



COPDOCK & WASHBROOK

**Neighbourhood Plan
2018 -2037**

**Consultation Statement
March 2021**

Prepared for Copdock and Washbrook Parish Council by

Places4People Planning Consultancy

March 2021



CONTENTS

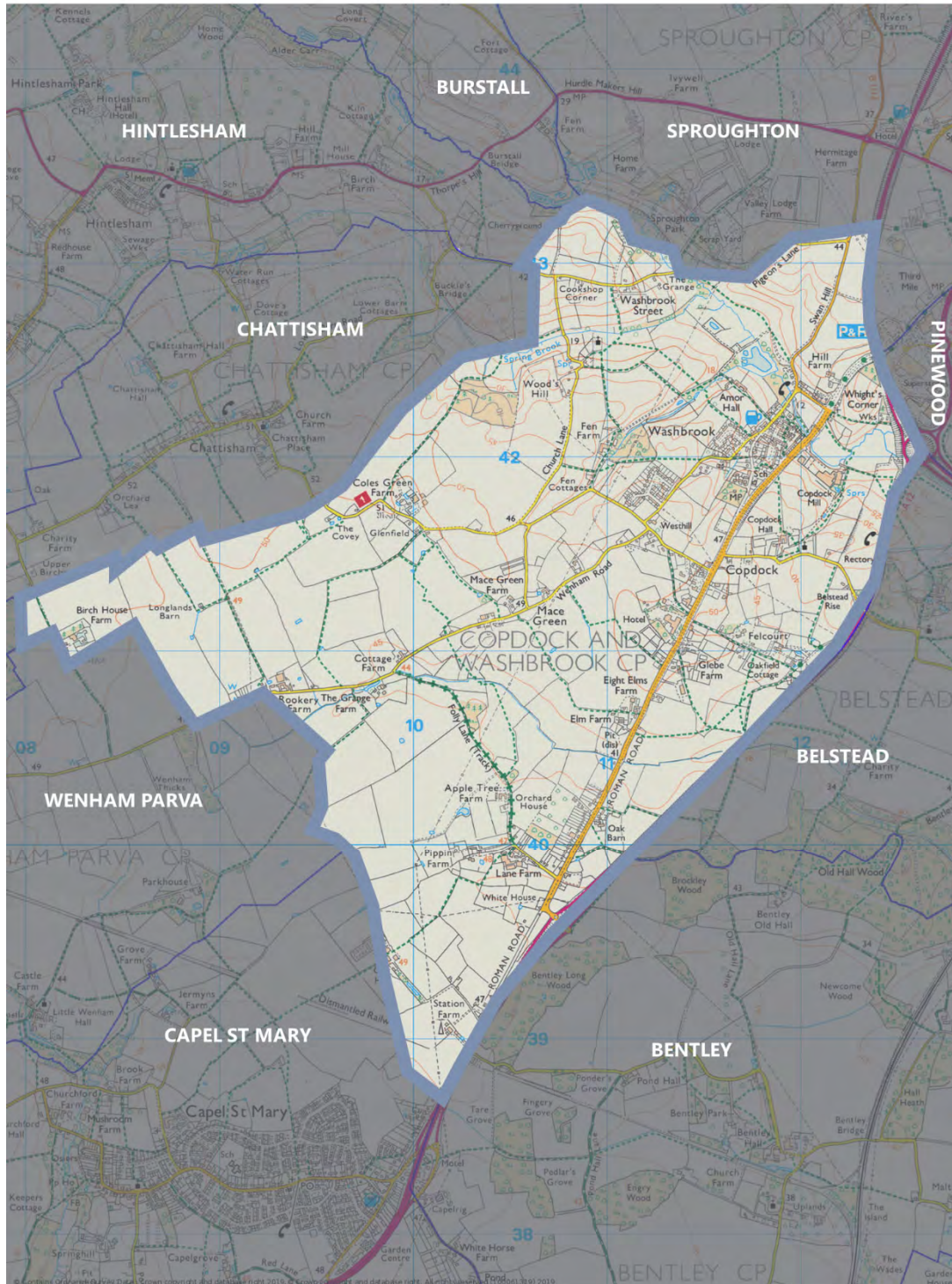
| | |
|--|-----|
| 1. Introduction | 3 |
| 2. Background to the Preparation of the Neighbourhood Plan | 4 |
| 3. How the plan was prepared | 5 |
| 4. Regulation 14 Pre-submission Consultation | 7 |
| 5. Pre-Submission Consultation Responses | 8 |
| Appendix 1 – September 2019 Consultation Event Display | 10 |
| Appendix 2 - Pre-Submission Consultation Event Drop-in Event Display | 20 |
| Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation | 37 |
| Appendix 4 – Statutory Consultee Consultation Notice | 38 |
| Appendix 5 | 39 |
| Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes | 39 |
| Appendix 6 | 164 |
| Schedule of Proposed Changes to Pre-Submission Consultation Plan following the Regulation 14 Pre-Submission Consultation Stage | 164 |

1. Introduction

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

2. Background to the Preparation of the Neighbourhood Plan

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



Map 1 - The Neighbourhood Plan Area

3. How the plan was prepared

- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.

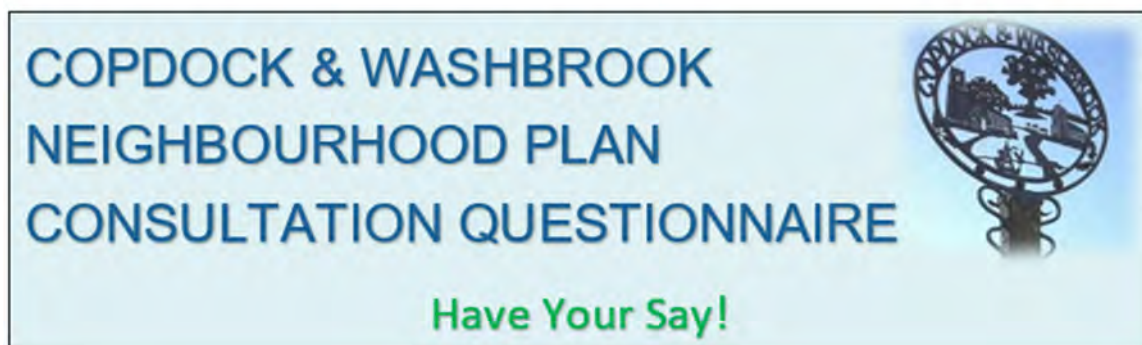
November 2017

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

April / May 2019

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

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



May 2019

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

June 2019

- 3.4 A community drop-in event was held at the Village Hall, providing feedback of the work undertaken to date on the preparation of the Plan including a summary of the household survey results, landscape character, open spaces and important buildings, design guidance and the potential sites for housing development. Over 80 residents visited, made comments and discussed options with members of the Copdock and Washbrook Neighbourhood Plan committee.

July 2019

- 3.5 The Copdock and Washbrook Neighbourhood Plan Site Options and Assessment was prepared as part of the Government's Neighbourhood Plan technical support package. It assessed the suitability and deliverability of potential housing and employment sites in the parish that had been put forward to the District Council as being available. The final report is available to view on the Neighbourhood Plan website.

September 2019

- 3.6 A Landscape Character Appraisal was prepared for the Parish Council by Alison Farmer Associates. The final report is available to view on the Neighbourhood Plan website.

September 2019

- 3.7 A final drop-in event ahead of the Pre-Submission Draft Plan consultation was held in the Primary School. The aim of the event was to seek views on the potential housing sites that could be included in the Neighbourhood Plan. A copy of the display boards from the event is reproduced in Appendix 1 of this Consultation Statement.



Ongoing publicity and community engagement

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

Steering Committee Meetings

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

4. Regulation 14 Pre-submission Consultation

4.1 On 4 February 2020 the formal Pre-submission Draft Plan was approved for publication by the Parish Council. The statutory consultation commenced on Saturday 29 February 2020 for six weeks to 13 April 2020 (inclusive).

How we publicised the consultation

4.2 In order to ensure that all residents and others operating in the Neighbourhood Area were aware of the consultation, a leaflet publicising the consultation and a drop-in event to launch the consultation was distributed to all households and known businesses in the Parish. The drop-in event was held at the Primary School on 29 February and the display boards are reproduced at Appendix 2

4.3 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list of bodies consulted is shown in Appendix 3 and the letter used to notify them is included at Appendix 4.

4.4 The Plan was made available on the Neighbourhood Plan pages of the Parish Council website together with the supporting documents that had been prepared to inform the content of the Plan. The comments form referred to above was also available for downloading and an online version of the form was provided to enable responses to be made electronically.

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

5. Pre-Submission Consultation Responses

5.1 A total of 69 people or organisations responded to the Pre-Submission Consultation as listed below.

The following individuals or organisations submitted comments:

| | | |
|-----------------|-------------|---|
| Raheem | Achour | Babergh District Council |
| Terry | Babbs | Suffolk County Council |
| Valerie | Balderstone | Suffolk County Council Corporate Services |
| Mark | Blackwell | Anglian Water |
| Stella | Blackwell | Environment Agency |
| Margaret | Briggs | Highways England |
| Andrew and Jane | Burl | Historic England |
| Andrew | Butters | Natural England |
| Laura | Butters | Avison Young on behalf of National Grid |
| Nathan | Butters | |
| Danny | Carman | |
| Ellie | Carman | |
| Louise | Carman | |
| John & Susan | Castle | |
| Graham | Cracknell | |
| Simon | Downey | |
| Stephen | Edgell | |
| Ian | Evans | |
| Robin | Flack | |
| Lee | Gifkins | |
| Stacey | Gore | |
| Flora | Gravener | |
| Zena | Gravener | |
| Fred | Green | |
| Michael | Green | |
| Shannon | Green | |
| Diana | Hendry | |
| Peter | Herd | |
| Sheila | Herd | |
| Colin | Hinkins | |
| Dennis | Kell | |
| David | Marsh | |
| Richard | Mayes | |
| Graham | Moxon | |
| Clive | Pearsons | |
| Martin | Perryman | |
| Chris | Spink | |
| Peter | Sutters | |
| Tina | Sutters | |
| Gerald | Taylor | |
| James | Taylor | |
| Kenix | Taylor | |
| Pamela | Taylor | |
| Julie | Tomkins | |
| Adrian | Ward | |
| Sarah | Waterson | |
| Karen | Watling | |
| Mike | Watling | |
| Kristan | Webster | |

5.2 The schedule of comments and the responses of the Parish Council are set out in Appendix 5 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 6 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – September 2019 Consultation Event Display

1. Welcome



Welcome to our latest Neighbourhood Plan Drop-in event

At our June event we provided feedback on the results of the Household Survey, provided information on the Draft Landscape Appraisal and provided information about what was being proposed for the village in the emerging Babergh and Mid Suffolk Joint Local Plan.

Today we want to seek your views on the potential housing sites that could be included in the Neighbourhood Plan.

As a reminder, to date we've:

- ✓ Established a Steering Group to prepare the Plan formed of volunteers from the village - April 2018
- ✓ Held a Public Meeting – September 2018
- ✓ Successfully applied for the Parish to be designated as the Neighbourhood Area by Babergh District Council – September 2018
- ✓ Set up our own Neighbourhood Plan website <http://www.cwnpsg.onesuffolk.net/>
- ✓ Completed a Household Survey – April 2019
- ✓ Secured the services of a highly experienced town planner to provide advice and assist with the Plan
- ✓ Engaged one of the UKs leading professionals in landscape character assessment, impact assessment and landscape evaluation working on a Landscape Character Assessment.
- ✓ Been granted Government funding to help cover our costs
- ✓ Been given Government "Technical Support" to assist with more complex studies. The support is provided by AECOM, an international multi-discipline consultancy.
- ✓ Held a drop-in event at the School in June

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

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

When complete, it will form part of the statutory development plan for the area, meaning Babergh District Council and Government Planning Inspectors will have to take note of what it says when considering development proposals.

How the neighbourhood plan is prepared

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

The Plan is being prepared by the Working Group advised by specialists when necessary. We encourage YOU to get involved too, either by directly helping us or at the various consultation stages, like today.

At the end of the day, it's YOU that will decide whether our Plan should be approved.

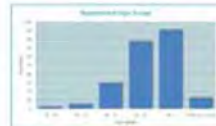
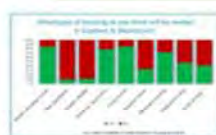
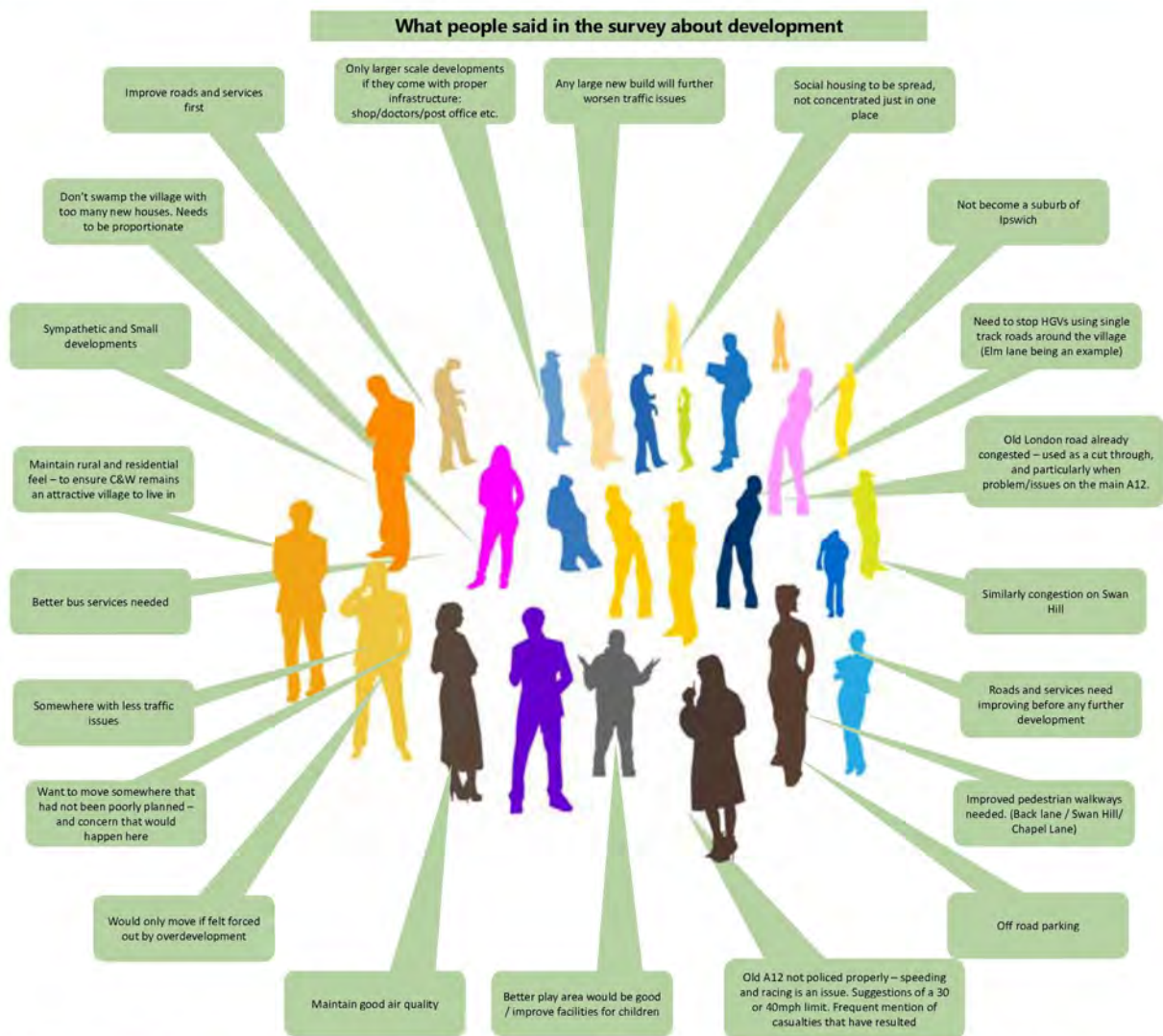


2. The Neighbourhood Plan



We're making good progress on the preparation of the draft Neighbourhood Plan.

The results of the household survey, the Landscape Character Appraisal and other information gathering is informing the potential content of the Plan.



3. What we know



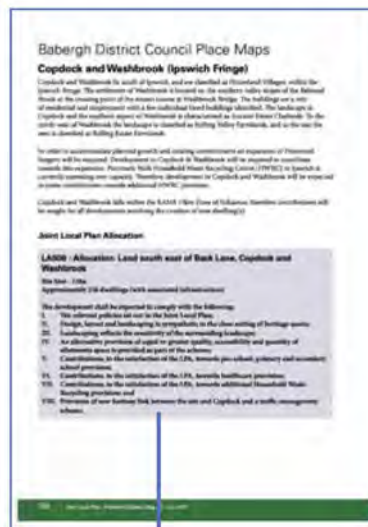
Our Neighbourhood Plan cannot be prepared in isolation. It has to conform with the national planning policies and the strategic policies of the Babergh Local Plan.

The current Local Plan for Babergh is becoming out-of-date and a new Joint Local Plan is being prepared for the Babergh and Mid Suffolk districts.

At the June event we reported that the consultation on the Preferred Options for the Local Plan was about to commence. This consultation is underway now and ends on 30 September.

What the new Local Plan is saying for Copdock and Washbrook

- The Local Plan identifies where new development is going to take place between now and 2036.
- It designates Copdock and Washbrook as an area where some growth will take place due to its proximity to the A12 / A14 and Ipswich.
- Previous versions of the Plan identified the potential for over 600 new homes in the village as well as extensive areas for employment development.
- The current Plan proposes that at least 274 new homes should be built in the village between 1 April 2018 and 2036.
- At 1 April 2018, 36 new homes had got planning permission but hadn't been completed. These are deducted from the requirement, leaving 238 to find.
- An additional 9 new homes have been granted planning permission since April 2018, leaving 229 to find.
- The Plan then identifies 2 sites for housing, as illustrated below. Combined, these sites could deliver at least 238 homes, meaning that, if these sites remain in the Final Local Plan, our Neighbourhood Plan wouldn't need to find any further sites in order to meet the minimum requirement.



Commenting on the Local Plan

- If you want to comment on what's in the Local Plan, you have until 30 September.
- Go onto the Babergh website and find the Joint Local Plan pages where there's guidance on how to submit comments

4. Housing Site 1 (LA008)

You'll have seen on the earlier display board that a large site is allocated in the draft Local Plan for approximately 226 dwellings.

We think that this site represents a suitable site for new housing given its location close to existing services and facilities in the village.

BUT, any development should take account of the potential impacts on the environment, services and roads.

Site Assets



We've identified a number of factors on and around the site that need to be taken into account when planning for any development. These are illustrated on the map above and include:

- The narrow roads of Elm Lane and Back Lane
- The prominence of the site within the wider landscape
- The important trees and hedgerows
- The need to maintain the allotments at their existing location
- The proximity of listed buildings

Do you agree with these factors?

5. Housing Site 1 (LA008)

Taking into account the assets and constraints identified on the previous board, we've identified key factors that should be included in designing the development.

Design Considerations



Do you agree with these considerations?



6. Housing Site 1 (LA008)

Potential Design Solutions

As part of our free Government support, AECOM Design Consultants have produced a draft masterplan to indicate how the site could be developed.

Option 1



- The allotments are retained in their current location
- A number of access points are proposed around the site
- The "valley" is kept free of any development
- A play area is provided in the western corner of the site

We've also given some consideration as to how the site could be developed.

The plan below has been produced by our Neighbourhood Planning Consultant and illustrates our ideas

Option 2



- The allotments are retained in their current location
- The only vehicle access is from London Road
- The "valley" is kept free of any development
- Footpath connections would enable links to the village and the Village Hall
- Additional open space and planting would be provided to reduce the visual impact
- A play area would be provided in a central location
- Buildings designed to create a "landmark at the entrance to the development would be required.

Do you have any comments on either of these ideas?

7. Other housing sites

Housing Site 2 - Old London Road (south)

This site is also proposed for housing in the Joint Local Plan. AECOM Design Consultants have also produced a draft masterplan to indicate how the site could be developed.



- The site would accommodate 12 dwellings
- There would be one single access road from Old London Road
- There would be an area of open space at the rear of the site

We believe that:

- All the dwellings should be bungalows
- As much of the front hedgerow should be protected as possible
- The open space should be supplemented by hedgerows and tree planting

PS – We were notified yesterday of a planning application to build 7 dwellings on this site. The application is currently being considered by Babergh.

Housing Site 3 – Hill House Farm

We also think that there's scope to resolve a problematic site at Hill House Farm by allowing a very limited amount of housing to be built on the site of the existing farm buildings.



- We consider that only around 5 houses should be built on the site
- Access would be from the existing road.

Do you have any comments on either of these sites?

Your feedback



Use this board to provide your feedback comments on the Neighbourhood Plan using the post-it notes provided

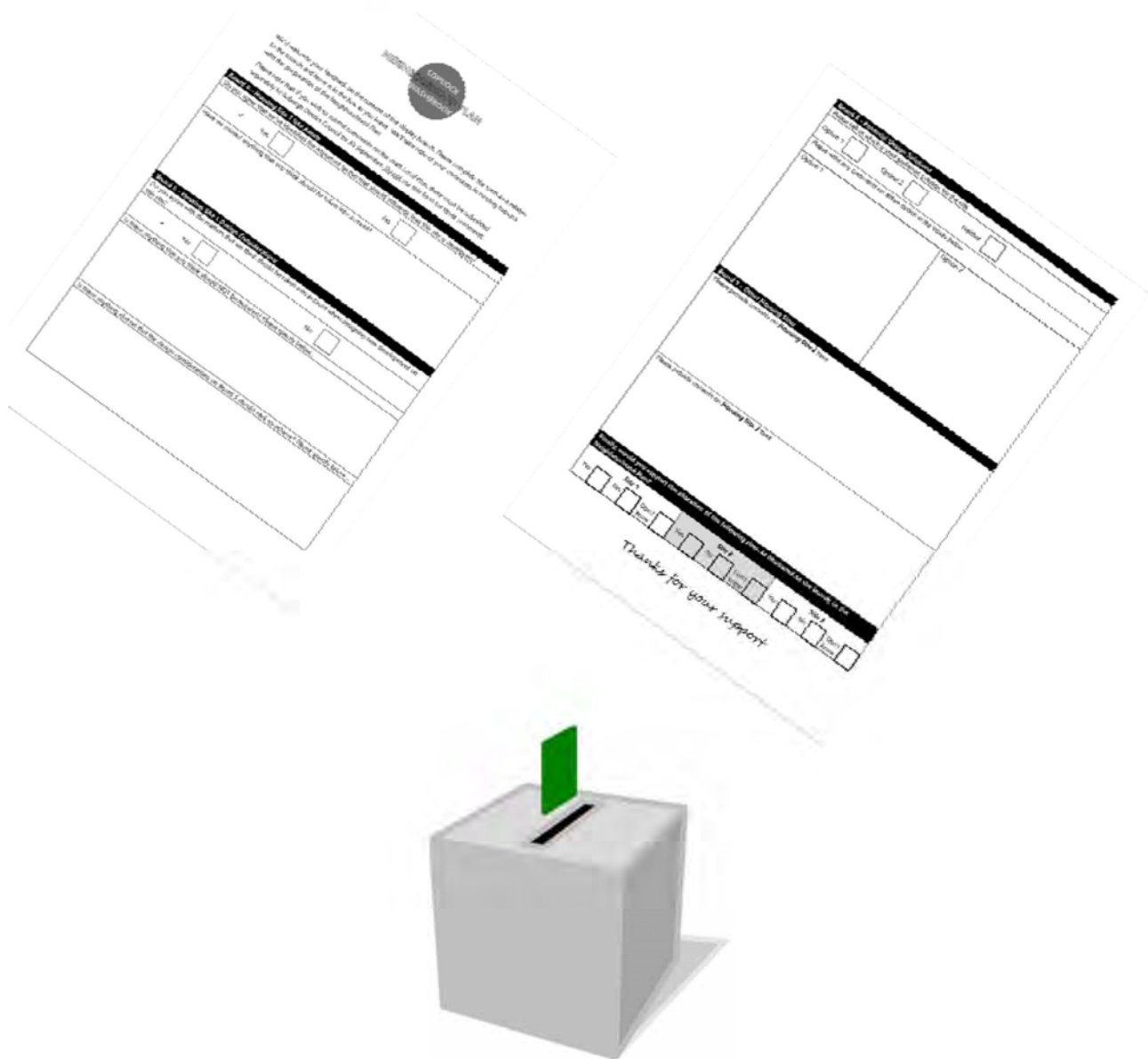


Thanks for your support

Your feedback



Don't forget to complete your feedback form



Appendix 2 - Pre-Submission Consultation Event Drop-in Event Display

Welcome



The story so far

- Work commenced on preparing a Neighbourhood Plan for the village in 2018
- Since that time a Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover and the proposals that it should include
- We have now reached an important stage in its preparation and are consulting on the Draft Plan

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

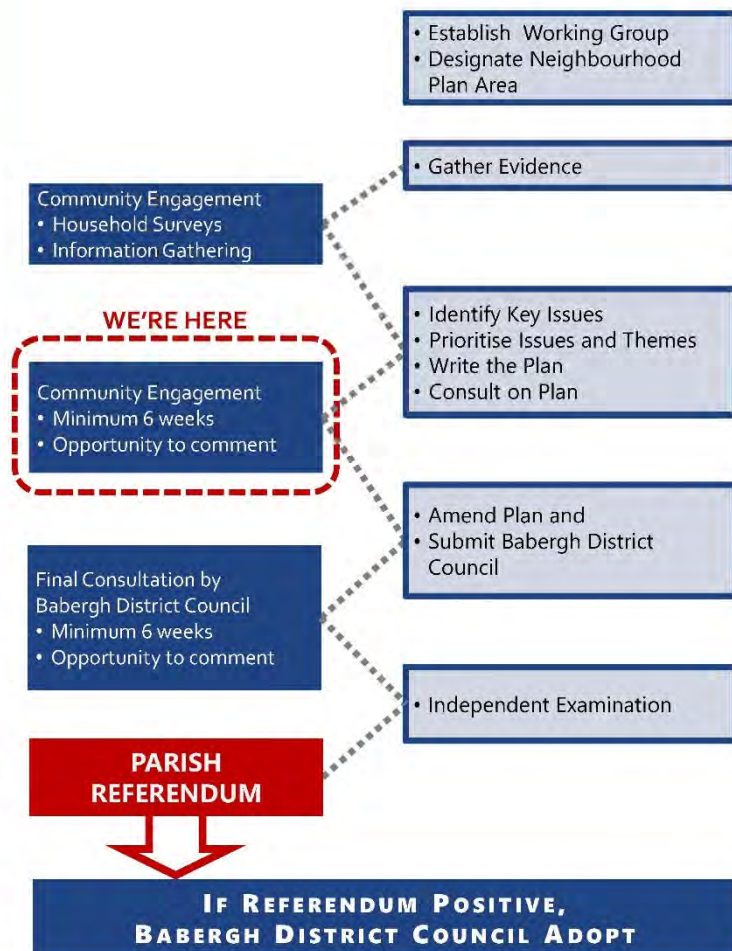
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

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

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

How it is prepared

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



Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

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

**WE NEED YOUR VIEWS
BY MONDAY 13 APRIL**

The Draft Plan



IN A NUTSHELL, THE PLAN:

- Identifies the amount of housing growth planed in the parish up to 2036 and the main sites for that growth
- Focuses development to within a defined Settlement Boundary drawn around the main built-up areas of the village
- Enables the building of low-cost affordable housing to meet local needs
- Protects important open spaces
- Protects and maintains features of landscape and biodiversity value
- Protects the landscape outside the built-up area
- Seeks to maintain the building characteristics and distinct character areas
- Seeks to protect our services and facilities
- Identifies possible solutions to improve road safety on London Road

NEIGHBOURHOOD PLAN VISION

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

Objectives

Housing

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

Business and Employment

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

Natural Environment

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

Built Environment and Design

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

Infrastructure and Services

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

Highways and Movement

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

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Development Location



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

Policy C&W 1 - Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Copdock and Washbrook's designation as a Hinterland Village in the adopted Core Strategy and emerging Joint Mid Suffolk and Babergh Local Plan.

The focus for new development will be within the Settlement Boundaries, as defined on the Policies Map.

Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of existing business premises, agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where it:

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



The Settlement Boundaries



Housing

- The Neighbourhood Plan has to be in line with the Babergh Local Plan
- The draft Joint Local Plan identifies a requirement for 274 additional homes in the village between 2018 and 2036
- In April 2018 there were already planning permissions for 36 new homes and a further 9 dwellings were granted planning permission behind the Ipswich Hotel last December.
- This means that we need to identify where at least 229 homes could be built.

Policy C&W 2 - Housing Development

This Plan provides for around 274 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:

- the implementation of planning permissions that had not been completed as at 1 April 2018; and
- site allocations identified in Policies C&W 2 and C&W 3 in the Plan and on the Policies Map; and
- small brownfield "windfall" sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and
- in exceptional circumstances, dwellings outside the Settlement Boundary where it can be demonstrated that the dwelling is essential for the operation of existing employment, agriculture, horticulture, forestry and outdoor recreation businesses and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundaries into dwellings will be permitted where:

- the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

DO YOU SUPPORT THESE POLICIES?

Housing Sites



- The Plan identifies two specific sites for housing development.
- One site, off Elm Lane, already has planning permission while the other, south-east of Back Lane, was put forward by Babergh in the draft Local Plan last Summer.
- It is expected that the remaining housing requirement will be met by currently unidentified infill plots within the Settlement Boundary.

Land north-east of Elm Lane

In August 2017 planning permission was granted for the construction of 15 dwellings, including five affordable homes, on a disused and redundant football pitch off Back Lane and Elm Lane and adjacent to Fen View and Dales View.

As part of the planning permission, the applicants entered into a legal obligation to provide affordable housing element as well as provide financial contributions towards upgrading the nearby bus stops on Back Lane and improvements to pedestrian connectivity between the site and Copdock Primary School.



Policy C&W 3 - Land north-east of Elm Lane

A site of 0.77 hectares comprising the former football ground north east of Elm Lane, as identified on the Policies Map, is allocated for approximately 15 dwellings including 35% affordable dwellings.

DO YOU SUPPORT POLICY C&W 3?

Land south-east of Back Lane

This large site, measuring approximately 13 hectares, is located between London Road, Elm Lane and Back Lane.

The Neighbourhood Plan site assessment noted that:

- the site is within walking distance to existing services and amenities in the village including the Primary School.
- the site is located in a relatively prominent position where development may have a visual impact on the skyline depending on the scale and design of the development of the site
- any access onto Back Lane would need careful consideration due to its width.
- listed buildings adjoin the site at its south-east corner and at the northernmost edge.



Emerging Babergh Planning Policy

The July 2019 consultation on the Preferred Options Joint Local Plan proposed the allocation of this site for approximately 226 dwellings with associated infrastructure. The proposed policy (LA008) stated that the development should comply with the following:

- Design, layout and landscaping is sympathetic to the close setting of heritage assets;
- Landscaping reflects the sensitivity of the surrounding landscape;
- An alternative provision of equal or greater quality, accessibility and quantity of allotments space is provided as part of the scheme;



Housing Sites



Preparation of the Neighbourhood Plan has allowed access to further, government funded support to provide a more detailed assessment as to how this site could be developed.

The Copdock and Washbrook Design Guidelines report (January 2020) was prepared for the Parish Council by AECOM and is available on the Neighbourhood Plan website.

Development Principles

The Design Guidelines report has enabled the preparation of a more detailed policy for the development of the site than is proposed in the Joint Local Plan. Developers would need to take account of the Guidelines.

The Design Guidelines report identified the following principles for considering how the site should be developed:

- The 13 ha will hold approximately 226 dwellings and the associated infrastructure;
- Design, layout, and landscaping are sympathetic to the close setting of heritage assets;
- Landscaping should respond to the sensitivity of the surrounding landscape;
- The allotments should be retained in situ;
- Provision of new pedestrian and cycle link between the school/The Street and Fen View;
- Protecting Back Lane and Elm Lane from increases in traffic.



Policy C&W 4 – Land south-east of Back Lane

A site of approximately 13 hectares south-east of Back Lane, as identified on the Policies Map, is allocated for approximately 226 dwellings.

Proposals for the development should take place in accordance with the Illustrative Masterplan (Figure 6) and provide:

- 35% affordable housing;
- a mix of house sizes in accordance with the identified requirement in Policy C&W 6;
- the retention of the allotments on their current site;
- new and improved pedestrian and cycle links towards the Primary School, the Village Hall and Recreation Fields and Back Lane;
- on-site rainwater harvesting and recycling;
- amenity open space and children's play facilities;
- a single vehicular access from Old London Road with commensurate speed restriction measures and the provision for right-turn movements into and out of the site; and
- the provision for emergency access, controlled by suitable means, from Back Lane and/or Elm Lane.

Where a new access is created through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of frontage.

Development should also deliver measures for the reduction of traffic speeds on London Road and improved pedestrian and cycle crossing points on London Road towards Church Lane and the Village Hall. The improvement of the London Road bus stops adjacent to the site will also be required, which could include real-time passenger information systems.

The affordable housing provision should be designed so that it is "tenure blind" (so that it is indistinguishable from open market housing), to be distributed around the site and not concentrated in any one area.

Proposals that include an element of self-build housing will be supported.



DO YOU SUPPORT THIS POLICY?

Housing Delivery



Affordable Housing

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

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

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

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

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

In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. Such circumstances are strictly controlled, as stated in Policy C&W 5.



House Sizes

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

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

(percentages may not sum due to rounding);

Policy C&W 6 – Housing Mix

In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of three-bedroomed homes within the scheme, unless it can be demonstrated that:

- i) *the particular circumstances relating to the tenure of the housing dictate otherwise; or*
- ii) *the latest publicly available housing needs information for the Plan area identify a need for a different mix.*

The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.

Policy C&W 5 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

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

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

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

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

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

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

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



Floorspace and Facilities

It is perceived that many new developments do not provide adequate amounts of internal room space for the modern day-to-day needs of occupants. In March 2015, the Government introduced a 'Nationally Described Space Standard' (or National Standard for short). This sets out more detailed minimum standards than the previous Design and Quality Standards (2007) that applied solely to affordable housing. The March 2015 standards encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents.

Policy C&W 7 – Measures for New Housing Development

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards.

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

DO YOU SUPPORT THESE POLICIES?

Business and Employment



Businesses and Jobs

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

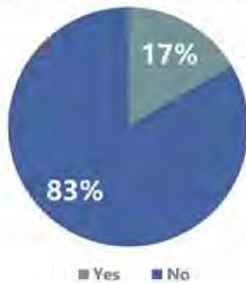
They play an important role in the economy of both the local and wider area. Changes will be generally acceptable provided that the proposals meet certain criteria.

The Neighbourhood Plan supports the creation of additional jobs.

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

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

Do you work in Copdock and Washbrook?



Policy C&W 8 - Employment Sites

The retention and development of existing employment and other business uses, including those identified on the Policies Map, will be supported providing such proposals do not have a detrimental impact on the local landscape character, heritage assets, residential (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, identified important views and identified important gaps in the built-up area.

Proposals for non-employment or business uses that are expected to have an adverse impact on employment generation will only be permitted where one or more of following criteria has been met:

- evidence can be provided that genuine attempts have been made to sell/let the site/ premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future;
- the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;
- an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- it is for an employment related support facility, such as employment training/ education or workplace crèche;
- an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.

Policy C&W 9 - New Businesses and Employment

Proposals for new business development will be supported where sites are located within the Settlement Boundaries identified on the Policies Map where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.

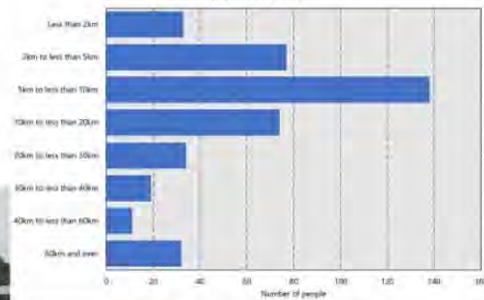
Outside the Settlement Boundaries, proposals will be supported where:

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

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal.

Distance travelled to work

SOURCE: 2011 Census



Agriculture

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



Policy C&W 10 - Farm Diversification

Applications for new employment uses of redundant traditional farm buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal will not be supported.

DO YOU SUPPORT THESE POLICIES?

Natural Environment



Landscape Setting of the Village

In the 1980's the Suffolk County Structure Plan designated "Special Landscape Areas" which primarily related to historic parks and river valleys or other areas of undulating topography and natural vegetation, particularly broadleaved woodland. The adopted Babergh Local Plan designates land in the northern part of the parish, primarily associated with the Belstead Brook valley, as SLA.

The designation is not intended to prevent development but places greater weight on preventing a detrimental impact of development on the landscape.

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

The conclusion was that majority of the SLA be considered to constitute a valued landscape and recommended for designation within the Neighbourhood Plan.

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

Policy C&W 11 - Area of Local Landscape Sensitivity

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

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



Local Green Spaces

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

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

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

Those spaces that meet the criteria are identified in Policy C&W 12.

Policy C&W 12 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

- 1 Play area off Mill Lane
- 2 Fen View open space and play area

Development on these sites will only be permitted in very special circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



DO YOU SUPPORT THESE POLICIES?

Natural Environment



Biodiversity

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

Improvements will be supported that might include

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

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



Protecting Natural Habitats

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

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

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

Policy LAX 13 – Biodiversity

Development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and ditches. Where such losses or harm are unavoidable:

- i) the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and
- ii) suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.

It is expected that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Development proposals will be supported where they provide a net gain in biodiversity through, for example,

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

Policy C&W 14 – Recreational Disturbance Avoidance and Mitigation

All residential development within the zones of influence of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Recreational disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in-combination recreational disturbance effects on European sites.



Important Views and Landscape Character

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

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

Policy C&W 15 - Protection of Important Views and Landscape Character

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not detract from the key landscape features of these views.

Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence that demonstrates how the proposal:

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

DO YOU SUPPORT THESE POLICIES?

Built Environment



Heritage Assets

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

There are currently 24 Listed Buildings across the parish.

Policy C&W 16 brings the Babergh planning policy up-to-date to be in line with national planning policies.



Policy C&W 16 – Heritage Assets

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

- preserve or enhance the significance of the heritage assets of the village, their setting and the wider built environment, including views into, within and out of the village as identified on the Policies Map;
- retain buildings and spaces, the loss of which would cause harm to the character or appearance of the surrounding area;
- contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials;
- be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting
- demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting

Sustainability

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

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

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

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



Policy C&W 18 – Sustainable Construction Practices

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate:

- how they maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- maximise the benefits of solar gain in site layouts and the orientation of buildings;
- avoid fossil fuel-based heating systems; and
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey/rainwater harvesting;



DO YOU SUPPORT THESE POLICIES?

Built Environment



Design Objectives

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

Policy C&W 17 provides a number of criteria against which all proposals for development will be assessed.



Policy C&W 17 - Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 2 of this Plan.

In addition, proposals will be supported where they:

- recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
- do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely:
 - any historic character, architectural or archaeological heritage assets of the site and its surroundings;
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Landscape Appraisal;
 - identified important views into, out of, or within the village as identified on the Policies Map;
 - sites, habitats, species and features of ecological interest;
 - the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- produce designs that respect the character, scale and density of the locality;
- produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- wherever possible ensure that development faces on to existing lanes, retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
 - not result in water run-off that would add-to or create surface water flooding;
 - where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage, including cycle charging points, in accordance with adopted cycle parking standards;
 - include suitable ducting capable of accepting fibre to enable superfast broadband; and
 - provide one electric vehicle charging point per new off-street parking place created.

DO YOU SUPPORT THIS POLICY?

Built Environment



Development Design Checklist

Appendix 2 of the Plan provides a number of questions against which the design proposal should be judged. The aim is to assess all proposals by objectively answering the questions below.

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

| |
|---|
| A. The design proposal should harmonise and enhance existing settlement in terms of physical form pattern or movement and land use |
| What are the particular characteristics of this area which have been taken into account in the design? |
| Does the proposal affect or change the setting of a listed building or listed landscape? |
| B. The design proposal should relate well to local topography and landscape features, including prominent ridge lines. |
| Does the proposal harmonise with the adjacent properties? |
| Has careful attention been paid to height, form, massing and scale? |
| If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character? |
| Does the proposal maintain or enhance the existing landscape features? |
| How does the proposal affect the trees on or adjacent to the site? |
| How does the proposal effect on the character of a rural location? |
| C. The design proposal should reinforce or enhance the established urban character of streets, squares and other spaces. |
| What is the character of the adjacent streets and does this have implications for the new proposals? |
| Does the new proposal respect or enhance the existing area or adversely change its character? |
| Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access? |
| How does the proposal impact on existing views which are important to the area? |
| Can any new views be created? |
| D. The design proposal should reflect, respect and reinforce local architecture and historic distinctiveness. |
| What is the local architectural character and has this been demonstrated in the proposals? |
| If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site? |
| Does the proposal affect or change the setting of a listed building or listed landscape? |
| Is the landscaping to be hard or soft? |
| E. The design proposal should retain and incorporate important existing features into the development. |
| What are the important features surrounding the site? |
| What effect would the proposal have on the streetscape? |
| How can the important existing features including trees be incorporated into the site? |
| How does the development relate to any important links both physical and visual that currently exist on the site? |
| F. The design proposal should respect surrounding buildings in terms of scale, height, form and massing. |
| Is the scale of adjacent buildings appropriate to the area? |
| Should the adjacent scale be reflected? |
| What would be the reason for making the development higher? |
| Would a higher development improve the scale of the overall area? |
| If the proposal is an extension, is it subsidiary to the existing house? |
| Does the proposed development compromise the amenity of adjoining properties? |
| Does the proposal overlook any adjacent properties or gardens? |
| G. The design proposal should adopt appropriate materials and details. |
| What is the distinctive material in the area, if any? |
| Does the proposed material harmonise with the local material? |
| Does the proposal use high quality materials? |
| Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design? |
| H. The design proposal should integrate with existing paths, streets, circulation networks and patterns of activity. |
| What are the essential characteristics of the existing street pattern? |
| How will the new design or extension integrate with the existing arrangement? |
| Are the new points of access appropriate in terms of patterns of movement? |
| Do the points of access conform to the statutory technical requirements? |
| Do the new points of access have regard for all users of the development (including those with disabilities)? |
| I. The design proposal should provide adequate open space for the development in terms of both quantity and quality. |
| Is there adequate amenity space for the development? |
| Does the new development respect and enhance existing amenity space? |
| Have opportunities for enhancing existing amenity spaces been explored? |
| Are there existing trees to consider? |
| Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed? |
| J. The design proposal should incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features. |
| What visual impact will services have on the scheme as a whole? |
| Can the effect of services be integrated at the planning design stage, or mitigated if harmful? |
| Has the lighting scheme been designed to avoid light pollution? |
| K. The design proposal should ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment. |
| Has the proposal been considered in its widest context? |
| Is the landscaping to be hard or soft? |
| What are the landscape qualities of the area? |
| Have all aspects of security been fully considered and integrated into the design of the building and open spaces? |
| Has the impact on the landscape quality of the area been taken into account? |
| Have the appropriateness of the boundary treatments been considered in the context of the site? |
| In rural locations has the impact of the development on the tranquillity of the area been fully considered? |
| L. The design proposal should make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours. |
| Has adequate provision been made for bin storage? |
| Has adequate provision been made for waste separation and relevant recycling facilities? |
| Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle? |
| Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development? |
| Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development? |
| Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways? |

Infrastructure and Services



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

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



Policy C&W 19 – Protecting existing services and facilities

Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) will only be permitted where:

- a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Open Space, Sport and Recreation Facilities

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

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

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

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

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

Policy C&W 20 – Open Space, Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for that location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

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

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

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

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



DO YOU SUPPORT THE POLICIES?

Highways and Movement



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

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

The paths are in generally in good condition and waymarked.

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

Policy C&W 21 - Public Rights of Way

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

London Road

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

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

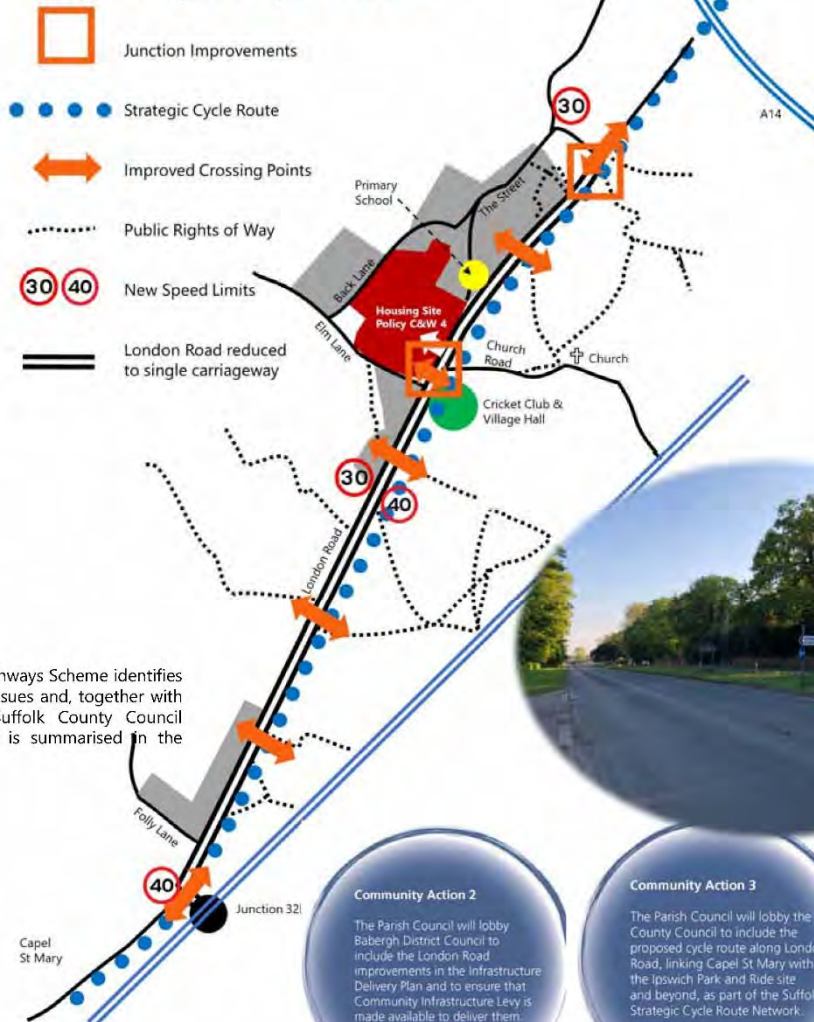
The work seeks to achieve the following main objectives in order to accommodate new housing developments:

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

Preliminary Solutions

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

Highways Aspirations



Community Action 1

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

Community Action 2

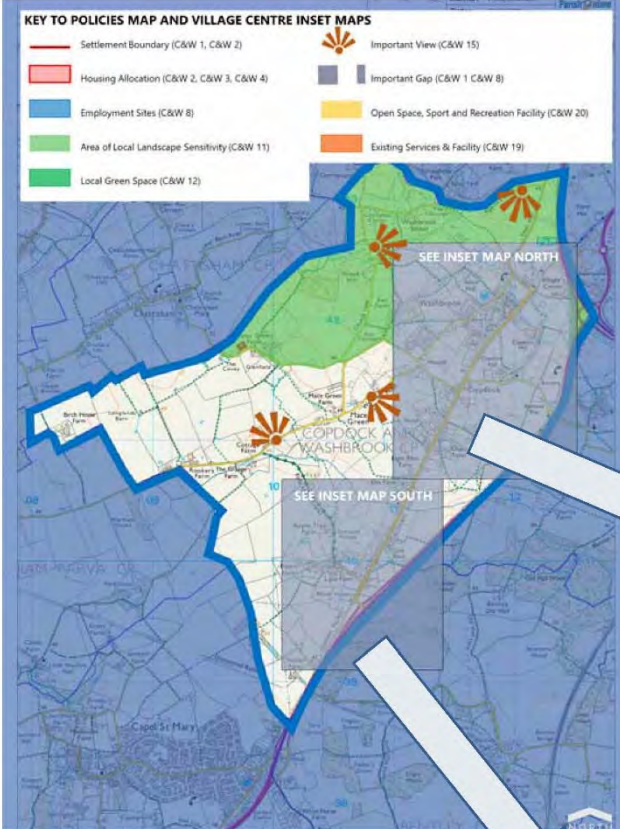
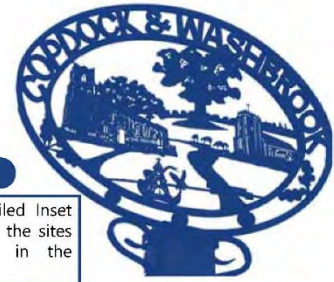
The Parish Council will lobby Babergh District Council to include the London Road improvements in the Infrastructure Delivery Plan and to ensure that Community Infrastructure Levy is made available to deliver them.

Community Action 3

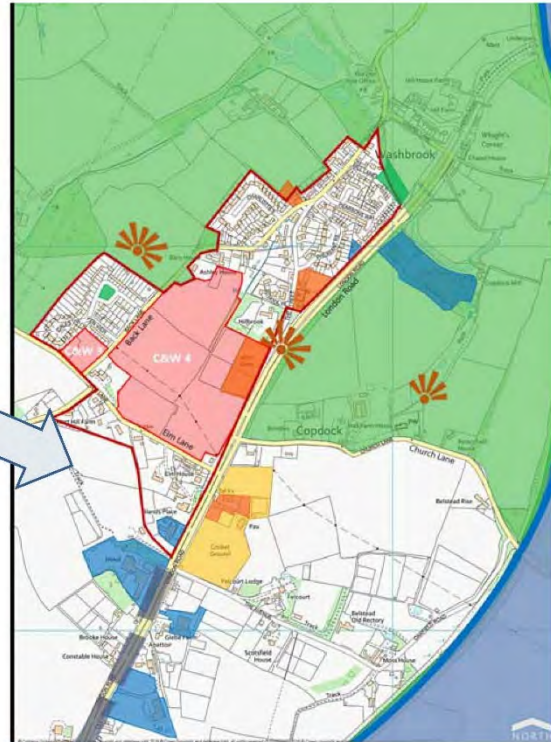
The Parish Council will lobby the County Council to include the proposed cycle route along London Road, linking Copel St Mary with the Ipswich Park and Ride site and beyond, as part of the Suffolk Strategic Cycle Route Network.

DO YOU SUPPORT THE POLICY AND COMMUNITY ACTIONS?

Policies Map



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



DO YOU SUPPORT THE POLICIES MAP?

What next?



Consultation on the Neighbourhood Plan ends on

6 April

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

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

Further Consultation

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

Examination

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

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

Referendum

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



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

Why not complete a form today?

Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation

| | |
|---|--|
| Anglian Water | Network Rail Infrastructure Limited |
| Babergh / Mid Suffolk District Council | New Anglia LEP |
| Belstead PC | Norfolk & Suffolk Gypsy Roma & Traveller Service |
| Bentley PC | Ward Councillors, Orwell & Villages |
| Burstall PC | Pinewood PC |
| Capel St Mary | RSPB |
| Capel St Mary PC | Sport England (East) |
| Chattisham & Hintlesham PC | Ward Councillors, Sproughton & Pinewood |
| Community Action Suffolk | Sproughton PC |
| Ward Councillor to Copdock & Washbrook | Suffolk Chamber of Commerce |
| Dedham Vale Society | Suffolk Coast & Heath AONB |
| Diocese of St Edmundsbury & Ipswich | Suffolk Constabulary |
| East Suffolk Internal Drainage Board | Suffolk County Council |
| EE (part of the BT Group) | Suffolk Preservation Society |
| Environment Agency | Suffolk Wildlife Trust |
| Essex & Suffolk Water | Theatres Trust |
| Highways England | Three |
| Historic England | Transco - National Grid |
| Homes & Communities Agency (HCA) | UK Power Networks |
| Ipswich & East Suffolk CCG & West Suffolk CCG | Vodafone and O2 - EMF Enquiries |
| Marine Management Organisation | Wingham Magna Parish Meeting |
| National Federation of Gypsy Liaison Groups | Wenham Parva Parish Meeting |
| National Trust | Wood Plc (obo National Grid) |
| Natural England | MP for South Suffolk |

Appendix 4 – Statutory Consultee Consultation Notice

Dear

COPDOCK AND WASHBROOK (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Copdock and Washbrook Parish Council is undertaking a Pre-Submission Consultation on the Draft Copdock and Washbrook Neighbourhood Plan. As a body/individual we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

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

This Pre-Submission Consultation runs for a period of 6 weeks, between 29 February 2020 and **13 April** inclusive.

We look forward to receiving your comments.

Appendix 5

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

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

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|---------------------------|----------------------|--|--|----------------------|
| Chapter 1, 2 and 3 | | | | |
| C Pearsons | | The wording of the document I find to be very much in "Council speak" and difficult to follow for the lay-man. Many of the statements could be interpreted in more than one way. As the general public is being asked if they agree with these statements, it is disappointing that "clear English" has not been used. | Elements of the Plan have to be carefully worded in order to ensure that it cannot be open to interpretation and challenge in the courts, | None |
| A Ward | | The scale of the proposed development is too large for a village of this size. | The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | None |
| R Mayes | | These chapters are basically background information. It is all | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-----------|----------------------|---|---|----------------------|
| | | very interesting but there is nothing to support in them. | | |
| S Herd | | Prefer not to have all the extra housing but I do understand that people have got to live somewhere and young people especially need affordable housing and not just in towns. | Noted | None |
| M Watling | | The development to compliment the extension of the main residential area of the village. Public footpaths should be provided in front of all properties, not shared road space with pedestrians as on some new developments i.e. in Pinewood Cherry Wood Close off Scrivener Drive Ipswich | Road proposals in new developments will have to comply with the County Highways Department standards | None |
| D Kell | | 2.22 Playing field and cricket ground | Noted | None |
| T Babbs | | I do not agree with 2.21 i.e. that any expansion of the proposed size should be closely related to the main village centre. If the vision and Objectives were followed the result would NOT be a proposal to build in excess of 200 houses in a relatively small area directly adjacent to the existing village. It is not in proportion and does not maintain the "village feel" | Noted | None |
| C Hinkins | | Chapter 3.4 Extremely important that no development should take place in area of Copdock Interchange that would only further impact on Copdock and Washbrook. Highways England must instruct Suffolk Highways to take note of this fact. | Noted | None |
| M Briggs | | Chapters 1,2 & 3 cover the historical background of the two villages well, forming a good base to consider the Neighbourhood Plan | Noted | None |
| S Green | | I strongly disagree with one section of the plan, being the paddock illustrated on page 28, and the design of the houses surrounding a tree which I have traced back to at least 200 years is not suitable to be built around. | Noted | None |
| F Green | | The plan does not need 274 additional homes for local residents with already planning for 36 new homes and 9 more. | The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would be for Babergh | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-----------|----------------------|--|--|----------------------|
| | | | to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | |
| P Sutters | | General comment Yes - the main premise of building around 225 dwellings in one location makes more sense than sporadic development. | Noted | None |
| P Herd | | I agree that local communities should be responsible for the building plan for the local area and that these should meet both the local demand and national demand within the sustainable model without spoiling the overall essence of the village community. I do have concerns that the level of housing suggested in the plan will see a substantial increase in the overall population of the village and question whether this level is appropriate for the size of the village in particular reference to the services offered by the village and supporting infrastructure. | The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | None |
| M Green | | I agree with part of the objective with a reduction in the number of properties. | The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|----------|----------------------|--|--|----------------------|
| | | <p>3.8 states that hedgerows and treelines will make an important contribution to the wider context. Retaining existing established hedges and trees must also be a priority over planting new.</p> | <p>way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> <p>Noted</p> | |
| D Hendry | | <p>Whilst answering "Yes" to the above, I do wonder: Para 1.3:- whether Brexit will impact on the obligations within the Neighbourhood Plan</p> <p>Para 1.6:- who will be consulted should amendments be made to the plan</p> <p>Para 1.13:- where it states ...Community actions do not form part of the "statutory" Neighbourhood Plan..., if a Plan is agreed and submitted, is any of it in fact "statutory" or can it just be overridden anyway</p> <p>Para 2.8: I understood that it was a tributary of the Belstead Brook, known as The Grindle, which runs down The Street and forms the boundary between Washbrook and Copdock, rather than the Belstead Brook itself? Not that it matters I suppose.</p> <p>Para 2.12: I wondered whether the Landscape Appraisal noted any 2nd homes; also whether it included analysis of flood plains?</p> | <p>The European legislation against which neighbourhood plans are assessed remains in place at this time.</p> <p>Babergh DC will undertake a further consultation on the Plan when the Parish Council submits it to them.</p> <p>The policies in the Neighbourhood Plan form part of the "statutory" development plan against which planning applications are assessed.</p> <p>Noted.</p> <p>This was not part of the brief for the consultant. Flood plains</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|------------|----------------------|---|---|----------------------|
| | | <p>Para 2.21: I think it is important that, as stated, growth is "in proportion" and that the status of Copdock & Washbrook being a hinterland village is confirmed (as per Para 3.8).</p> <p>Para 3.4: I cannot see how the requirement for c.238 houses, with the consequent potential increase in at least double the amount of cars, fits in with the requirement that the congestion at the Copdock junction not to be exacerbated by development in this area. Especially, as noted further in the Plan, there is already a rat-run/overspill traffic problem via the old A12/London Road. Has any modelling been carried out to take account of the potential increase in traffic that the proposed fairly large-scale development would give rise to?</p> | <p>have been taken into account in the preparation of the Plan.</p> <p>Noted</p> <p>Detailed traffic impact assessments may be required by the Highways Department at the planning application stage.</p> | |
| Z Gravener | | <p>CHAPTER 2</p> <p>Paragraphs 11 to 19 stress the need to keep housing development in the Washbrook area, as this is the hub of the village facilities. Therefore it makes sense to consolidate on these. We are very fortunate to live in a thriving rural village with good access to major roads</p> | Noted | None |
| L Butters | | I am generally really happy with the plan and feel really well consulted throughout the whole process. The plan reflects my aspirations to create a village feel and center which we do not currently have. | Noted | None |
| N Butters | | I am really happy with the whole plan; as a 21 year old the prospect of being able to remain in the village I grew up in is fantastic. | Noted | None |
| Anonymous | | Item 2.21 - If you are trying not to close the gaps between development and existing village elements why are you allowing | The Plan provides a balance between providing for future | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|------|---------------------------------|---|--|---|
| | | <p>building proposals right up to Elm Lane. Surely you should stop one small field away.</p> <p>Item 3.8 - As our opinions will almost certainly count for nothing and building along elm lane will proceed, how will you ensure that the new residents do not rip out the current hedgerows and trees on the East side?</p> | <p>housing needs and protecting the character of the village.</p> <p>This matter will be addressed at the detailed planning applications stage.</p> | |
| | <p>Babergh District Council</p> | <p>Para 2.3</p> <ul style="list-style-type: none"> • Within text for Figure 1, and looking at the Landscape Appraisal, the second sentence should read "Mace Green shown with a green." • Replace the map shown here with the one from the Landscape Appraisal. <p>Page 12</p> <p>This seems to be only page where the paragraphs are presented in a column layout. Suggest they be reformatted to match rest of the plan.</p> <p>Para 3.7</p> <p>A reminder that while there is no legal requirement to examine a Neighbourhood Plan (NP) against emerging policy, Planning Practice Guidance advises that the reasoning and evidence informing the Joint Local Plan (JLP) process may be relevant to the consideration of the basic conditions against which the NP is tested and, that conformity with emerging plans can extend the life of NP's, providing this does not result in conflict with adopted policies.</p> | <p>Para 2.3 will be amended</p> <p>The map will be replaced</p> <p>The document layout will be addressed in the submission version of the Plan</p> <p>Noted. We are aware, however, that the Examiner for the Woolpit Neighbourhood Plan has raised concerns that "the spatial strategy in the neighbourhood plan does not take into consideration the up to date housing need evidence informing the emerging Local</p> | <p>Amend first sentence of para 2.3 as follows:</p> <p>Settlement is dispersed - small concentrations along Elm Lane and along main Roman Road. Mace Green shown <u>with a green</u>.</p> <p>Replace Figure 1 with clearer map.</p> <p>Amend the layout of page 12 to be single column width.</p> <p>None</p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|---------------------------------------|----------------------|---|--|---|
| | | <p>Para 3.8 and Policy C&W 1</p> <p>The contents of para 3.8 are noted. It may also be that the precise wording of JLP policy SP03 will evolve following representation made during the last consultation round. That said, we still feel at this stage that it is important that policy C&W 1 continue to recognise that the parish is still part of the wider historic planning area known as the 'Ipswich fringe'.</p> | <p>Plan" and does not consider that "the spatial strategy has regard to national guidance and does not contribute towards sustainable development".</p> <p>Noted. Policy C&W 1 will be amended</p> | <p>Amend the first sentence of Policy C&W 1 as follows:</p> <p>The Neighbourhood Plan area will accommodate development commensurate with Copdock and Washbrook's designation as a Hinterland Village in the Ipswich Fringe in the adopted Core Strategy and emerging Joint Mid Suffolk and Babergh Local Plan.</p> |
| Vision and Objectives Comments | | | | |
| S Herd | | <p>Yes it all sounds really good, as long as the objectives are stuck to and the houses are in keeping with the surrounding rural / village environment, hedgerows aren't ripped out, and if they are they are replanted. Also concerned about traffic on Back Lane as it's pretty bad already so it is really important that access is kept to London Rd (apart from emergency vehicles).</p> | Noted | None |
| M Watling | | <p>All parts are well considered and appropriate for the village I would like to see special attention is given to - The design layout of the houses to reflect a village scene Infrastructure and services for residents</p> | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-----------|----------------------|---|--|----------------------|
| | | Reduction of use of non village HGV's & vehicles using the Old London Road Gas supply infrastructure for future use | | |
| D Kell | | 11 and environmentally sustainable. | Noted | None |
| T Babbs | | See comments above on 2.21 | Noted | None |
| C Hinkins | | Chapter 4.12 Very important that Infrastructure and Services are protected and enhanced | Noted | None |
| M Briggs | | It is vital that our village maintains its distinct and separate identity - we do wish to become a suburb of Ipswich such as Kesgrave with a monotonous urban sprawl from Ipswich | The Plan seeks to ensure that the village remains separate from Ipswich by protecting the area between Swan Hill and Chapel Lane from any further development. | None |
| S Green | | I support the vision, but as mentioned above, the development on the paddock with the houses surrounding the tree in a circular design, does not support the landscape, the history of the tree, the established substantial long standing trees on this piece of land. It is contradictory to the proposal and due to the number of proposed properties on this piece of land, reconsidering development of this area of the proposal would not be detrimental to the overall proposal. Section 7,8,9,10,11. I have original documents for the sale of this land through Garrod Turner and Son in 1915, with photographs showing the very established tree at that time, I am currently researching the age of the tree and the surrounding ones as the roots will be | The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the construction phase of a development. | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-------------|----------------------|--|--|----------------------|
| | | considerably established, which would mean damage will be inevitable to the tree should the proposed design go ahead. This would be devastating. (I currently believe this land and the trees were owned by West Hill dating back 400 years). | | |
| F Green | | Any access onto Elm Lane cannot work, a single track lane not reinforced as a road, already over used by traffic in and around the village, any surface water would add to the flooding at the bottom of The Street. | An access from Elm Lane into the development proposed in Policy C&W 4 would only be for emergency vehicles should, for some reason, they are unable to access the development from the London Road access. | None |
| G Cracknell | | Housing Objective - I feel the housing needs to be for young married couples who want to get on the housing ladder. This housing needs to be near the school and to be in safe walking distance. I think that the current allotment area would be ideal land to build houses as above as it is near the school. I suggest that it would be suitable for 30 - 40 houses. | Noted. It is not considered appropriate to build on the allotments as this would result in the loss of a valued community facility. | None |
| P Sutters | | General coment Maintaining views is of importance - with care on details. For example, the Tesco Store at Copdock Interchange is not an eyesore during the day but its illuminated sign can be seen for miles and is the sort of detailed planning permission error than needs to be avoided. | Noted | None |
| P Herd | | as previously stated I believe the plan should be within the national guidance but also take into consideration the concerns of the village in respect to infrastructure. I have particular concerns in connection with access roads that may come out either on Elm Lane or Back Lane were I believe that no access road to the proposed housing estate should be allowed, even emergency access. | An access from Elm Lane or Back Lane into the development proposed in Policy C&W 4 would only be for emergency vehicles should, for some reason, they are unable to access the development from the London | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|------------|----------------------|---|---|----------------------|
| D Hendry | | <p>Whilst I do mainly support the Vision and Objectives in Chapter 4, I feel there should be a stronger objective to resist the 10% new houses figure (ie. minimum of 274) outlined in Para 6.2. As noted above, under Para 3.4, this number of new houses will undoubtedly impact on the increase in traffic in the local area, which includes the Copdock junction. Furthermore, from the 2019 Washbrook & Copdock Housing & Population data profile, it states there are 452 houses, so the proposed 274 new houses figure is way more than a 50% increase, which is vastly more than the objective of meeting "local needs".</p> <p>I also feel that, on the basis that this level of development is unavoidable, there should be greater emphasis on making the new properties extremely energy-saving, to the point of insisting on solar panels (and possibly rain-water capture as well). This in turn would make the houses so much more affordable and environmentally responsible. Any proposed development that didn't include this should be able to be turned down.</p> | <p>Road access.</p> <p>The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> <p>The matter of achieving sustainable design is addressed in Policy C&W 18</p> | None |
| Z Gravener | | <p>Objective numbers 1 to 4 It is important to provide both affordable & social housing to enable young people, especially with connections to the village, to be able to live here. It is also vital that homes are built which are suitable for older residents, eg single story houses, who wish to downsize without having to move from their communities.</p> <p>Objectives 5&6 We have several businesses within the village, which have minimal detrimental impacts, and appear to thrive</p> <p>Objectives 7,8 &9</p> | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-------------|----------------------|--|--|----------------------|
| | | <p>As a rural community it is important to care and nourish our considerable natural assets</p> <p>Objectives 10&11 It is important to maintain our existing biodiversity. we are very lucky to have such assets.</p> <p>Objectives 14,15 &16 The need to reduce the impact of traffic passing through the village is of enormous importance. The Old A12, has become, a 'rat run' with all the associated dangers coming from that. As the road is long and straight, and has a speed limit of 50mph, traffic moves at great and dangerous speed. A fact borne out by accident statistics. With the building of approx 300 more houses, meaning at least 600 more vehicles using the roads to commute to work/school/college, and service vehicles for all the homes.</p> | | |
| M Blackwell | | <p>Largely agreed but need to include a vision to minimize impact on existing dwellings/housing, including views, light, noise etc. Also minimum infrastructure developments - cycle lanes, broadband, parking for all new housing.</p> | <p>These matters are addressed in the policies of the Plan</p> | <p>None</p> |
| S Blackwell | | <p>It is very difficult to understand how a proposed development of such a large size will manage to maintain the character and distinct nature of the village. Rather, it will have the effect of making it a housing estate as an extension of Ipswich, with the original village of Washbrook tacked onto its side.</p> <p>The amount of housing being proposed hugely exceeds the needs of this small village</p> <p>Due to the undulating nature of the landscape, it is hard to understand how the proposal will enhance the local landscape and significant views</p> | <p>The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local</p> | <p>None</p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-----------|----------------------|---|---|----------------------|
| | | <p>With few, if any, community facilities being included as part of this plan, it is hard to understand how facilities and services will be enhanced as part of this development. For example, a shop needs to be added to the plans to support this number of residents.</p> <p>The plan also needs to consider how to minimize impact on existing housing, including views, light, noise etc</p> | <p>village.</p> <p>The Plan does not preclude the future provision of a shop but the location of such a facility and its operation would be a commercial decision.</p> <p>It is considered that the Plan does this and has been informed by detailed evidence that the draft Joint Local Plan does not achieve.</p> | |
| Anonymous | | <p>Item 7 - Can't see how this can be done</p> <p>Item 9 - How is this relevant here</p> <p>Item 11 - This is not the case when you plan to cram 39 houses into a field abutting Elm Lane where the properties are larger. On that basis only 3 possibly 4 houses should be built!</p> <p>Item 12 - This is not accurate as there is no mention of additional capacity for schooling, pre school and most importantly a Doctors Surgery. The existing doctors surgery at Capel barely functions and is linked to the larger East Bergholt area and basically does not cope. There are no appointments for</p> | <p>Noted</p> <p>The Stour and Orwell estuaries and internationally designated sites and without appropriate measures, development can have a detrimental impact on them.</p> <p>Noted</p> <p>The County Council has indicated that the schools can cope with the planned development.</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|--|----------------------|---|---|----------------------|
| | | <p>face to face contact even for URGENT Chest Pain symptoms. It is a disgrace, and the pharmacy is even worse. Two years ago prescriptions took 48hrs and now its more like 5/6 days. Capel had its own surgery when it was smaller than Copdock will become and building an extension to the Pinebrook surgery is just not going to do. In addition to the proposal locally, Capel have plans for a further 500/700 houses which basically means that those of us in Copdock who already find it hard to access those services will have no basic access to a doctor and yet you propose to double the housing here without any consideration to this point. It is a complete let down to say that NHS England consider us covered. They should come down and try to see a doctor for themselves and you should be pressing hard for this if you want any support for this scheme.</p> | | |
| Policy C&W 1 – Spatial Strategy | | | | |
| C Hinkins | | <p>Spatial Strategy</p> <p>Focus for new development will be within the current settlement boundary as written</p> | Noted | None |
| S Green | | <p>iii) would not have a detrimental impact on heritage and landscape designations</p> <p>The proposed area of development on the paddock on page 28 contradicts the spacial strategy plan. I agree with other areas of the development and feel it will breathe new life into the area if the above is taken into account.</p> | Noted | None |
| D Hendry | | <p>Yes, in principle, but taking comments made in Questions 1 and 2 into account.</p> <p>I also feel the Policy should include mention of expansion of existing housing. So often a small bungalow, for example, will be given permission to become a large 5 bedroomed double-</p> | <p>Noted</p> <p>Policies in the neighbourhood plan address the impact of development on the character</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-----------|----------------------|--|---|----------------------|
| | | storey dwelling. If this happens in a lot of cases, it obviously affects the character of the village and also impacts on the consequent demographic make-up of the village. | of the area | |
| Anonymous | | Potential for building along London rd which would provide housing without further concentration on village. | Noted | None |
| Anonymous | | <p>There is an awful lot of unsubstantiated comment like in 5.5 and I quote "The Settlement Boundary alignment has had particular regard to the conclusions of the Landscape Appraisal which identified that further ribbon and ad-hoc developments along Old London Road should not be pursued as it destroys the pattern of the settlement and has a considerable impact on the wider landscape"</p> <p>Personally as most of these developments are older than those making the comments surely this is also part of our heritage whether you like them or not.</p> <p>As for C&W1. I can think of at least one planning application that fulfils all of the requirements of this statement and yet Babergh will still not give approval. It's a farce.</p> | Noted | None |
| | Anglian Water | <p>Reference is made to development being permitted in the designated countryside where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses.</p> <p>Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is considered to be an exceptional use for the purposes of this policy.</p> <p>It is therefore suggested that the following supporting text be added to the Neighbourhood Plan:</p> <p>'For the purposes of policy C&W 1 the exceptional uses would</p> | Given the statutory nature of development by utility companies, it is not considered necessary to amend this policy to address this matter. | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|------|--------------------------|---|--|---|
| | | <p>include development required by a utility company to fulfil their statutory obligations to their customers.'</p> <p>We also note that uses considered to be acceptable in the countryside appear to have to demonstrate a local need to be located in the countryside. We don't consider it necessary for such uses to demonstrate a need to be located in the countryside. As such this requirement should be removed from the wording of the policy.</p> | | |
| | Babergh District Council | <p>The contents of para 3.8 are noted. It may also be that the precise wording of JLP policy SP03 will evolve following representation made during the last consultation round. That said, we still feel at this stage that it is important that policy C&W 1 continue to recognise that the parish is still part of the wider historic planning area known as the 'Ipswich fringe'.</p> | <p>Noted. Policy C&W 1 will be amended</p> | <p>Amend the first sentence of Policy C&W 1 as follows:</p> <p>The Neighbourhood Plan area will accommodate development commensurate with Copdock and Washbrook's designation as a Hinterland Village <u>in the Ipswich Fringe</u> in the adopted Core Strategy and emerging Joint Mid Suffolk and Babergh Local Plan</p> |
| | Suffolk County Council | <p>For Policies C&W1: Spatial Strategy, and C&W15: Protection of Important Views and Landscape Character, the following additions are suggested to avoid being overly restrictive:</p> <p>C&W1: "iii) would not have a significant detrimental impact on heritage and landscape designations;"</p> | <p>Policy C&W 1 provides a generic policy that is already contained in made neighbourhood plans across Babergh and Mid Suffolk. For the sake of achieving some consistency in policy, it is not considered necessary to amend the policy in the way suggested.</p> | <p>None</p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|----------------------------------|----------------------|--|--|----------------------|
| Chapter 5- Other Comments | | | | |
| C Pearsons | | 5.6 If development is allowed outside the Settlement Boundary to existing businesses there should be a penalty if the business ceases, leaving the development in place. | This cannot be enforced through town planning regulations. | None |
| M Watling | | 5.2 Maintain barrier between Ipswich & the village 5.3 Agreed - Consideration being given to minimise the impact to the village of the potential highway improvement at the A12 / A14 Copdock Mill roundabout 5.5 Not to encourage ribbon developments along the Old London Road | Noted | None |
| T Babbs | | There is far too much detail here to be able to form any opinion. | Noted | None |
| C Hinkins | | Chapter 5.2 No unconstrained development spread out of Ipswich must be limited - Copdock and Washbrook must develop as principally a rural area | Noted | None |
| M Briggs | | 5.3 Future growth within our village MUST be within the existing settlement framework 5.5 Agreed, we do not want further ribbon development popular in the 1930s with Old London Road being a prime example | Noted | None |
| S Green | | 5.4 the combination of topography, vegetation and historic features contributing strongly to the area's scenic and perceptual qualities." New development will need to be carefully designed and, where necessary, mitigate any impact on the historic and natural landscape and existing infrastructure. The proposed development of the paddock on page 28 with the circular layout of houses surrounded a tree that definitely dates back at least 200 years and I believe over 400 years, which I am | Noted The illustrative masterplan referred to in Policy C&W 4 actually recognised the | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|----------|----------------------|---|--|----------------------|
| | | currently researching, will not work due to the root lengths, and the space required to protect the tree and to the edge of the boundary not being adequate without damage to the roots, or subsequent movement in the properties over time. Please see my other notes for more details. | importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the construction phase of a development. | |
| P Herd | | I think it's very important that housing projects in and around the Washbrook area should not be so large that they endanger the village been swallowed up by Ipswich. It is very important that the village contains its village atmosphere and that all brownfield sites in Ipswich should be developed first before big housing projects are considered in and around surrounding villages within Ipswich. | The Plan seeks to ensure that the village remains separate from Ipswich by protecting the area between Swan Hill and Chapel Lane from any further development. | None |
| M Green | | <p>5.4 - The Neighbourhood Plan recognises the presence of heritage and landscape assets....the combination of topography, vegetation, and historic features contributing strongly to the areas scenic and perceptual qualities.</p> <p>All of the above is contradicted by building around the 400 year old horse chestnut tree and other trees surrounding, which I feel should have a preservation order on them. The design in this area is too close to the trees.</p> | The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the construction phase of a development. | None |
| D Hendry | | Yes, but taking comments made in Questions 1 and 2 into | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|------|---|---|--|----------------------|
| | Babergh District Council | <p>account.</p> <p>We note that the NP proposes a subtly different settlement boundary to that put forward in the July 2019 Preferred Options Joint Local Plan. It is also suggested that it is the NP boundary that should be adopted. Given that it will not possible to discuss this issue in detail here we suggest this conversation be picked up outside of this consultation and that we continue to work together to agree on a boundary that is acceptable to all and, as appropriate, might need to reflect our own on-going assessment of future housing requirements.</p> | <p>Given that Babergh District Council has refused a proposal for housing on site LA009 in the Preferred Options Local Plan, it is considered appropriate to exclude this site from the Settlement Boundary. It would have helped had the Joint Local Plan been at a more advanced stage but in the absence of anything more detailed being shared, the Neighbourhood Plan has had to go forward with the knowledge available at this time.</p> | None |
| | Suffolk County Council Corporate Services | <p>Yes, broadly support subject to minor changes.</p> <p>With regards to the derelict site at Hill Farm, Copdock, we believe the redevelopment of this site to facilitate up to 20 dwellings should be included as a development site as part of Neighbourhood Plan due to the suitability of site for development, the site having existing derelict farm structures and having no future relevance or use in the current farm estate it is part of. This can therefore be considered as a brown field/windfall site that is well related to the settlement boundary and adjacent to a recent residential development (The Marvens). This site being taken forward as part of the Neighbourhood plan could also represent an opportunity to refine the surrounding highways elements as part of a future development planning condition to improve the surrounding area. Given the above we believe the 274 dwellings stated for Copdock and Washbrook</p> | <p>The emerging Local Plan is now at an advanced stage in its preparation and does not identify that any further allocations are needed in the Neighbourhood Plan Area to meet the housing requirement. The site proposed has a number of issues that would limit its suitability for residential development on the site. This includes the noise levels from the A14 and the proximity of the Sewage Works.</p> <p>The Joint Local Plan (Nov 2020)</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|--|----------------------|--|--|----------------------|
| | | <p>should be considered the minimum; or should be increased to reflect this additional site.</p> <p>Whilst Copdock & Washbrook is identified as a Hinterland Village and as such at the lower end of housing growth expectations, we are of the view that due to it's location and local facilities, it is a sustainable location for this small additional amount of new growth. The plans for Hill Farm site also have significant additional benefits for what has historically been a problematic site.</p> <p>[NB. Plan submitted by Suffolk County Council attached to the end of the table of comments]</p> | <p>identifies this site outside the Settlement Boundary</p> | |
| Policy C&W 2 – Housing Delivery | | | | |
| R Mayes | | <p>274 new homes is still too many for Copdock and Washbrook.</p> <p>Babergh DC has identified a need for C9000 new homes in the district, that is an increase of just under 25% of the current housing stock in the district. The number of new homes proposed for C&W is an increase of roughly 50% over the current number of homes in the village. Copdock and Washbrook could not take this number of homes and meet the vision described in chapter 4 - "Copdock and Washbrook will maintain its distinct and separate village character"</p> | <p>Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-----------|----------------------|--|---|----------------------|
| S Green | | A reduction in the overall number of properties | Noted | None |
| J Tomkins | | 274 dwellings is by far a too large a number - this figure if not reduced by at least half will certainly have a negative and detrimental impact on our village, both environmentally and ecologically. | Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | None |
| P Herd | | I believe that the level of housing proposed for Washbrook is too large and a more appropriate number of houses to be built in a village location should match the number of houses that already exist. By understanding that the proposed 274 houses represents nearly a 50% growth in the level of housing within the village. In my opinion the housing number should be more towards 150 houses and these houses should be affordable housing and not executive homes. | Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|---------|----------------------|--|--|----------------------|
| | | | <p>have to react to a planning application that may not reflect the needs and character of the local village.</p> | |
| M Green | | <p>The number of dwellings needs to be reduced, and I do not agree with the design surrounding the Horse Chestnut tree South East of Back Lane, and the number of properties needs to be reduced and built half way down the paddock, with adequate space for the roots of the 400 year old trees to continue to thrive.</p> | <p>Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> <p>The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-------------|----------------------|--|---|----------------------|
| | | | their root structure, should be protected during the construction phase of a development. | |
| D Hendry | | ... but feel there should be an additional comment that, where planning approval would be given, the plans should be sympathetic to the village location and character, as well as suitable for the size of the site. | Policy C&W 17, in particular, addresses this matter. | None |
| L Butters | | Very happy with this approach. The types and style of housing reflect the needs of the village in that younger generations can remain in the village and older people can downsize and remain too. | Noted | None |
| M Blackwell | | Object to the land SE of Elm Land at 6.12. There needs to be explicit separation between the existing housing around the perimeter ie and belt of land that cannot be developed and is not public access, ie don't have a footpath along the back garden of existing housing. This is particularly important at the northern edge where the lay of the land means the development will be uphill of some of the existing house and risks them being overlooked or shadowed in the winter sun by any new development. At the very least 6.16 should be strengthened to protect existing householders so they are not disadvantaged in order to profit developers. | <p>Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> <p>The Illustrative Masterplan in Figure 6 identifies that</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-------------|----------------------|---|--|----------------------|
| | | <p>There is also the impact of a large development in that area and resultant traffic on the local lanes. Dispersed housing would perhaps limit the traffic impact, ie not have 200+ households all trying to enter/exit a development at peak hours.</p> | <p>development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites.</p> <p>The vehicle access from the site would only be onto London Road, which can be adapted to provide a safe entrance and exit.</p> | |
| S Blackwell | | <p>Object to the land SE of Elm Land at 6.12.</p> <p>6.12: The effect on the existing housing on the northern side of this proposed development has not been properly considered in consideration of the gradient of land on this side, resulting in the housing being built above the existing dwellings and looking down on them. There needs to be explicit separation between the existing housing and any new development The plan risks overlooking and overshadowing the existing properties, especially 'Highfield'.</p> <p>6.16 should be strengthened to protect existing householders so they are not disadvantaged in order to profit developers.</p> <p>I feel that facilities for a development of this size have not been thought through properly, making the development more of a</p> | <p>The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites.</p> <p>Policy C&W 17 addresses such matters and will have to be taken into consideration at the time of assessing planning applications.</p> <p>The Plan does not preclude the future provision of a shop but</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|------|---------------------------------|--|--|---|
| | | <p>large housing estate rather than an improvement of the community that we all live in. A small shop would be a positive asset that a development of this size could bring.</p> <p>I object to the number of houses proposed, hugely increasing the size of this small village and changing its distinct character.</p> | <p>the location of such a facility and its operation would be a commercial decision.</p> | |
| | <p>Babergh District Council</p> | <ul style="list-style-type: none"> • It would help if a table of outstanding planning permissions referred to in criteria i. were included in the NP. (As an appendix). • Policy references in criteria ii should read C&W 3 and C&W 4 | <p>These planning permissions are those that are referred to in Table 04 of the Pre-Submission version of the Joint Local Plan.</p> <p>Policy C&W 3 will be deleted given the advanced stage of development on this site and Policy C&W 2 amended accordingly.</p> | <p>None</p> <p>Amend first part of the of policy as follows:</p> <p>This Plan provides for around 274 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2037 <u>2036</u> This growth will be met through:</p> <ul style="list-style-type: none"> i the implementation of planning permissions that had not been completed as at 1 April 2018 <u>and new planning permissions granted between 2018 and 1 January 2021</u>; and ii <u>the site allocations identified in Policy ies C&W 2 and C&W 3</u> in the Plan and on the Policies Map; and |

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| | | <ul style="list-style-type: none"> We note that the plan does [not] support JLP allocation site LA009. The minimum housing requirement figure of 274 dwellings did include the 12 dwellings expected to come forward on this site. Qstn: Have the group given any further consideration to whether those 12 dwellings could be accommodated at an alternate location? | <p>The site allocated in Policy LA009 of the emerging Joint Local Plan was refused planning permission in January 2020 as it was considered the site was "remote from local services, car dependent and offering very limited long term social and economic benefits, does not constitute sustainable development, contrary to Policies CS1, CS2 and CS15 of the Babergh Core Strategy (2014) and paragraph 8 of the National Planning Policy Framework 2019. The principle of the proposed development is not therefore considered to represent sustainable development and is considered to be contrary to the objectives of the NPPF."</p> <p>Given the fundamental reasons for refusal the site is not allocated in the Neighbourhood Plan.</p> <p>Policy LA009 in the emerging Joint Local Plan is not listed as a "strategic policy" and the neighbourhood plan does not therefore need to comply with it.</p> | None |

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| | | | <p>Table 04 of the emerging Joint Local Plan sets out a minimum requirement for 274 new homes in the parish of which 36 had planning consent at 1 April 2018. This leaves a residual of 238. 226 of these are provided for on Policy CS4 of the pre-submission Neighbourhood Plan and planning consent has been granted for 10 additional homes in the parish since 1 April 2018. The Parish Council is confident that at least 2 additional homes will come forward in the period to 2037 in accordance with Policy CS2 of the Plan.</p> | |
| | Suffolk County Council | <p>Policy C&W2 states in part ii) that "site allocations identified in Policies C&W2 and C&W3 in the Plan...", however this should state Policies C&W3 and C&W4, which refer to housing sites at Elm Lane and Back Lane.</p> | <p>Policy C&W 3 will be deleted given the advanced stage of development on this site and Policy C&W 2 amended accordingly.</p> | <p>Amend first part of the of policy as follows:</p> <p>This Plan provides for around 274 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2037 <u>2036</u> This growth will be met through:</p> <ul style="list-style-type: none"> i the implementation of planning permissions that had not been completed as at 1 April 2018 <u>and new</u> |

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| | | | | <p><u>planning permissions granted between 2018 and 1 January 2021</u>; and</p> <p>ii <u>the site allocations identified in Policy ies C&W 2 and C&W 3 in the Plan and on the Policies Map</u>; and</p> |
| Policy C&W 3 - Land north-east of Elm Lane | | | | |
| A Ward | | The scale of the proposed development is far too large and cannot be supported by existing local infrastructure - school, doctors etc. | This site already has planning permission and the Neighbourhood Plan does not have the power to revoke existing planning permissions. | None |
| C Spink | | Reduce the number of dwellings in light of the subsequent plans to build 200+ dwellings in the open fields opposite this location. | The Neighbourhood Plan does not have the power to revoke existing planning permissions. | None |
| R Mayes | | It is a reasonable development for a village of this size. | Noted | None |
| K Watling | | Yes I do support the development of this area. I would like to see a link feed through the site to give access to the existing Fenn View Residents housing area. | Noted. This could only be achieved through a revised planning application for the site. | None |
| S Green | | Please see my previous notes. | Noted | None |
| G Cracknell | | I feel that 226 houses identified to be built on LA008 is too many. In my opinion, the maximum should be 120 plus the 30-40 I've mentioned for young families on the present Allotment site | Noted. Policy C&W 3 will be deleted given the advanced stage of development on this site. | None |
| P Herd | | I would like to see Back Lane turned into a one-way road, with traffic not able to come down back Lane into Washbrook, forcing all traffic to go onto the old a 12 and to prevent Back Lane been used as a rat run. | This is a traffic management matter that cannot be delivered through a neighbourhood plan. | None |

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|----------|----------------------|--|--|----------------------|
| | | <p>it is likely that these 15 dwellings will increase the level of traffic on Back Lane by 90 car journeys per day based on the average household having 2.5 cars. The bend at the bottom of back lane near my house Stebbings is very narrow and there are a number of potential for head-on collisions due to excess speed coming down the hill. This lane is effectively singletrack in various pinch points.</p> <p>Agricultural vehicles in particular come down this hill at a very high speed after nearly hitting cars coming around the corner. Our wall is leaning into the road due to the excess weight of some heavy lorries and agricultural vehicles undermining the foundations of the wall.</p> <p>I've also noticed that the local farmer has recently put enhanced field entrance at the back of Dales view and I think this field should be ring fenced for greenbelt or green spaces so no future development is possible due to traffic concerns and wanting to keep the village as a village.</p> | <p>The potential impact on highways was addressed at the time the planning application for the site was considered.</p> <p>The site is outside the Settlement Boundary and development would not be supported except in the circumstances set out in Policy C&W 1 and C&W 2.</p> | |
| D Hendry | | <p>Whilst answering Yes, I feel there should have been more specific details in the statement: " improvements to pedestrian connectivity between the site and Copdock Primary School" For instance, what the minimum acceptable improvements would be, ie does it involve a dedicated footpath down Back Lane, or merely linking to the current footpath in Fen View which runs out half way down Back Lane.</p> | <p>The developer has entered into a Planning Obligation to contribute a sum of money to the County Highways Department to facilitate such improvements. There is no detail of what these might entail.</p> | None |
| G Moxon | | <p>Development must be sympathetic to existing village with road access from Old London Road only.</p> | <p>This site already has planning permission and the permission does not restrict how the site will be accessed by vehicles.</p> | None |
| | Anglian Water | <p>We note that it is proposed to allocate sites for residential</p> | Noted | None |

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| | | development which currently has the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the above site identified in the Neighbourhood Plan. | | |
| | Babergh District Council | Suggest including a reference to Map 3 within the policy wording. | Policy C&W 3 will be deleted given the advanced stage of development on this site | Delete Policy C&W 3 as development has commenced on site. |
| | | | | |
| Policy C&W 4 – Land south-east of Back Lane | | | | |
| C Pearsons | | I support this policy, but would make the following observation:- v) on-site rainwater harvesting and recycling; The plan shows an attenuation basin to collect the considerable rain water run off from the many hard surfaced areas. The outflow of this basin follows the course of the springs which feed "The Grindle" which flows through The Street and into The Belstead Brook. In times of heavy rainfall this stream through the village cannot cope with the increased flow of water and spills out onto the road way, causing a hazard to drivers and pedestrians. Careful calculations need to be made to ensure that the attenuation basin can fully control the flow, and improvements are made to the watercourse through The Street, and its exit into the Belstead Brook. | The planning application would need to be accompanied by a report to demonstrate how the rainwater run-off would not exacerbate the current situation. | None |
| A Ward | | The scale of the proposed development is far too large and cannot be supported by existing local infrastructure - school, doctors etc. | Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in | None |

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|-----------|----------------------|---|--|----------------------|
| | | | <p>the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> <p>The County Council has stated that capacity within the schools system is available or can be created.</p> | |
| R Mayes | | See the response to question 5. | Noted | None |
| M Watling | | <p>Yes</p> <p>Consideration being given to the provision in the road layout to provide a link from fen View to the Old London Road. This to avoid / encourage use of Back Lane north bound which has narrow pinch point for vehicles.</p> | Access to the site from Back Lane can only be for emergency vehicles in order to avoid potential increases of vehicles exiting accessing the site from Back Lane and the village centre. | None |
| T Babbs | | The proposal to build in excess of 200 houses adjacent to the existing village would more than double the size (and possibly population) of the existing village. It would do exactly the opposite to other statements in the document. | Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of | None |

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|---------|----------------------|---|--|----------------------|
| | | | housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | |
| S Green | | The number of houses needs to be reduced, and better consideration for biodiversity, a softer landscape and retaining of long established trees and landscape which is of significant importance. | Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. The guidance gives careful consideration to the landscape setting of the site and seeks to enhance the existing trees and hedgerows. | None |
| F Green | | 226 dwellings would overload the Old London Rd, all other roads around the village are single track lanes unable to take any more traffic, this cannot work. | The site would not have direct access onto Back Lane or Elm Lane but London Road has adequate capacity to | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-------------|----------------------|---|--|----------------------|
| | | | accommodate the vehicles generated by this development. | |
| J Tomkins | | The proposed number of properties that is still being suggested to be built is in my opinion still many, the air pollution and light pollution is going to have a real negative impact on the village. NO access should be considered from either Elm Lane or Back lane as neither of these lanes are designed for the volume of traffic that this suggested habitation will bring. | <p>Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> <p>Access to the site from Back Lane can only be for emergency vehicles in order to avoid potential increases of vehicles exiting accessing the site from Back Lane and the village centre.</p> | None |
| G Cracknell | | LA008 - support but with a lesser number of houses | Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The | None |

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|------------|----------------------|--|--|----------------------|
| | | | Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | |
| A & J Burl | | <p>We are against any access from Back Lane to this new development as it is already inadequate for the amount of traffic that uses it.</p> <p>As this is an extremely large new development the village as it stands would be unable to support the number of extra people.</p> <p>The infrastructure requirement would need to satisfy services such as a Doctor Surgery, a larger School and a Community Shop and facilities.</p> <p>Transport links would also be needed to be considered.</p> | <p>An access from Elm Lane into the development proposed in Policy C&W 4 would only be for emergency vehicles should, for some reason, they are unable to access the development from the London Road access.</p> <p>The County Council has stated that capacity within the schools system is available or can be created.</p> | None |
| P Sutters | | Having no direct access to Back Lane should avoid the | Noted | None |

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|----------|----------------------|--|--|----------------------|
| | | <p>development being used as a "rat run".</p> <p>However, there will inevitably be more vehicles parked at night than the allocated parking spaces. There appears to be no provision for overflow parking.</p> <p>If there are 226 properties it is highly likely there will be in excess of 552 vehicles looking to park every night and without provision for them the whole village could be overwhelmed.</p> | <p>The development will need to meet the minimum car parking standards adopted by Babergh District Council.</p> | |
| P Taylor | | <p>Ref land known as LA008</p> <p>I cannot see any reference to screening plantation along the part of the development that backs onto Back Lane. I feel that it is just as important to reduce the development impact along this border as it is to the other borders you have highlighted.</p> | <p>The Illustrative Masterplan (Figure 6) illustrates screen planting along Back Lane.</p> | None |
| P Herd | | <p>my main concern about the proposed development is the level of housing as I believe this should be no more than 150 houses and that there should be no access road to either Back lane or Elm Lane and that all car and emergency vehicle access should be by the old a 12 only!</p> <p>This is explained in greater detail the question above</p> | <p>Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character</p> | None |

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|---------|----------------------|--|--|----------------------|
| | | | <p>of the local village.</p> <p>An access from Elm Lane or Back Lane into the development proposed in Policy C&W 4 would only be for emergency vehicles should, for some reason, they are unable to access the development from the London Road access.</p> | |
| M Green | | <p>I don't agree with the design or the proposed 30 properties on the land South East of Back lane. The design of the houses surrounding the Horse Chestnut Tree does not allow for the roots of this tree, and I believe this should also have a preservation order on it. This piece of land was once owned by West Hill which is over 400 years old. I have much of the original documentation on the property and having only just moved into the area, feel that this building is a building of historical importance, and attention should be paid to the fact that all of the land was once owned by this building's owner.</p> | <p>The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the construction phase of a development.</p> <p>Westhill is not a listed building and, although regard should be had to the impact on the residential amenity of the dwelling and the character of the area, it does not require particular heritage impact</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|----------|----------------------|--|---|---|
| D Hendry | | <p>The basis of the policy I have no objection to (other than numbers as previously mentioned), but think there should be more stringent requirements to have solar panels installed at the time of build as well as the rainwater capture mentioned.</p> <p>Also, although discussed within section 6.19, the policy does not reinforce the need to have certain other planning features, such as the curvy-linear layout and active frontages. I don't think the plans realistically provide enough space for cars so that, even if the houses have off-road space in front, they are likely to end up being glorified car parking zones.</p> <p>I feel that the policy should include provision for a pedestrian access from the end of the footpath coming off Fen View, to include a crossing point over Back Lane, so that the footpath can then continue through the new development onto the footpath on London Road leading down to the School and/or over to the Village Hall.</p> <p>However, I believe that measures to control the traffic on London Road need to be in place before any planning permissions are given for this number of houses. It is no good if</p> | <p>assessments.</p> <p>Policy C&W18 addresses to use of the use of energy saving measures on all developments.</p> <p>Agree. Policy will be amended to make reference to paragraph 6.19 provisions.</p> <p>Agree. Part iv of the Policy will be amended.</p> <p>It has been identified that some measures will be needed in order to allow safe access to</p> | <p>None</p> <p>Amend to Policy C&W 3 and amend the policy as follows:</p> <p>A site of approximately 13 hectares south-east of Back Lane, as identified on the Policies Map, is allocated for approximately 226 dwellings. Proposals for the development should take place in accordance with the <u>provisions of paragraph 6.19, the principles of the Illustrative Masterplan (Figure 6)</u> and provide:</p> <p>Amend criterion iv of Policy C&W 4 as follows:</p> <p>iv) new and improved pedestrian and cycle links <u>through the site and</u> towards the Primary School, the Village Hall and Recreation Fields and Back Lane;</p> |

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| | | the houses are built but the changes to the road, which is used as a rat-run and has extremely fast traffic despite the current speed limit. | the site. | |
| G Moxon | | Development must be sympathetic to existing village. | Noted | None |
| J Taylor | | <p>Ref 6.19 6.20 LA008 land south east of Back Lane.</p> <p>I basically support this policy but would like to highlight that everyday access onto Back Lane should NOT be available as the lane is below the national standards for two way traffic.</p> <p>Also there are many pedestrians of all ages who regularly use this road as access to the village and as there are NO pavements it will become extremely dangerous if even more cars are using this road!!!</p> <p>Also there seems to be no reference to screening between the development and Back Lane.</p> | <p>An access from Elm Lane into the development proposed in Policy C&W 4 would only be for emergency vehicles should, for some reason, they are unable to access the development from the London Road access.</p> <p>The Illustrative Masterplan (Figure 6) identifies screen planting between the development and Back Lane.</p> | None |
| M Blackwell | | <p>Object to the land SE of Elm Land at 6.12. There needs to be explicit separation between the existing housing around the perimeter ie and belt of land that cannot be developed and is not public access, ie don't have a footpath along the back garden of existing housing. This is particularly important at the northern edge where the lay of the land means the development will be uphill of some of the existing house and risks them being overlooked or shadowed in the winter sun by any new development. At the very least 6.16 should be strengthened to protect existing householders so they are not disadvantaged in order to profit developers.</p> <p>There is also the impact of a large development in that area and resultant traffic on the local lanes. Dispersed housing would</p> | <p>The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites.</p> <p>Policy C&W 17 requires that development does not affect adversely the amenities of adjacent areas by reason of noise, smell, vibration,</p> | None |

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| | | perhaps limit the traffic impact, ie not have 200+ households all trying to enter/exit a development at peak hours. | overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity; | |
| S Blackwell | | See response to question 5 above - more separation needed between existing houses in consideration of the gradient. | The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites. | None |
| S Downey | | a caveatted yes... ensure any development is sympathetic to and minimises impact on existing properties on elm land and back lane including their views where possible | The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites. | None |
| | Anglian Water | <p>We note that reference is made to development proposals on the above site including water re-use measures which is fully supported.</p> <p>Anglian Water is actively promoting increased water efficiency and water re-use as part of an integrated approach to water management. Reference is made to rainwater harvesting but not stormwater harvesting (where surface water is captured in a pond or tank). Also reference is made to water recycling. It is assumed that this term is intended to refer to water recycling</p> | Agree> Amend part v) of policy | Amend Policy C&W 4 as follows: v) on-site rainwater harvesting and recycling <u>integrated approach to water management including the use of SuDs together with on-site rain water and storm water harvesting and grey water recycling;</u> |

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| | | <p>systems that capture and treat uses water so it can be reused which can include greywater reuse. For clarity it is suggested the term 'grey water recycling' is used.</p> <p>We also note that this policy doesn't refer to use of Sustainable Drainage Systems to manage surface water run-off and which have wider benefits including biodiversity and water quality enhancement.</p> <p>It is therefore proposed that Policy C&W 4 is amended as follows:</p> <p>'v) integrated approach to water management including the use of SuDs together with on-site rain water and storm water harvesting and grey water recycling'</p> | | |
| | Babergh District Council | <ul style="list-style-type: none"> • Suggest including a reference to Map 4 within the policy wording. • The Council's Heritage Team note this policy omits any specific reference to the consideration of heritage impacts, although we see that this is referred to in supporting text. The inclusion of some suitable wording within the policy itself could address that. Para 6.22 | <p>Agree. Policy will be amended</p> <p>It is not considered necessary as overarching policies will be considered should there be any potential impact on the setting of heritage assets.</p> | <p>A site of approximately 13 hectares south-east of Back Lane, as identified on <u>Map 4</u> and the Policies Map, is allocated for approximately 226 dwellings.</p> |
| | Suffolk County Council | <p>SCC recommended to Babergh and Mid Suffolk District Council that the following wording was added to the Policy allocating LA008 (C&W4). It is recommended this is also included in Policy C&W4:</p> <p><i>"Planning application should ensure measures for managing impacts on archaeological remains are provided, including preservation in situ of the known double ring ditch, and archaeological excavation of other remains".</i></p> | <p>Agree to inclusion of additional matters relating to archaeology and sustainable drainage in Policy C&W 4 as requested.</p> | <p>Policy C&W 4 will be amended by the inclusion of the following;</p> <p><u>Proposals should have regard to the presence of Listed Buildings in the vicinity of the site, as identified on the Illustrative Masterplan, and ensure through the provision of appropriate screening, that any impact on their individual setting is minimised. Planning applications</u></p> |

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| | | <p>within the MCA of both the Minerals Core Strategy and SMWLP, including the site allocated through Policy C&W4.</p> <p>As a result, as part of a planning application on this site SCC may request that the minerals resource on the site is surveyed, to identify if the resource is of good quality and can be extracted prior to development of the site, or some of the material can be used within the construction of the development. As the adjacent to existing residential areas, at this stage it seems unlikely to be suitable for full prior extraction before development. If there is viable resource, use of the mineral within the development is more likely to be the outcome. This can have benefits during construction, as using the mineral on site means that less is required to be brought to the site, which could reduce construction traffic.</p> <p>This does not necessarily require any change to policies in the plan, however it would be helpful if the following text could be included in the explanatory text of the plan. A logical place for this text to be included is paragraph 6.20.</p> <p><i>"This site falls within the Minerals Consultation Area of the Suffolk Minerals and Waste Local Plan. As such the quality of minerals resources in the site may need to be assessed to determine if minerals safeguarding policies apply."</i></p> | | <p><u>minerals resources in the site may need to be assessed to determine if minerals safeguarding policies apply.</u></p> |
| | Suffolk County Council Corporate Services | <p>Partially support, partially request changes.</p> <p>SCC welcomes the inclusion of this site in the Neighbourhood Plan (NP). We re-iterate that this is a deliverable site and that we are working both with the adjoining land owners and with planning consultants to bring this site forward.</p> | Noted | |

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| | | <p>We understand that the illustrative master plan in Policy C&W 4 has been prepared without the benefit of a detailed evidence base or site constraints assessment and is intended as an illustration of key design principles and not a rigid design that must be adhered to. It is important that this is recognised within the NP to ensure that there is flexibility in the policy and recognition that detailed design will be determined through the planning application process. This will provide clarity to the local community that whilst SCC development will seek to endorse these design principles it must do so having regard to other planning policy expectations and design standards.</p> <p>For example, our own design analysis indicates that Figure 6 may not be deliverable in its entirety because there are some areas that would need to be revisited, for example, based on the plot sizes as set out on the illustrative masterplan, it would not be possible to achieve the full 226 dwellings as envisaged.</p> <p>Further, it is not possible at this policy drafting and plan making stage to predetermine the location of key features, such as drainage basins, being shown in certain areas of the allocation, without detailed review of site levels, soil and infiltration and access.</p> <p>Therefore, whilst we believe the illustrative masterplan is a good starting point, and one which we would seek to align to as closely as feasible, we would like to see less rigidity in the Policy wording to reflect that changes to the plan may be required.</p> <p>SCC request the following changes: Replace wording: "Proposals for the development should take place in accordance with the Illustrative Masterplan (Figure 6) and provide":</p> | <p>The masterplan should form the starting point for preparing a more detailed planning application and any application that seeks to deviate from the principles of the masterplan should be supported by robust evidence to support such a deviation. The policy will be amended to confirm this.</p> <p>The potential attenuation basin is located at the lowest point of the site</p> <p>Disagree. There are fundamental elements of the Masterplan that should not be overridden including point of access and the protection of</p> | <p>Amend second sentence of Policy C&W4 as follows: Proposals for the development should take place in accordance with the <u>provisions of paragraph 6.19, the principles of the Illustrative Masterplan (Figure 6)</u> and provide:</p> <p>None</p> <p>None</p> |

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| | | <p>With "Proposals for the development should take into account the key principles as set out in the Neighbourhood plan and consider:"</p> <p>Additionally, we would like the commitments with regards to Highways improvements to reflect that contributions will be needed from other sites and funding sources over and above what site C&W 4 can deliver.</p> <p>Replace wording "Development should also deliver measures for the reduction of traffic speeds on London Road and improved pedestrian and cycle crossing points on London Road towards Church Lane and the Village Hall."</p> <p>With ""Development should also contribute to delivering measures for the reduction of traffic speeds on London Road and improved pedestrian and cycle crossing points on London Road towards Church Lane and the Village Hall."</p> <p>With regards to the emergency access, we believe Elm Lane is likely to be more suitable, based on the width of the road, and based on the sunken nature of Back Lane.</p> | <p>environmental features.</p> <p>Highways improvements required to make this site acceptable must be secured from this development. Funding for other improvements would be secured from other sources.</p> <p>Noted, but there is a need for pedestrian and cycle access onto Back Lane to provide a link to Fen View</p> | <p>None</p> <p>None</p> |
| Policy C&W 5 – Affordable Housing on Rural Exception Sites | | | | |
| K Watling | | I would be happy for affordable housing as long as it is monitored internally and externally when occupants move on. | Planning conditions cannot require properties to be maintained in good order. | None |
| M Watling | | Where social housing not to be re-sell able by residents Conditions included in tenant agreement that properties to be maintained in good order internally and externally. | The housing is normally managed by a Housing Association. Planning conditions cannot require properties to be | None |

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| | | | maintained in good order. | |
| T Babbs | | Provided that the limitations on size etc are followed by Babergh | Noted | None |
| F Green | | The village has already planning pact for local residents and some waiting for planning. | Noted | None |
| J Tomkins | | For those unfortunate enough not to be able to afford to buy or pay rent then public transport and local amenities are essential. People who live on low income or need affordable or social housing would prefer to settle in a town or a city with all the conveniences and accessibilities that are provided. | This is not always the case as they may need to live in the village for their work. | None |
| P Sutters | | No - Property should be available to sell / purchase without any restrictions. | This would mean a loss of affordable housing provision for local people | None |
| P Herd | | I believe it's very important that the development should have at least 50% of the site put aside for affordable housing. | Noted | None |
| D Hendry | | Again, whilst supporting this policy in principle, I do have reservations. I don't quite understand how this policy's requirements can be implemented, for instance the proviso that it remains affordable in perpetuity or even how the local need is determined. I also think there needs to be more information on the maximum number and type of units that could be developed, together with what happens if the provisions outlined cannot be met. | Need is established by a local needs survey. Remaining affordable in perpetuity is established through legal agreement attached to a planning permission. The amount of housing would be based on need and the housing would normally be managed by a housing association. If the provisions cannot be met then the housing does not get allowed. | None |
| S Downey | | contain any affordable housing in to existing identified development areas. | Noted | None |
| | Babergh District Council | We make no specific comment at this time (noting that the wording used is the same as found in other adopted NPs) other | This is not considered necessary as there is adequate | None |

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| | | than to pass on a suggestion from our Heritage Team that the paragraph starting "These restrictions ..." could also make a reference to listed buildings or heritage assets. | general policy in the NPPF and elsewhere in the Neighbourhood Plan to take heritage assets into consideration. | |
| Policy C&W 6 – Housing Mix | | | | |
| F Green | | Wold work in the correct areas, Copdock & Washbrook have poor access. Needs Northern Bypass before anymore development. | Noted | None |
| G Cracknell | | More consideration to be given for a higher percentage of affordable housing for young families | The requirements for affordable housing in large developments is set by Babergh District Council, taking account of need and development viability. | None |
| P Sutters | | Elsewhere in the report, emphasis on the need for "home working" is made. Apart from bedrooms all homes should have some facility for home working. | Policy C&W 7 sets out minimum space standards, but Government regulations do not allow neighbourhood plans to set higher standards. | None |
| M Blackwell | | Don't understand the reference to bungalows. | There is evidence of demand, especially amongst the older population | None |
| Anonymous | | Bungalows take up a lot of space, is there a demand for them? | There is evidence of demand, especially amongst the older population | None |
| | Babergh District Council | Using the evidence gathered, are the group able to be clearer on what a higher proportion means? Policy EMST6 in the adopted Elmsett NP could provide a framework for re-wording this policy. | Policy C&W 6 will be amended to provide greater certainty. | Amend the first sentence of Policy C&W 6 as follows: In all housing developments of ten or more homes, there shall be an emphasis on providing a |

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| | | | | <p>higher proportion of three-bedroomed homes the housing mix in terms of number of bedrooms shall be in accordance with the Copdock and Washbrook Housing Needs Assessment 2019 within the scheme, unless it can be demonstrated that:</p> |
| | Suffolk County Council | <p>Whilst there is the support for bungalow provision in the Neighbourhood Plan, it is suggested that there could be mention in Policy C&W6 that there is support for the provision of homes that are adaptable to M(4)2 standards, which can help to meet the needs of elderly and frail residents, allowing them to maintain independence for longer.</p> <p>It is recommended that the following statement is added to Policy C&W6; <i>“Support will be given for the provision of smaller 2 and 3 bedroomed homes that are adaptable (meaning built to optional M4(2) standards), in order to meet the needs of the aging population, without excluding the needs of the younger buyers and families.”</i></p> <p>There could also be considerations for the needs of residents who suffer from dementia, and the potential for making Copdock and Washbrook “Dementia-Friendly” villages. The Royal Town Planning Institute has guidance on Town Planning and Dementia https://www.rtpi.org.uk/practice/2017/august/dementia-and-town-planning/ , which may be helpful in informing policies. The Waveney Local Plan contains a good example of a “designing for</p> | <p>The Government introduced national technical standards for housing in 2015. A Written Ministerial Statement (2015) explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.</p> <p>It is not considered necessary to introduce such a policy at this time.</p> | None |

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| | | dementia" policy. | | |
| Policy C&W 7 – Measures for New Housing Development | | | | |
| A Ward | | The scale of the proposed development is far too large and cannot be supported by existing local infrastructure - school, doctors etc. | Noted. It is understood that there will be sufficient capacity. | None |
| A Herd | | But there needs to be enough room for people to park cars too. | The development will need to meet the minimum car parking standards adopted by Babergh District Council. | None |
| S Green | | There should also be adequate off road parking for all properties. | The development will need to meet the minimum car parking standards adopted by Babergh District Council. | None |
| F Green | | Local people can walk into Copdock and Washbrook, any mass of buildings are for commuters. | Noted | None |
| J Tomkins | | It would be desirable if all these properties were to be eco friendly properties | Policy C&W 18 addresses how new homes could be more eco-friendly | None |
| P Sutters | | Policy C&W 7 With the high incident of local thefts from sheds and garages - any cycle storage must be secure and locked. | Noted | None |
| T Sutters | | 1.Taking into account the need for 'working from home' during the Covid 19 pandemic, space should be allotted in most new dwellings allowing for a suitable area for 'home working' to take place. 2. Bearing in mind the recent spate of burglaries in this area, 'Cycle Parking Provision' needs to be a secure part of most | Policy C&W 7 sets out minimum space standards, but Government regulations do not allow neighbourhood plans to set higher standards. Noted | None |

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| | | properties. | | |
| P Herd | | I think each house should have enough off-road parking for at least two cars and that each house should be fitted with at least two charging points for future electric cars. | The development will need to meet the minimum car parking standards adopted by Babergh District Council. | None |
| D Hendry | | Again, referring to previous point made, allocation of car parking also needs to be very carefully considered | Policy C&W 7 sets out minimum space standards, but Government regulations do not allow neighbourhood plans to set higher standards. | None |
| | Babergh District Council | We make no comment on these policies at this time. | Noted | None |
| Chapter 6 – Other comments | | | | |
| C Pearson | | 6.16 "The allotments should be retained in situ", I agree with this statement, and would add that they need to have better access from the Old London Road, and will need at least six foot high fencing and locked access for allotment holders. This observation comes from being an allotment holder in the past, and experiencing loss of crops - not only to animals - when there were very few dwellings in the vicinity. | Noted | None |
| R Mayes | | Still too many houses proposed. | Noted | None |
| M Watling | | 6.2.6 Include bungalows in development for elderly residents. Limit garden shed sizes and to be only used for storage. | Policy C&W 6 encourages the delivery of bungalows as part of a development. Planning policies cannot limit what garden shed are used for. | None |
| C Hinkins | | 6.19 very important to bring forward the key points identified within this paragraph | Noted | None |
| M Briggs | | The general assumptions made regarding the most suitable development sites are well made and despite being a large number (274) have put the new developments into sites that will not swamp the village. Vital that Back Lane is not shown as a | Access into the development from Back Lane, as proposed in Policy C&W 4 would only be for emergency vehicles should, | None |

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|-------------|----------------------|---|--|----------------------|
| | | direct access to the large site with its 226 proposed new dwellings | for some reason, they are not able to access the development from the London Road access. | |
| S Green | | Consideration needs to be given to off road parking, considering each 3 or 4 bedroom property may have 1,2 or 3 vehicles. | The development will need to meet the minimum car parking standards adopted by Babergh District Council. | None |
| P Sutters | | <p>Para 6.23</p> <p>The ambition for a "rural exemption" low cost housing is unrealistic. It is highly unlikely that any landowner will sell at below market price. In the absence of any likely philanthropist coming forward the inclusion of such an idea is unrealistic, time wasting and may raise false hopes.</p> | Such schemes have been developed in villages across the UK over a number of years. | None |
| M Green | | Having moved to Suffolk 6 years ago, and developed in Suffolk, there is a serious shortage of 5 bedroom properties in the area, and the mix does not cater for any 5 bedroom properties at all. | The evidence suggests that the greatest need is for smaller properties. | None |
| D Hendry | | <p>I answer Yes, but refer to the previous points made.</p> <p>Also, in section 6.28, I think there also needs to be a minimum outside space for houses.... they don't have to be huge gardens but neither should they be postage stamp size, and the layout should ensure gardens have the highest amount of privacy possible</p> | Noted. The Government does not allow neighbourhood plans to set such local standards. | None |
| M Blackwell | | Object to the land SE of Elm Land at 6.12. There needs to be explicit separation between the existing housing around the perimeter ie and belt of land that cannot be developed and is not public access, ie don't have a footpath along the back garden of existing housing. This is particularly important at the northern edge where the lay of the land means the development will be uphill of some of the existing house and risks them being overlooked or shadowed in the winter sun by any new | The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two | None |

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| | | <p>development. At the very least 6.16 should be strengthened to protect existing householders so they are not disadvantaged in order to profit developers.</p> <p>There is also the impact of a large development in that area and resultant traffic on the local lanes. Dispersed housing would perhaps limit the traffic impact, ie not have 200+ households all trying to enter/exit a development at peak hours.</p> | <p>sites.</p> <p>Dispersed housing as suggested is likely to have a significant impact on the character of the village.</p> | |
| S Blackwell | | <p>As above.</p> <p>Object to the land SE of Elm Land at 6.12.</p> <p>6.12: The effect on the existing housing on the northern side of this proposed development has not been properly considered in consideration of the gradient of land on this side, resulting in the housing being built above the existing dwellings and looking down on them. There needs to be explicit separation between the existing housing and any new development. The plan risks overlooking and overshadowing the existing properties, especially 'Highfield'.</p> <p>6.16 should be strengthened to protect existing householders so they are not disadvantaged in order to profit developers.</p> <p>I feel that facilities for a development of this size have not been thought through properly, making the development more of a large housing estate rather than an improvement of the community that we all live in. A small shop would be a positive asset that a development of this size could bring.</p> <p>I object to the number of houses proposed, hugely increasing the size of this small village and changing its distinct character.</p> | <p>The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites.</p> <p>The Plan does not preclude the future provision of a shop but the location of such a facility and its operation would be a commercial decision.</p> <p>Babergh DC identified the site in C&W 4 for development in the Preferred Options Joint</p> | None |

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| | | | Local Plan (July 2019). The Neighbourhood Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | |
| | Suffolk County Council | Paragraph 6.12 should include an additional bullet point regarding further considerations for water management and flood risk. Maps are available online showing the risk of flooding from rivers and from surface water. | The list refers to the conclusions for the site in the Babergh SHELAA. This issue of flood risk was not identified. | None |
| Policy C&W 8 – Employment Sites | | | | |
| S Edgell | | Recognition that any business development brings a wider range of transport issues i.e. Suppliers / customers/employees etc | Noted. The potential highways impact of any proposal would be considered at the time of the planning application | None |
| P Herd | | I do not believe what is an appropriate area for any development of housing or warehousing as there are plenty of brownfield sites in and around Ipswich area. | Noted. | None |
| S Downey | | the barrier for business developments that would be expected to have an adverse impact seem to be very low - a change would be to ensure more than a single condition in the list needed to be met for example. | Other policies of the Neighbourhood Plan would also have to be satisfied, especially Policy C&W 17 – | None |

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|---|--------------------------|---|---|----------------------|
| | | | Design Considerations. | |
| | Babergh District Council | We make no comment on these policies at this time. | Noted | None |
| Policy C&W 9 - New Businesses and Employment | | | | |
| K Watling | | I am in agreement, but concerned of the traffic flow through Folly Lane. It would not be suitable for HGV's | Noted. The potential highways impact of any proposal would be considered at the time of the planning application | None |
| M Watling | | Dis encourage commercial developments in Folly Lane. Existing carriageway insufficient size to accommodate HGV vehicular access | Noted. The potential highways impact of any proposal would be considered at the time of the planning application | None |
| P Herd | | I do not believe that a village location is appropriate for any development in connection with employment needs as there are plenty of sites within the nearby Ipswich and Colchester and other brownfield sites. | The parish is already home to a number of businesses, but the policy provides strict criteria for the consideration of additional employment development. | None |
| | Babergh District Council | We make no comment on these policies at this time. | Noted | None |
| Policy C&W 10 - Farm Diversification | | | | |
| F Green | | Farm buildings that employ any amount of staff have only lanes in Copdock & Washbrook to access that have weight restrictions on. | Noted. The potential highways impact of any proposal would be considered at the time of the planning application | None |
| P Sutters | | I would like added Any potential employment sight should avoid excess use by HGV's and large vehicles through narrow country lanes and roads - as is the case with Folly Lane. | Noted. The potential highways impact of any proposal would be considered at the time of the planning application | None |
| P Herd | | I believe that what makes washbook the unique village is its | Noted. The policy specifies | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | mixed farming use and this needs to be protected for future generations. | that redundant farm buildings will be considered for alternative uses. | |
| D Hendry | | 7.6 Additionally, would like to see some proviso that existing agricultural structures are not sold off as being unsuitable and then overly large or unsympathetic constructed structures are put up in their stead ie large metal barn / warehouse-type space. | The policy refers to the re-use of existing buildings. Proposals for new buildings in the countryside will have to be considered against the relevant policies in the Plan that only allow new buildings in exceptional circumstances. | None |
| M Blackwell | | The phrase " providing it has been demonstrated that they are no longer viable or needed for farming." seems a bit weak and leaves the development of farm building open to the determined developer. I am concerned that this policy will in practice fail to protect existing farms from development, and any farm owners may seek development as a more economical option that to continue farming. This in turn may lead to the amalgamation of farms and exclusion of young farmers from establishing themselves. | The determination will be through a planning application where a viability assessment would be required and assessed. | None |
| S Downey | | "traditional farm buildings" needs a better definition - can these include a 5 year old corrugated roof barn for example? | Noted. It would not include a 5 year old building. | None |
| | Babergh District Council | <p>The Council's Heritage Team have commented as follows:</p> <ul style="list-style-type: none"> • there the potential that these farmsteads contain listed buildings and that these should be referenced as a constraint with any potential development proposal. Listed Building Consent would be required for conversion or alterations to listed and curtilage listed buildings, which should be noted. • Policy C&W 10 should also reference the potential impact of this form of development upon listed buildings, curtilage listed buildings and their settings, in the same way as it notes | This is not considered necessary as Policy C&W 16 provides for how development affecting a heritage asset will be considered. | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | 'character, highways, infrastructure, residential amenity, environment... and landscape character'. | | |
| | Suffolk County Council Corporate Services | <p>Partially support, partially request changes.</p> <p>We recognise the opportunity as set out in this Policy for conversion of redundant agricultural buildings for new employment opportunities.</p> <p>However, we believe limiting this policy to re-purposing for employment use is too narrow and does not take into account the other policy and viability considerations that are necessary on these often complex sites.</p> <p>As set out under Q4, SCC has put forward a proposal for residential repurposing of the derelict site at Hill Farm. This site in it's current state has attracted a number of problems including crime and anti social behaviour. The proposed residential redevelopment of this site is the most viable way to bring the site back into use and address the challenges this site has brought to the community. We therefore request that this Policy is changes to reflect this.</p> <p>Replace wording: "Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming."</p> <p>With "Applications for new employment and residential uses of redundant traditional farm buildings, other rural buildings and their curtilages will be supported, providing it has been demonstrated that they are no longer viable or needed for farming."</p> | Noted. The wording proposed could open up the Plan Area to considerable amount of residential development outside the settlement boundary, which would not be sustainable. | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| Chapter 7 – Other comments | | | | |
| M Watling | | Support Chapter 7 . Any future commercial development not to be reliant of use of HGV's | Noted. The potential highways impact of any proposal would be considered at the time of the planning application | None |
| C Hinkins | | 7.5 Vitally important 7.6 Now even more desirable with excellent broadband speed | Noted | None |
| M Briggs | | so important to have local employment sites that can be accessed by a walk to work. Walking will lower the impact of people otherwise generating pollution by driving to work | Noted | None |
| P Herd | | any employment sites should be restricted to the old A12 | Noted, There may be opportunities for small, office based employment elsewhere that would be in accordance with policies and would not have a detrimental impact on the environment or infrastructure. | None |
| M Blackwell | | The phrase in C&W 10 "providing it has been demonstrated that they are no longer viable or needed for farming." seems a bit weak and leaves the development of farm building open to the determined developer. I am concerned that this policy will in practice fail to protect existing farms from development, and any farm owners may seek development as a more economical option that to continue farming. This in turn may lead to the amalgamation of farms and exclusion of young farmers from establishing themselves. | The determination will be through a planning application where a viability assessment would be required and assessed. | None |
| | Babergh District Council | The Council's Heritage Team have commented as follows: <ul style="list-style-type: none"> there the potential that these farmsteads contain listed buildings and that these should be referenced as a constraint with any potential development proposal. Listed Building Consent would be required for conversion or | This is not considered necessary as Policy C&W 16 provides for how development affecting a heritage asset will be considered. | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>alterations to listed and curtilage listed buildings, which should be noted.</p> <ul style="list-style-type: none"> Policy C&W 10 should also reference the potential impact of this form of development upon listed buildings, curtilage listed buildings and their settings, in the same way as it notes 'character, highways, infrastructure, residential amenity, environment... and landscape character'. | | |
| Policy C&W 11 – Area of Local Landscape Sensitivity | | | | |
| M Watling | | In view of future proposal to improve A12 / A14 to minimise intrusion to village landscape | Noted | None |
| S Green | | <p>i) protect and enhance the special landscape qualities of the area, as identified in the Landscape Appraisal; and ii) are designed and sited so as to harmonise with the landscape setting of the site; and iii) provide suitable landscape impact mitigation measures as part of the proposal</p> <p>All three of these are contradicted if the paddock area with the circular proposed development around the established tree goes ahead.</p> | The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the construction phase of a development. | None |
| P Herd | | I think it's very important that the countryside surrounding Washbrook and Copdock the protected for both our generation and future generations as there is a wealth of nature needs to be protected from overdevelopment. it should always be remembered that this is a countryside location and not a town or city location. | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| M Green | | <p>The plan contradicts the protection and enhancement of the current landscape. I strongly disagree with the design and layout of the 30 properties on the land South East of Back Lane. The semi circle design does not allow for root growth, and having only moved in to the area 2 weeks ago, I am not seeking legal advice and a topographical survey on this piece of land.</p> <p>The design and plan also contradicts points i,ii and iii.</p> | <p>The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the construction phase of a development.</p> | None |
| D Hendry | | <p>Have put Yes, but feel there should also be an ecological survey carried out so that development is sympathetic to current wild animal populations, e.g. existence of badger setts / deer movement / small mammals etc so that road kill hotspots are not created.</p> | <p>An ecological survey would be required at the time of the planning application.</p> | None |
| M Blackwell | | <p>The land SE of Back Lane should be considered part of the local landscape sensitivity, as much as the land on the other side of Elm Lane (NW?). There is very little difference between the two, other than a developer wants to develop on side and not the other. To exclude the land SE of Elm Lane looks odd on Map 6.</p> | <p>The Landscape Appraisal has been undertaken by one of the UKs leading professionals in landscape character assessment.</p> <p>The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites.</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| S Blackwell | | <p>The way that the development SE of Back Lane will sit on the top of the hill goes against the considerations set out in this section, in particular, the way that this development will bear-down on the existing dwellings at the northern edge of this development.</p> <p>The land SE of Back Lane should be considered part of the local landscape sensitivity, as much as the land on the other side of Elm Lane (NW?). There is very little difference between the two, other than a developer wants to develop on side and not the other. To exclude the land SE of Elm Lane looks odd on Map 6.</p> <p>Equally, exclude the land NW of Elm Lane as it doesn't seem to meet the criteria at 8.8 - it is farmland, that is all. Either have both bits of land, or neither. If it has been included to protect from development, lets have the same for C&W4, to at least give greater protection to how it is developed, if developed at all. Perhaps a strip of land around the southern edge of the village onto C&W4?</p> | <p>The Illustrative Masterplan in Figure 6 identifies that development would create a significant buffer between it and Highfields, including a screening plantation to supplement the existing planting that separates the two sites.</p> <p>The Illustrative Masterplan takes account of the landscape qualities of the site and proposes landscaping to minimise the impact of the development on the landscape.</p> <p>As noted in paragraph 8.10, "the designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with the special character of the area."</p> | None |
| | Anglian Water | <p>It appears that Washbrook Water Recycling Centre (formerly wastewater treatment works) which is managed by Anglian Water forms part of the designated area of landscape sensitivity.</p> <p>This is essential water recycling infrastructure which is used continuously to serve our customers within the Washbrook</p> | As noted in paragraph 8.10, "the designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>catchment which includes both Copdock and Washbrook.</p> <p>The Landscape Assessment prepared to support the preparation of the Neighbourhood Plan does not refer to Washbrook Water Recycling Centre in the description of physical character of the area or consider specifically whether it should form part of 'valued landscape' as defined in the National Planning Policy Framework.</p> <p>As such we would recommend that Washbrook Water Recycling Centre located opposite Chapel Lane should be excluded from the designated area of landscape sensitivity.</p> | <p>harmony with the special character of the area."</p> | |

Policy C&W 12 – Local Green Spaces

| | | | | |
|---------|--|---|---|------|
| F Green | | I support local green spaces. | Noted | None |
| P Herd | | <p>I support the idea of protecting green spaces within the village in particular I would like to have the green in front of Stebbings on Back Lane/Charlotte's to be protected from any future development and if the trees on the green either grow too old (Silver Birch) or blow down in a storm they should be replaced by the local authority or highways.</p> <p>I think it would also be a good idea for the community to have a small footpath installed on the green to help pedestrians keep away from the cars and for better signage to slow traffic down as it is a dangerous corner.</p> <p>I think you should be signage coming down the hill not only to slow traffic but also to encourage walkers to walk on the right-hand side of the road going round the bend. There have been a number of near misses with pedestrians taking the inside track around the bend and I'm surprised nobody has been hurt from these near misses.</p> | <p>It is acknowledged that this space is an important open area in the village which should not be developed but it is not considered to meet the NPPF criteria for designating Local Green Spaces.</p> <p>Noted</p> <p>Noted. This is a matter for the County Highways Department.</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| D Hendry | | I appreciate that this policy includes the proviso that it must be exceptional circumstances that would overturn restriction in development but do wonder what would constitute exceptional circumstances, and whether they would ultimately lead to an improvement to village amenities. | Such exceptional circumstances might include development essential for the provision of utility services that would require planning permission. But, in general, no development would be allowed. The provision of additional play equipment would normally not require planning permission. | None |
| M Blackwell | | Development should be excluded, not "in exceptional circumstances". The latter will only leave the policy open to challenge in future. | The Government policy in the NPPF states that development should be allowed in exceptional circumstances. The Plan cannot go against this. | None |
| S Downey | | should the play area next to the village hall (plus surrounding football pitch) also be included here? | These areas are protected as sports and recreation facilities in Policy C&W 20. That policy would allow the construction of changing rooms etc associated with such uses. | None |
| Anonymous | | There is little in teh centre of village | Noted | None |
| | Babergh District Council | As with Local Green Space policies in other NPs, and to avoid any doubt should that situation arise, we suggest the last sentence be amended to read: " <u>Permitted development rights, including the operational rights of infrastructure providers, are not affected by this designation.</u> " With regards to the identification of these two allocated sites on the Policies Inset Maps, see our comments further below | Noted. As a result of High Court challenges to a Neighbourhood Plan elsewhere it is proposed to delete the final two sentences of the Policy to achieve legal compliance. | Amend last sentence Policy C&W 12 as follows: Development on these sites will only be permitted in exceptional circumstances. Permitted development rights are not affected by this designation. |
| | Suffolk County Council | Policy C&W12 could mention the health and wellbeing benefits of green spaces, especially in the increase of physical activity and | This is not considered necessary for a policy that | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>therefore leading to a reduction of obesity, particularly in young families and children. Access to pleasant and attractive outdoor spaces can help to contribute to physical health and wellbeing, with increased physical activity at recreational facilities, as well as links to improved mental health</p> <p>https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/ .</p> | designates sites that meet the NPPF criteria. | |
| Policy C&W 13 – Biodiversity | | | | |
| S Green | | Whilst planting of new trees and hedgerows is important, it is significantly more important to retain those of historical importance and dating back hundreds of years. They must be preserved in keeping with the landscape. | Noted | None |
| F Green | | No large developments. | Noted | None |
| J Tomkins | | There is No reasonably acceptable reason why any of the large trees in the field should be cut down to accommodate any brick built erection. | Agree. The Plan does not propose this | None |
| M Green | | <p>This is the area I feel most strongly about, as piece of land South East of Back Lane includes a design of several houses close to a 400 year old Horse Chestnut tree, they are built too close to the tree and this very well established piece of land already has many very established tree and I will be seeking advice and a topographical survey as I feel that a preservation order should be in place on at least two of the trees and the number of properties on this piece of land reduced.</p> <p>Under no circumstances should new trees be planted in place of ones of historical importance.</p> | The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the construction phase of a development. | |
| D Hendry | | Basically OK, but feel that, on top of ancient tree survey, a wildlife / ecological survey should be carried out and that the | Where appropriate, an ecological survey would be | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | wording should then include something along the lines of "current identified..." to take those (future) surveys into account. | required at the time of planning applications. | |
| | Babergh District Council | We make no comment on these policies at this time. | Noted | None |
| | Suffolk County Council | Policy C&W13: Biodiversity is a clear and well written policy, with excellent supporting paragraphs (6.20, 8.13-14), discussing biodiversity net gain, retention of existing trees, habitat creation, protection and maintenance. This is supported by SCC as part of the ongoing work towards the Greenest County Initiative https://www.suffolk.gov.uk/planning-waste-and-environment/greenest-county/ . | Noted | None |
| Policy C&W 14 - Recreational Disturbance Avoidance and Mitigation | | | | |
| D Hendry | | Perhaps, in view of the changes likely to happen following Brexit, some additional working should be put in place so that alternative legislation doesn't just overturn any protective measures. | The European legislation against which neighbourhood plans are assessed remains in place at this time. | None |
| | Babergh District Council | We make no comment on these policies at this time. | Noted | None |
| Policy C&W 15 – Protection of Important Views and Landscape Character | | | | |
| S Green | | ii) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the Neighbourhood Plan Landscape Appraisal. Please see my previous comments. | Noted | None |
| F Green | | I support the protection of important views and landscape character, this is why I live in Copdock & Washbrook. I view the land that is proposed for building on a Suffolk view of a rolling valley. | Noted | None |
| P Sutters | | Please can you consider adding No more pylons. | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| M Green | | As with my previous comments, I do not feel that the land South East of Back land protects the views or the landscape of the character. The design and layout of the plan contradicts this. | Regard has been had to the landscape character of the area in considering how the site could be developed. | None |
| M Blackwell | | There is an important view missing, that from the properties on the northern edge of C&W4 looking south. This is no less important that those looking north over the farmland NW of Elm Lane. By acknowledging the view onto C&W4 from surrounding houses this would provide stronger protection of those views and existing householders' considerations. | The Plan can only have regard to views from public areas and not views enjoyed from private properties. In planning considerations, residents do not have a right to a view. | None |
| S Blackwell | | There is an important view missing, that from the properties on the northern edge of C&W4 looking south. This is no less important that those looking north over the farmland NW of Elm Lane. By acknowledging the view onto C&W4 from surrounding houses this would provide stronger protection of those views and existing householders' considerations. | The Plan can only have regard to views from public areas and not views enjoyed from private properties. In planning considerations, residents do not have a right to a view. | None |
| | Babergh District Council | We make no comment on these policies at this time. | Noted | None |
| | Suffolk County Council | For Policies C&W1: Spatial Strategy, and C&W15: Protection of Important Views and Landscape Character, the following additions are suggested to avoid being overly restrictive: C&W15: "i) can be accommodated in the countryside without having a significant detrimental impact...." | Agree. Policy will be amended | Amend Policy C&W 15 i) as follows: i) can be accommodated in the countryside without having a <u>significant</u> detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Settlement Boundaries; and |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| Chapter 8 – General comments | | | | |
| M Watling | | Important to include C & W Policy's 11 - 15 | Noted | None |
| C Hinkins | | 8.7 Must take great care of local landscape and environment 8.8 Environment must be protected 8.9 These habitats must be protected as far as practically possible | Noted | None |
| M Briggs | | Special area of conservation is very important to maintain a positive and healthy environment given the substantial number of new dwellings in the Stour and Orwell (in particular) valleys. | Noted | None |
| S Green | | Apart from C&W 14 | Noted | None |
| M Green | | In the interest of biodiversity and wildlife, new planting cannot be included in place of established foliage in order to maintain the landscape and integrity of the area. Notice must be given to habitats that will already be in place for many years for wildlife, and this cannot be removed in place of planting new. | The policy and other policies in the Plan seek to achieve this | None |
| D Hendry | | Yes, but taking previous comments into account, ie flooding / ecological surveys | Noted | None |
| M Blackwell | | Landscape Appraisal has missed other important views, that over C&W4 from surrounding housing, particularly on northern and eastern edges. These are not less important than some of the other views shown on the policies map. By acknowledging the view onto C&W4 from surrounding houses this would provide stronger protection of those views and existing householders' considerations. | The Plan can only have regard to views from public areas and not views enjoyed from private properties. In planning considerations, residents do not have a right to a view. | None |
| S Blackwell | | Landscape Appraisal has missed other important views, that over C&W4 from surrounding housing, particularly on northern and eastern edges. These are not less important than some of the other views shown on the policies map. By acknowledging the view onto C&W4 from surrounding houses this would provide stronger protection of those views and existing householders' considerations. | The Plan can only have regard to views from public areas and not views enjoyed from private properties. In planning considerations, residents do not have a right to a view. | None |
| | Suffolk County Council | For section 8.6, it may be worth adding in the opening paragraph that the following bullet points are negative or | Agree | Amend the opening section of para 8.6 as follows: |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | undesirable aspects of existing recent developments. | | The detailed analysis included in the Appraisal noted some changes which have resulted in loss of the distinctive qualities of the settlement. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the settlement setting. <u>The following was identified as negative or undesirable aspects of existing recent developments.</u> |
| | Suffolk County Council Corporate Services | Subject to the observation that the average garden size data illustrated in paragraph 9.21 of chapter 9 is not very clear. The way the data is presented makes it very difficult to interpret what the average prevailing garden size is in any particular area. | There is no paragraph 9.21 or reference to average garden sizes in the Neighbourhood Plan. | None |
| Policy C&W 16 – Heritage Assets | | | | |
| S Green | | Whilst West Hill is not a listed building, the property dates back over 400 years, and previously owned all of the land being developed. Development is of course needed, but must be done in sympathetically and keeping with the history of the area and properties dating back to such times. | Noted | None |
| M Green | | West Hill, situated South West of Back Lane, although not listed, is over 400 years old, and originally owned ALL of the land in The Neighbourhood Plan. The history, integrity and landscape of this land, and property cannot and must not be ignored and cannot be lost in it's entirety. | Noted | None |
| | Babergh District Council | We note that the wording in Policy C&W 16 is very similar that found in recently adopted / emerging NPs. With regards to this | | |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>consultation our Heritage Team have made a number of observations which are summarised as follows:</p> <ul style="list-style-type: none"> • Para 9.1 confirms that there is no designated Conservation Area, but references are made to this within Policy C&W 16. The policy needs to be amending to remove those reference and thus avoid confusion. • Para 9.2 states that the (2006) Local Plan policies for the considerations of development affecting Heritage Assets are 'significantly out-of-date'. This is not entirely accurate as the current development plan framework still includes 'saved policies' which are used in decision making (along with the NPPF) and will do until such time as the JLP is completed and adopted. • The policy does not differentiate between 'designated' and 'non-designated' heritage assets. While it is our Heritage Team's view that all heritage assets should receive the same consideration, they make it clear that the NPPF does make a distinction. Therefore, it should be made clear which assets are being talked about. Suggest therefore that the opening paragraph read: <i>"To ensure the conservation and enhancement of the villages designated and non-designated heritage assets, proposals must:"</i> • Policy criteria c. refers to a 'Built Character Assessment'. Qstn: Is the reference made in error or has this supporting document not been made available yet? | <p>There is no reference to a conservation area in Policy C&W 16.</p> <p>Disagree, the 2006 Local Plan policies precede the NPPF and are therefore out-of-date.</p> <p>Disagree. The policy is consistent with other neighbourhood plan policies across the district.</p> <p>This should be the AECOM Design Guidelines. The Plan will be amended.</p> | <p>None</p> <p>None</p> <p>None</p> <p>Amend Policy C&W 16 c as follows: c. contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and <u>the AECOM Design Guidelines Built Character Assessment</u>, through the use of</p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <ul style="list-style-type: none"> Suggest that, in criteria f. the word 'any' be replaced by 'all'. Suggest also that the penultimate paragraph refer to the NPPF wording, i.e.: <i>"Proposals will not be supported where any harm - less than substantial or substantial harm - caused as a result of the impact of a proposed scheme is not outweighed by the public benefits that would be provided."</i> | <p>Disagree. The wording is consistent with other neighbourhood plan policies across the district.</p> <p>Disagree. The wording is consistent with other neighbourhood plan policies across the district.</p> | <p>appropriate design and materials;</p> <p>None</p> <p>None</p> |
| Policy C&W 17 - Design Considerations | | | | |
| S Green | | I strongly disagree with the paddock area and the circular housing design, and please see my previous comments for more information. | Noted | None |
| F Green | | Difficult to support a design that will be ugly to the view I have now. | Noted | None |
| M Green | | <p>I don't feel that the design south east of Back lane does take into account:</p> <p>ii) important landscape characteristics including trees and ancient hedgerows and other prominent topographical features set out in the landscape appraisal.</p> <p>iv) sites, habitats, special and features of ecological interest.</p> | <p>The illustrative masterplan referred to in Policy C&W 4 has been informed by the Landscape Appraisal and site visits. It proposes additional screening and open space corridors.</p> <p>An ecological survey would be required at the time of the planning application.</p> | None |
| D Hendry | | In its basic outline, I do support this but wonder whether, for example, guidelines set out by the CPRE should be considered. | The guidelines have been drawn up to be specific to the | None |

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| | | Also, would the restrictions laid down be included in legal documents such as the Deeds to ensure they are protected from future changes in use? | village. The CPRE guidelines would be too generalist. | |
| M Blackwell | | Need to include protection for existing dwellings - individual views, light, protection from being overlooked etc. | In planning considerations, residents do not have a right to a view. Other matters are considerations of residents' amenity that are taken into account in all planning applications. | None |
| S Blackwell | | Need to include protection for existing dwellings - individual views, light, protection from being overlooked etc. | In planning considerations, residents do not have a right to a view. Other matters are considerations of residents' amenity that are taken into account in all planning applications. | None |
| | Anglian Water | Reference is made to ensuring that development proposals do not add or create surface water flooding. It is suggested that Policy C&W 17 makes clear that the use of Sustainable Drainage Systems is the preferred method of surface water drainage. | Agree. Policy C&W 17 will be amended to incorporate the aims of the suggestion. | Amend Policy C&W 17 as follows: i. not result in water run-off that would add-to or create surface water flooding, <u>through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS);</u> |
| | Babergh District Council | <ul style="list-style-type: none"> Criteria c.: With reference to a recommendation set out in the Elmsett NP Examiners Report suggest changing the word "<i>significant</i>" to "<i>positive</i>" Criteria f.: Suggest "... <i>character, scale, height, density of the</i> | <p>Agree. Policy C&W 17 c will be amended</p> <p>Agree. Policy C&W 17 f will be</p> | Amend Policy C&W 17 as follows: c. do not involve the loss of gardens, important open, green or landscaped areas, which make a |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p><i>locality;"</i></p> <ul style="list-style-type: none"> • Criteria i.: Subject to the views of other consultees, suggest this reads: <i>"do not increase the risk of both fluvial and pluvial flooding, or the risk of flooding elsewhere;"</i> • Criteria j.: Subject to the views of County colleagues suggest this may want to refer more specifically to the adopted 'Suffolk Guidance for Parking' | <p>amended</p> <p>Suffolk County Council have suggested amended wording which will be incorporated.</p> <p>Disagree. Wording is consistent with other neighbourhood plans in the district.</p> | <p>significant positive contribution to the character and appearance of that part of the village;</p> <p>f. produce designs that respect the character, scale, <u>height</u> and density of the locality;</p> |
| | Suffolk County Council | <p><u>Policy C&W17 Design Considerations</u></p> <p>It is suggested that Policy C&W17 Design Considerations, part i. has the following addition, in order to provide greater detail to the Policy:</p> <p>i. <i>" not result in water run-off that would add to or create surface water flooding; and shall include the use of above ground open Sustainable Drainage Systems (SuDS), which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits"</i></p> <p>Part g of this policy states; "produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;"</p> <p>It is suggested that this policy is amended to include the support of a proportion of on-street parking should be included in developments, as some parking on the street will be inevitable, for example by visitors, deliveries and tradespeople. If there is no properly designed, well integrated on street parking</p> | <p>Agree. Policy C&W 17 will be amended to incorporate the aims of the suggestion.</p> <p>A major concern in the village is the narrowness of the public highways, as noted in the Plan. As such, it is not considered that any additional allowance for on-street parking should be made on the existing highways.</p> | <p>Amend Policy C&W 17 i as follows:</p> <p>i. not result in water run-off that would add-to or create surface water flooding, <u>through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS);</u></p> <p>None</p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>incorporated into the development this can cause issues of obstruction, such as mounting of pavements and reduced visibility. To address these issues the policy should specify that the design, location and layout of parking should avoid or minimise these issues.</p> <p>The mention of permeability is welcomed however C&W17 could be further enhanced by including that movements of pedestrians and cyclists should be prioritised within developments and should connect to existing footways.</p> <p>It is recommended that the explanatory text supporting is policy should mention that parking provisions will adhere to Suffolk Guidance for Parking (SGP) https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf .</p> <p>SCC welcomes the provision of electric vehicle charging points, in Policy C&W17 part I.</p> <p>The above comments can be addressed through amendments to Policy C&W17. See recommended amendments to this Policy below; <i>" g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all appropriate vehicle parking is provided within the plot, a proportion of parking is provided on street but is well designed, located and integrated into the scheme to avoid obstruction to all highway users and visibility seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, prioritising the movement of pedestrians and cyclists;"</i></p> | <p>This is addressed in the site allocation of the Plan.</p> <p>Noted. These standards are regularly amended and so it is not appropriate to refer to specific guidance requirements</p> <p>Noted</p> <p>It is not considered that these amendments are necessary.</p> | <p>None</p> <p>None</p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | Suffolk County Council Corporate Services | Given emerging technology we would suggest point I should refer to sufficient electric charging points rather than 1 per parking space. | Disagree. It is because of emerging technology that the standards are set. The approach has already been included in adopted Neighbourhood Plans elsewhere. | None |
| Policy C&W 18 - Sustainable Construction Practices | | | | |
| P Herd | | I think it's very important that the new houses incorporate zero carbon technologies on both heating and generation of electricity. If we are to tackle climate change then all housing needs to meet the very high standards of environmental impact. | The Government introduced national technical standards for housing in 2015. The Written Ministerial Statement explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. | None |
| M Blackwell | | Perhaps inclusion of community power generation/storage schemes could be included, ie battery stations to store solar energy during the day for release at nighttime. | While this is to be commended, the Government introduced national technical standards for housing in 2015. The Written Ministerial Statement explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. | None |
| | Anglian Water | We note that reference is made to development proposals | Agree. Amend Policy C&W 18 | Amend Policy C&W 18 as follows: |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>demonstrating sustainable design and construction measures including water efficiency/re-use which is fully supported.</p> <p>Anglian Water is actively promoting increased water efficiency and water re-use as part of new residential developments. Reference is made to rainwater harvesting but not stormwater harvesting (where surface water is captured in a pond or tank) in final part of the policy. Also reference is made to grey water harvesting. It is assumed that this term is intended to refer to water recycling systems that capture and treat uses water so it can be reused which can include greywater reuse. For clarity it is suggested the term 'grey water recycling' is used.</p> <p>We would therefore suggest that the wording of Policy C&W 18 be amended as follows:</p> <p>'e. incorporate sustainable design and construction....and grey water recycling/rainwater and stormwater harvesting.'</p> | | <p>e. incorporate measures to capture rainwater run-off through measures that could include grey <u>water recycling/rainwater and stormwater harvesting and recycling</u>;</p> |
| | Babergh District Council | <ul style="list-style-type: none"> Suggest criteria c. read "<i>avoid <u>installing new fossil fuel-based heating systems</u>;</i>" Move the policy box so that it sits above para 9.7 and Map 8. | Agree | Amend Policy C&W 18 as follows: c. avoid <u>installing new fossil fuel-based heating systems</u> ; |
| Chapter 9 – General comments | | | | |
| K Watling | | Important to maintain all heritage | Noted | None |
| C Hinkins | | Copdock & Washbrook does not have an over-abundance of heritage buildings so vital we protect the buildings and their settings. | Noted | None |
| M Briggs | | <p>9.5 section a. Landscape assessment always necessary otherwise we could end up with inappropriate designs.</p> <p>b. Vital that 'no go' areas are avoided as regards to cul de sacs that inhibit physical communications</p> | <p>The approach needs to be proportionate to the type and scale of the proposal</p> <p>Noted</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | f. We do not want inappropriate designs that we have seen in the local village of Capel St. Mary. Inappropriate use of the wrong bricks remain an eyesore to this day. Awful and arguably incompetent architects used | Noted | |
| S Green | | Please see my previous comments | Noted | None |
| M Green | | <p>I support the objectives set out, but the design again contradicts it:</p> <p>The design of the 30 houses on the Paddock South East of Back Lane (adjacent to West Hill) Contradicts:</p> <p>9.3 (does not have regard to it's surrounds)</p> <p>i) does not allow for assessment of the value of retaining what is already there.</p> <p>ii) does not allow for the history of the place and lie of the land.</p> <p>v) does not respect important views</p> <p>vi) does not respect the scale of neighbouring buildings</p> <p>viii) does not create new views which add to the variety and texture of the setting.</p> <p>9.4</p> <p>A) Does not harmonise or enhance existing settlement in terms of physical form, architecture and land use.</p> <p>B) Does not relate well to local topographics and landscape features, including prominent ridge lines and long distance views.</p> <p>C) Does not reinforce or enhance the established village character of streets, greens or other open spaces.</p> <p>D) Does not reflect, respect and reinforce historic distinctiveness.</p> <p>E) Does not retain and incorporate important features into the development.</p> <p>F) Does not respect surrounding buildings, in terms of scale.</p> | Figure 6 of the Plan is an "illustrative masterplan" and not the detailed scheme. The planning application for the development will be judged against this and other policies of the Neighbourhood Plan. | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | height, form and massing. G) | | |
| D Hendry | |but with comments/provisos as mentioned previously. | Noted | None |
| | Suffolk County Council | <p>Suffolk County Council welcomes the references to archaeology in paragraph 9.1, and for further information, the Parish Council could refer to the historic environment record. https://heritage.suffolk.gov.uk/</p> <p><u>Flooding</u> It would be helpful if the Neighbourhood Plan included some description of the flood risk in the parish. The following additions to paragraph 9.7 are suggested to provide specific detail to the plan: <i>"Belstead Brook is the main river which flows through Washbrook parish, and significant areas are within flood zone 2 and 3. The Belstead Brook is also within the East Suffolk Internal Drainage Board catchment.</i></p> <p><i>Copdock, whilst not having a main river flowing through it, flood risk mapping shows flooding from an ordinary watercourse located south of Folly Lane which are in flood zone 2 and 3. There are also two ordinary watercourses which are predicted to be affected by surface water flooding At the southern end of London Road. Records show a number of flood reports have been received around the parish since 2011."</i></p> | <p>Noted</p> <p>Agree. Paragraph 9.7 will be amended.</p> | <p>None</p> <p>Amend Para 9.7 by adding the following to the end:</p> <p><u>Belstead Brook is the main river which flows through Washbrook parish, and significant areas are within flood zone 2 and 3. The Belstead Brook is also within the East Suffolk Internal Drainage Board catchment.</u></p> <p><u>Whilst not having a main river flowing through the village, flood risk mapping shows flooding from an ordinary watercourse located south of Folly Lane which are in flood zone 2 and 3. There are also two ordinary watercourses which are predicted to be affected by surface water flooding. At the southern end of London Road. Records show a number of flood reports have been received around the parish since 2011.</u></p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| Policy C&W 19 - Protecting Existing Services and Facilities | | | | |
| F Green | | Community services and facilities in the village are well maintained and looked after. I fear if the community is doubled in size the village spirit will be lost and facilities lose their importance. | Noted | None |
| P Herd | | <p>with an increased population there are some advantages to both the pub cricket club and other recreational facilities as an increased population could provide additional revenue. I do however have concerns in respect to the strain on existing infrastructure like roads, schools and doctors practices as increased population will put strain on these facilities and it is important that these facilities and infrastructure grow with the increased development.</p> <p>I have particular concerns regarding the old A12 which I believe should be altered to reduce the speed of traffic coming down this road. The speed limit should be reduced to 40 miles and average speed cameras together with chicanes should be installed on this road.</p> | <p>Noted</p> <p>The Plan seeks to achieve this through community actions</p> | None |
| D Hendry | | I do have one concern..... if the current school were to be replaced in order to accommodate an increase in pupil numbers, is there the risk a larger building would be built so as to accommodate children from other parishes with small schools. Would that then enable the County Council to demand the new building be constructed on land outside the settlement areas. | The County Education Department have stated that the growth can be accommodated within the existing premises. | None |
| Anonymous | | The village hall is on the wrong side of a dual carriageway | Noted | None |
| | Babergh District Council | We make no comment on this policy at this time. | Noted | None |
| | Suffolk County Council | <p>Education</p> <p><u>Early Years Care</u></p> <p>This is the Copdock and Washbrook Ward where with approved planning applications there is a deficit of two places. The plan</p> | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>growth would require an additional 24 Full Time Equivalent places. The Early Years strategy for this ward is to expand Copdock and Washbrook Pre School and a new provision is also expected to be delivered as part of the Wolsey Grange development.</p> <p><u>Primary Education</u> As stated in the Neighbourhood Plan, Copdock Primary School has a capacity of 70 places, however for planning purposes 95% is used, making the capacity 67 places.</p> <p>The capacity is expected to be exceeded by 32 places by 2023/24, and a deficit of 52 places when considering the proposed growth allocated in the Local Plan.</p> <p>C&W3 (15 dwellings) gained planning permission on 10/08/2017 and is included in the pupil forecast for Copdock Primary School.</p> <p>C&W4 (Local Plan site LA008) has been taken account of this site in the County Council's work with Babergh and Mid Suffolk's Joint Local Plan (JLP). Based on current forecasts we do not believe an expansion at Copdock Primary would be necessary.</p> <p>It is anticipated that there will be a deficit of places, however in the long term it is expected that the new Wolsey Grange Primary School will deal with the demand created by development. In the short term, children seeking places at the school from within the catchment will be given priority over those coming from out of catchment.</p> <p>It is noted the Neighbourhood Plan has not included site LA009 Land south west of London Road, Copdock and Washbrook (12 dwellings) from the JLP. As this is a site within the JLP this has been accounted for in the education strategy within the</p> | | |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>Infrastructure Development Plan.</p> <p><u>Secondary Education</u> East Bergholt High School has a capacity of 930, however for planning purposes 95% of the capacity is used, making 884 places. The capacity is expected to be exceeded by 117 places in 2024/25, and a deficit of 293 places is expected when considering the proposed growth allocated in the Local Plan.</p> <p>Within the draft Infrastructure Delivery Plan accompanying the draft JLP, it has been identified that East Bergholt High School has the ability to expand, which is how growth in the JLP and Neighbourhood Plan will be accommodated</p> | | |
| Policy C&W 20 - Open Space, Sport and Recreation Facilities | | | | |
| J Tomkins | | <p>What sites have been earmarked or required? If more village land is required to accommodate this new habitation, once again it will be taking away more of our valuable and beautiful village countryside.</p> | No new sites have been earmarked | None |
| Anonymous | | The amenities are on the wrong side of a dual carriageway | Noted | None |
| | Babergh District Council | We make no comment at this time other than to suggest you may wish to include within the text a reference to the site identified on the Inset Map – North. | Agree. The policy will be amended. | Amend second sentence of Policy C&W 20 as follows: Development which will result in the loss of existing amenity, sport or recreation open space or facilities, <u>including those identified on the Policies Map</u> , will not be allowed unless: |
| Chapter 10 – General Comments | | | | |
| M Watling | | Consideration to be given for any application for small general store shop. | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | Maintain local school provision, possible extension to accommodate local children. | | |
| C Hinkins | | 10.2 vital to improve the local education facilities. Copdock Primary and Pre-School are part of the heart of the village. We do not not children bussed into Wolsey Grange - that is Ipswich! | Noted | None |
| M Briggs | | Community Services such as the Village Hall are funn village but we need to be able to access them more safely - a pedestrian lights controlled crossing over Old London Road is a must with any new large development and should have been done over thirty years ago. | Noted. The highways proposals in the Neighbourhood Plan seek to address this issue. | None |
| S Blackwell | | I have concerns about the resulting strain on the school, preschool and neighboring doctors surgeries as a result of this large development. I also feel that a development of this size should incorporate a village shop to reduce traffic movements to other grocery facilities which are a drive away. | The County Education Department has identified that the primary school and preschool sites can accommodate the planned growth, The Plan does not preclude the future provision of a shop but the location of such a facility and its operation would be a commercial decision. | None |
| | Suffolk County Council | The importance of services and facilities in helping maintain healthy lifestyles, as mentioned in paragraph 10.7, is welcome. | Noted | None |
| Policy C&W 21 – Public Rights of Way | | | | |
| S Edgell | | Delighted to see proposals for changes to Old London Road in terms of speed, cycle lane, single carriageway etc I do feel that the junction with Folly Lane needs looking at... cars heading north are accelerating away from start of the road at the sliproad from A12. If there are more houses allowed and businesses locate in the area, then turning onto the OLR (both left and right) will be problematical. A traffic flow survey of peak | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | time vehicles would be revealing of the current difficulty of getting out into traffic flow! | | |
| I Evans | | At the moment, the plans are ambiguous - but I understand why because we don't know how much finance will be available. Figure 7 does not state what junction improvements are made at Elm Lane or what the 'improved crossing points' will entail on the Old London Road and exactly where. I assume until we know how much finance or district/county council support there is, a decision can't be made? However, I think it's imperative that physical tools are used like roundabouts, traffic lights, speed cameras, chicanes, narrowing roads etc to slow existing and future development traffic - motorists ignore signs. | The exact detail of any schemes has yet to be determined and it is for the County Highways Department to produce and consult on such proposals. | None |
| K Watling | | Its important we keep these | Noted | None |
| S Green | | It's not clear what 'measures' will be taken? | This will be on a case by case basis but might include surface improvements, removal of overhanging vegetation or better waymarking. | None |
| S Downey | | in addition to biodiversity I would like to see reference to the improved safety measure in this policy - particularly in relation to paras 11.2-11.6 | Noted | None |
| | Suffolk County Council | It is supported that C&W21 enable improvements to the Public Rights of Way (PRoW) network. PRoW enable access to the countryside and opportunities for physical activity, which is beneficial for physical and mental health. Further comments on PRoW will be provided in the 'Public Rights of Way' section of this letter. <u>Public Rights of Way</u> It is welcome that a key objective of the Copdock and Washbrook Neighbourhood Plan is to "protect and enhance the village public rights of way network". | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>However, Policy C&W21 and paragraph 11.1 as currently worded may cause biodiversity to be a limiting factor in improving the Public Rights of Way (PRoW) network. The primary function of the network is to provide opportunities to access the countryside. While it can provide a benefit to wildlife and biodiversity, improvements to the network should not be conditional on biodiversity. Instead the policy could state improving PRoW is not detrimental to biodiversity.</p> <p>The Policy could include developing the rights of way network for different users. This should include people with limited mobility, people using pushchairs or in wheelchairs, and cyclists and horse riders. This Policy could be further developed by including the development of promotional material that raises awareness of rights of way and circular walks, the history and heritage of the parish, and biodiversity to raise awareness, understanding and appreciation of these aspects.</p> <p>The Policy could also highlight developing PRoW, or creating new routes, to develop green corridors connecting areas of green amenity, giving access to local amenities on foot, and that all new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right of way network surrounding the village.</p> <p>Below is a suggested policy wording to add to Policy C&W21, which incorporates these elements;</p> <p><i>"The Public Rights of Way Network should be protected and where possible enhanced. Enhancements can take the form of new routes and connections or improvement to existing routes. New or enhanced routes that improve accessibility of the network (such as</i></p> | <p>Disagree. The policy is consistent and appropriate.</p> <p>This is not considered necessary.</p> <p>This is not considered necessary.</p> <p>This is not considered necessary.</p> | |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p><i>to users with pushchairs or wheelchairs) will be supported. Improvements to Public Rights of Way should avoid detriment to biodiversity and where possible provide enhancement."</i></p> <p>Finally, there could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030) https://www.suffolk.gov.uk/assets/council-and-democracy/consultations-petitions-and-elections/ROWIP-Suffolk-Green-Access-Strategy.pdf . This strategy sets out the Council's commitment to enhance PRoW, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> | | |
| Community Action 1 | | | | |
| M Watling | | in addition to biodiversity I would like to see reference to the improved safety measure in this policy - particularly in relation to paras 11.2-11.6 | Noted | None |
| S Green | | Do they mean outside investment or from the community, it's not clear? | The investment would be from national and local government and, where appropriate, developers. | None |
| F Green | | I cycle regularly along the Wenham Rd and Chattisham Rd, I feel quite safe. During the rat race of cars speeding to work I would never use a dual carriageway or busy road. Also because of the noise and pollution. | Noted | None |
| J Tomkins | | Was not able to locate this information | Noted | None |
| P Herd | | I have particular concerns regarding the old A12 which I believe should be altered to reduce the speed of traffic coming down | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|---------------------------|---|--|---|----------------------|
| | | this road. The speed limit should be reduced to 40 miles and average speed cameras together with chicanes should be installed on this road. | | |
| M Blackwell | | Agree with crossing points etc. Don;t think the old london road should be less than 40mph speed limit, and in places can remain 50 safely. More focus should be placed on improving the rest of the village where the bulk of development will be, ie pavements on some of the roads to protect pedestrians. Too much focus on old london road. | Improving the safety of Old London Road has been identified as a priority by residents. | None |
| S Blackwell | | Agree with crossing points, especially for the village hall. Don't think the old london road should be less than 40mph speed limit, and in places can remain 50 safely. More focus should be placed on improving the rest of the village where the bulk of development will be, ie pavements on some of the roads to protect pedestrians. Too much focus on old london road. | Improving the safety of Old London Road has been identified as a priority by residents. | None |
| S Downey | | I think successful delivery of the outcomes outlined in CA1 is essential for any large development on london road. | Noted | None |
| Anonymous | | What is this? | Noted | None |
| | Suffolk County Council Corporate Services | We are willing to work with the Parish and SCC Highways to ensure our development land contributes to support of these objectives. | Noted | None |
| Community Action 2 | | | | |
| J Tomkins | | Was not able to locate this information | Noted | None |
| M Blackwell | | More focus should be placed on improving the rest of the village where the bulk of development will be, ie pavements on some of the roads to protect pedestrians. Too much focus on old london road. The levy should be used for the rest of the village as well. | Improving the safety of Old London Road has been identified as a priority by residents. | |
| S Blackwell | | More focus should be placed on improving the rest of the village where the bulk of development will be, ie pavements on some of the roads to protect pedestrians (e.g. Back Lane). Too much focus on old london road. The levy should be used for the rest of | Improving the safety of Old London Road has been identified as a priority by residents. | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | the village as well. | Back Lane is not wide enough to install a pavement. | |
| S Downey | | the parish council should also seek to ensure Babergh DC are supportive of the parish council activities. | The Community Action states that the Parish Council will lobby Babergh District Council | None |
| Anonymous | | What is this? | Noted | None |
| Community Action 3 | | | | |
| S Herd | | Great idea | Noted | None |
| J Tomkins | | Was not able to locate this information | Noted | None |
| P Herd | | I also believe that there should be a cycle lane installed going up Swan Hill away from the road linking Washbrook with sproughton and Bramford | Noted. This would be reliant upon purchasing land to deliver the cycle lane. | None |
| S Downey | | fantastic idea and will bring a real benefit to a much wider area if this can be delivered. fully support. | Noted | None |
| Anonymous | | What is this? | Noted | None |
| | Suffolk County Council Corporate Services | We are willing to work with the Parish and SCC Highways to ensure our development land contributes to support of these objectives | Noted | None |
| Chapter 11 - General Comments | | | | |
| C Pearson | | 11.3 The residential area of the village is mainly on the north west side, and most of the recreational and religious facilities, are to the south east side of the dual carriageway Old London Road, as is Copdock Mill, whose Country Store is used by local residents. It is not safe for families to allow their children to access the sports facilities on the Playing Field/Village Hall, without accompanying them, on foot or more likely by use of vehicles, which adds to the congestion, especially at busy times at Copdock Mill Interchange, when the Old London Road is used as a "rat run". | Noted. The proposals in the Neighbourhood Plan seek to address these issues | None |
| S Herd | | Yes great ideas to create crossing points, reduce speed limit and | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | improve cycle paths. | | |
| C Hinkins | | 11.4 absolutely vital to be part of the proposed development - those objectives must be met | Noted | None |
| M Briggs | | 11.6/1 Improvements along the existing Old London Road are so important to achieve - this road is used as high speed diversion route when the Copdock Interchange is congested as it frequently is. We have had deaths caused by speeding vehicles yet nothing to date has ever been put in place to make it safer along with reduced speed limits. Community Action 2 -yes, would support the Parish Council to include The London Road Improvements with CIL funding | Noted | None |
| G Cracknell | | I feel strongly that it would be difficult to reduce/narrow the current A12 as in my opinion, it would make crossing the it more difficult to reach the other side | The proposal is not to reduce the width of the current A12 | None |
| D Hendry | | I do mainly support this but feel there should also be included measures for actual traffic calming measures, not just relying on change to speed restrictions. | Noted | None |
| | Babergh District Council | Para 11.2 Suggest that this paragraph be preceded by a suitable sub-heading to differentiates it and what follows from the PRoW matters discussed above. Para 11.3 The third line appears to contain a typo (?): "... as any new developing <u>development</u> in ..." | Agree. A sub-heading will be inserted | Insert sub-heading above paragraph 11.2 as follows: <u>Old London Road</u> |
| | Suffolk County Council | <u>Transport</u> SCC would generally concur with the issues raised in section 11.3, although recommends that, wherever possible, data should be used to evidence such concerns. As the Local Highway | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>Authority, we would be supportive of the general aspirations shown in Figure 7.</p> <p><u>Sustainable Modes of Transport</u> SCC welcomes the mention of sustainable travel modes in paragraph 7.5, where commuting by walking or cycling and public transport is encouraged, and the provisions for cycle parking stated in Policies C&W7 and C&W17 part j. The main objectives set out in paragraph 11.4 promoting sustainable transport are in general accordance to the County Council's objectives in the current and developing Local Transport Plan.</p> <p><u>Highway Aspirations</u> The aspirations regarding the aspirations for highway improvements on London Road are welcome. While there is no funding currently identified to undertake these works, SCC will endeavour to support the Parish Council to identify funding for improving the Old London Road. The aspiration for a strategic cycleway linking Ipswich and Copdock and Washbrook to Capel St Mary is especially welcome. Funding may include contributions from future developments or bids for CIL or other local and national funding, although SCC is itself unable to offer funding at this present time.</p> | <p>Noted</p> <p>Noted</p> | |
| | Suffolk County Council Corporate Services | We are willing to work with the Parish and SCC Highways to ensure our development land contributes to support of these objectives. | Noted | None |
| | Highways England | <p>Thank you for your consultation on the above Neighbourhood Plan.</p> <p>I welcome the fact that the promotion of sustainable development, provision of facilities and services and sustainable transport is promoted in your plan despite the challenges</p> | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>thrown up by the rural nature of your village.</p> <p>I note that you reference in the plan a study of potential improvements to Old London Road and that you state that the route being relatively unconstrained provides a rat-run for drivers seeking to avoid delays at the A12/A14 roundabout junction to the east of Washbrook.</p> <p>You will be pleased to note the recent publication of the Department of Transport Roads Investment Strategy 2 (RIS) which covers the period 2015-2020 includes the A12/A14 Copdock Interchange as a pipeline scheme.</p> <p>A pipeline scheme is a proposal for the next RIS (2025-2030) that needs to be developed between now and 2025. This will involve going through the early stages of the development process to ensure our understanding of the need for a scheme; its priority and where the case for investment is not strong enough to justify spending public money at a large scale, how the same outcome can be achieved more effectively through alternative means.</p> <p>If this pipeline scheme is included in a future RIS, this should contribute to reducing the occurrences of rat-running</p> <p>Finally, you will be aware that when there is an incident on the trunk road network, traffic diverts onto London Road as it forms part of a diversion route. It may be worth acknowledging this in the plan and that Highways England will continue to work closely with the parish to minimise any impact that may as a result occur of any temporary increase in traffic.</p> <p>I have no other comments to make.</p> | | |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| Policies Map and Inset Maps Comments | | | | |
| M Watling | | Inset map - maintain local green spaces. | Noted | None |
| S Green | | Inset Map North contains many established trees and greenery dating back several hundred years, and the paddock area in particular would be completely destroyed if developed. | The illustrative masterplan referred to in Policy C&W 4 proposes the retention and enhancement of trees and hedgerows on the site. | None |
| J Tomkins | | A reduced amount of area is taken from Map 4 , this a far to larger project for a village of this size, I appreciate it has already been reduced but I still feel it should be reduced again at least by half. | The site is identified in the draft Joint Local Plan for development. The Neighbourhood Plan has taken a proactive stance in planning for the. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | None |
| M Green | | We support the majority of the plan except for the proposed 30 properties on the paddock containing mature trees including the horse chestnut tree which is over 400 years old south west of back lane. | The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | | protected during the construction phase of a development. | |
| M Blackwell | | <p>Missing an important view onto C&W 4 from houses bordering it, particularly those on northern and eastern edges.</p> <p>Area of local landscape sensitivity should be extended to C&W4, or at least the parts adjacent to the are of landscape sensitivity on the other side of elm lane. Equally the area of farmland NW of Elm Lane should be not be marked as an area of landscape sensitivity as it does not appear to meet the criteria as published. It only seems to have been included to protect the land from development. Could we have the same at C&W4 to protect it from devleopment, or at least how it is developed.</p> | <p>The Plan can only have regard to views from public areas and not views enjoyed from private properties. In planning considerations, residents do not have a right to a view.</p> <p>The Landscape Appraisal has been undertaken by one of the UKs leading professionals in landscape character assessment. As noted in paragraph 8.10, "the designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with the special character of the area."</p> | None |
| S Blackwell | | <p>Missing an important view onto C&W 4 from houses bordering it, particularly those on northern and eastern edges.</p> <p>Area of local landscape sensitivity should be extended to C&W4, or at least the parts adjacent to the area of landscape sensitivity on the other side of elm lane. Equally the area of farmland NW</p> | <p>The Plan can only have regard to views from public areas and not views enjoyed from private properties. In planning considerations, residents do not have a right to a view.</p> <p>The Landscape Appraisal has been undertaken by one of the UKs leading professionals in</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | of Elm Lane should not be marked as an area of landscape sensitivity as it does not appear to meet the criteria as published. It only seems to have been included to protect the land from development. Could we have the same at C&W4 to protect it from development, or at least how it is developed? | landscape character assessment. As noted in paragraph 8.10, "the designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with the special character of the area." | |
| | Babergh District Council | <p>We feel that a number of small adjustments could be made to help improve the clarity of the Policies and Inset Maps shown on pages 60 to 62.</p> <ul style="list-style-type: none"> • Removing the blue shaded area denoting the surrounding parishes (or maybe replace with light grey) to avoid the colour clash with the inset boxes • Add an 'Important Views' symbol to the key • Can an alternate colour, shading or hatching be used to identify the ALLS (C&W 11) as the current shade of green makes it difficult to distinguish this from the allocated Local Green Spaces and other naturally wooded areas • Similarly, the Employment Sites and Important Gaps are also of a similar shade, with the latter not immediately obvious at first glance. | The maps will be reviewed to address these issues | Amend the Policies and Inset Maps to improve clarity |
| | Suffolk County Council Corporate Services | Support subject to the other comments as raised in this response. | Noted | None |
| | | | | |

Appendices Comments

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
|-----------|----------------------|---|--|----------------------|
| M Watling | | All aspects of the appendix 2 to be considered in any applications that are made. | Noted | None |
| C Hinkins | | <p>2.G Building materials must be in sympathy with local buildings - one example is that we do not want bricks as used in Capel St. Mary on the 60's developments.</p> <p>2.H Development must be consistent with current circulation networks</p> | Noted | None |
| M Briggs | | <p>Appendix F Respect of existing surrounding buildings is fundamental - they must not be swamped or over-affected by any new development.</p> <p>Appendix I Open space for all to enjoy is important for health and for general well-being of residents</p> <p>Appendix D Designs really need to be properly considered - the village has an eclectic mix of building ranging over 5 centuries so any new design must not be seen as an urban housing estate. People need to feel some identity as to where they live.</p> | Noted | None |
| S Green | | <p>E; How does the development relate to any important links both physical and visual that currently exist on the site?</p> <p>As mentioned previously, the design layout on the paddock area with the central tree and the proposed circular design of housing surrounding will not work. This tree is of significant importance and having only moved into the area on the 30th March, I am researching the age of the tree and the others on this proposed area of the development. I do not oppose the whole development, simply this area.</p> | <p>These matters have been taken into account in preparing Figure 6.</p> <p>The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including</p> | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | | their root structure, should be protected during the construction phase of a development. | |
| M Green | | <p>I have a great deal of historical information on West Hill dating back to the 1600's and the history of this and the surrounding land.</p> <p>Alongside this, I agree that development may be needed, but the number of properties needs to be reduced. I think the area along the London Road will be enhanced by this, as it is indeed a fast road and does not currently allow for pedestrians or cyclists.</p> <p>This area is very different to the small paddock, which is very different in looks, feel, to the area along the london road, and building on the paddock will not enhance, but take away from the current feel of the village.</p> | <p>Westhill is not a listed building and, although regard should be had to the impact on the residential amenity of the dwelling and the character of the area, it does not require particular heritage impact assessments</p> <p>Noted</p> <p>Careful consideration has been given to the requirement to retain existing trees and hedgerows and ensure that the amenity of nearby residents is not significantly harmed.</p> | <p>None</p> <p>None</p> |
| D Hendry | | Appendix 2 - as previously mentioned, design proposals should take into account any recommendations from environment (e.g. flood / ecological) surveys. | This detailed work will be required at the planning application stage. | None |
| M Blackwell | | Design criteria - protection of existing houses. I haven't been able to line by line it but protection of existing houses - views, light etc needs to be included. | Policy C&W 17 (Design Considerations) addresses these matters. | None |
| S Blackwell | | Design criteria - protection of existing houses - views, light etc needs to be included as raised in response to previous questions | Policy C&W 17 (Design Considerations) addresses | None |

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| S Downey | | who will make the assessment and overall decision of how well questions in this section, and the associated policies in the plan have been addressed by any future developments? | these matters. Babergh District Council will make the ultimate decision, but anyone can make comments on planning applications to them. | None |
| | Babergh District Council | Suggest adding an introductory para' at the top along the lines of: "The information in this appendix was correct at the time of writing this Plan. Up to date information should be sought from the local planning authority, the Parish Council or appropriate statutory body." | Agree to some extent but the Parish Council would not necessarily be the appropriate body to ask whether a building is listed. | Amend Appendix 1 as follows: Insert the following under the title: <u>The information in this appendix reflects information correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or Historic England's National Heritage List for England.</u> |
| General Comments | | | | |
| C Spink | | Further details of the regarding the traffic impacts upon Back Lane are required. | This is a matter that will be addressed at the planning application stage, but the proposal in Policy C&W 4 stipulates that access onto Back Lane would be an emergency access only. | None |
| S Herd | | Yes, not quite sure where to put this, but there is a lovely green area near our house (Stebbins, Back Lane) and in front of Charlottes numbers 43 and 42, it would be really important to keep this as a green area in the village please and not be built on. Thank you. | It is acknowledged that this space is an important open area in the village which should not be developed but it is not considered to meet the NPPF criteria for designating Local Green Spaces. | None |

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|-----------|----------------------|---|--|----------------------|
| K Watling | | This is very important to get the views of the community. | Noted | None |
| M Watling | | This is an important development in the village for future generations. The design of all buildings and layout to provide a 'village scene' | Noted | None |
| D Kell | | <p>The plan recognises the character of the villages and sets clear guidelines to preserve these whilst accepting a part in providing increased accommodation. The strong emphasis on affordable housing that can be targeted at those with a clear local connection is good. Good attention is paid to biodiversity, habitat and mitigation, but perhaps does not take account of the movement of wildlife through the area, the threat of increased introduction of non-native species and increases in light pollution sufficiently.</p> <p>Action on improving the highways, in particular the London Road is long overdue and the road as it stands provides a serious threat to the safety of all residents, which would only be compounded by taking no action.</p> <p>Thanks to all involved in the development of this plan.</p> | Noted and Thank You | None |
| T Babbs | | <p>As already stated the proposed development of over 200 properties directly adjacent to the existing village will double the size (and possibly population) of the existing village. In addition there wil still be an increase in the number of vehicles accessing Back Lane via the Street.</p> <p>Assuming the proposal goes ahead (it seems to be assumed it will) please consider the following:-</p> <p>No construction traffic to be allowed to travel down Swan Hill (a restriction already in place but often ignored)</p> <p>No Construction traffic (or possibly any other HGV traffic) to be</p> | The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs | None |

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| | | <p>allowd to travel up Swan Hill.</p> <p>In addition to constaruction traffic there will also be an inevitable increase in cars using the suggested entry/exit points and other local roads what will be the increase in noise and pollution level and has this been considered?</p> <p>My congratulations to all the volunteers involved in preparing the draft neighbourhood plan, your efforts (and stamina) are much appreciated.</p> | <p>and character of the local village.</p> <p>Thank You</p> | |
| C Hinkins | | <p>Given the demands placed upon all village communities, the proposals for Copdock & Washbrook are as good as they can be. The village will be able to remain as a viable community without being affected by an urban sprawl that Ipswich could have represented</p> | Noted | None |
| M Biggs | | <p>We never wanted such an increase of new dwellings in Copdock & Washbrook but we have to play our part and I feel that this Neighbourhood Plan has the opportunity to have our village enlarged without it losing its character.</p> | Noted | None |
| S Green | | <p>Please refer to my previous comments.</p> | Noted | None |
| J & S Castle | | <p>We attended the Neighbourhood Plan display at Copdock Village Hall on 29 February 2020.</p> <p>We studied each board displayed, taking into account the fine wording and well produced pictures.</p> <p>But the fact remains just the same... this development of 200 plus houses is not wanted by the vast majority of residents of this pleasant village, the reasons are thus:</p> <p>a) this building is on fine agricultural land in a Green Belt area which we thought was sacrosanct and unavailable for</p> | <p>This is not evidenced by the comments received and noted in this table.</p> <p>There is no Green Belt in Suffolk.</p> | None |

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| | | <p>development. On the cessation of this present Coronavirus pandemic, and with Great Britain now free from Europe, significant shifts in home produced food policies will require land such as this to be used for the purposes for which it is intended e.g. food production.,</p> <p>b) why completely overburden a pleasant village on the outskirts of Ipswich with a huge 50% increase in housing, ruining forever the semi-rural situation that now exists and is the very reason we live here. Already Bramford, Claydon and Sproughton are being 'swamped' with housing, and on our village boundary the Wolsey Grange development will bring a further 400 properties. Very little infrastructure improvements appear to be being made and this too would be the case in Copdock, with the village school at capacity and both local doctors surgeries already at bursting point. The traffic situation is already dire with a huge build-up at peak times and the prospect of further pollution to the atmosphere by, probably, 500 extra vehicles, plus the inevitable home deliveries to these new properties doesn't bear thinking about.</p> <p>c) the proposed site, being of a steeply sloping nature, presents a huge problem in the run-off of surface water and to 'concrete over' an area of this size will not be handled by the 'drainage pond' that is planned and will result in cascading water through the village, already fed from natural spring water sources.</p> <p>d) there will be a complete loss of wildlife habitat and the present headland wild areas, promoted by Government to sustain and increase wildlife will, of course, be swept away without regard.</p> | <p>It is important that the future housing needs are met and that the village plays its part in meeting these.</p> <p>These matters are addressed in the Plan.</p> <p>The planning application for the site will have to be accompanied by an ecological survey that would normally be assessed by independent consultants to ensure the conclusions are robust.</p> | |

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| | | <p>e) we note that a recent planning application in Elmsett was refused on the grounds of 'loss of important rural view' and we would invite any of your planning staff to visit numbers 1-6 Elm Lane, Copdock and not be impressed by the rural view down into the valley where the main village lies, and up the other side to, in the far distance, the beacons mast at Mendlesham on the A140 - truly a magnificent Suffolk view. For this to be despoiled by an estate of 226 houses would be a travesty indeed.</p> <p>We ask you to please, look again at the proposal of completely ruining the local countryside with hundreds of houses that are not required, as more than sufficient homes are already being built locally.</p> <p>And, of course, the really big loser is democracy, nobody wants this development, but in the interest of one-off gains and future Council Tax revenue, this is being thrust upon us whether we like it or not. This is not good enough and should, without fail, be reconsidered.</p> | <p>The Landscape Appraisal, prepared by one of the UKs leading professionals in landscape character assessment, did not identify this view as being of importance in the village context.</p> <p>The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village.</p> | |
| F Green | | <p>The points I feel are not in place for the development of such a large influx of houses etc is that the village has numerous house buildings going on already and proposed ones. The village is in a position between the A12 & A14 with heavy traffic caught up with the Copdock roundabout, which regularly get overwhelmed, traffic comes to a standstill and the village gets trapped at times, making it difficult to get in and out.</p> <p>I agree we need more homes but built in the areas that can cope with it with the proper resources.</p> | <p>There are currently relatively few houses being built in the village.</p> <p>The Plan has taken a proactive stance in planning for the development identified in the emerging Joint Local Plan. The alternative would for Babergh to identify the sites for</p> | None |

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| | | | development with little in the way of detailed guidance as to the nature and type of housing and for everyone to have to react to a planning application that may not reflect the needs and character of the local village. | |
| J Tomkins | | <p>With the current situation we unfortunately find ourselves in of a world pandemic surely consideration must now be given to the fact there is probably going to be a global recession?</p> <p>I'm aware that current plan is from now until 2036 however it might be considered prudent to request that the Council extends this date and puts things on hold until a clearer picture of how the country is recovering following this pandemic?</p> <p>It has been highlighted on the news that wildlife, nature and all things to do with the environment has seen a significant recovery since the lockdown, surely therefore any proposed building to our beautiful village should not be accepted unless it is eco friendly.</p> <p>Instead of disturbing and disrupting our existing village which is clearly not going to be able to accommodate or provide this new population with amenities and facilities without considerable impact and further construction, why doesn't the council create a whole new little village where all the conveniences and amenities can be constructed at the same time? similar to a mini Milton Keynes</p> | <p>The Neighbourhood Plan is for the long term period to 2036 and it is important that it is proactive in identifying where development can and cannot take place. If, ultimately, the demand for housing is reduced by economic factors, we will have a Plan in place for when the demand returns. The Government is encouraging the continuation of the preparation of neighbourhood plans in order to provide future certainty.</p> <p>New villages can take many years to plan and construct. Babergh District Council considered this as an option for their emerging Joint Local Plan but have ruled it out.</p> | None |
| G Cracknell | | Overall, my concern is the large number of houses proposed. | Noted. The Neighbourhood | None |

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| | | The maximum that I have identified is 150, no more. | Plan must have regard to the content of the emerging Joint Local Plan otherwise it will not pass the independent examination. | |
| T Sutters | | <p>Although I support Policy C&W 4 - Land south-east of Back Lane, I have several concerns in regard to the proposed development –</p> <ol style="list-style-type: none"> 1. Having read the Copdock & Washbrook Design Guidelines report (December 2019) I am extremely apprehensive at the prospect of a right turn out of the new development onto the Old London Road. With 226 dwellings planned for the site, there will be many vehicles attempting to turn right at busy times. There must be either traffic lights or a roundabout at the main access point to the site, as even with a speed reduction on this stretch of the Old London Road, at times the sun is blinding when you turn right out of Elm Lane or Chapel Lane and it is already very dangerous. 2. Either a Pelican or Puffin pedestrian crossing will be necessary near to the new development to allow villagers to safely cross to the Village Hall, Bowls Club and Cricket Club, especially with the increased number of children and senior citizens (living on the development) who will wish to use the sporting facilities. 3. Having recently walked along Poplar Lane (part of the new Wolsey Grange development) on a Sunday afternoon, I was horrified by the number of vans and cars parked on the verges in front of the new houses as there was insufficient parking on the drive at each individual house. There must be extra parking spaces available somewhere on the new development in Copdock & Washbrook, otherwise the roads will become | <p>The Policy requires junction and highway improvements on Old London Road.</p> <p>This is addressed in the Highways and Movement Chapter</p> <p>The development will need to meet the minimum car parking standards adopted by Babergh District Council.</p> | None |

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| P Herd | | <p>clogged up and vehicles will park on the pavements.</p> <p>I feel very strongly that there should be no vehicle access to either Back Lane or Elm Lane to the proposed housing development as I do not believe that the road is suitable to increased level of traffic. I do not believe that there should be any emergency access to the new proposed housing estate via Back Lane for the same reason.</p> <p>If the estate is to be developed and I also believe that a footpath should be considered for part or all of Back Lane as there is likely to be an increased level of use of the lane by pedestrians walking down to the pub.</p> <p>I would not be in favour of street lighting.</p> | <p>Back Lane into the development proposed in Policy C&W 4 would only be for emergency vehicles should, for some reason, they are unable to access the development from the London Road access.</p> <p>Back Lane is not wide enough to install a pavement.</p> <p>Noted</p> | None |
| M Green | | <p>I strongly feel that building on the paddock contradicts many objectives set out in the neighbourhood plan. We have tried to remain objective, having only researched this for the past 2 weeks, and being heavily affected by it.</p> <p>It is fair to say that we whilst we agree with some development, we strongly disagree with the 30 properties on the paddock in Elm Lane which will either be affected structurally in time to come due to the close proximity to the Horse Chestnut tree, or will result in the damage and subsequently removal of the 400 year old tree, which will be devastating.</p> | <p>Noted</p> <p>The illustrative masterplan referred to in Policy C&W 4 actually recognised the importance of this tree by making it a focal point of any development, ensuring that it will be protected. It would be normal practice for a planning permission to be conditioned that important trees, including their root structure, should be protected during the</p> | None |

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| | | <p>Having also bought houses and developed in Suffolk for 6 years now, there is a shortage of 5 bedroom properties in the area, and consideration should be given to the mix.</p> | <p>construction phase of a development.</p> <p>The evidence suggests that the greatest need is for smaller properties.</p> | |
| D Hendry | | <p>I appreciate it may be an unrealistic aspiration, but I believe where permissions are granted with certain provisos, they required actions are carried out before, or at least, concurrent, to the development. In the past, assurances have been made concerning development being undertaken hand-in-hand with mitigating factors but they then turn into empty promises. The sort of thing I am thinking of is where a footpath has been chopped in two by a road development and promises are made of pedestrian bridges to overcome that interruption, but they never come into fruition due to lack of funds after the event.</p> <p>Also, measures to provide better road surfaces on the A12 and A14 to reduce traffic noise never seem to have been carried out. If changes to the old A12 / London Road are part of conditions for residential or other development, perhaps they should be finished before the actual development takes place or it can be demonstrated that they will definitely be financed and undertaken at the same time as the development.</p> | <p>Where necessary, planning conditions attached to a planning permission will require matters to be delivered at set stages of the development.</p> <p>This is not a planning matter.</p> | None |
| F Gravener | | <p>I have lived in Copdock most of my life, and love it. We are so lucky to have the best of both worlds, in a thriving village, with fields, farms, and leisure facilities, and a strong community spirit; yet close to railway stations and main roads on our doorstep. I want Copdock & Washbrook to continue to thrive and provide a lovely environment for generations to come.</p> | Noted | None |
| N Butters | | <p>Only that the neighbourhood planning group have consulted throughout the process which has been appreciated.</p> | Noted and Thank You | None |
| A Butters | | <p>I have been impressed with how the neighbourhood plan has</p> | Noted and Thank You | None |

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| | | developed over the last couple of years to where it is now. It really reflects how myself and other residents feel. | | |
| R Flack | | I feel that any properties which are built on the sites discussed should not have day to day access via Back Lane. They should access via London Road. it is simply too dangerous to have increased traffic on Back lane. | An access from Elm Lane or Back Lane into the development proposed in Policy C&W 4 would only be for emergency vehicles should, for some reason, they are unable to access the development from the London Road access. | None |
| S Downey | | just to repeat the question from annex 2 - does the parish council have the decision making rights as to whether any future development proposals meet with the policies outlined in this document and therefore own the decision as to whether the development can proceed? | The Parish Council will remain a consultee of Babergh DC but ultimately Babergh will continue to make decisions on planning applications. | None |
| | Babergh District Council | <p>The events of recent weeks have introduced many challenges to the way we all go about our daily lives and in the way that we work. With the latter in mind, we have consulted as widely as possible with colleagues from other teams across the Council and this letter, together with the attached table of comments, represents our formal response. In preparing this we have also had regard to the supporting evidence published on the parish council website and, to the working draft document you kindly shared with us earlier this year.</p> <p>This Plan comes across as both well prepared and well presented. The introductory chapters are sufficiently detailed and help set the context for what follows. It also shares much in common with other draft plans we have seen recently and, while there are many benefits in that, we do also advise that the Group take one last opportunity prior to submission to ensure that no factual errors etc. have crept in by mistake.</p> | <p>Noted</p> <p>Thank you</p> | None |

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| | | <p>Ultimately, we need a neighbourhood plan that works for both local community and District Council. We trust that our comments are helpful and, should you wish to discuss any of the matters raised in more detail, then please do not hesitate to contact us.</p> <p>Finally, the Parish Council is reminded that should they feel it necessary to make substantive changes to this plan or, because they now feel that recent events have prevented local residents from having adequate opportunity to view and comment on the plan, it may be appropriate to re-consult prior to formally submitting both the Plan and the other required documents to the District Council.</p> | <p>Noted and Thank You</p> <p>It is not considered that the changes made to the Pre-Submission version of the Plan are significant enough to require further consultation. Similarly, it is considered that the Covid-19 lockdown in the UK was sufficiently into the consultation period that it did not impact on the opportunity to comment. Considerable efforts were made via social media and other messaging methods to ensure that people were aware of the consultation and how they could respond.</p> | |
| | <p>Babergh District Council</p> | <ul style="list-style-type: none"> • Contents: Check page number references, i.e. Glossary. • Improve the clarity of the charts and tables within the plan. (These seem to be much sharper in the working draft). • A minor point but could the Group see if the Landscape Appraisal can be published in a more manageable A4 format. | <p>The format of the Plan and page number references will be reviewed.</p> | <p>Make consequential amendments to the Plan as a result of proposed changes referred to in this Comments Table and those required to bring the Plan up-to-date.</p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>It is requested that any new proposal regarding build for access or water for firefighting provision is submitted to the Suffolk Fire and Rescue Service via the normal consultation process.</p> <p><u>Health and Wellbeing</u> Ageing Population The Neighbourhood Plan makes brief reference to the older residents of the village of Copdock and Washbrook in paragraph 2.12, and the residential care home of The Lodge in paragraph 7.3. With an aging population in Suffolk, it is important that their needs are catered for.</p> <p><u>Minerals and Waste Facilities Safeguarding</u> There are no minerals extraction, minerals processing, or waste sites within the Neighbourhood Plan area, however there is a planned mineral extraction site and a waste site near the boundary of the Neighbourhood Plan area. These are site M3 allocated in the SMWLP and a metals and end of life vehicles recycling site. These sites are away from the built-up areas of Copdock and Washbrook and from the development proposed in the Neighbourhood Plan. Therefore, it is not expected that the Neighbourhood Plan will cause any facility safeguarding issues.</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources. The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> | <p>Neighbourhood Plan.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> <p>None</p> |
| | Environment | Thank you for your consultation dated 01 March 2020 regarding | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | Agency | <p>the Copdock and Washbrook Neighbourhood Development Plan.</p> <p>Our principal aims are to protect and improve the environment, and to promote sustainable development. We:</p> <ul style="list-style-type: none"> • Act to reduce climate change and its consequences; • Protect and improve water, land and air; • Work with people and communities to create better places; • Work with businesses and other organisations to use resources wisely. <p>You may find the following two documents useful. They explain our role in in the planning process in more detail and describe how we work with others, they provide:</p> <ul style="list-style-type: none"> • an overview of our role in development and when you should contact us; • initial advice on how to manage the environmental impact and opportunities of development; • signposting to further information which will help you with development; • links to the consents and permits you or developers may need from us. <p>Building a better environment: Our role in development and how we can help: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</p> <p>Environmental Quality in Spatial Planning http://www.english-heritage.org.uk/publications/environmental-quality-in-spatial-planning-supplementary-files/.</p> <p>Please also find attached to this e mail our document "Planning for the environment at the neighbourhood level."</p> <p>A key principle of the planning system is to promote sustainable</p> | | |

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| | | <p>development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p><u>Flood Risk</u> This plan area is largely set within fluvial Flood Zone 1 although there are areas of flood zone 2/3 from designated main rivers within the plan area. These statutory main rivers are Belstead brook to the north-east and Spring Beck to the north. There is also a very small area of flood zone 2/3 from un-modelled ordinary watercourse of Alton Water. This is to the very farthest southerly corner of the plan area and has been designated as a flood zone through the use of JFLOW data which we explain in more detail in this letter. Any future development proposed within this flood zone would need to model this watercourse, as currently the risk here is unknown.</p> <p>We have noted that the regulation 14 draft of the neighbourhood plan refers to; The NPPF, Babergh local plan and the emerging Babergh/Mid-Suffolk Local Plan and also that all new housing allocation within this plan (as per the included policies maps) are located in Flood Zone 1.</p> <p>It would be good to see a policy in the plan which refers specifically to flood risk and climate change. However, this may remain an aspiration as the majority of the plan area lies within Flood Zone 1. Consequentially there is no need for development</p> | | |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>within Flood Zones 2 and 3 which are defined as the high risk areas in terms of flood risk. We would look to see these areas remain free from certain development types. We are confident that future development will be able to satisfy the requirement to be sequentially sited based on current data and with consideration to climate change.</p> <p>All development proposals within the Flood Zone (which includes Flood Zones 2 and 3, as defined by the Environment Agency) shown on the Policies Map and Local Maps, or elsewhere involving sites of 1ha or more, must be accompanied by a Flood Risk Assessment.</p> <p><u>Planning Practice Guidance (PPG)</u> The Neighbourhood Plan should apply the sequential test and use a risk based approach to the location of development. The plan should be supported by the local Strategic Flood risk Assessment (SFRA) and should use the NPPF Planning Practice Guidance (PPG). The PPG advises how planning can take account of the risks associated with flooding and coastal change in plan-making and the planning application process. The following advice could be considered when compiling the Neighbourhood Plan to ensure potential development is sequentially sited or if at flood risk it is designed to be safe and sustainable into the future.</p> <p><u>Sequential Approach</u> The sequential approach should be applied within specific sites in order to direct development to the areas of lowest flood risk. If it isn't possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. If the whole site is at high risk (Flood Zone 3), an FRA should assess the flood characteristics across the site and direct development towards</p> | | |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>those areas where the risk is lowest.</p> <p><u>Finished Floor Levels</u> We strongly advise that Proposals for 'more vulnerable' development should include floor levels set no lower than 300 mm above the level of any flooding that would occur if defences were overtopped in a 1% / 0.5% flood event (including allowances for climate change). Safe refuge should also be provided above the 0.1% undefended/breach flood level (including allowances for climate change). We are likely to raise an objection where these requirements are not achieved.</p> <p>We recommend 'less vulnerable' development also meets this requirement to minimize disruption and costs in a flood event. If this is not achievable then it is recommended that a place of refuge is provided above the 0.1% flood level (including allowances for climate change). Where safety is reliant on refuge it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic & hydrodynamic) associated with flood water. The LPA may need to receive supporting information and calculations to provide certainty that the buildings will be constructed to withstand these water pressures.</p> <p><u>Safe Access</u> During a flood, the journey to safe, dry areas completely outside the 1% (1 in 100) / 0.5% (1 in 200) AEP flood event, including allowances for climate change, should not involve crossing areas of potentially fast flowing water. Those venturing out on foot in areas where flooding exceeds 100 millimetres or so would be at risk from a wide range of hazards, including, for example; unmarked drops, or access chambers where the cover has been swept away. Safe access and egress routes should be assessed in accordance with the guidance document 'FD2320 (Flood Risk</p> | | |

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| | | <p>Assessment Guidance for New Developments)'. We would recommend that you refer your SFRA which has produced hazard maps following a breach/overtopping of the defences?</p> <p><u>Emergency Flood Plan</u> Where safe access cannot be achieved, or if the development would be at residual risk of flooding in a breach, an emergency flood plan that deals with matters of evacuation and refuge should demonstrate that people will not be exposed to flood hazards. As stated above refuge should ideally be located 300mm above the 0.1% AEP flood level including allowances for climate change. An emergency flood plan should be submitted as part of a FRA for any new development and it will be important to ensure emergency planning considerations and requirements are used to inform it.</p> <p><u>Flood Resilience / Resistance Measures</u> To minimise the disruption and cost implications of a flood event we encourage development to incorporate flood resilience/resistance measures up to the extreme 0.1% AEP climate change flood level. Information on preparing property for flooding can be found in the documents 'Improving the Flood performance of new buildings' and 'Prepare your property for flooding'.</p> <p><u>Increases in Built Footprint (excluding open coast situations)</u> When developing in areas at risk of flooding consideration should be given to preventing the loss of floodplain storage. Any increase in built footprint within the 1% AEP, including allowances for climate change, flood extent will need to be directly compensated for to prevent a loss of floodplain storage. If there are no available areas for compensation above the design flood level and compensation will not be possible then a calculation of the offsite flood risk impacts will need to be</p> | | |

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| | | <p>undertaken. If this shows significant offsite impacts then no increases in built footprint will be allowed. Further guidance on the provision of compensatory flood storage is provided in section A3.3.10 of the CIRIA document C624.</p> <p><u>Climate Change</u> The Environment Agency guidance 'Flood risk assessments: climate change allowances' should be used to inform the spatial distribution of growth and the requirements of Flood Risk Assessments (FRA) for individual applications.</p> <p>The National Planning Practice Guidance provides advice on what is considered to be the lifetime of the development in the context of flood risk and coastal change. The 'Flood risk assessments: climate change allowances' guidance provides allowances for future sea level rise, wave height and wind speed to help planners, developers and their advisors to understand likely impact of climate change on coastal flood risk. It also provides peak river flow and peak rainfall intensity allowances to help planners understand likely impact of climate change on river and surface water flood risk. For some development types and locations, it is important to assess a range of risk using more than one allowance. Please refer to this guidance. https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances. This advice updates previous climate change allowances to support the NPPF and may result in flood extents being greater than they have been in the past. This does not mean our flood map for planning has changed, as these maps do not consider climate change, but fluvial flood maps that may have been produced as part of SFRA's and other flood risk studies may be out of date. FRAs submitted in support of new development will need to consider the latest climate change allowances.</p> | | |

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| | | <p><u>JFLOW</u> Some locations are in areas of JFLOW which are flood zones produced from basic national generalised flood modelling. The Environment Agency has not undertaken detailed modelling at these locations (with the exception of flood extents derived from JFLOW) and therefore, has no flood level data available.</p> <p>JFLOW outputs are not suitable for detailed decision making. Normally, in these circumstances, an FRA will need to undertake a modelling exercise in order to derive flood levels and extents, both with and without allowances for climate change, for the watercourse, in order to inform the design for the site. Without this information, the risk to the development from fluvial flooding associated with the ordinary watercourse is unknown.</p> <p>Modelling is required to accurately establish the risk to the proposed development in terms of potential depths and locations of flooding. The watercourse should be modelled in a range of return period events, including the 1 in 20, 1 in 100 and 1 in 1000 year events, both with and without the addition of climate change. The flood levels on the development site should be determined and compared to a topographic site survey to determine the flood depths and extents across the site.</p> <p><u>Environmental Permit for Flood Risk Activities</u> An environmental permit for flood risk activities may be required for work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert.</p> <p>Application forms and further information can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits. Anyone carrying out these activities</p> | | |

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| | | <p>without a permit where one is required, is breaking the law. The Neighbourhood Plan should consider this when allocating development sites adjacent to a 'main river'. A permit may be required and restrictions imposed upon the work as a result in order to ensure the development does not have a detrimental impact upon the environment and flood risk.</p> <p><u>Fisheries, Biodiversity and Geomorphology</u></p> <p>We note the plan's stated objective to, 'maintain and improve biodiversity assets within the plan area', although we suggest that there is limited detail concerning how this ambition will be achieved. We suggest more reference is made to the Belstead Brook and the river corridor as this is an obvious asset for wildlife in the plan area.</p> <p>The interesting historical reference to the Washbrook, from the wash or flooding brook, could be promoted to help understand the natural function of the river valley. Also more could be achieved within the plan to link up existing ecological networks, better use open spaces and create green corridors to improve biodiversity. As this plan is to be valid until 2038 extending the scope of the ambition for the benefit of wildlife could have real positive benefits in the years to come.</p> <p>Examples from other neighbourhood plans have included; creation of community nature reserves; increasing the take-up of allotments; establishing a traditional, or scattered, orchard area; increasing opportunities to create green infrastructure; developing the footpath, cycleway and green lanes network; promoting areas for native tree planting and assigning areas within the plan for more ponds/wetlands for the benefit of wildlife and people. Although these are not an exhaustive list of examples, and given that other suggestions are included in the guidance attached, we suggest that some of the above are at</p> | | |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>least considered for inclusion within the revised neighbourhood plan document.</p> <p>Please note that the views expressed in this letter by the Environment Agency is a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.</p> <p>Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on the progress of the plan.</p> | | |
| | Historic England | <p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Copdock and Washbrook Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not wish to make any comments at this time. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to</p> | Noted | None |

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| | | <p>provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p> | | |
| Avison Young for | National Grid | <p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p><u>About National Grid</u> National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p><u>Proposed development sites crossed by or in close proximity to</u></p> | Noted | None |

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| | | <p><u>National Grid assets</u> An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below. www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p><u>Distribution Networks</u> Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p><u>Further Advice</u> Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p> | | |
| | Natural England | <p>Thank you for your consultation on the above dated 01 March 2020</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is</p> | Noted | None |

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| | | <p>conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p><u>Suffolk Recreational disturbance Avoidance and Mitigation Strategy (RAMS)</u></p> <p>We note that your Parish is included within the area being covered by the Suffolk Recreational disturbance Avoidance and Mitigation Strategy (RAMS). Development within 13km of internationally important nature conservation sites in Ipswich BC, Babergh DC, Suffolk Coastal DC, & Waveney DC requires mitigation for recreational disturbance impacts from dog walking and other recreational uses. The local authorities and Natural England have worked together to develop a strategy and mechanisms to implement the Suffolk RAMS.</p> <p>The Suffolk RAMS mitigation is a combination of:</p> <ul style="list-style-type: none"> • A financial contribution based on the number of dwellings, to fund a wardening and visitor management scheme (Suffolk RAMS) for the designated sites themselves, and • Green infrastructure on housing development sites to encourage people to stay local and to reduce pressure on designated sites. <p>Natural England's suggested scope of mitigation requirements for development relating to developments for larger scale residential developments is included as Annex 1, and for smaller scale residential developments as Annex 2.</p> | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>The Pre-submission draft should be assessed to determine whether a Strategic Environmental Assessment (SEA) and/or a Habitats Regulation Assessment (HRA) is required in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. Any additional housing allocated through the Neighbourhood Plan should be assessed alone, and in-combination, through the and Habitats Regulation Assessment screening and any likely significant effects will need to progress to the detailed assessment stage.</p> <p><u>Natural environment issues and opportunities</u> We refer you to the attached Annex 3 which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p><u>Annex 1 – Natural England’s recommendations for larger scale residential developments within the 13 km Suffolk Coast RAMS zone of influence (50 units +, or equivalent, as a guide)</u></p> <p>Developments of this scale should include provision of well-designed open space/green infrastructure, proportionate to its scale. Such provisions can help minimise any predicted increase in recreational pressure to the European sites by containing the majority of recreation within and around the development site boundary away from European sites. We advise that the Suitable Accessible Natural Green Space (SANGS) guidance here can be helpful in designing this; it should be noted that this document is specific to the SANGS creation for the Thames Basin Heaths, although the broad principles are more widely applicable. As a minimum, we advise that such provisions should include:</p> <ul style="list-style-type: none"> • High-quality, informal, semi-natural areas | <p>A separate Screening of the Plan has taken place and Natural England have agreed with the outcome.</p> <p>Noted</p> <p>Policy C&W 4 will be amended to reflect this.</p> | <p>None</p> <p>None</p> <p>Amend Policy C&W 4 by inserting the following:</p> <p><u>Proposals should include measures for the mitigation of recreational of recreational disturbance Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC) as set out in Paragraph 6.21.</u></p> |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <ul style="list-style-type: none"> • Circular dog walking routes of 2.7 km¹ within the site and/or with links to surrounding public rights of way (PRoW) • Dedicated 'dogs-off-lead' areas • Signage/information leaflets to householders to promote these areas for recreation • Dog waste bins • A commitment to the long term maintenance and management of these provisions <p>Natural England would be happy to advise developers and/or their consultants on the detail of this at the pre-application stage through our charged Discretionary Advice Service (DAS), further information on which is available here.</p> <p>However, the unique draw of the above European sites means that, even when well-designed, 'on-site' provisions are unlikely to fully mitigate impacts when all residential development within reach of the coast is considered together 'in combination'. We therefore advise that consideration of 'off-site' measures (i.e. in and around the relevant European designated site(s)) is also required as part of the mitigation package for predicted recreational disturbance impacts in these cases. Such measures are to be delivered strategically through the Suffolk Coast RAMS to make the sites more resilient to increased recreational pressures. A proportionate financial contribution should therefore be secured from these developments in line with the Suffolk Coast RAMS.</p> <p><u>Annex 2 – Natural England’s recommendations for smaller scale residential developments within the 13 km Suffolk Coast RAMS zone of influence (0-49 units, or equivalent, as a guide) which are not within/directly adjacent to a European designated site</u></p> | | |

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| | | <p>Whilst the provision of well-designed open space/green infrastructure on site or contributions towards strategic green infrastructure in your district is to be welcomed for developments of this scale, we advise that consideration of 'off-site' measures (i.e. in and around the relevant European designated site(s)) is required as mitigation for predicted recreational disturbance impacts in these cases as a minimum. Such measures are to be delivered strategically through the Suffolk Coast RAMS to make the sites more resilient to increased recreational pressures. A proportionate financial contribution should therefore be secured from these developments in line with the Suffolk Coast RAMS.</p> <p><u>Annex 3 - Neighbourhood planning and the natural environment: information, issues and opportunities</u></p> <p><u>Natural environment information sources</u> The Magic² website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here³.</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here⁴. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the</p> | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>locations of Local Wildlife Sites.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here⁵.</p> <p>There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.</p> <p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic⁶ website and also from the LandIS website⁷, which contains more information about obtaining soil data.</p> <p><u>Natural environment issues to consider</u> The National Planning Policy Framework⁸ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁹ sets out supporting</p> | Noted | None |

| Name | Group / Organisation | Comments (as submitted) | Neighbourhood Plan Response | Changes made to Plan |
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| | | <p>wildlife.</p> <ul style="list-style-type: none"> • Adding a green roof to new buildings. <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. • Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. • Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this ¹⁵). • Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency). • Planting additional street trees. • Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. • Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore). <p>¹ Taken from <i>Jenkinson, S., (2013), Planning for dog ownership in new developments: reducing conflict – adding value. Access and greenspace design guidance for planners and developers</i></p> <p>² http://magic.defra.gov.uk/</p> <p>³ http://www.nbn-nfbr.org.uk/nfbr.php</p> <p>⁴ http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</p> <p>⁵ https://www.gov.uk/government/publications/national-character-area-</p> | | |

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| | | <p>profiles-data-for-local-decision-making</p> <p>⁶ http://magic.defra.gov.uk/</p> <p>⁷ http://www.landis.org.uk/index.cfm</p> <p>⁸</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF Feb 2019 revised.pdf</p> <p>⁹</p> <p>http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/</p> <p>¹⁰</p> <p>http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</p> <p>¹¹ https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</p> <p>¹²</p> <p>http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx</p> <p>¹³ https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals</p> <p>¹⁴ http://publications.naturalengland.org.uk/publication/35012</p> <p>¹⁵ http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/</p> | | |

Plan submitted by Suffolk County Council Corporate Services in support of their representation (See Chapter 5 – Other comments)



Appendix 6

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

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

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

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
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| Cover | | Amend as follows: 2018-2036 7 Pre-Submission Draft January 2020 <u>March 2021</u> | To bring the Plan up-to-date and in line with the emerging Joint Local Plan timescale. |
| 4 | 1.5 | Amend as follows: In February 2020 the Parish Council consulted on the Neighbourhood Plan, known as the "Pre-Submission Plan", which is being consulted on for a period of six weeks. At the end of the consultation, comments received will be reviewed and any necessary amendments to the Plan will be made. This amended Plan is now ahead of it being submitted to Babergh District Council for further consultation and subsequent examination by an independent examiner. Following the examination, and subject to the examiner and District Council's approval, a referendum of residents on the Electoral Register will be held to vote on whether the Plan should be used by Babergh District Council when deciding planning applications. <u>This is the first draft of the "Pre-Submission Plan", which is being consulted on for a period of six weeks. At the end of the consultation, comments received will be reviewed and any necessary amendments to the Plan will be made. This amended Plan is now ahead of it being submitted to Babergh District Council for further consultation and subsequent examination by an independent examiner. Following the examination, and subject to the examiner and District Council's approval, a referendum of residents on the Electoral Register will be held to vote on whether the Plan should be used by Babergh District Council when deciding planning applications.</u> | To bring the Plan up-to-date |
| 4 | 1.6 | Amend first sentence as follows: The Plan has been prepared to cover the period 2018 – 2036 7 , the same period as the emerging Joint Babergh and Mid Suffolk Local Plan. | To ensure the Plan is in line with the emerging Joint Local Plan timescale. |
| 6 | 1.11 | Add additional bullet point as follows: <ul style="list-style-type: none"> <u>Statutory Pre-Submission Draft Neighbourhood Plan consultation - February 2020</u> | To bring the Plan up-to-date |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|---|---------------------------------|
| 8 | 2.3 Figure 1 | Amend first sentence as follows: Settlement is dispersed - small concentrations along Elm Lane and along main Roman Road. Mace Green shown <u>with a green</u> . | To correct typographical error. |
| 14 | Map 2 | Amend title as follows: Map 2 Built-Up Areas Boundaries | To correct typo |
| 15 | 3.7 | Amend paragraph as follows: Early in 2015 the District Council announced their intention to produce a new Joint Local Plan with Mid Suffolk District Council that would provide a planning framework for the management of growth across the districts to 2036-7. In July 2019 the District Council consulted on the "Preferred Options" for the draft Joint Local Plan. At the time it was envisaged that the Joint Local Plan would be adopted in 2021, after the anticipated date for the completion of this Neighbourhood Plan. Therefore, while we have had some regard for the content of the emerging Joint Local Plan, the policies in this Neighbourhood Plan do not have to be in general conformity with it because it carries little "weight" in the planning process. The Neighbourhood Plan has therefore placed an emphasis on aligning with the core Strategy, referred to above, while having regard to the status of the emerging Joint Local Plan. <u>In November 2020 Babergh District Council consulted on the final draft of the Joint Local Plan (the pre-submission draft). The Joint Local Plan will be subject to independent examination by a Government Planning Inspector in 2021 and it is anticipated that it will be adopted by the District Council in Winter 2021/22. As the Neighbourhood Plan is likely to be completed before this date, it has been prepared to conform with the policies in the adopted Local Plan documents, while ensuring that the strategic policies of the emerging Joint Local Plan (Policies SP01 to SP10) are conformed with.</u> | To bring the Plan up-to-date |
| 15 | 3.8 | Amend the body of the paragraph as follows: The Preferred Options <u>emerging</u> Joint Local Plan document identifies a hierarchy of settlements according to their level of services and facilities within the District. Copdock and Washbrook remains categorised as a Hinterland Village but is also categorised as being | To bring the Plan up-to-date |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|---|---|
| | | <p>within the "Ipswich Fringe". This dual designation results in some confusion as to what the Settlement Hierarchy policy in the Preferred Options document means for the parish. Draft Policy SP03 states that Ipswich Fringe settlements "will act as a focus for development, which will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies." For Hinterland Villages it states that "development will be permitted within settlement boundaries where:</p> <ul style="list-style-type: none"> • Design is sympathetic to its rural surrounding and demonstrates high-quality design by having regard to the relevant policies of the [local] Plan • A high standard of hard and soft landscaping, appropriate for the location is used • Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations • The cumulative impact of proposals will be a major consideration." <p>The precise wording of the final policy will evolve over the course of the preparation of the Joint Local Plan and therefore carries no weight in the planning decision process at this time. <u>Given the stage at which the Joint Local Plan has reached, it now carries some weight in the planning decision process at this time.</u></p> | |
| 16 | 4.1 | Amend date from 2036 to 2037 | To ensure the Plan is in line with the emerging Joint Local Plan timescale. |
| 18 | Policy C&W1 | <p>Amend the first sentence of Policy C&W 1 as follows:</p> <p>The Neighbourhood Plan area will accommodate development commensurate with Copdock and Washbrook's designation as a Hinterland Village <u>in the Ipswich Fringe</u> in the adopted Core Strategy and emerging Joint Mid Suffolk and Babergh Local Plan.</p> | In response to comments |
| 19 | 6.2 | <p>Amend as follows:</p> <p>The Preferred Options <u>emerging</u> Joint Local Plan document (July 2019 <u>November 2020</u>) identified a need to deliver at least 7,904 <u>560</u> new homes across Babergh between 2018 and 2037 <u>2036</u>, while actually making provision for building 9,611 <u>343</u> homes in the same period. It proposed that 10% <u>9%</u> of the housing would be built in Hinterland Villages such as Copdock and Washbrook <u>although the Ipswich Fringe would accommodate 21% of the new housing</u>. Table 04 of the same document proposed a minimum of 274 new homes, including outstanding planning permissions, in Copdock and Washbrook between 2018 and 2036</p> | To bring the Plan up-to-date |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|--|--|
| | | 2037. Given the scale of housing need across Babergh and the level of services and facilities in Copdock and Washbrook, this scale of growth is considered realistic and, although the Joint Local Plan is at an early stage of its preparation, the proposed growth has been used to inform the housing policies of the Neighbourhood Plan. At 1 April 2018 there were already permissions for 36 homes in the parish that had not been completed, leaving a requirement to identify sites to deliver at least 238 new homes in the period to 2036 2037. A further planning permission for nine dwellings to the rear of the Ipswich Hotel on Old London Road was granted planning permission in December 2019. | |
| 19 | 6.3 | Amend fourth sentence as follows: However, given that the Neighbourhood Plan cannot contradict the strategic policies of the Local Plan and that this Plan provides a framework for growth to 2037 2036, it has been prepared to take account of the emerging Joint Local Plan housing numbers. | To ensure the Plan is in line with the emerging Joint Local Plan timescale. |
| 20 | 6.5 | Amend as follows: By allocating sites and meeting the housing requirement set out in the Preferred Options <u>emerging</u> Joint Local Plan, the Neighbourhood Plan fully accords with the requirements of Paragraph 14 of the NPPF in meeting the identified housing requirement in full and therefore providing some certainty in determining proposals for new housing should Babergh District Council not be able to demonstrate a five-years supply of housing sites in the near future. | To bring the Plan up-to-date |
| 20 | Policy C&W2 | Amend first part of the of policy as follows: This Plan provides for around 274 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2037 2036 This growth will be met through: i the implementation of planning permissions that had not been completed as at 1 April 2018 <u>and new planning permissions granted between 2018 and 1 January 2021;</u> and ii <u>the</u> site allocations identified in Policy ies C&W 2 and C&W 3 in the Plan and <u>identified</u> on the Policies Map; and iii small brownfield “windfall” sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and iv in exceptional circumstances, dwellings outside the Settlement Boundary where it can be demonstrated that the dwelling is essential for the operation of existing employment, agriculture, horticulture, forestry and outdoor recreation businesses | To ensure the Plan is in line with the emerging Joint Local Plan timescale and to bring it up-to-date. |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|---|------------------------------|
| | | and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside. | |
| 21 | Paras 6.7 to 6.9 | <p>Amend paragraphs as follows and amend subsequent paragraph numbers accordingly:</p> <p>6.7 The Pre-Submission draft Neighbourhood Plan allocated a site off Back Lane and Elm Lane and adjacent to Fen View and Dales View for approximately 15 dwellings. The site had already been granted planning permission for housing and construction commenced on-site in February 2021. The allocation has not, therefore, been carried forward in the Neighbourhood Plan. In August 2017 planning permission was granted for the construction of 15 dwellings, including five affordable homes, on a disused and redundant football pitch off Back Lane and Elm Lane and adjacent to Fen View and Dales View, illustrated on Map 3. The use as a football pitch ceased over 25 years ago. At the time of the planning application, Sport England did not object to the loss of the pitch given the land had not been used for pitch sports within the last five years.</p> <p>6.8 The planning permission made provision for the construction of one dwelling accessed from Elm Lane and the remainder served from a new access off Back Lane. The affordable housing met the adopted planning policy requirements to provide 35% affordable housing. A subsequent planning application to amend the design of the dwelling accessed off Elm Lane was approved in November 2019. A further planning application, submitted in 2019, for nine dwellings on the remainder of the site was withdrawn by the applicant before Babergh District Council made a decision on it.</p> <p>6.9 As part of the 2017 planning permission, the applicants entered into a legal obligation to provide affordable housing element as well as provide financial contributions towards upgrading the nearby bus stops on Back Lane and improvements to pedestrian connectivity between the site and Copdock Primary School.</p> | To bring the Plan up-to-date |
| 21 | Policy C&W 3 – Land north-east of Elm Lane | Delete Policy C&W 3 as development has commenced on site. | To bring the Plan up-to-date |
| 22 | Map 3 | Delete Map 3 | To bring the Plan up-to-date |
| 23 | Para 6.12 | <p>Amend first sentence as follows:</p> <p>This large site, measuring approximately 13 hectares, is located between London Road,</p> | Consequential amendment |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|---|---|
| | | Elm Lane and Back Lane and is illustrated on Map 3 4. | |
| 24 | 6.14 | Amend first sentence as follows: The July 2019 consultation on the Preferred Options emerging Joint Local Plan proposes the the allocation of this site for approximately 226 dwellings with associated infrastructure. The proposed policy (LA008) states and that the development should comply with the following: | To bring the Plan up-to-date |
| 26 | Following Para 6.20 | Insert new Paragraph 6.21 as follows: <u>The site is within 13km of the of the Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC). Unless mitigated against, residential development on this site could have a detrimental impact on the designations due to an increase in recreational trips including dog walking. While Policy C&W 14 addresses general mitigation measures, Natural England also recommend that, for larger developments, on site mitigation measures should be incorporated into the development. As a minimum, they recommend the following:</u> <ul style="list-style-type: none"> • <u>High-quality, informal, semi-natural areas</u> • <u>Circular dog walking routes of 2.7 km within the site and/or with links to surrounding public rights of way (PROW)</u> • <u>Dedicated 'dogs-off-lead' areas</u> • <u>Signage/information leaflets to householders to promote these areas for recreation</u> • <u>Dog waste bins</u> • <u>A commitment to the long-term maintenance and management of these provisions.</u> <u>The development south-east of Back Lane (Policy C&W 3) should have regard to these requirements.</u> | In response to comments |
| 26 | Following the new Para 6.21 | Insert new Paragraph 6.22 as follows and amend subsequent paragraph numbers: <u>The site also falls within the Minerals Consultation Area of the Suffolk Minerals and Waste Local Plan. As such the quality of minerals resources in the site may need to be assessed to determine if minerals safeguarding policies apply.</u> | In response to comments |
| 28 | Figure 6 | Replace Figure 6 with amended version to identify Listed Buildings in vicinity of the site on London Road and Elms Lane | In response to comments |
| 29 | Policy C&W 4 | Amend title to Policy C&W 3 and amend the policy as follows: A site of approximately 13 hectares south-east of Back Lane, as identified on <u>Map 4</u> and the | In response to comments Paragraph 6.19 reference to be |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|--|--|
| | | <p>Policies Map, is allocated for approximately 226 dwellings. Proposals for the development should take place in accordance with the <u>provisions of paragraph 6.19, the Illustrative Masterplan (Figure 6) and provide:</u></p> <ul style="list-style-type: none"> i) 35% affordable housing; ii) a mix of house sizes in accordance with the identified requirement in Policy C&W 6; iii) the retention of the allotments on their current site; iv) new and improved pedestrian and cycle links <u>through the site and towards the Primary School, the Village Hall and Recreation Fields and Back Lane;</u> v) on-site rainwater harvesting and recycling <u>an integrated approach to water management including the use of SuDs together with on-site rainwater and storm water harvesting and grey water recycling;</u> vi) amenity open space and children's play facilities; vii) a single vehicular access from Old London Road with commensurate speed restriction measures and the provision for right-turn movements into and out of the site; and viii) the provision for emergency access, controlled by suitable means, from Back Land and/or Elm Lane. <p>Where a new access is created through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of frontage</p> <p>Development should also deliver measures for the reduction of traffic speeds on London Road and improved pedestrian and cycle crossing points on London Road towards Church Lane and the Village Hall. The improvement of the London Road bus stops adjacent to the site will also be required, which could include real-time passenger information systems.</p> <p><u>Proposals should have regard to the presence of Listed Buildings in the vicinity of the site, as identified on the Illustrative Masterplan, and ensure through the provision of appropriate screening, that any impact on their individual setting is minimised. Planning applications should ensure measures for managing impacts on archaeological remains are provided, including preservation in situ of the known double ring ditch, and archaeological excavation of other remains.</u></p> <p><u>Proposals should include measures for the mitigation of recreational of recreational disturbance Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC) as set out in Paragraph 6.21.</u></p> | <p>amended as a result of earlier deletions.</p> |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|--|--|
| | | <p>The affordable housing provision should be designed so that it is "tenure blind" (so that it is indistinguishable from open market housing), to be distributed around the site and not concentrated in any one area.</p> <p>Proposals that include an element of self-build housing will be supported.</p> | |
| 30 | 6.21 | <p>Amend fourth sentence as follows:</p> <p>Affordable housing schemes can primarily be delivered through a percentage of a larger development of over ten dwellings, such as will be provided on the allocation in Policies <u>Policy C&W 3 and C&W 4</u> or, as an exception, small-scale schemes, including entry level homes for purchase or "rural exception sites" outside the Settlement Boundaries where housing would not normally be permitted.</p> | Consequential amendment |
| 30 | 6.22 | <p>Amend paragraph as follows:</p> <p>The emerging Joint Local Plan (July 2019) does not contain a detailed <u>specific</u> policy for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter should a local need be identified during the period up to <u>2037</u> 2036.</p> | To bring the Plan up-to-date |
| 33 | Policy C&W 6 | <p>Amend the first sentence of Policy C&W 6 as follows:</p> <p>In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of three bedroomed homes <u>the housing mix in terms of number of bedrooms shall be in accordance with the Copdock and Washbrook Housing Needs Assessment 2019</u> within the scheme, unless it can be demonstrated that:</p> | In response to comments |
| 34 | 6.28 | <p>Insert the following after last bullet point:</p> <p>Policy LP26 of the emerging Joint Local Plan states that all residential development proposals must meet space standards which are as set out in the Nationally Described Space Standards. In recognition of this evidence, the Neighbourhood Plan supports the approach.</p> | To bring the Plan up-to-date and reflect the content of the pre-Submission Draft Joint Local Plan. |
| 40 | 8.6 | Amend the opening section of para 8.6 as follows: | In response to comments |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|---|--|
| | | The detailed analysis included in the Appraisal noted some changes which have resulted in loss of the distinctive qualities of the settlement. It is useful to highlight these as it may inform decisions regarding any future development or environmental initiatives/management of the settlement setting. <u>The following was identified as negative or undesirable aspects of existing recent developments:</u> | |
| 42 | 8.9 | Amend as follows: The adopted Babergh Local Plan designates land in the northern part of the parish, primarily associated with the Belstead Brook valley, as SLA. However, the Preferred Options <u>emerging Joint Local Plan (July 2019)</u> does not propose the continuation of this designation. | To bring the Plan up-to-date |
| 44 | Policy C&W 12 | Amend Policy as follows: Policy C&W 12 - Local Green Spaces The following Local Green Spaces are designated in this Plan and identified on the Policies Map: 1 Play area off Mill Lane 2 Fen View open space and play area Development on these sites will only be permitted in exceptional circumstances. Permitted development rights are not affected by this designation. | To reflect the outcome of a High Court challenge on the powers of Local Green Spaces in Neighbourhood Plans. |
| | 8.16 | Amend first sentence as follows: Unless mitigated against, Natural England consider that additional residential development within the 13 kilometre "Zone of Influence" could have a detrimental impact on the designations due to an increase in residential <u>recreational</u> trips. | To correct typographic error |
| 47 | Policy C&W 15 | Amend Policy C&W 15 i) as follows: i) can be accommodated in the countryside without having a <u>significant</u> detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Settlement Boundaries; and | In response to comments |
| 48 | Policy C&W 16 | Amend Policy C&W 16 c as follows: | In response to comments |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|--|-------------------------|
| | | c. contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and the <u>AECOM Design Guidelines Built Character Assessment</u> , through the use of appropriate design and materials; | |
| 50-51 | Policy C&W 17 | Amend elements of Policy C&W 17 as follows: c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant <u>positive</u> contribution to the character and appearance of that part of the village; f. produce designs that respect the character, scale, <u>height</u> and density of the locality; i. not result in water run-off that would add-to or create surface water flooding, <u>through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS)</u> ; | In response to comments |
| 52 | Para 9.7 | Amend Para 9.7 by adding the following to the end: <u>Belstead Brook is the main river which flows through Washbrook parish, and significant areas are within flood zone 2 and 3. The Belstead Brook is also within the East Suffolk Internal Drainage Board catchment.</u> <u>Whilst not having a main river flowing through the village, flood risk mapping shows flooding from an ordinary watercourse located south of Folly Lane which are in flood zone 2 and 3. There are also two ordinary watercourses which are predicted to be affected by surface water flooding At the southern end of London Road. Records show a number of flood reports have been received around the parish since 2011.</u> | In response to comments |
| 52 | Policy C&W 18 | Amend Policy C&W 18 as follows: Policy C&W 18 - Sustainable Construction Practices Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate how they: a. maximise the benefits of solar gain in site layouts and orientation of buildings; | In response to comments |

| Page in Pre-Submission Consultation Plan | Para No / Policy in Pre-Submission Consultation Plan | Modification | Reason |
|--|--|--|--|
| | | <ul style="list-style-type: none"> b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency; c. avoid <u>installing new fossil</u> fuel-based heating systems; d. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels; and e. incorporate measures to capture rainwater run-off through measures that could include grey <u>water recycling</u> / rainwater <u>and stormwater</u> harvesting. and recycling; | |
| 55 | Policy C&W 20 | Amend second sentence of Policy C&W 20 as follows: Development which will result in the loss of existing amenity, sport or recreation open space or facilities, <u>including those identified on the Policies Map</u> , will not be allowed unless: | In response to comments |
| 56 | Para 11.2 | Insert sub-heading above paragraph 11.2 as follows: <u>Old London Road</u> | In response to comments |
| 60-62 | Policies Map | Amend Policies Map and associated Inset Maps to improve clarity and to make any consequential amendments resulting from modifications above. Amend Inset Map North to include Settlement Boundary at Chapel Lane and The Marvens to be in accordance with the emerging Joint Local Plan. Amend Inset Map South to exclude land east of Old London Road from Settlement Boundary in line with the emerging Joint Local Plan. | To bring the Plan up-to-date To ensure consistency, as appropriate, with the emerging Joint Local Plan. |
| 65 | Appendix 1 | Insert the following under the title: <u>The information in this appendix reflects information correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or Historic England's National Heritage List for England.</u> | In response to comments |