

# 3 PLANNING POLICY

## Adopted Babergh Local Plan

Planning law dictates that planning applications are determined in accordance with the adopted Local Plan unless material considerations indicate otherwise.

In this case, the current Local Plan for Babergh identifies the site as falling outside of the Built Up Area Boundaries (BUABs) and subject to restrictive countryside policy. However, the Local Plan (Core Strategy Policy CS2) categorises Copdock and Washbrook as ‘Hinterland Villages’, where new housing will be directed subject to satisfaction of Core Strategy Policy CS11 (Strategy for Development for Core and Hinterland Villages) and CS15 (Implementing Sustainable Development in Babergh). These policies require, among others, that the scale and location of any new housing will meet local housing need.

There is a clear need for new housing within the District signaled by the preparation of a new Local Plan. The Strategic Housing Market Assessment update (January 2019) identifies those needs in detail. Copdock and Washbrook Parish Council (CWPC) also undertook their own consultation with its residents and the results identified that 46.19% of residents felt that there was a need for more housing within the village.

Policy CS11 and CS15 specify other criteria that must be met by new housing, against which Babergh District Council will assess the proposals. More information is provided in respect of these policies within our FAQs.

## Babergh District Council and Mid Suffolk District Council Joint Local Plan (2019)

The respective councils are in the process of forming an ‘Emerging Local Plan’ that will eventually replace the adopted Babergh Local Plan. It is currently a ‘Preferred Options Consultation’ approved by both Councils in June 2019. This document will progress to the final stages later this year.

Of particular note is **Policy LA008** which allocates this site for residential development and a minimum of 226 dwellings. This means that the local authority has identified the parcel of land as a suitable location for new housing and the site is to be removed from the Countryside. It also provides detailed design criteria to ensure the new development is responsive to the context of the parish and its local conditions – see FAQs for more information.

However, it is recognised that given its current stage in the process, this emerging Local Plan carries less weight in decision making compared to the current adopted Local Plan.

## National Planning Policy Framework (NPPF)

The revised NPPF, which was published in February 2019, sets out the priorities and principles of development established by the central government. One of its key aims is to “*significantly boost the supply of new homes*”. This is so that a sufficient amount and variety of new land can come forward to help address the current shortfall of housing.