improvements required</p>
Tier 3	<p>Removed from settlement boundary</p> <p>Mitigation of environmental impacts difficult</p> <p>Not within walking distance of services and no safe access/route</p>	<p>Removed from settlement boundary</p> <p>Mitigation of environmental impacts difficult</p> <p>Adjacent to sensitive uses and challenging to mitigate</p> <p>Poor access to wider highways network</p>

This assessment therefore establishes those sites which are considered relatively more or less suitable for allocation in the Copdock and Washbrook Neighbourhood Plan.

For the three additional sites brought forward as part of the emerging Joint Local Plan consultation, the assessment considers whether the sites are suitable and appropriate for allocation as residential within the NDP. As all three were submitted through the consultation it is assumed that all are available for development.

5. Site Assessment

Known Sites

The 2017 Babergh and Mid Suffolk Joint Strategic Housing and Economic Land Availability Assessment considered sites in Copdock and Washbrook that could be suitable for housing and employment. The sites in Table 5.1 were found to be suitable, available, and achievable during the plan period and are therefore taken forward to be assessed further through the site appraisal. There are several sites which were considered in the SHELAA for both employment and residential use and therefore have two references

Table 5.1: Sites Identified in the SHELAA (2017) that were suitable

Site Address	Area (Ha)	Site Ref.	Proposed Use	SHELAA conclusions	Estimated Dwellings Yield
Land west of London Road, Copdock	10.5	SS0620	Residential	Deliverable 0-5 Partial/linear development of the site (along Folly Road) is potentially considered suitable for residential development, however require consideration of Highways impact, impact on landscape/historic environment, accessibility to local services and flood risk.	15
		SS0919	Employment	Deliverable 0-5 The site is well located for employment use and it has excellent links to the A12. There are few constraints to development, however proposals would need to consider flood risk and the impact on the residential areas north of the site	
Land east of London Road	30.26	SS0624	Residential	Developable 6-15 Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however requires consideration of Highways impact, impact on landscape/historic environment, and accessibility to local services.	100
	4.26	SS0918	Employment	Deliverable 0-5 The site is well located for employment use with good access to Ipswich and to the A12. However proposals would need to consider the impact on the residential areas that are adjacent to the site.	
Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU	10.54	SS0245	Residential	Deliverable 0-5 years The site is potentially considered suitable for residential development, taking identified constraints into consideration.	250
	26	SS0945	Employment	Deliverable 0-5 Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses and address potential access issues, however there are no absolute constraints and the site is available now	
Land to the north of Back Lane and east of Elm Lane, Washbrook	0.75	SS0871	Residential	Deliverable 0-5 Development of the site is potentially considered suitable for residential development, however will need to consider the highways impact, impact on sensitive landscapes and accessibility to local services.	15
Land south east of Back Lane	13	SS0295	Residential	Deliverable 0-5 Development of the site is potentially considered suitable for residential development, however further consideration required for highways impact, impact on landscape and historic environment and accessibility to local services.	226

Site Address	Area (Ha)	Site Ref.	Proposed Use	SHELAA conclusions	Estimated Dwellings Yield
	9.40	SS0944 (Land north of Elm lane, Copdock) ¹³	Employment	Deliverable 0-5 Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses however there are no absolute constraints and the site is available now.	
Land south west of London Road, Copdock	0.8	SS0593	Residential	Deliverable 0-5 Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however require consideration of highways impact, accessibility to local services and impact sensitive landscapes/historic environment	12
Land between London Road and A12	1.25	SS0227	Employment	Deliverable 0-5 The site is well located for its proposed use and there is already interest in developing the site. It has excellent links to the A12 and although the submission indicates some infrastructure would need to be relocated there are few constraints.	

Four sites identified in the 2017 SHELAA were not considered to be suitable for development. A further site (BA0005) a broad site was also assessed as not currently developable. These are presented in Table 5-2.

Table 5.2: Sites Identified in the draft SHELAA (2017) that were not suitable

Site Ref.	Area (Ha)	Proposed Use	Site Address	Reason	AECOM review of SHELAA Conclusions
SS0589	2.8	Residential	Land north of Roman Road, Copdock	The site is remote from the defined existing settlement boundary and is located within open countryside.	Agreed site might result in coalescence between two settlements and sits within neither Copdock nor Chapel St Mary. Proximity to A12 would likely require significant mitigation for noise and air quality and therefore considered that there are other more suitable sites within Copdock and Washbrook to allocate for residential use. No further assessment required, agreed site is considered unsuitable for residential development.
SS0595	1	Residential and open space	Land adjacent Lane Farm, west of Folly Lane, Copdock	The site is remote from the defined existing settlement boundary and is located within open countryside.	Agreed, site is remote from the existing settlement boundary and the neighbouring uses are agricultural holdings and therefore may not be compatible with residential use. Site is not located within walking distance of local services. No further assessment required, agreed site is considered unsuitable for residential development.
SS0878	0.39	Residential	Land north of Roman Road, Copdock	The site is remote from the defined existing settlement boundary and is located within open countryside.	Agreed the site is remote from the defined existing settlement boundary without access to local services within walking distance. Adjacent to major road interchange and likely to suffer noise impacts rendering this site unsuitable for residential development. No further assessment required, agreed site is considered unsuitable for residential development.

¹³ Site SS0944 is smaller but located within SS0295

Site Ref.	Area (Ha)	Proposed Use	Site Address	Reason	AECOM review of SHELAA Conclusions
SS0824	1.2	Residential	Land south of Wenham Road and west of Folly Lane	Predicted surface water flooding affects over 50% of the site.	<p>Agreed site is situated in an area at high risk of surface water flooding. However surface water can be mitigated through the use of SuDs although this would have implications on the sites viability and ultimately deliverability.</p> <p>Site is also located away from village and existing settlement boundaries for Copdock and Washbrook and therefore not close to any local services.</p> <p>No further assessment required, agreed site is considered unsuitable for residential development.</p>
BA0005 (Broad Site)	N/A	Employment	Copdock/Belstead/Capel St Mary Triangle Area of Interest based on market signals and discussions with operator	<p>Not currently developable</p> <p>As a broad area for development, the site overall is suitable. There are parts less suited to development which is inevitable due to the size of the site. Although site overall may have multiple owners, it may be possible to develop smaller parts of this site on parts which are suitable, available and achievable. it is considered that sites with access/adjacent to the A12 and London Road would have the best potential for strategic access to the strategic road network. A more detailed assessment of this site may be required.</p>	<p>It is noted in the SHELAA that this site covers a very large area and that its size means that there are many landowners involved many of which may not have confirmed availability.</p> <p>It is understood that the position in regards to availability of land within this broad area for development has not changed since the SHELAA and therefore AECOM agree that this site would not be suitable for allocation as it cannot be confirmed that there is availability.</p> <p>In addition the site is a large area and as such would likely be considered a strategic site for which the neighbourhood plan would not be able to allocate and would be considered as part of the Local Plan policy.</p> <p>Therefore, no further assessment is required in regards to this site at this stage.</p>

As part of the consultation on the emerging joint local plan a further three sites were also identified as set out in Table 5.3. At the time of writing this report, due to ongoing sensitivity surrounding the local elections and emerging joint local plan, Barbergh and Mid Suffolk were not able to supply AECOM with their conclusions on whether these sites were considered to be suitable.

Table 5.3: Sites submitted through the 2017 consultation on the emerging Joint Local Plan

Site Address	Area (Ha)	Site Ref.	Proposed Use	SHELAA conclusions	Estimated Dwellings Yield
Land North East of Folly Lane, Copdock	1.92	SS1040	Residential	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA	7 as per approved planning application for the site DC/17/06054
Land North of the Marvens	13.73	SS1175	Residential	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA	Not Specified
Land South of Church Lane	0.53	SS1080	Residential	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA	Not Specified however planning application for 3 dwellings refused (ref B/16/01281).

Site Assessment

The first step in assessment has been to consider the suitability, availability and achievability of the three sites submitted as part of the consultation on the emerging Joint Local Plan and not considered within the SHELAA 2017. Full details of the assessment can be found in Appendix A and are summarised in Table 5.4. As per the table only SS1040 is considered to be suitable, available and achievable for development and therefore allocation within the Neighbourhood Plan.

SS1175 and SS1080 would not be suitable for residential allocation in the NDP. Both have significant constraints in terms of the creation of vehicle and pedestrian access as well as being located outside of the existing settlement boundary and would not be in line with the prevailing pattern of development. SS1080 would also result in reduction in the gap between the village of Copdock and Washbrook with the Chantry suburb within Ipswich.

An assessment has then been undertaken to consider the site suitability of the sites considered deliverable in the 2017 SHELAA and SS1040 which is also considered to be suitable, identifying which are relatively the most and least constrained and applying a tiered ranking as per the methodology set out in Table 4.1. The results of this assessment are set out in Table 5.5 and the supporting proformas can be found in Appendix B.

A total of 11 sites were considered from the 2017 SHELAA some of which were assessed for both residential and employment uses. In terms of residential allocations, SS0871 is classified as Tier 1 and therefore the most suitable for allocation of the sites considered. SS1040 is also considered to have minor constraints and benefit from current planning permission for the site.

Site SS0593 is classified as a Tier 2 with minor constraints in regard to access to local services, however this site is adjacent to the settlement boundary and would be within the pattern of linear development along London Road.

Sites SS0620, SS0593, SS0295 and SS0624 are classified as Tier 2 and are therefore less suitable for allocation as residential accommodation. SS0245 is classified as Tier 3 as the site is incompatible with existing surrounding uses and is separated from the existing settlement boundary with a lack of safe pedestrian access to local services.

For employment uses, site SS0945 is classified as Tier 1 and therefore most suitable for allocation in the NDP. This site is adjacent to existing employment uses and has good accessibility and transport links. SS0944 is classified as Tier 2 (subject to scale of employment development proposed). The portion of the site fronting Elm Lane and London road may be suitable for employment use however there will be a need to consider the relationship with the residential on Elm Lane as a sensitive surrounding use. SS0918 is also classified as Tier 2 however it should be noted that this site is substantial and allocation for the entire site for employment use would be beyond the scope of the NDP. If the NDP is required to allocate a defined amount of employment floorspace then the southern portion of this site would be considered most suitable.

Table 5.4: Summary of Site Suitability for sites submitted after the 2017 SHELAA

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Suitability
Land North East of Folly Lane, Copdock	1.92	SS1040	Residential	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA	7 as per approved planning application for the site DC/17/06054	This site is considered to be suitable for allocation as residential use. This site benefits from a planning application for 7 dwellings however development has not yet commenced. The consideration of suitability and availability has already been determined through the planning application process.	Suitable
Land North of the Marvens	13.73	SS1175	Residential	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA	Not Specified	This site is not considered suitable: <ul style="list-style-type: none"> No current access and it may be difficult to establish access into the site. Chapel Lane is busy and narrow lane and there are concerns this may pose a safety concern. No current pedestrian pavements and limited pedestrian accessibility. Potential landscape impacts from the development of this site Site location does not relate well to existing settlement boundary. Development of the site may result in in coalescence between Copdock and Washbrook Village with the Chantry area of Ipswich. 	Not Suitable
Land South of Church Lane	0.53	SS1080	Residential	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA	Not Specified however planning application for 3 dwellings refused (ref B/16/01281)	This site is not considered suitable for allocation: <ul style="list-style-type: none"> Development outside of the existing settlement boundary and does not reflect the prevailing pattern of development. No current access but vehicle access may be possible. Access arrangements subject to discussions with Highways No existing footpaths and challenge of pedestrian access or crossing across London Road to access wider local services poses a safety concern. No impact anticipated on environmental designations or heritage assets. Planning application refused based on the remoteness of the site and relation to the settlement areas. 	Not Suitable

Table 5.5: Summary of Site Suitability Identifying Level of Constraint

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
Land west of London Road, Copdock	SS0620	10.5	Residential	Deliverable 0-5 Partial/linear development of the site (along Folly Road) is potentially considered suitable for residential development, however require consideration of Highways impact, impact on landscape/historic environment, accessibility to local services and flood risk.	15 dwellings	<p>For residential use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site (west side of London Road). Development at the western end of the site, fronting London Road would need to consider the setting of the heritage asset. Much of the southern part of the site is in Flood Zone 2 and 3; development would need to be directed to areas outside of Flood Zone 2 and 3 in accordance with the Sequential Test, which would reduce the developable area of the site. Whilst services are available at Capel St Mary these are not within walking distance and there is no pedestrian footpath. Given the constraints, it is considered that the site could accommodate some housing, but it should be located at the northern and western end, avoiding Flood Zones 2 and 3, and respond positively to the prevailing pattern of development. Access arrangements would need to be in accordance with the Local 	The SHELAA suggests that only 1ha of this site would be developable to avoid flood zone areas therefore this site is considered Tier 2.	N/A

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
						Highways Authority's requirements.		
	SS0919	10.5	Employment	<p>Deliverable 0-5 The site is well located for employment use and it has excellent links to the A12. There are few constraints to development, however proposals would need to consider flood risk and the impact on the residential areas north of the site</p>		<p>For employment use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. Small-scale commercial premises are within the vicinity of the site (west of London Road, south of the site fronting London Road). Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site (west side of London Road). Development at the western end of the site, fronting London Road would need to consider the setting of the heritage asset. Much of the southern part of the site is in Flood Zone 2 and 3; development would need to be directed to areas outside of Flood Zone 2 and 3 in accordance with the Sequential Test, which would reduce the developable area of the site. Given the constraints, it is considered that the site could accommodate some employment development, but the impact of any employment development on the existing residential houses on Folly Lane and London Road must be considered. In addition, development should avoid Flood Zones 2 and 3. Access arrangements would need 	N/A	Tier 2

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
						to be in accordance with the Local Highways Authority's requirements.		
Land east of London Road	30.26	SS0624	Residential	Developable 6-15 Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however requires consideration of Highways impact, impact on landscape/historic environment, and accessibility to local services.	100 dwellings	<p>For residential use this site is considered to have moderate constraints:</p> <ul style="list-style-type: none"> • Development scale and extent not in line with prevailing pattern of development. • Relationships with existing Copdock settlement is poor and not within walking distance of local services. In addition there is no footpath along London Road nor any safe pedestrian crossing points. • Potential noise and air quality mitigation required due to location between two busy roads. • Site wraps around heritage assets on Red house Farm. • Access arrangements would need to be in accordance with the Local highways Authority requirements. 	Tier 2 based on the 7ha SHELAA considered developable with a smaller area fronting London Road developed in a linear design as per the prevailing pattern.	N/A
	30.26	SS0918	Employment	<p>Deliverable 0-5</p> <p>The site is well located for employment use with good access to Ipswich and to the A12. However proposals would need to consider the impact on the residential areas that are adjacent to the site.</p>		<p>There is no clear policy steer on the NDP should/must allocate sites for employment uses; therefore, the amount of employment floorspace/extent of any sites is not known. The scale of the site, as submitted, is substantial and any allocation relating to the entire site would be strategic in nature, and beyond the scope of the NDP. If the NDP is required to allocate a defined amount of employment floorspace then parts of the site could be allocated. It is considered that the most suitable areas of the site are to its south.</p> <p>On this basis the site is considered to have minor constraints:</p>	N/A	Tier 2

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
						<ul style="list-style-type: none"> Proximity to good transport networks. Less sensitive to noise and air quality issues compared to residential uses. Access arrangements would need to be in accordance with the Local highways Authority requirements. Site wraps around heritage assets on Red house Farm. 		
Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU	10.54	SS0245	Residential	<p>Deliverable 0-5 years</p> <p>The site is potentially considered suitable for residential development, taking identified constraints into consideration.</p>	250 dwellings	<p>This site is considered to have moderate constraints for residential use:</p> <ul style="list-style-type: none"> Located on the opposite side of the road to existing residential development unlike the prevailing pattern of development. Lack of compatibility with adjacent uses Need to consider potential noise and air quality impacts of London Road on proposed residential uses. Site is separated from existing settlement boundary and residential development by London Road which is a dual carriageway. No existing pedestrian crossing or footpaths for safe pedestrian access to local services. Potential effects on listed buildings to the south (Copdock Hall) will need to be considered. 	Tier 3	N/A
	26	SS0945	Employment	<p>Deliverable 0-5</p> <p>Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses and address potential access issues, however there are no absolute constraints</p>		<p>This site is considered to have minor constraints for employment use:</p> <ul style="list-style-type: none"> Adjacent to existing employment uses to the north of the site and therefore compatible. Good accessibility to transport links via London Road. 	N/A	Tier 1

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
				and the site is available now		<ul style="list-style-type: none"> Potential effects on listed buildings to the south (Copdock Hall) will need to be considered. 		
Land to the north of Back Lane and east of Elm Lane, Washbrook	0.75	SS0871	Residential	Deliverable 0-5 Development of the site is potentially considered suitable for residential development, however will need to consider the highways impact, impact on sensitive landscapes and accessibility to local services.	15 dwellings	<p>The site is considered to experience minor constraints:</p> <ul style="list-style-type: none"> No existing access but opportunity to create access subject to discussions with Highways Adjacent to existing boundary and unlikely to impact heritage or ecological assets. Relates well to existing settlement and surrounding uses. Within walking distance of local amenities and in line with prevailing pattern of development. Planning permission granted for the development of 15 dwellings on the site (B/16/00802) 	Tier 1	N/A
Land south east of Back Lane	13	SS0295	Residential	Deliverable 0-5 Development of the site is potentially considered suitable for residential development, however further consideration required for highways impact, impact on landscape and historic environment and accessibility to local services.	226 dwellings	<p>This site is considered to have minor constraints for residential use:</p> <ul style="list-style-type: none"> Site is adjacent to existing settlement boundary. Development would represent a natural extension to the village compared to other more isolated sites. Local services and amenities within walking distance. Sloped topography may need careful consideration in regard to the scale and layout of development to respond to landscape effects. Development of northern portion of site along Back Lane might be appropriate away from London 	Allocation of a portion of the site fronting Back Lane considered to be Tier 2	N/A

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
						<p>Road and potential noise/air quality issues</p> <ul style="list-style-type: none"> • Need to maintain a maintain gap between existing residential areas to avoid any significant landscape or visual impacts. • Potential impact on neighbouring heritage assets on Cherry Cottage and Cherry Orchard. 		
	9.40	SS0944 (Land north of Elm lane, Copdock) ¹⁴	Employment	<p>Deliverable 0-5</p> <p>Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses however there are no absolute constraints and the site is available now.</p>		<p>This site is considered to have minor constraints in regard to employment use:</p> <ul style="list-style-type: none"> • Site is well suited to employment development. • Transport links with access to A12. • Sloped topography may need careful consideration in regards to the scale and layout of development to respond to landscape effects. • The site wraps around the Bell down listed building and is also adjacent to allotments with residential on the opposite side of Elm Lane • The portion of the site fronting Elm Lane and London road may be suitable for employment use however there will be a need to consider the relationship with the residential on Elm Lane as a sensitive surrounding use. 	N/A	Tier 2 (subject to scale of employment development proposed)
Land south west of London Road, Copdock	0.8	SS0593	Residential	<p>Deliverable 0-5</p> <p>Partial/linear development of the site (along London Road) is potentially considered suitable for residential development, however require</p>	12 dwellings	<p>This site has minor constraints for residential use:</p> <ul style="list-style-type: none"> • Adjoins existing settlement boundary with pattern of linear development along London Road • Access could be established subject 	Tier 2	N/A

¹⁴ Site SS0944 is smaller but located within SS0295

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
				consideration of highways impact, accessibility to local services and impact sensitive landscapes/historic environment		to discussions with Highways <ul style="list-style-type: none"> • Development would need to respond to the landscape character. • Not within walking distance to local services however access to bus services to access local services and amenities 		
Land between London Road and A12	1.25	SS0227	Employment	Deliverable 0-5 The site is well located for its proposed use and there is already interest in developing the site. It has excellent links to the A12 and although the submission indicates some infrastructure would need to be relocated there are few constraints.		The site has moderate constraints in terms of allocation for employment use: <ul style="list-style-type: none"> • Part of the site within flood zone 2 and 3 which could restrict development layout. • Good transport links to the A12 and distance separation from residential development. • Overhead powerlines would also need to be considered as part of the layout for this site. • Flood Zone 3 affects most of the site and would restrict ability for safe vehicle access on to the site and make development of the site significantly challenging. 	N/A	Tier 3
Land North East of Folly Lane, Copdock	1.92	SS1040	Residential	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA	7 as per approved planning application for the site DC/17/0605 4	This site is considered to experience minor constraints: <ul style="list-style-type: none"> • Planning permission granted for the development of 7 dwellings. • Adjacent to the settlement boundary and compatible with surrounding residential uses and would act as continuation of residential dwellings along Folly Lane. • No existing access but potential to create access. • Well related to the settlement of Copdock. 	Tier 1	N/A

Site Address	Site Reference	Site Area	Proposed Use	SHELAA conclusions	Capacity	Overall Conclusions	Residential Allocation Ranking	Employment Allocation Ranking
						<ul style="list-style-type: none">• Consideration of amenity with neighbouring farms.		

6. Conclusions

Copdock and Washbrook Neighbourhood Plan is being prepared in the context of the adopted Core Strategy (2014) and the saved policies of the Babergh Local Plan 2006. However Babergh and Mid Suffolk Councils are currently in the process of preparing a Joint Local Plan which will once adopted replace the suite of documents set out above. A draft Issues and Options document for the emerging Joint Local Plan, as referenced in this document, was published for consultation (Regulation 18) from August 2017 to November 2017.

According to the emerging Joint Local Plan consultation document Copdock and Washbrook is currently classified as a Hinterland Village with a potential housing growth apportionment figure of between 5-15% of the housing requirement; however Copdock and Washbrook is also within the Ipswich Fringe Area which has a potential apportionment of 20-50%. The Joint Local Plan consultation was undertaken based on a recently completed Strategic Housing Market Assessment (2017) however with the new NPPF and PPG requiring a Local Housing Need Assessment in accordance with the Standard Method “unless exceptional circumstances justify an alternative approach”, there is uncertainty over the local housing need figure for the joint plan and therefore the ‘starting point’ for plan-making. Copdock and Washbrook Parish Council should continue to work closely with Babergh District Council as the Joint Local Plan is prepared, and ask for an indicative housing requirement figure for the Neighbourhood Area in line with Paragraph 66 of the NPPF. The housing requirement figure will have a significant bearing on the number of sites that the Parish Council will need to allocate.

Alongside this site assessment report AECOM have also undertaken a Housing Needs Assessment for Copdock and Washbrook Parish Council. At the time of writing this report the Housing Needs Assessment is in draft format however the results of the assessment conclude that the demand for housing within the neighbourhood area equates to 18 dwellings over the Neighbourhood plan period, 2018-2036¹⁵.

A total of 15 sites were identified for potential development within Copdock and Washbrook through the Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017), with a further three sites put forward as a result of the consultation on the emerging Joint Local Plan. All sites are considered to be available for development as they have been submitted by landowners through a call for sites or consultation responses for the emerging Joint Local Plan.

The 2017 SHELAA assessed 11 of the sites as suitable, available and achievable. Of the three sites put forward during the consultation only one site (SS1040) is considered to be suitable available and achievable. Sites SS1175 and SS1080 are not suitable as they have significant constraints in terms of access as well as their relationship to the settlement boundary.

For the 12 sites considered suitable, available and achievable, AECOM have undertaken a second stage of assessment to identify which are relatively the most and least constrained and applying a tiered ranking based the methodology set out in Table 4.1. This ensures that all the sites have been assessed using a similar metric, enabling a fair comparison of the suitable, available and achievable sites. It should be noted that several of the sites were assessed for both residential and employment use.

For residential use, both SS0871 and SS1040 were classified as Tier 1 (the least constrained) and therefore the most suitable for allocation of the sites considered. Both sites also benefit from planning permissions for the creation of new residential dwellings which was granted after the calculation of the housing requirement figure within the Joint Local Plan consultation. Therefore, these will count towards the residual requirements for housing. Whilst these sites benefit from planning permission, the Parish Council may wish to allocate these sites, if they are supported for residential use, to protect

¹⁵ AECOM (2019) Copdock and Washbrook Neighbourhood Plan Housing Needs Assessment, Draft for Comment

their position for these to come forward for development particularly in the event that the planning permission is not implemented and lapses.

Site SS0593 is classified as Tier 2 with minor constraints regarding access to local services, however this site is adjacent to the settlement boundary and would be within the pattern of linear development along London Road. SS0245 is the least suitable as Tier 3 for residential use. This site is incompatible with existing surrounding uses and is separated from the existing settlement boundary with a lack of safe pedestrian access to local services.

For employment use, site SS0945 is classified as Tier 1 and therefore most suitable for allocation in the NDP. This site is adjacent to existing employment uses and has good accessibility and transport links. SS0944 is classified as Tier 2 (subject to scale of employment development proposed) with the portion of the site fronting Elm Lane and London Road most suitable for employment use.

A number of the sites are large sites which were assessed for housing capacities (with a total housing capacity of 632 across the 12 sites assessed) and as such, there are a number of options for the allocations within the Neighbourhood Plan depending on whether the Parish Council want to concentrate growth of housing on a particular site i.e. one large site to accommodate all of the required housing needs or whether growth should be spread across several sites providing a smaller number of dwellings on each to meet the housing requirement.

The advantages of concentrating growth on one site relate primarily to planning gain including the provision for affordable housing. Policy CS19: Affordable Homes provides that all residential development regardless of size will be required to provide 35% of affordable housing therefore there would be no distinction between all being provided on a single large site or split across several smaller sites. Larger sites may however be considered more viable to achieve the 35% target compared to smaller sites. There is however a greater potential when concentrating growth on one larger site for the delivery of community benefits such as open space however this would be dependent on the specific site and scheme.

Alternatively, the group may wish to split their allocation across a number of smaller sites within the Neighbourhood Area. The allocation of smaller sites may reduce any potential visual impact and highways impact because the scale of each allocation would be smaller, and the impacts spread across a broader area. There would however be less opportunity to capture planning gain through Section 106 Agreements as the financial viability may be more of an issue. S106 pooling restrictions may also prevent Babergh District Council from seeking developer contributions if the five contribution limit has been reached.

Next Steps

The next steps for Copdock and Washbrook Parish Council would be first to establish their housing target through engaging with the Babergh and Mid Suffolk District Councils. This is particularly important given the changes to national policy on local housing need assessment and providing a housing requirement or indicative figure for Neighbourhood Plans. It is also recommended that it is confirmed what scale of employment use and space the NDP for Copdock and Washbrook should allocate, if any at all.

Following this the Parish Council should identify a key list of aims and objectives for their Neighbourhood Plan which can be used by the Parish Council to assess how each of the sites might fulfil the aims and objectives of the Neighbourhood Plan. As identified, a number of the sites are relative large in scale and therefore the Parish Council should consider the spatial distribution of growth they would like to achieve i.e. whether development should be concentrated on a single site or whether it should be dispersed across several sites.

Further information on how to present site allocations in the Neighbourhood Plan can be found in the Locality Site Assessment Toolkit¹⁶.

The site selection process should be based on the following:

- The findings of this site assessment;

¹⁶ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

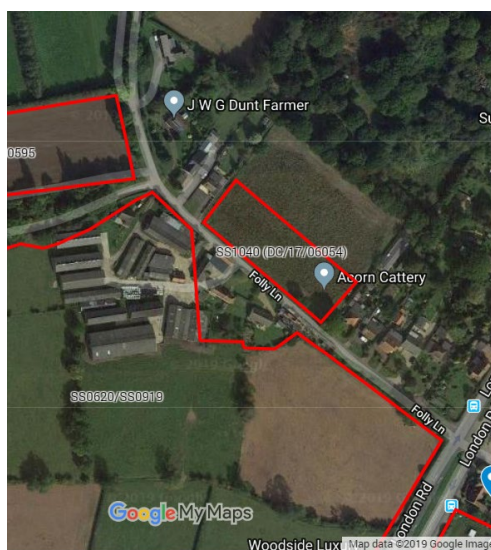
- Discussions with Babergh and Mid Suffolk District Councils, particularly with regards to indicative housing requirements and emerging site allocations;
- The ability of each of the sites to meet local criteria with regards to the emerging aims and objectives for the Neighbourhood Plan; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.

Viability

Copdock and Washbrook Parish Council is required to demonstrate that the sites are viable for development, i.e. that they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with Babergh and Mid Suffolk District Councils. It is suggested that any landowner or developer promoting a site for development should be contacted to request evidence of viability, e.g. a site financial viability appraisal.

Appendix A Sites put forward during emerging Joint Local Plan Consultation

General information	
Site Reference / name	SS1040
Site Address (or brief description of broad location)	Land North East of Folly Lane, Copdock
Current use	Greenfield (arable land although not currently being farmed)
Proposed use	Residential
Adjacent Land Use	Residential to the north-west and south-east of the site.
Gross area (Ha) Total area of the site in hectares	1.92
SHELAA site reference (if applicable)	SS1040
Method of site identification (e.g. proposed by landowner etc.)	Site submitted through the consultation on the emerging Joint Local Plan and put forward through planning application process



Context	
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield (arable land)
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	DC/19/00293 – submission of details under outline planning

	<p>permission DC/17/06054 awaiting determination</p> <p>DC/17/06054 – outline planning application for 7 dwellings granted planning permission</p> <p>B/16/00397 - Application for 16 dwellings withdrawn</p>
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Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	<p>The site is adjacent to the settlement boundary. Residential dwellings on two sides and would act as a continuation of residential dwellings along Folly Lane.</p> <p>Site would act as a continuation of residential dwellings along Folly Lane.</p>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>No formal access has been identified, though the site adjoins to Folly Lane, therefore there is high potential for the provision of pedestrian and vehicular access.</p> <p>Folly Lane may require highways improvement including widening to accommodate the development as noted by Highways on the 2017 application.</p> <p>Highways comment on latest application states that the number of accesses on to the highway are kept to a minimum to reduce the number of turning vehicles. A single access is preferred.</p>

<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>The site is has no connectivity to the pedestrian network currently as there is not paved path separating Folly Lane and the site.</p> <p>Folly Lane may require highways improvement.</p> <p>Bus stop services within 300m of the site which provide peak service to Ipswich Town Centre.</p>
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Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>No/low impact</p>	<p>Spring Wood Freston and Cutler's Woods with Holbrook Park SSSI, located around 3.7km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). A patch of Deciduous Woodland extends to the opposite side of the site.</p> <p>Low risk of flooding.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>The site is part of cultivated agricultural field and as per the 2017 planning application there are no records of any protected species on the site. the application included the provision of new native hedgerow along the northern boundary of the site to enhance biodiversity and wildlife.</p>

<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium sensitivity</p>	<p>The site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>Conclusion of the local authority for the 2017 application that the residential development proposed is not considered to have a significant adverse impact on the local landscape character.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land</p>	<p>Grade 2 Agricultural Land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>No impact or minimal impact. No requirement for mitigation</p>	<p>Not located within a conservation area and no listed buildings or heritage assets in close proximity to be affected.</p> <p>3 Grade II Listed Buildings are located within 1km radius from the site, being Woodsend and No.1 Woodsend the nearest, located approximately 160m to the south east.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location 	<p>Moderately located</p>	<p>As per the planning officer report for the 2017 permission - there have been a number of appeal decisions within the vicinity of the site, in Elm Lane, whereby the Planning Inspector has judged that the location is sustainable having</p>

<ul style="list-style-type: none"> • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>		<p>regard to its proximity to services within Copdock. Therefore it is considered that the site is relatively well related to the settlement of Copdock and residents will be able to rely on services within both Copdock and Capel St Mary</p>
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Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>	<p>Hedgerows and existing mature trees on the site which will have local value and should be maintained.</p>
<p>What impact would development have on the site's habitats and biodiversity?</p>	<p>Unknown</p>	<p>Site has the potential to provide some habitat for wildlife</p>
<p>Public Right of Way</p>	<p>None</p>	<p>No rights of way across the site</p>
<p>Existing social or community value (provide details)</p>	<p>None</p>	<p>Site is not currently used for any community use</p>

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
<p>Ground Contamination</p>		<p>N</p>	<p>Current use unlikely to result in contamination</p>
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>		<p>N</p>	<p>No Significant infrastructure visible on the site.</p>
<p>Issues relating to access or establishing connections to utilities</p>		<p>N</p>	

Characteristics

<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>
<p>Topography: Flat/ slope/ steep gradient</p>	<p>Flat</p>
<p>Coalescence: Development would result in neighbouring towns merging into one another.</p>	<p>Residential dwellings on two sides ad would act as a continuation of residential dwellings along Folly Lane.</p>

Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Residential development on this site would be in line with surrounding uses.
Would the scale and/or nature of the development result in any amenity issues	Proximity to livestock farms which can be associated with loss of amenity in terms of odour and noise.

Availability


Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning permission and recent application for details of the design indicate that this site is available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning permission being sought for design details and recently submitted suggesting time frame within 0-5 years.
Any other comments?			

Summary

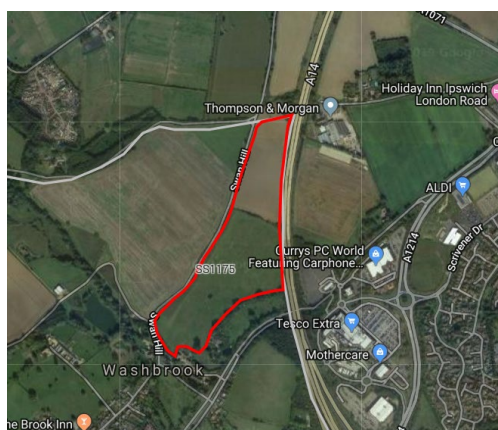
Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is potentially appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>

<p>The site is unsuitable for allocation</p>	
<p>Potential housing development capacity:</p>	<p>7 dwellings as per granted planning permission</p>
<p>Key evidence (3-4 bullet points) for decision to accept or discount site.</p>	<p>This site is considered to be suitable for allocation as residential use. This site benefits from a planning application for 7 dwellings however development has not yet commenced. The consideration of suitability and availability has already been determined through the planning application process.</p>

General information

Site Reference / name	SS1175
Site Address (or brief description of broad location)	Land North of The Marvens, Copdock and Washbrook
Current use	Greenfield (agricultural)
Proposed use	Residential
Adjacent Land Use	Agricultural, residential, A14
Gross area (Ha) Total area of the site in hectares	13.75
SHELAA site reference (if applicable)	SS1175
Method of site identification (e.g. proposed by landowner etc.)	Site submitted through the consultation on the emerging Joint Local Plan but after the publication of the SHELAA



Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield (agriculture)
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None relevant

Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	<p>The site is poorly related to the settlement area and outside the existing built up area boundary</p> <p>This site would require the settlement envelope to be extended as the field lies beyond the current built up area boundary.</p>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>No existing formal access has been identified, though the site adjoins Swan Hills Road alongside its western boundary. It may be difficult to establish access into the site. Chapel Lane is a busy and narrow lane and there are concerns this may pose a safety risk.</p> <p>The eastern side of the site adjoins the A14 Road, a major trunk road to which direct access to the site is unlikely to be achievable.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>No current pedestrian pavements and limited pedestrian accessibility.</p> <p>Chapel Lane is currently a very busy and narrow lane and there are concerns this may pose a safety risk. A traffic assessment will be required.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental</p>	<p>Minimal impact, some mitigation</p>	<p>No designations on the site likely to be affected. Spring Wood, Belstead and</p>

<p>designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 	<p>may be required in regards to flood zone.</p>	<p>Bobbitshole, Belstead SSSI, located around 2.3km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). A patch of Deciduous Woodland extends to the opposite side of the site.</p> <p>The site has been found to have a low risk of flood (Zone 1) overall, though small sections of the site have a risk of Surface Water Flooding.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>This site is greenfield and therefore may include habitat for wildlife species.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	<p>Medium to high sensitivity</p>	<p>The site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>The site also lies entirely within the Mid Suffolk Gipping Valley Special Landscape Area (SLA), where particular care should be taken to safeguard landscape quality, and where development should be sensitively designed, with high standards of layout, materials and landscaping.</p> <p>From the site visit it was identified that the site has a pronounced influence, but less potential impacts compared to SS0245.</p> <p>Potential views from Amor Hall.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	<p>Some loss of agricultural land</p>	<p>Grade 2</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following</p>	<p>No impact or no requirement for mitigation</p>	<p>15 Grade II Listed Buildings and 1 Grade II*</p>

heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		Listed Building are located within 1km radius from the site, being Poplar Farmhouse the nearest, located approximately 290m to the north-east of the site.
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Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to): <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Poorly located	Observations and comments <p>Site is within 600m of primary school and 900m to Ipswich Park and Ride services. Tesco is 1km from the site.</p> <p>There is no pedestrian pavement or pedestrian accessibility currently.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Unknown	This site is greenfield and therefore may include habitat for wildlife species.
Public Right of Way	None	
Existing social or community value (provide details)	None	The site is not currently used by community uses.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination		N	Current use unlikely to result in any contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	Y		High voltage infrastructure, masts and overhead lines, identified within the site.
Issues relating to access or establishing connections		N	Unknown

to utilities			
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	Development of the site may result in a reduction of the gap between Copdock and Washbrook Village with the Chantry area of Ipswich.
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Large scale development of the site may alter the character of the surround area.
Would the scale and/or nature of the development result in any amenity issues	Potential for noise issues from the A14 which will require mitigation

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site put forward in call for sites as part of consultation on emerging Joint Local Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

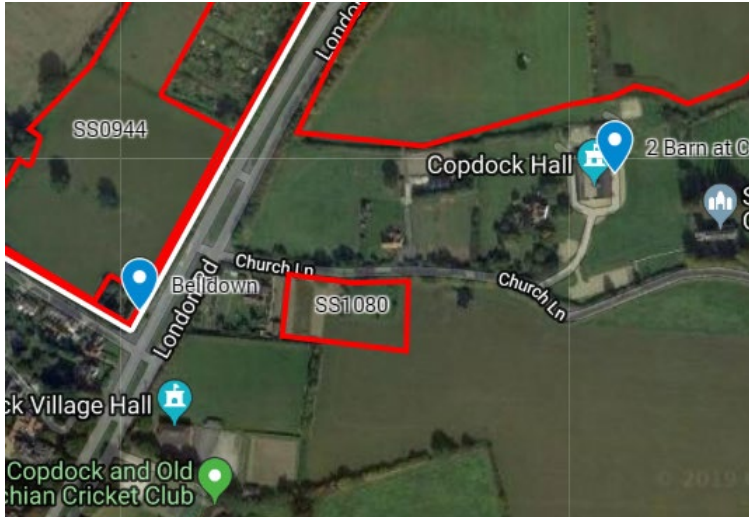
Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is potentially appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	Not Specified.
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>This site is not considered suitable:</p> <ul style="list-style-type: none"> • No current access and it may be difficult to establish access into the site. Chapel Lane is busy and narrow lane and there are concerns this may pose a safety concern. No current pedestrian pavements and limited pedestrian accessibility. • Potential landscape impacts from the development of this site • Site location does not relate well to existing settlement boundary. • Development of the site may result in a reduction of the gap between Copdock and Washbrook Village with the Chantry area of Ipswich.

General information	
Site Reference / name	SS1080
Site Address (or brief description of broad location)	Land South of Church Lane, Copdock and Washbrook
Current use	Mixed, mostly agricultural greenfield and arable, and part of it developed.
Proposed use	Residential
Adjacent Land Use	Predominantly greenfield and agriculture with some residential dwellings.
Gross area (Ha) Total area of the site in hectares	0.53

SHELAA site reference (if applicable)	SS1080
Method of site identification (e.g. proposed by landowner etc.)	Site submitted through the consultation on the emerging Joint Local Plan but after the publication of the SHELAA



Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Historic planning application for 3 dwellings (B/16/01281) was refused. Reasons for refusal were mostly based on the remoteness of the site in relation to settlement areas. Particularly, the fact of that it would mean development outside settlement areas, in the countryside, which does not respond to special circumstances, in contrast to the approach established by the NPPF and the Core Strategy. Another reason was the provision of insufficient information relating to land contamination.</p>

Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> • Within the existing built up area • Adjacent to and connected with the existing built up area • Outside the existing built up area 	<p>The site is outside the settlement boundary and considered poorly located in relation to the main functional settlement. It does not reflect the prevailing pattern of development.</p>
<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>No existing formal access has been identified, though the site adjoins Church Lane alongside its northern boundary, therefore there is potential for the provision of pedestrian and vehicular access.</p> <p>Access arrangements subject to discussions with Highways.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Access can be achieved to the site subject to further assessment and discussion with highways.</p> <p>Church Lane has no footpath and it would be necessary to establish a safe crossing point across London Road to access wider local services.</p> <p>Access arrangements subject to discussions with Highways.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone 	<p>Minimal impact, some mitigation may be required</p>	<p>No designations on the site to be affected. Spring Wood, Belstead and Bobbitshole, Belstead SSSI, located around 2.8km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). A patch of Deciduous Woodland extends to the opposite side of the site.</p> <p>The site lies within Mineral Consultation</p>

<ul style="list-style-type: none"> • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 • Surface Water Protection Zone • Ancient Woodland 		<p>Zone.</p> <p>Site lies on a SSSI Impact Risk Zone</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	The site is greenfield and therefore may provide habitat for wildlife.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p> <p>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</p> <p>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site is capable of accommodating minimal change.</p>	Medium sensitivity	<p>The site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>The site also adjoins the Mid Suffolk Gipping Valley Special Landscape Area (SLA), though outside it.</p> <p>From the site visit it was identified that the overall topography of the site is flat with a subtle change at the boundary. There is no defined boundary to the east and west and visibility of the site is limited to neighbouring fields south and west of the site. the site is well screened from Church Lane and neighbouring properties.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1, 2 or 3a)</p>	Some loss of agricultural land	Grade 2

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building 	No impact or no requirement for mitigation	15 Grade II Listed Buildings and 1 Grade II* Listed Building are located within 1km radius from the site, being Poplar Farmhouse the nearest, located approximately 290m to the north-east of the site.

<ul style="list-style-type: none"> Known archaeology Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Moderately located</p>	<p>Observations and comments</p> <p>This site within walking distance to the village hall and cricket club.</p> <p>100m from bus services to Ipswich and 500m to the primary school.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	
What impact would development have on the site's habitats and biodiversity?	Unknown	The site is greenfield and may provide habitat for wildlife.
Public Right of Way	None	
Existing social or community value (provide details)	None	The site is not currently used for community use

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	Y		Potential contamination as per refused planning application.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations		N	None
Issues relating to access or establishing connections to utilities		N	None anticipated

Characteristics

Characteristics which may affect development on the site:	Comments
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Topography: Flat/ slope/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	The development of this site would not result in any coalescence
Scale and/or nature of development would be large enough to significantly change size and/or character of settlement	Development would be compatible with the surrounding uses.
Would the scale and/or nature of the development result in any amenity issues	No impact anticipated.

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site has been brought forward as part of planning application. In addition, site put forward in call for sites as part of consultation on emerging Joint Local Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
The site is potentially appropriate for allocation	<input type="checkbox"/>

This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	Historic Application submitted for 3 dwellings
Key evidence (3-4 bullet points) for decision to accept or discount site.	<p>This site is not considered suitable for allocation:</p> <ul style="list-style-type: none"> • Development outside of the existing settlement boundary and does not reflect the prevailing pattern of development. • No current access but vehicle access may be possible. Access arrangements subject to discussions with Highways • No existing footpaths and challenge of pedestrian access or crossing across London Road to access wider local services poses a safety concern. • Planning application refused based on the remoteness of the site and relation to the settlement areas.

Appendix B Site Assessments 2017

SHELAA sites

SS0620 and SS0919, Land west of London Road, Copdock



Consideration	Comment	
Site Type	Mixed land use (mostly greenfield, there is a cluster of farm buildings in the north corner of the site approximately 3 storeys).	
Site Area (ha)	10.5	
Site Ref and Use	SS0620 (Residential)	SS0919 (Employment)
Capacity (no. dwellings)	15 dwellings	N/A
SHELAA conclusions	<p>Deliverable in 0 – 5 years</p> <p>Partial/linear development of the site (along Folly Road) is potentially considered suitable for residential development, however requires consideration of Highways impact, impact on landscape/historic environment, accessibility to local services and flood risk.</p>	<p>Deliverable in 0-5 years.</p> <p>The site is well located for employment use and it has excellent links to the A12. There are few constraints to development, however proposals would need to consider flood risk and the impact on the residential areas north of the site</p>
Environmental and heritage designations and considerations	<p>4 Grade II Listed Buildings are located within 1km radius from the site. Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site (west side of London Road) and therefore development of the site would need to consider the setting of these assets in regard to design, layout and scale.</p> <p>The plot is an agricultural land of potential good quality, Grade 2.</p> <p>No designations on the site. Nearest designated area is Freston and Cutler's Woods with Holbrook Park SSSI, located approximately 3.7km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). A patch of Deciduous Woodland adjoins the site to the north.</p> <p>The site is partially in Flood Zone 2 and 3 with a high probability of flooding. A flood risk assessment will be required, and development should avoid the areas of the site which are Flood Zones 2 and 3.</p> <p>The site is also at risk of surface water flooding particularly along the middle</p>	

Consideration	Comment		
	section of the site.		
Planning history	None		
Access	<p>There is access to the site via the northern corner, but this may need to be expanded and potentially new access created from Folly Lane or London Road. Folly Lane is however particularly narrow and used for HGVs accessing SME at the end of Folly Lane.</p> <p>Whilst services are available at Capel St Mary these are not within walking distance and there is no existing footpath along Folly Lane and London Road.</p> <p>The site is adjacent to a bus stop and is close to the southern area of Copdock. However, it is not closely located to existing amenities such as schools with the nearest being 3km away from the site. Core services are available in Capel St Mary and within Ipswich.</p> <p>Good transport links via the A12, A14 and Ipswich Railway Station.</p> <p>Access arrangements would need to be in accordance with the Local Highways Authority's requirements.</p>		
Landscape	<p>Site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>From the site visit it was observed that there are no defensible boundaries on the eastern and southern edges of the site. The site is flat and the character is not of any designation or recognised importance. The existing trees and hedgerows on site are likely to be of local value.</p>		
Relationship with current settlement boundary	<p>The site adjoins the existing settlement pattern and is on the edge of the southern part of Copdock. Residential dwellings, arranged in a linear and road fronting pattern are situated to the north of the site along Folly Lane and London Road. Any potential employment use will need to consider the effect on these residential properties.</p> <p>Small scale commercial and employment premises are located to the west of London Road, south of the site fronting London Road.</p>		
Conclusion	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>For residential use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> • The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. • Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site (west side of London Road). Development at the western end of the site, fronting London Road would need to consider the setting </td> <td style="width: 50%; vertical-align: top;"> <p>For employment use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> • The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. Small-scale commercial premises are within the vicinity of the site (west of London Road, south of the site fronting London Road). • Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site </td> </tr> </table>	<p>For residential use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> • The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. • Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site (west side of London Road). Development at the western end of the site, fronting London Road would need to consider the setting 	<p>For employment use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> • The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. Small-scale commercial premises are within the vicinity of the site (west of London Road, south of the site fronting London Road). • Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site
<p>For residential use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> • The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. • Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site (west side of London Road). Development at the western end of the site, fronting London Road would need to consider the setting 	<p>For employment use, this site is considered to experience moderate constraints:</p> <ul style="list-style-type: none"> • The site is located at the edge of the existing settlement. Residential dwellings, arranged in a road-fronting, linear pattern, are located to the north of the site fronting Folly Lane and London Road. Small-scale commercial premises are within the vicinity of the site (west of London Road, south of the site fronting London Road). • Woodsend and No 1 Woodsend, Grade II listed buildings, are located to the west of the site 		

Consideration	Comment
<p>of the heritage asset.</p> <ul style="list-style-type: none"> • Much of the southern part of the site is in Flood Zone 2 and 3; development would need to be directed to areas outside of Flood Zone 2 and 3 in accordance with the Sequential Test, which would reduce the developable area of the site. • Whilst services are available at Capel St Mary these are not within walking distance and there is no pedestrian footpath. • Given the constraints, it is considered that the site could accommodate some housing, but it should be located at the northern and western end, avoiding Flood Zones 2 and 3, and respond positively to the prevailing pattern of development. • Access arrangements would need to be in accordance with the Local Highways Authority's requirements. 	<p>(west side of London Road). Development at the western end of the site, fronting London Road would need to consider the setting of the heritage asset.</p> <ul style="list-style-type: none"> • Much of the southern part of the site is in Flood Zone 2 and 3; development would need to be directed to areas outside of Flood Zone 2 and 3 in accordance with the Sequential Test, which would reduce the developable area of the site. • Given the constraints, it is considered that the site could accommodate some employment development, but the impact of any employment development on the existing residential houses on Folly Lane and London Road must be considered. In addition, development should avoid Flood Zones 2 and 3. Access arrangements would need to be in accordance with the Local Highways Authority's requirements.

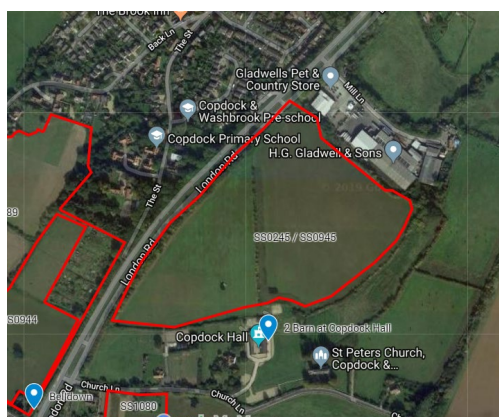
SS0624 and SS0918, Land east of London Road



Consideration	Comment
Site Type	Greenfield
Site Area (ha)	30.26
Site Ref and Use	SS0624 Residential use SS0918 Employment use.
Capacity (no. dwellings)	100
SHELAA conclusions	<p>Developable in 6-15 years. Deliverable within 0-5 years.</p> <p>Partial/linear development of the site (along London Road) potentially considered suitable for residential development, however requires consideration of highways impact, impact of landscape, historic environment, and accessibility to local services.</p> <p>The site is well located for employment use with good access to Ipswich and to the A12. However, proposals would need to consider the impact on the residential areas that are adjacent to the site.</p>
Environmental and heritage designations and considerations	<p>Barns at Redhouse Farm, Grade II listed, Redhouse Farmhouse, Grade II listed, Woodsend and no. 1 Woodsend, Grade II listed and Felcourt, Grade II listed are practically adjacent to the site. A total of 7 Grade II Listed Buildings and 1 Grade II* Listed Building are located within 1km radius from the site. the site also Site wraps around heritage assets on Red House Farm.</p> <p>The plot is an agricultural land of potential good quality, Grade 2 / Grade 3. No designations on the site. Nearest designated area is Spring Wood Belstead Local Nature Reserve (LNR) and Bobbitshole Site of Special Scientific Interest (SSSI), located around 3.5km to the north-east, and Freston and Cutler's Woods with Holbrook Park SSSI, located approximately 3.5km to the south west. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). Two patches of Ancient Woodland, Bentley Long Wood and Brockley Wood are located approximately or less than 500m to the south of the site boundary.</p> <p>Site is at risk of surface water flooding along the middle section.</p>
Planning history	None
Access	<p>No existing access from the adjacent roads to the site, access will need to be created from London Road. The relationship with Copdock settlement is poor and not within walking distance and there is no footpath along London road or safe pedestrian crossing points. However, the site is adjacent to multiple bus stops along the west boundary. Access arrangements would need to be in accordance with the Local highways Authority requirements.</p> <p>There are good relationships to local transport including the A12, A14 and Ipswich Railway Station.</p>

Consideration	Comment
	There are a number of private rights of way across the site which would require consideration in terms of development. The alignments do not heavily dissect the site but may be affected from visual amenity point of view.
Landscape	<p>Site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>From the site visit it was observed that the site is gently sloping. There are also existing trees and hedgerows which are likely to be locally valued.</p>
Relationship with current settlement boundary	<p>The site is located in close proximity to the A12 and as such there may be potential noise and air quality impacts and requirement for some form of mitigation.</p> <p>The majority of existing residential development is located on the opposite side of London Road however the site is located adjacent to the existing settlement boundary. Development would be in line with the prevailing pattern of development.</p> <p>This site relates less appropriately to the built form of the existing village and development may be more isolated compared to other sites. The neighbouring uses are predominantly agricultural surrounding this site with low density linear residential units to the south west.</p>
Conclusion	<p>For residential use this site is considered to have moderate constraints:</p> <ul style="list-style-type: none"> • Development scale and extent not in line with prevailing pattern of development. • Relationships with existing Copdock settlement is poor and not within walking distance of local services. In addition there is no footpath along London Road nor any safe pedestrian crossing points. • Potential noise and air quality mitigation required due to location between two busy roads. • Site wraps around heritage assets on Red House Farm. • Access arrangements would need to be in accordance with the Local highways Authority requirements. <p>There is no clear policy steer on the NDP should/must allocate sites for employment uses; therefore, the amount of employment floorspace/extent of any sites is not known. The scale of the site, as submitted, is substantial and any allocation relating to the entire site would be strategic in nature, and beyond the scope of the NDP. If the NDP is required to allocate a defined amount of employment floorspace then parts of the site could be allocated. It is considered that the most suitable areas of the site are to its south.</p> <p>On this basis the site is considered to have minor constraints:</p> <ul style="list-style-type: none"> • Proximity to good transport networks. • Less sensitive to noise and air quality issues compared to residential uses. • Access arrangements would need to be in accordance with the Local highways Authority requirements. • Site wraps around heritage assets on Red house Farm.

SS0245 and SS0945, Jubilee Meadow, Mill Lane, Copdock, Ipswich, IP8 3HU



Consideration	Comment	
Site Type	Greenfield/Agricultural	
Site ref and use	SS0245 Residential use	SS0945 Employment use
Site Area (ha)	10.5 for Residential	26 for Employment
Capacity (no. dwellings)	250	N/A
SHELAA conclusions	Deliverable in 0 – 5 years. The site is potentially considered suitable for residential development, taking identified constraints into consideration.	Deliverable in 0-5 years. The site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses and address potential access issues, however there are no absolute constraints and the site is available now
Environmental and heritage designations and considerations	<p>The plot is an agricultural land of potential good quality, Grade 2 / Grade 3. No designations on the site. Nearest designated area is Spring Wood Belstead Local Nature Reserve (LNR) and Bobbitshole Site of Special Scientific Interest (SSSI), located around 2.5km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). A patch of Deciduous Woodland extends to the opposite side of the site.</p> <p>15 Grade II Listed Buildings and 3 Grade II* Listed Buildings are located within 1km radius from the site. Consideration should be given to the Grade II Listed Barn at Copdock Hall, which is immediately adjacent to the site. There may be potential impacts on listed buildings to the south including Copdock Hall which will require mitigation</p>	
Planning history	None Applicable	
Access	<p>There is a road along the western site boundary, and access will need to be developed for the site from the dual carriageway London Road which may prove problematic.</p> <p>There is currently no existing pedestrian crossing or footpaths for safe pedestrian access to local services in Copdock across the London Road.</p> <p>There is good access to wider transport networks – A12, A14 and Ipswich Railway Station.</p>	
Landscape	The site is within Ancient Estate Claylands area of Suffolk, that is an	

Consideration

Comment

important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.

The site also lies entirely within the Mid Suffolk Gipping Valley Special Landscape Area (SLA), where particular care should be taken to safeguard landscape quality, and where development should be sensitively designed, with high standards of layout, materials and landscaping.

From the site visit it was identified that the site is comprised of a steep and rolling landscape. Due to its steep topography and the site's prominent location, the development of the site would have pronounced influence on the views when entering the village and the local skyline.

Development might affect the character and setting of the listed Church and Barns and the exposed location faces directly north towards residential properties on the east side of London Road. However there is a well established boundary planting which screens views from the road.

There is also a public footpath and rights of way which crosses the centre of the site and may require consideration in terms of the visual amenity along this route.

Relationship with current settlement boundary

The site is separated from existing settlement boundary and residential development by London Road which is a dual carriageway.

Adjacent uses include agriculture, residential and industrial/retail. Potential for noise and air quality issues if development built directly adjacent to the main road although now A12 bypass in place London Road is less heavily used.

There are employment uses to the north of the site and therefore employment allocation would be compatible in this location.

Conclusion

This site is considered to have moderate constraints for residential use: This site is considered to have minor constraints for employment use:

- Located on the opposite side of the road to existing residential development unlike the prevailing pattern of development.
 - Lack of compatibility with adjacent uses
 - Site is separated from existing settlement boundary and residential development by London Road which is a dual carriageway.
 - No existing pedestrian crossing or footpaths for safe pedestrian access to local services.
 - Potential effects on listed buildings to the south (Copdock Hall) will need to be considered.
- Adjacent to existing employment uses to the north of the site and therefore compatible.
 - Good accessibility to transport links via London Road.
 - Potential effects on listed buildings to the south (Copdock Hall) will need to be considered.

SS0871, Land to the north of Back Lane and east of Elm Lane, Washbrook



Consideration	Comment
Site Type	Greenfield (former sport area although not for 25 years as noted in Sport England Consultation on Planning Application)
Site Area (ha)	0.75
Site ref and use	SS0871 Residential
Capacity (no. dwellings)	15
SHELAA conclusions	<p>Deliverable</p> <p>Development of the site is potentially considered suitable for residential development, however will need to consider the highways impact, impact on sensitive landscapes and accessibility to local services.</p> <p>Deliverable within 0-5 years.</p>
Environmental and heritage designations and considerations	<p>There are 13 Grade II Listed Buildings and 2 Grade II* Listed buildings within 1km radius from the site boundary, being Tudor Cottage the nearest, situated approximately 150m to the south.</p> <p>Site is Grade 2 Agricultural Land.</p> <p>No designations on the site. Nearest designated area is Spring Wood Belstead Local Nature Reserve (LNR) and Bobbitshole Site of Special Scientific Interest (SSSI), located around 3.2km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more).</p>
Planning history	<p>Planning application for the site B/16/00802 for the erection of 15 no. dwellings including 5 no. units of affordable housing, with associated works to roads, access, parking and landscaping. This was granted planning permission in August 2017.</p>
Access	<p>No existing access to the site currently but could be created from Elm Lane or Back Lane, both of which are narrow lanes that would require improvement and consideration with Highways.</p> <p>The site is 500m away from the nearest bus stop and is in Copdock. Within walking distance of local amenities.</p>
Landscape	<p>Site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>The site also lies entirely within Gipping Valley Mid Suffolk Special Landscape Area (SLA), where particular care should be taken to safeguard</p>

Consideration	Comment
	landscape quality, and where development should be sensitively designed, with high standards of layout, materials and landscaping. From the site visit
Relationship with current settlement boundary	Site adjoins the existing settlement pattern and is surrounded by residential and agricultural uses. Site relates well with the surrounding uses.
Conclusion	The site is considered to experience minor constraints: <ul style="list-style-type: none"><li data-bbox="518 492 1394 560">• No existing access but opportunity to create access subject to discussions with Highways<li data-bbox="518 571 1394 638">• Adjacent to existing boundary and unlikely to impact heritage or ecological assets.<li data-bbox="518 649 1394 728">• Relates well to existing settlement and surrounding uses. Within walking distance of local amenities and in line with prevailing pattern of development.<li data-bbox="518 739 1394 840">• Planning permission granted for the development of 15 dwellings on the site (B/16/00802)

SS0295 and SS0944. (Land south east of Back Lane, Copdock, is the address of site SS0295, and Land north of Elm Lane, Copdock, is the address of site SS0944. SS0944 is smaller but located within SS0295.)



Consideration	Comment	
Site Type	Greenfield, with one house	
Site Ref and Use	SS0295 Residential use	SS0944 Employment use
Site Area (ha)	13	9.4
Capacity (no. dwellings)	226	N/A
SHELAA conclusions	Deliverable in 0-5 years. Development of the site is potentially considered suitable for residential development, however further consideration is required for highways impact, impact on landscape and historic environmental and accessibility to local services.	Deliverable 0 – 5 years. Site is well located for employment development, particularly given access to A12 and Ipswich. Development will need to take account of nearby residential uses however there are no absolute constraints and the site is available now.
Environmental and heritage designations and considerations	<p>There are 13 Grade II Listed Buildings and 2 Grade II* Listed buildings within 1km radius from the site boundary. Belldown Grade II Listed Building is the nearest heritage asset, lying adjacent to the south of the site. There may also be some impacts on Cherry Cottage and Cherry Orchard which require mitigation.</p> <p>The plot is on best and most versatile agricultural land (Grade 2).</p> <p>No designations on the site. Nearest designated area is Spring Wood Belstead Local Nature Reserve (LNR) and Bobbitshole Site of Special Scientific Interest (SSSI), located around 3.0km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more).</p> <p>Low risk of surface water flooding.</p>	
Planning history	None	
Access	<p>Access could be established although the width of Back Lane should be considered and would be subject to further discussions with Highways. The site is between Copdock and Washbrook and has good access to both.</p> <p>Close proximity to the centre of the village and short distance from local amenities and services including schools. Local services and amenities within walking distance.</p> <p>Good access to wider transport networks along A12, A14 and Ipswich</p>	

Consideration	Comment		
	Railway.		
Landscape	<p>Site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>The site also lies entirely within Gipping Valley Mid Suffolk Special Landscape Area (SLA), where particular care should be taken to safeguard landscape quality, and where development should be sensitively designed, with high standards of layout, materials and landscaping.</p> <p>From the site visit it was noted that the site is located in a relatively prominent location which may have a visual impact on the skyline depending on the scale and design of the development of the site. there is a valley formed by the fields which rise on the east and west of the central field boundary. Due to the sloped topography development of part of the site on the lower areas with shallower gradient will likely have the least impact.</p> <p>There may also be a need to maintain a gap between existing residential areas to avoid any significant landscape or visual impacts.</p>		
Relationship with current settlement boundary	<p>Site adjacent to the existing settlement pattern. Development of this site would result in a natural extension to the village compared to developing isolated parcels further from the village centre.</p> <p>Site relates well to surrounding land uses and a number of relatively new developments adjacent.</p> <p>Potential noise and air quality issues from the dual carriageway and therefore development of northern portion of site along Back Lane might be appropriate to mitigate and reduce such issues.</p> <p>The portion of the site fronting Elm Lane and London Road may be most suitable for employment use however there will be a need to consider the relationship with the residential on Elm Lane as a sensitive surrounding use.</p>		
Conclusion	<table border="0"> <tr> <td style="vertical-align: top;"> <p>This site is considered to have minor constraints for residential use:</p> <ul style="list-style-type: none"> • Site is adjacent to existing settlement boundary. • Development would represent a natural extension to the village compared to other more isolated sites. • Local services and amenities within walking distance. • Sloped topography may need careful consideration in regard to the scale and layout of development to respond to landscape effects. • Development of northern portion of site along Back Lane might be appropriate away from London Road and potential noise/air </td> <td style="vertical-align: top;"> <p>This site is considered to have minor constraints regarding employment use:</p> <ul style="list-style-type: none"> • Site is well suited to employment development. • Transport links with access to A12. • Sloped topography may need careful consideration in regard to the scale and layout of development to respond to landscape effects. • The site wraps around the Bell down listed building and is also adjacent to allotments with residential on the opposite side of Elm Lane • The portion of the site fronting Elm Lane and London road may be </td> </tr> </table>	<p>This site is considered to have minor constraints for residential use:</p> <ul style="list-style-type: none"> • Site is adjacent to existing settlement boundary. • Development would represent a natural extension to the village compared to other more isolated sites. • Local services and amenities within walking distance. • Sloped topography may need careful consideration in regard to the scale and layout of development to respond to landscape effects. • Development of northern portion of site along Back Lane might be appropriate away from London Road and potential noise/air 	<p>This site is considered to have minor constraints regarding employment use:</p> <ul style="list-style-type: none"> • Site is well suited to employment development. • Transport links with access to A12. • Sloped topography may need careful consideration in regard to the scale and layout of development to respond to landscape effects. • The site wraps around the Bell down listed building and is also adjacent to allotments with residential on the opposite side of Elm Lane • The portion of the site fronting Elm Lane and London road may be
<p>This site is considered to have minor constraints for residential use:</p> <ul style="list-style-type: none"> • Site is adjacent to existing settlement boundary. • Development would represent a natural extension to the village compared to other more isolated sites. • Local services and amenities within walking distance. • Sloped topography may need careful consideration in regard to the scale and layout of development to respond to landscape effects. • Development of northern portion of site along Back Lane might be appropriate away from London Road and potential noise/air 	<p>This site is considered to have minor constraints regarding employment use:</p> <ul style="list-style-type: none"> • Site is well suited to employment development. • Transport links with access to A12. • Sloped topography may need careful consideration in regard to the scale and layout of development to respond to landscape effects. • The site wraps around the Bell down listed building and is also adjacent to allotments with residential on the opposite side of Elm Lane • The portion of the site fronting Elm Lane and London road may be 		

Consideration

Comment

- quality issues
- Need to maintain a gap between existing residential areas to avoid any significant landscape or visual impacts.
 - Potential impact on neighbouring heritage assets on Cherry Cottage and Cherry Orchard.

suitable for employment use however there will be a need to consider the relationship with the residential on Elm Lane as a sensitive surrounding use.

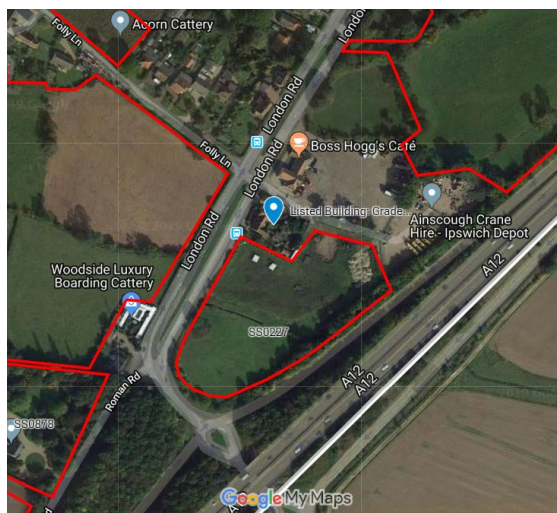
SS0593, Land south west of London Road, Copdock



Consideration	Comment
Site Type	Greenfield, with 3 farm buildings
Site ref and use	SS0593 Residential
Site Area (ha)	0.8
Capacity (no. dwellings)	12
SHELAA conclusions	<p>Deliverable</p> <p>Partial/linear development of the site (along London Road) is potentially suitable for residential development, however requires consideration of highways impact, accessibility to local services and impact sensitive landscapes/historic environment.</p> <p>Deliverable in 0-5 years.</p>
Environmental and heritage designations and considerations	<p>Redhouse Farmhouse, Grade II listed and Barns at Redhouse Farm, Grade II listed are nearby to site.</p> <p>The plot is an agricultural land of potential good quality, Grade 2.</p> <p>No designated site likely to be affected. Nearest designated area is Spring Wood Belstead Local Nature Reserve (LNR) and Bobbitshole Site of Special Scientific Interest (SSSI), located around 3.5km to the north-east, and Freston and Cutler's Woods with Holbrook Park SSSI, located approximately 3.5km to the south west. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). A patch of Deciduous Woodland adjoins the site to the north.</p>
Planning history	None
Access	<p>No existing access but the potential for this to be created from London Road subject to discussions with Highways. Good relationship to wider transport networks such as A12, A14 and Ipswich Railway.</p> <p>The site is not within walking distance to local services however is 200m from the nearest bus stop to access local services and amenities.</p> <p>Existing footpath from the site although this is not continuous to Capel St Mary and would therefore require improvement and may be difficult to establish with current road layout and dual carriageway.</p>

Consideration	Comment
Landscape	<p>Site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>From the site visit it was identified that the land on both sides of the site is flat and that there are a number of trees and hedgerows which are likely to be locally valued. There is an overhead powerline which follows the eastern boundary of the site.</p>
Relationship with current settlement boundary	<p>Site adjoins existing settlement pattern with a linear pattern of development along London Road which is road fronting. Proximity to the dual carriageway may have potential noise and air quality impacts that require mitigation although the A12 bypass means that London Road is not a through route to Ipswich. This site would represent an extension of the existing settlement boundary.</p>
Conclusion	<p>This site has minor constraints for residential use:</p> <ul style="list-style-type: none"> • Adjoins existing settlement boundary with pattern of linear development along London Road • Access could be established subject to discussions with Highways • Development would need to respond to the landscape character. • Not within walking distance to local services however access to bus services to access local services and amenities

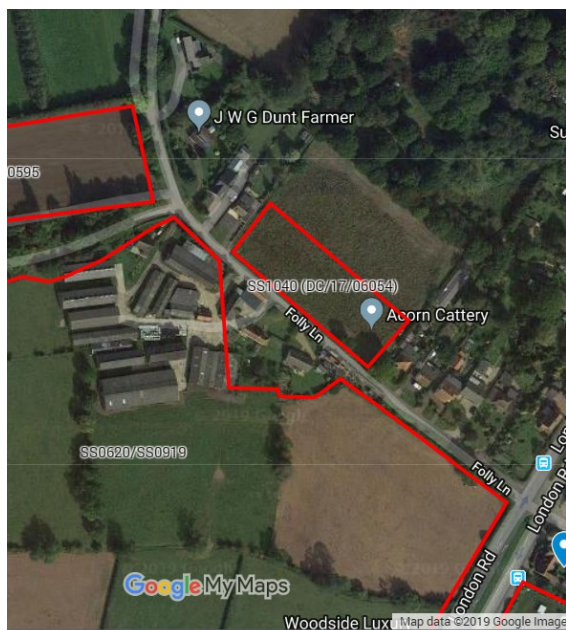
SS0227, Land between London Road and A12



Consideration	Comment
Site Type	Greenfield
Site ref and use	SS0227 Employment
Site Area (ha)	1.25
Capacity (no. dwellings)	N/A
SHELAA conclusions	<p>Deliverable</p> <p>The site is well located for its proposed use and there is already interest in development the site. It has excellent links to the A12 and although the submission indicates some infrastructure would need to relocate there are few constraints.</p> <p>Deliverable in 0-5 years.</p>
Environmental and heritage designations and considerations	<p>Heritage: A total of 7 Grade II Listed Buildings and 1 Grade II* Listed Building are located within 1km radius from the site, being Woodsend and no. 1 Woodsend Grade II Listed Building adjacent to the north-western corner of the site.</p> <p>The plot is currently undeveloped land formerly used as agricultural land, which has potential for good quality, Grade 2.</p> <p>No designations on the site. Nearest designated area is Spring Wood Freston and Cutler's Woods with Holbrook Park SSSI, located around 3.5km to the north-east, The site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). Two patches of Ancient Woodland, Bentley Long Wood and Brockley Wood are located approximately or less than 500m to the north-east and south-east of the site boundary respectively. A patch of Deciduous Woodland is adjoins the site by its southern boundary.</p> <p>The majority of the site is located within Flood Zone 2 and 3 and therefore this would likely constrain development. In particular the area of Flood Zone 2 and 3 is situated where an access point would be most suitably established therefore it would make development of this site significantly challenging.</p>
Planning history	Change of use to extend existing area refused.
Access	There is no existing access to the site however access could be established from London Road subject to discussions with Highways. Good transport

Consideration	Comment
	links from the A12.
Landscape	<p>Site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.</p> <p>There is an overhead powerline across the site which might constrain development.</p>
Relationship with current settlement boundary	Site is bordered by two busy roads (A12 and London Road) which would not be suitable for residential use but for employment would pose no constraint.
Conclusion	<p>The site has moderate constraints in terms of allocation for employment use:</p> <ul style="list-style-type: none"> • Part of the site within flood zone 2 and 3 which could restrict development layout. • Good transport links to the A12 and distance separation from residential development. • Overhead powerlines would also need to be considered as part of the layout for this site. • Flood Zone 3 affects most of the site and would restrict ability for safe vehicle access on to the site and make development of the site significantly challenging.

SS1040, Land North East of Folly Lane, Copdock



Consideration	Comment
Site Type	Greenfield
Site ref and use	SS1040 (residential)
Site Area (ha)	1.92
Capacity (no. dwellings)	Planning application granted for 7 dwellings (DC/17/06054)
SHELAA conclusions	N/A Site submitted as part of emerging Local Plan Consultation post the publication of the SHELAA
Environmental and heritage designations and considerations	<p>Not located within a conservation area and no listed buildings or heritage assets in close proximity to be affected. 3 Grade II Listed Buildings are located within 1km radius from the site, being Woodsend and No.1 Woodsend the nearest, located approximately 160m to the south east.</p> <p>The plot is currently undeveloped land formerly used as agricultural land, which has potential for good quality, Grade 2.</p> <p>No designations on the site. Spring Wood Freston and Cutler's Woods with Holbrook Park SSSI, located around 3.7km to the east. However, the site lies on a SSSI Impact Risk Zone (applicable risk is for residential development of 50 units or more). A patch of Deciduous Woodland extends to the opposite side of the site. Low risk of flooding.</p>
Planning history	<p>DC/19/00293 – submission of details under outline planning permission DC/17/06054, awaiting determination</p> <p>DC/17/06054 – outline planning application for 7 dwellings granted planning permission</p> <p>B/16/00397 - Application for 16 dwellings withdrawn</p>
Access	No existing access has been identified, though the site adjoins to Folly Lane, therefore there is high potential for the provision of pedestrian and vehicular access. Folly Lane may require highways improvement including widening to accommodate the development as noted by Highways on the 2017 application.

Consideration	Comment
	The site is has no connectivity to the pedestrian network currently as there is not paved path separating Folly Lane and the site although this could be easily improved.
Landscape	Site is within Ancient Estate Claylands area of Suffolk, that is an important landscape area, with medium to large fields, and hedges that vary from large with a mix of trees and shrubs to single species hedges. The majority of this landscape character is visually open and expansive.
Relationship with current settlement boundary	<p>The site is adjacent to the settlement boundary. Residential dwellings on two sides and would act as a continuation of residential dwellings along Folly Lane.</p> <p>There have been a number of appeal decisions within the vicinity of the site, in Elm Lane, whereby the Planning Inspector has judged that the location is sustainable having regard to its proximity to services within Copdock. Therefore it is considered that the site is relatively well related to the settlement of Copdock and residents will be able to rely on services within both Copdock and Capel St Mary.</p>
Conclusion	<p>This site is considered to experience minor constraints:</p> <ul style="list-style-type: none"> • Planning permission granted for the development of 7 dwellings. • Adjacent to the settlement boundary and compatible with surrounding residential uses and would act as continuation of residential dwellings along Folly Lane. • No existing access but potential to create access. • Well related to the settlement of Copdock. • Consideration of amenity with neighbouring farms.