

Appendix D

Policies Assessments

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Ipswich Strategic Planning Area Policies

Policy ISPA1: Growth in the Ipswich Strategic Planning Area

Ipswich will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area (ISPA), whilst enhancing quality of life and protecting the high-quality environments. Over the period 2018-2036, the Ipswich Borough Council Local Plan will contribute to:

- a) The creation of at least 9,500 jobs through the provision of at least 23.2ha of employment land within Ipswich to contribute towards the Ipswich Functional Economic Area;
- b) The collective delivery of at least 35,334 dwellings across the Ipswich Housing Market Area 2018-36; and
- c) Supporting the continued role of Ipswich as County Town.

The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary.

Policy ISPA2: Strategic Infrastructure Priorities

The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:

- a) A12 improvements;
- b) A14 improvements;
- c) Sustainable transport measures in Ipswich;
- d) Improved cycle and walking routes;
- e) Appropriate education provision to meet needs resulting from growth;
- f) Appropriate health and leisure provision to meet needs resulting from growth;
- g) Improvements to water supply and treatment capacity; and
- h) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.

The Council also supports work to investigate the feasibility of an Ipswich Northern Route and the provision of increased capacity on railway lines for freight and passenger traffic, but these are not measures needed to enable the delivery of growth proposed through this Local Plan.

Policy ISPA3: Cross-boundary mitigation of effects on Protected Habitats and Species

The Council will continue to work with other authorities to address the requirements of the Recreational Avoidance and Mitigation Strategy and implementation of mitigation measures for the benefit of the European protected sites across the Ipswich Strategic Planning Area.

The Council will continue to work with other authorities over the plan period to ensure that the strategy and mitigation measures are kept under review in partnership with Natural England and other stakeholders.

Policy ISPA4: Cross Boundary Working to Deliver Sites

Ipswich Borough Council will work with neighbouring authorities to master plan and deliver appropriate residential development and associated infrastructure on identified sites within the Borough but adjacent to the boundary, where cross boundary work is needed to bring forward development in a coordinated and comprehensive manner.

In order to meet housing needs within the Borough boundary as far as possible, the Council identifies an allocation of land in 4 parcels forming ISPA4.1 for future housing growth and associated infrastructure improvements at the northern end of Humber Doucy Lane adjacent to Tuddenham Road. The allocation is shown on the accompanying site sheet for this policy. Land north east of Humber Doucy Lane is identified as a cross-border location for future development (within Ipswich Borough and Suffolk Coastal Local Plan area) for housing delivery, appropriately phased with delivery of Ipswich Garden Suburb and its associated infrastructure. This joint approach will help enable land within Ipswich Borough to come forward for housing.

It will require land and infrastructure works and green infrastructure across the boundary in order to come forward. Development would be planned and delivered comprehensively and would be master planned jointly with land within East Suffolk Council where this is identified through the Suffolk Coastal Local Plan. New homes would be limited to south of the railway line and adjacent to the urban area.

Infrastructure requirements would include the following but may include other infrastructure which will be determined as part of the joint master planning process:

- a. Primary school places to meet the need created by the development;
- b. Replacement sports facilities if needed to comply with policy DM5;
- c. A layout and design that incorporates a 'green rim' walking and cycling route around the edge of Ipswich which also contributes positively to the enhancement of strategic green infrastructure to deliver benefits to both people and biodiversity and to help new developments deliver biodiversity net gain; and
- d. Transport measures including highway and junction improvements on Humber Doucy Lane and Tuddenham Road, walking and cycling infrastructure to link to key destinations including the town centre, and public transport enhancements.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	ISPA1	++	S, M & L-T Permanent. Low uncertainty.	Policy ISPA1 sets out the Councils' commitment to delivering dwellings and jobs across the ISPA by 2036. The delivery of high-quality homes and a significant quantity of jobs could make a major positive contribution towards fighting poverty, reducing social exclusion and supporting the changing population profile of the area, provided that a proportion of the jobs created go to currently unemployed residents in the plan area. It is highly likely that the policy would help to enhance the public realm in many locations and to contribute towards regeneration. It is largely uncertain the extent to which this policy would encourage participation in community activities, although this may be a resultant indirect effect from an increase in employment and potential disposable income.
	ISPA2	++	S, M & L-T Permanent. Low uncertainty.	ISPA2 sets out the Council's intention to work with neighbouring authorities to deliver a range of infrastructure and facilities, which could help to reduce rates of poverty in the Borough and to help avoid isolation or exclusion amongst residents. This may be through the provision of health, education and sustainable transport measures, which could lead to an increase in direct improvements measures, such as an increase in skills, as well as indirect benefits such as an improvement in indirect community interactions within communities.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 is unlikely to have a discernible effect on SA Objective 1.
	ISPA4	+	S, M & L-T Permanent. Medium uncertainty.	ISPA4 could help to support the changing population of the Borough by providing an appropriate mixture and type of housing in accessible locations, in response to identified needs. It is unlikely to improve the public realm and there is a risk that, should new housing be situated in rural locations that are relatively isolated and new services or facilities are not provided, new residents here could potentially feel somewhat excluded.
2 - To meet the housing requirements of the whole community	ISPA1	++	S, M & L-T Permanent. Low uncertainty.	Policy ISPA1 proposes a quantity of housing that would satisfy the housing needs of the Borough for the period until 2036. The delivery of this housing would be expected to help reduce homelessness in the Borough and to contribute towards satisfying the demand for a range of housing needs, such as affordable rented and affordable home owned. The proportional requirements for this are set out in Policy CS12 of the Local Plan.
	ISPA2	+	S, M & L-T Permanent. Low uncertainty.	The provision of new infrastructure, including that related to sustainable transport, health and education, as proposed under ISPA2, would support and enable the delivery of residential development, in response to identified needs.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 is unlikely to have a discernible effect on SA Objective 2.
	ISPA4	++	S, M & L-T Permanent. Medium uncertainty.	ISPA4 would help to ensure the LPR can deliver enough housing to satisfy the housing needs of the Borough by 2036 and could help to reduce homelessness. Due to the requirement for comprehensive master planning to include relevant infrastructure and service requirements, these homes are likely to have good access to services, facilities and sustainable transport modes and would likely be of a mixture and type that is appropriate to the local need.
3 - To improve the health of the population overall and reduce health inequalities	ISPA1	+	S, M & L-T Reversible. Low uncertainty.	The impacts of Policy ISPA1 on health and health inequalities is largely uncertain as this is dependent on the location of development in relation to the location of health services and facilities, although proximity to a range of services and facilities as well as sustainable transport provision is likely to be delivered through other plan policies, such as ISPA2. The provision of sustainable homes in high-quality environments should facilitate a reduction in health inequalities to some degree, insofar as it could reduce fuel poverty and other direct measures, as well as increasing the potential for indirect physical activity and community interactions.
	ISPA2	++	S, M & L-T Permanent. Low uncertainty.	ISPA2 sets out a commitment to the provision of new health facilities, which could make a major positive contribution towards ensuring existing and new residents have good access to a GP surgery and other necessary health services. Depending on the location of this provision, it could help to alleviate health inequalities in the Borough. Improved cycle routes could facilitate more active lifestyles, whilst improved sustainable transport modes may go some way to tackling areas of poor air quality that is damaging human health.
	ISPA3	+	S, M & L-T Reversible. Medium uncertainty.	The protection and enhancement of European sites stipulated in ISPA3 could in some cases help to ensure residents of Ipswich are able to access a diverse range of high quality and natural or semi-natural habitats. Conversely, it may also restrict access depending on the precise distribution of the adopted mitigation measures.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	ISPA4	+	S, M & L-T Reversible. Medium uncertainty.	ISPA4 would help to situate new residents in rural locations that provide excellent access to the countryside and a diverse range of natural and semi-natural habitats. The provision of walking and cycling routes and sports facilities could help to facilitate active and healthy lifestyles of new and existing residents.
4 - To improve the quality of where people live and work	ISPA1	+	S, M & L-T Reversible. Low uncertainty.	Policy ISPA1 is designed to help provide homes and jobs that satisfy the identified and varied needs of the Borough. This could help to regenerate areas of the Borough identified as requiring improvements and to provide existing and new residents with high-quality homes that offer good access to jobs. However, it is likely that some residents would be situated in areas of relatively poor air quality due to the urban nature of the Borough, where noise and light pollution (such as that associated with road transport) is also a concern.
	ISPA2	++	S, M & L-T Reversible. Low uncertainty.	ISPA2 could contribute towards healthy living environments by improving air quality, encouraging cycling and providing new health services. This could help to improve community interaction levels, which, in turn, could lead to an increase in natural surveillance and community cohesion, leading to a reduction in the fear of crime, and potential reduction in actual crime.
	ISPA3	+	S, M & L-T Reversible. Medium uncertainty.	The protection and enhancement of European sites stipulated in ISPA3 could in some cases help to protect and enhance the quality of the environment within which residents live, such as near the River Orwell.
	ISPA4	+	S, M & L-T Reversible. Medium uncertainty.	ISPA4 could help to situate residents in locations that have good sustainable transport links, green and open spaces around their local community and are unlikely to be in areas of significant noise or air pollution. The layout would incorporate a green rim. Overall, the quality of homes here would be likely to be very high.
5 - To improve levels of education and skills in the population overall	ISPA1	+	N/A	The extent to which this policy impacts education depends almost entirely on the distribution of development in relation to education facilities. However, the increase in the provision of housing is likely to lead to the corresponding delivery of increased educational facilities, in compliance with ISPA2.
	ISPA2	++	S, M & L-T Permanent. Low uncertainty.	ISPA2 sets out a commitment to the delivery of new education facilities to match residential growth. This could help to support higher rates of education and qualifications amongst the young. It would be particularly important in the Borough of Ipswich where the capacity of existing schools is currently under pressure.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 is unlikely to have a discernible effect on SA Objective 5.
	ISPA4	+	S, M & L-T Permanent. Medium uncertainty	ISPA4 sets out a commitment to only delivering the proposed development where the necessary infrastructure is provided for. This would include school places. Should this development proceed, ISPA4 would help to ensure existing and new residents have good access to schooling.
6 - To conserve and enhance water quality and resources	ISPA1	-	S, M & L-T, Permanent. Medium uncertainty.	It is considered to be likely that the construction and occupation of several thousand new homes, in-combination with several thousand new jobs, would result in a net increase in water consumption in the Borough. <i>It is recommended that new developments be of a sustainable design that permit a relatively efficient water use. Necessary capacity of water resources should be guaranteed prior to development taking place, which may occur through a phased approach.</i>
	ISPA2	++	S, M & L-T, Permanent. Medium uncertainty.	ISPA2 sets out a commitment to improving the water supply and treatment capacity in the area. This would be likely to help enhance water quality in some locations and to support the achievement of targets set out in the Water Framework Directive. Should the proposed improvements include attempts to improve water efficiency it would contribute towards more sustainable water consumption in the Borough in the longer term.
	ISPA3	+	S, M & L-T, Reversible. Medium uncertainty.	Many of the European sites in ISPA are water-based designations, such as the River Orwell and those associated with the coast. The likely protection and enhancement ISPA3 would provide them could help to support the achievement of targets in the WFD.
	ISPA4	+	S, M & L-T, Reversible. Medium uncertainty.	ISPA4 would require cross-boundary residential development to enhance the strategic green infrastructure network and this could help to protect or enhance water quality.
7 - To maintain and where possible	ISPA1	-	S, M & L-T, Permanent. Medium uncertainty.	It is considered to be likely that the construction and occupation of several thousand new homes, in-combination with several thousand new jobs, as facilitated by ISPA1 would worsen air quality in some locations of the Borough or make air improvement targets increasingly difficult to achieve.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
improve air quality				<i>It is recommended that good access to pedestrian and cycle paths as well as bus links is provided for in new developments to help limit increases in emissions.</i>
	ISPA2	++	S, M & L-T, Permanent. Medium uncertainty.	ISPA2 proposes a range of sustainable transport mode improvements, including increase improved cycle routes, particularly for Ipswich. This would be expected to help reduce rates of air pollution associated with road transport in the Borough.
	ISPA3	○	S, M & L-T, Permanent. Low uncertainty.	ISPA3 would be unlikely to have a discernible effect on SA Objective 7.
	ISPA4	-	S, M & L-T, Permanent. Medium uncertainty.	ISPA4 could facilitate the delivery of relatively high rates of public transport uptake and walking and cycling for new residents. However, this policy could also facilitate the delivery of new development in relatively rural locations where air quality is likely to be relatively good. It is considered to be likely that the construction and occupation of new homes in these locations would lead to a net increase in air pollution, such as that associated with road transport. <i>It is recommended that green infrastructure be delivered within the development that helps to filter and sequester air pollutants.</i>
8 - To conserve and enhance soil and mineral resources	ISPA1	-	S, M & L-T, Permanent. Medium uncertainty.	It is considered to be likely that the construction of several thousand new homes would result in a net increase in land and soils lost to development in the Borough. This would also be likely to include some land that is Best and Most Versatile. <i>It is recommended that land be allocated in a sequential approach that seeks to use land that is least agriculturally and ecologically valuable first.</i>
	ISPA2	○	S, M & L-T Permanent. Low uncertainty.	ISPA2 would be unlikely to impact SA Objective 8 in a discernible way.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to have a discernible effect on SA Objective 8.
	ISPA4	-	S, M & L-T Permanent. Medium uncertainty.	The area being considered for development is predominantly previously undeveloped greenfield land that contains ecologically and agriculturally valuable soils. Development here would be likely to result in their permanent loss.
9 - To promote the sustainable management of waste	ISPA1	-	S, M & L-T Reversible. Medium uncertainty.	It is considered to be likely that the construction and occupation of several thousand new homes, in-combination with several thousand new jobs, would result in a net increase in waste generation in the Borough.
	ISPA2	○	S, M & L-T Permanent. Low uncertainty.	ISPA2 would be unlikely to impact SA Objective 9 in a discernible way.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to impact SA Objective 9 in a discernible way.
	ISPA4	○	S, M & L-T Permanent. Low uncertainty.	ISPA4 would be unlikely to impact SA Objective 9 in a discernible way. <i>It is recommended that new infrastructure delivered through ISPA4 includes provision for sustainable waste management.</i>
10 - To reduce emissions of greenhouse gases from energy consumption	ISPA1	--	S, M & L-T Permanent. Medium uncertainty.	It is considered to be likely that the construction and occupation of several thousand new homes, in-combination with the creation of several thousand new jobs, would result in an increase in energy and non-renewable fuels consumption in the Borough, thereby increasing the area's total carbon footprint.
	ISPA2	+	S, M & L-T Permanent. Medium uncertainty.	ISPA2 proposes a range of sustainable transport mode improvements, including increased capacity via rail and improved cycle routes, particularly for Ipswich. This would be expected to help limit increases in GHG emissions associated with road transport.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to impact SA Objective 10 in a discernible way.
	ISPA4	-	S, M & L-T Permanent. Medium uncertainty.	The construction and occupation of homes at previously undeveloped locations considered in ISPA4 would be expected to result in a net increase in energy consumption and GHG emissions in relation to existing levels. This would be limited to some extent by the accessibility of sustainable transport modes, including rail and cycle.
11 - To reduce vulnerability to	ISPA1	--	N/A	The extent to which this policy impacts vulnerability to flood risk depends almost entirely on the distribution of development in relation to flood risk areas. However, it is considered to be likely that it would necessitate some development on land at risk of flooding, including in Flood Zone 3, given the limited opportunities for further growth on the Borough's periphery.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
climatic events and flooding	ISPA2	○	S, M & L-T Permanent. Low uncertainty.	ISPA2 would be unlikely to impact SA Objective 11 in a discernible way.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to impact SA Objective 11 in a discernible way.
	ISPA4	+/-	S, M & L-T Permanent. Low uncertainty.	The location considered for development under ISPA4 sits in EA Flood Zone 1 and would therefore help to ensure new residents here are less vulnerable to the likely impacts of climate change, compared with development in alternative locations. Large scale development on greenfield land could potentially alter flood risk elsewhere or increase the likelihood of surface water flooding.
12 - To safeguard the integrity of the coast and estuaries	ISPA1	+/-	N/A	The extent to which this policy impacts the coast and estuaries depends almost entirely on the distribution of development in relation to coastal and estuarine areas.
	ISPA2	○	S, M & L-T Permanent. Low uncertainty.	ISPA2 would be unlikely to impact SA Objective 12 in a discernible way.
	ISPA3	++	S, M & L-T Permanent. Medium uncertainty.	Within the ISPA some European sites are associated with the coast and estuaries, such as Deben Estuaries SPA and Stour and Orwell Estuaries SPA. The Recreational Avoidance and Mitigation Strategy, which ISPA3 commits the Council to, would mitigate potential effects of the Local Plan on the Orwell Estuary SPA to avoid significant effects on the birds. This could make a significant contribution towards SA Objective 12 and the protection of the integrity of estuaries.
	ISPA4	○	S, M & L-T Permanent. Low uncertainty.	ISPA4 would be unlikely to impact SA Objective 12 in a discernible way.
13 - To conserve and enhance biodiversity and geodiversity	ISPA1	-	S, M & L-T Permanent. High uncertainty.	The impact of Policy ISPA1 on biodiversity and geodiversity depends largely on the distribution of development. However, it is considered to be likely that the quantity of development being targeted would, to some extent, result in the loss of greenfield land, which could fragment the ecological network by increasing distances between habitats and agricultural areas.
	ISPA2	-	S, M & L-T Permanent. Low uncertainty.	The impacts of ISPA2 on biodiversity largely depends on the location of the new road scheme and its infrastructure requirements. It is considered to be likely that this scheme would in some locations result in the loss of green spaces, would pose a risk to protected species (such as by loss of habitat or creating an impenetrable barrier to their movement). It should be noted that whilst the Council support the project they are not necessarily committed to delivery as it is technically not needed to support the growth in the Plan.
	ISPA3	++	S, M & L-T Permanent. Medium uncertainty.	The Recreational Avoidance and Mitigation Strategy, which ISPA3 commits the Council to, seeks to mitigate potential effects of the Local Plan on the Orwell Estuary SPA to avoid significant effects on the birds. This could make a significant contribution towards SA Objective 13 and the maintenance and enhancement of European sites.
	ISPA4	-	S, M & L-T Permanent. Medium uncertainty.	The area considered for development under ISPA4 is comprised of previously undeveloped greenfield land, which could potentially be supporting a range of protected species that play an important role in the connectivity of the local ecosystem.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	ISPA1	-	N/A	The extent to which this policy impacts cultural heritage depends almost entirely on the distribution of development in relation to heritage assets and constraints. Given the rich heritage and archaeological importance of central Ipswich, it is considered to be likely that adverse impacts on heritage assets would arise in some locations. This would be mitigated to some extent by policies DM12 and DM13.
	ISPA2	-	S, M & L-T Permanent. Low uncertainty.	Impacts of ISPA2 are likely to be primarily related to the impacts of the new road. It is considered to be likely that the road scheme and its infrastructure would alter the setting of heritage assets in some locations, in part due to the visual alteration of the area surrounding heritage assets and potentially due to the impact of noise and light pollution. It should be noted that whilst the Council support the project they are not necessarily committed to delivery as it is technically not needed to support the growth in the Plan.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 is unlikely to have a discernible effect on SA Objective 14.
	ISPA4	+	S, M & L-T Permanent. Medium uncertainty.	ISPA3 would help to protect and enhance Stour and Orwell Estuaries SPA. Orwell River and the estuary are in proximity to a large number of Listed Buildings and ISPA4 may therefore help to protect and enhance their setting. Orwell River itself has played an important role in the history of Ipswich and the local area and ISPA4 may help to preserve this important feature in the local character and heritage.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	ISPA1	-	S, M & L-T Permanent. High uncertainty.	Depending on the layout and design of development, in many locations Policy ISPA1 could have a positive impact on a site's contribution to the local character. However, this is largely dependent on the distribution of development. Overall it cannot be ruled out that greenfield land would be lost to development and in some locations, there would be an adverse impact on views or the local character. The distinctive character of central areas could also be threatened in some locations.
	ISPA2	○	S, M & L-T Permanent. Low uncertainty.	Impacts of ISPA2 on landscape are likely to be primarily related to the new road scheme. Should the road be built through distinctive natural landscapes, it would result in visual detractor from the local character and result in an altered sense of place that is difficult to mitigate. It should be noted that whilst the Council support the project they are not necessarily committed to delivery as it is technically not needed to support the growth in the Plan.
	ISPA3	+	S, M & L-T Permanent. Medium uncertainty.	The protection of European sites associated with the estuary, as provided through the Recreational Avoidance and Mitigation Strategy that ISPA3 commits the Council to, could help to protect some important landscape features that define the local character.
	ISPA4	-	S, M & L-T Permanent. Medium uncertainty.	There is a risk that the development considered through ISPA4 could adversely impact the Listed Buildings and Scheduled Monument in proximity to the local area, largely because the development would result in the loss of greenfield land, which may make a positive contribution to the local character. To some extent, this approach could help to alleviate the pressure on central areas to deliver all the required growth for Ipswich, which could help to protect some heritage assets in central locations from harm caused by development.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	ISPA1	++	S, M & L-T Reversible. Medium uncertainty.	Policy ISPA1 seeks to deliver enough jobs to satisfy the employment needs of the Borough by 2036. This would be expected to contribute towards economic growth in Ipswich and to improve the economic performance in more deprived locations. It is expected that the types and variety of jobs would satisfy the identified needs and growth aspirations for specific sectors.
	ISPA2	+	S, M & L-T Permanent. Medium uncertainty.	ISPA2 sets out a commitment to improve the A12 and A14 and a range of improvements to sustainable transport modes. It also supports work to investigate the feasibility of an Ipswich Northern Route although this is not necessary to deliver the growth proposed. ISPA2. This could help to improve the accessibility of employment areas in Ipswich, potentially contributing towards improving the resilience of the local economy as well as economic performance in more deprived areas. It could also open up new areas of land for business development, improving the attractiveness of the area for inward development.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to impact SA Objective 16 in a discernible way.
	ISPA4	++	S, M & L-T Permanent. Medium uncertainty.	ISPA4 would deliver a new retail centre to the area and which would be likely to help enhance the range of local employment opportunities whilst providing a boost to the local economy.
17 - To maintain and enhance the vitality and viability of town and retail centres	ISPA1	++	S, M & L-T Reversible. Medium uncertainty.	The quantity of jobs and employment land that this policy would deliver could make a major contribution to helping regenerate various areas near the central area of the Borough. The number of vacant sites could decrease, and in some locations the distinctiveness of the centre may be enhanced. Increased footfall in central locations would help to enhance the vitality and vibrancy in some locations.
	ISPA2	+	S, M & L-T Permanent. Medium uncertainty.	ISPA2 sets out a commitment to improve the A12 and A14 and a range of improvements to sustainable transport modes. It also supports work to investigate the feasibility of an Ipswich Northern Route although this is not necessary to deliver the growth proposed. This could help to make central areas of Ipswich increasingly accessible to residents further afield. This could help to improve the vitality and viability of the central area and to contribute towards regeneration.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to impact SA Objective 17 in a discernible way.
	ISPA4	++	S, M & L-T Reversible. Medium uncertainty.	ISPA4 would lead to the provision of a new local retail centre. This would be likely to enhance the viability of the local area, although there is some uncertainty over the precise location of the retail centre.
18 - To encourage efficient	ISPA1	-	S, M & L-T Reversible. Medium uncertainty.	The extent to which this policy influences sustainable travel in the Borough largely depends on the distribution of development in relation to public transport links such as bus stops and railway stations. However, it is likely that the quantity of development proposed would increase overall congestion in some locations and thereby reduce the efficiency of movement in some locations in Ipswich.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
patterns of movement, promote sustainable travel of transport and ensure good access to services	ISPA2	++	S, M & L-T Permanent. Low uncertainty.	ISPA2 sets out a commitment to improve the A12 and A14 and a range of improvements to sustainable transport modes. It also supports work to investigate the feasibility of an Ipswich Northern Route although this is not necessary to deliver the growth proposed. This would make a significant contribution towards encouraging efficient modes of transport whilst helping to ensure most residents good access to a range of services. It would also provide good access to countryside and towns and cities outside the Borough.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to impact SA Objective 18 in a discernible way.
	ISPA4	+	S, M & L-T Permanent. Low uncertainty.	ISPA4 could help to situate new residents in proximity to walking and cycling routes that provide good access into central areas. This would help to facilitate efficient and relatively sustainable travel of residents at development near Humber Doucy Lane and Tuddenham Road. The development would not proceed until the necessary infrastructure for supporting the development, including highway junctions and improvements, and it is therefore unlikely that the development would have an adverse impact on the efficiency of travel for other residents. The development would also include education and sports facilities, and this would reduce the need to travel.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	ISPA1	+	S, M & L-T Reversible. Medium uncertainty.	It is considered to be likely that the delivery of new homes and jobs would in some locations provide new digital infrastructure or facilitate the future provision of new digital infrastructure.
	ISPA2	++	S, M & L-T Permanent. Low uncertainty.	ISPA2 sets out a commitment to provide appropriate digital telecommunications to provide mobile, broadband and radio signal for resident and businesses. This would make a significant contribution towards SA Objective 19 and could increase opportunities for the digital economy.
	ISPA3	○	S, M & L-T Permanent. Low uncertainty.	ISPA3 would be unlikely to impact SA Objective 19 in a discernible way.
	ISPA4	○	S, M & L-T Permanent. Low uncertainty.	ISPA4 would be unlikely to impact SA Objective 19 in a discernible way.

Core Strategy Policies

Spatial Strategy Policies

Policy CS1: Sustainable Development

In Ipswich a comprehensive approach will be taken to tackling climate change and its implications through the policies of this plan.

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively and jointly with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Policy CS2: The Location and Nature of Development

The regeneration and sustainable growth of Ipswich will be achieved through:

- a. Focusing new residential development and community facilities into the town centre, the Waterfront, Portman Quarter (formerly Ipswich Village), and Ipswich Garden Suburb and into or within walking distance of the town's District Centres, and supporting community development;
- b. Allocating sites for future growth at the northern end of Humber Doucy Lane for housing and associated infrastructure for housing delivery, appro[privately phased with delivery of Ipswich Garden Suburb and its associated infrastructure, and working with East Suffolk Council to master plan development and ensure a comprehensive approach to its planning and delivery (see policy ISPA4);
- c. Working with neighbouring authorities to address housing need and delivery within the Ipswich housing market area;
- d. Focusing major new retail development into the Central Shopping Area with smaller sites identified in District Centres;
- e. Focusing new office, hotel, cultural and leisure development into Ipswich town centre;
- f. Directing other employment uses (B1 (except office), B2 and B8) to employment areas distributed in the outer parts of the Borough, and there will be a town centre first approach to the location of offices;
- g. Dispersing open space based (non-commercial) leisure uses throughout the town with preferred linkage to ecological networks and/or green and blue corridors, and protecting the countryside from inappropriate development; and
- h. Development demonstrating principles of high-quality architecture and urban design and which enhances the public realm, ensures the security and safety of residents and is resilient to climate change.

A sustainable urban extension to north Ipswich will be delivered subject to the provision of suitable infrastructure (see policy CS10).

Major developments within the town centre, Portman Quarter, Waterfront and District Centres should incorporate a mix of uses to help achieve integrated, vibrant and sustainable communities. Major developments (for the purposes of this policy) are defined as commercial developments of 1,000 sq. m or more or residential developments of 10 dwellings or more. Exceptions may be made for large offices or education buildings for a known end user, or for residential use where this would itself diversify the land use mix provided by surrounding buildings and complies with other policies of the plan.

In the interests of maximising the use of previously developed land, development densities will be high in the town centre, Portman Quarter and Waterfront, medium in the rest of IP-One and in and around the District Centres, and low elsewhere, provided that in all areas it does not compromise heritage assets and the historic character of Ipswich.

Policy CS3: IP-One Area Action Plan

The Council will prepare and implement an IP-One Area Action Plan incorporated in the Site Allocations and Policies Development Plan Document, to plan for significant change in central Ipswich and help to deliver the Ipswich Vision. The Area Action Plan will include policies which:

- a. Define the extent of the Waterfront and the Portman Quarter (formerly Ipswich Village) and set out policy for development within them;
- b. Allocate sites for development in IP-One;
- c. Set down development principles which will be applied to new development within the Opportunity Areas identified on the IP-One Area inset policies map, unless evidence submitted with applications indicates that a different approach better delivers the plan objectives;
- d. Define and safeguard the Education Quarter to support the development of the University of Suffolk and, Suffolk New College;
- e. Identify heritage assets which development proposals will need to have regard to and integrate new development with the existing townscape;
- f. Define the Central Car Parking Core within which parking controls will apply;
- g. Identify where new community facilities and open space should be provided within IP-One;
- h. Provide a framework for the delivery of regeneration in IP-One and address the need for infrastructure, including the need for an additional access to the Island Site; and
- i. Provide tree-planting and, urban greening schemes, mindful of the ecological network, to improve the street scene and permeability for wildlife throughout the town centre.

Policy CS4: Protecting our Assets

The Council is committed to conserving and enhancing the Borough's built, heritage, natural and geological assets.

The Council will conserve, and promote the enjoyment of, the historic environment. To this end, it will:

- i. conserve and enhance the character and appearance of conservation areas, by preparing and reviewing where necessary character appraisals and using them to guide decisions about development;
- ii. review the extent of conservation areas and designate any new areas or amend boundaries as appropriate;
- iii. conserve and enhance heritage assets within the Borough through the development management policies in this plan, the use of planning obligations to secure the enhancement and promotion of the significance of any heritage asset, the maintenance of a list of heritage assets of local importance, such as buildings or parks, and taking steps to reduce the number of heritage assets at risk;
- iv. Promote local distinctiveness and heritage assets through the publication and review of Supplementary Planning Documents (SPDs) including the Ipswich Urban Character SPD and the Development and Archaeology SPD; and
- v. Recognise the wider role heritage can play in regeneration, as a cultural, educational, economic and social resource.

The Council will also seek to protect and enhance local biodiversity, trees and soils in accordance with the National Planning Policy Framework and national legislation by:

- a. Applying full protection to international, national and local designated sites and protected and priority species;
- b. Requiring new development to incorporate provision for protecting and enhancing local biodiversity and geodiversity interests;
- c. Avoiding the loss of ancient woodland and ancient or veteran trees in accordance with national policy, and requiring new development to plant the veteran trees of the future using appropriate native species of local provenance;
- d. Supporting and securely funding the Greenways Project;
- e. Designating additional Local Nature Reserves where appropriate;
- f. Preparing and implementing management plans for Council owned wildlife sites;
- g. Identifying an ecological network across Ipswich and linking into adjacent areas, and protecting and enhancing it in accordance with policy DM8 to maximise the benefits of ecosystem services and provide net gains for biodiversity to enable delivery through development proportion to the scale of that development;
- h. Conserving and enhancing the natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and requiring development to respond to local landscape sensitivity;
- i. Preventing the spread of non-native invasive species by ensuring that an appropriate biosecurity proposal is adopted; and
- j. Protecting and enhancing valued soils.

The Council will encourage the use of local reclaimed, renewable, recycled and low environmental impact materials in construction, in order to conserve finite natural resources and minimise environmental impacts. New development will also be required to minimise the amount of waste generated during construction and through the lifetime of the building.

Policy CS5: Improving Accessibility

Development should be located and designed to minimise the need to travel and to enable access safely and conveniently on foot, by bicycle and by public transport (bus and rail). This will encourage greater use of these modes. The Council will work with the Highway Authority including through the Local Transport Plan and the Suffolk County Council Transport Mitigation Strategy to manage travel demand in Ipswich and maximise sustainable transport solutions and in doing so will prioritise the development of an integrated cycle network. The Council will support the expansion of electronic communications networks throughout the plan area as a means to support economic growth and enable home working, and thus reduce the need to travel.

The Council also recognises that some journeys will need to be made by car. The vitality and viability of the town centre depends on people being able to access it by a variety of modes. This will be managed through policies for car parking.

The Council will work with partners to promote the inclusive and age-friendly design of buildings, public spaces, highways and transport infrastructure.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and	CS1	+	S, M & L-T Reversible. Low uncertainty.	CS1 commits the Council towards socially, economically and environmentally sustainable development. Achieving this would require the delivery of new homes, jobs, services and facilities that contribute towards the local sense of place, reduce social exclusion and help rejuvenate potentially derelict areas of the Borough.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
social exclusion	CS2	+	S, M & L-T Reversible. Low uncertainty.	CS2 would, in part, focus residential development and community facilities into the town centre, waterfront, Portman Quarter and the Ipswich Garden Suburb – all within walking distance of town or District Centres. In each case, this could help to reduce social exclusion and to rejuvenate potentially derelict areas of the Borough. New community and leisure facilities would be likely to be highly accessible for most residents. New jobs would be situated where they are needed most and where they can easily be accessed, which would be likely to help reduce local rates of unemployment.
	CS3	+	S, M & L-T Reversible. Low uncertainty.	CS3 would see the IP-One Area Action Plan implemented by the Council, which includes policies in relation to the provision of community facilities. This would help to ensure a large portion of residents have excellent access to such facilities and are at less risk of social exclusion.
	CS4	+	S, M & L-T Reversible. Medium uncertainty.	The protection of biodiversity assets throughout Ipswich could help to ensure all residents are able to access greenspaces and a diverse range of natural habitats equally, thereby reducing social exclusion.
	CS5	++	S, M & L-T Reversible. Low uncertainty.	CS5 would ensure community services and facilities are accessible for all, which would help reduce the risk of social exclusion. Environmental improvements that may result from reducing the need to travel could reduce air, noise and light pollution, leading to a reduction in geographical inequalities.
2 - To meet the housing requirements of the whole community	CS1	+	S, M & L-T Reversible. Low uncertainty.	CS1 permits sustainable development in the Borough and in so doing should enable the delivery of new homes. Furthermore, the commitment towards socially sustainable development would necessitate the inclusion of homes that satisfy the diverse needs of the Borough's residents.
	CS2	++	S, M & L-T Reversible. Low uncertainty.	CS2 is a spatial strategy that would enable the Council to satisfy the Borough's housing needs. The majority of this housing, if not all, would be likely to be within the Borough boundary.
	CS3	++	S, M & L-T Reversible. Low uncertainty.	The Area Action Plan facilitated by CS3 would allocate sites for development in the IP-One area, which would make a major contribution towards meeting the Borough's housing needs.
	CS4	○	N/A Low uncertainty	CS4 would be unlikely to have a discernible impact on housing needs.
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on housing needs.
3 - To improve the health of the population overall and reduce health inequalities	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 is designed to ensure the Plan delivers economically, socially and environmentally sustainable development. In order to do so, helping to improve the health of residents would be a necessary component of the Local Plan. Furthermore, improvements to air quality and open spaces delivered through the Plan, as well as the delivery of additional health centres and facilities, would provide a positive contribution towards improving overall health and fighting health inequalities.
	CS2	++	S, M & L-T Reversible. Low uncertainty.	The distribution of homes in relation to services and amenities would help to ensure residents have excellent access to doctors, the hospital, green and open spaces and a diverse range of natural habitats whilst being situated within existing communities and the relatively short distances to travel in each case may be likely to encourage high rates of walking and cycling.
	CS3	+	S, M & L-T Reversible. Low uncertainty.	The Area Action Plan facilitated by CS3 would help to ensure new residents are situated within an established community with excellent access to community facilities and open spaces. The short distances may encourage walking and cycling.
	CS4	+	S, M & L-T Reversible. Low uncertainty.	The protection of biodiversity assets throughout Ipswich could help to ensure all residents are able to access greenspaces and a diverse range of natural habitats equally, thereby reducing health inequalities and facilitating active and outdoor lifestyles.
	CS5	+	S, M & L-T Reversible. Low uncertainty.	CS5 would enable higher rates of walking and cycling and therefore more active lifestyles of residents.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
				<i>Recommendation: The walking and cycling network should be developed alongside the consideration of the wider GI network, including work carried out under CS4, in order to maximise the benefits gained for the Borough's biodiversity, flood risk alleviation including SuDS, urban cooling and air filtering (i.e. pollution alleviating) services.</i>
4 - To improve the quality of where people live and work	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 would be expected to help lead to improvements in air quality and the protection of valued built and natural assets. It is highly likely that a knock-on effect of socially sustainable development delivered through CS1 is that residents are able to pursue high-quality, safe and active lifestyles at home and outdoors.
	CS2	++	S, M & L-T Reversible. Medium uncertainty.	It is thought to be likely that the spatial distribution sought through CS2 would help to ensure residents and workers are situated within high quality-built environments with excellent access to a diverse range of natural habitats whilst also being situated away from major sources of noise, air and light pollution in most cases. In many cases, the enhanced built form with natural surveillance may help to reduce rates of crime and the fear of crime, particularly as the policy requires development to ensure the security and safety of residents.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan facilitated by CS3 would help to situate a large quantity of residents within high-quality and distinctive neighbourhoods where natural surveillance may permit reduced crime rates and reduce the fear of crime.
	CS4	+	S, M & L-T Reversible. Low uncertainty.	The enhancement of biodiversity assets and trees throughout Ipswich could help to improve air quality in some locations. Should the high-quality outdoor environments encourage residents to spend a greater portion of their time outdoors, it could increase natural surveillance to the extent that crime rates are reduced.
	CS5	+	S, M & L-T Reversible. High uncertainty.	Higher rates of walking and cycling as well as more efficient transport delivered by CS5 may help to reduce noise, air and light pollution in many parts of the Borough. This could reduce geographical inequalities and improve quality of live more generally.
5 - To improve levels of education and skills in the population overall	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 is designed to ensure the Plan delivers economically, socially and environmentally sustainable development. In order to do so, helping to improve the education and skills of residents to better equip them for the changing economy and world would be a necessary component of the Plan.
	CS2	+	S, M & L-T Reversible. Medium uncertainty.	It is considered to be likely that CS2 would help to ensure new residents have excellent access to education and employment opportunities that could improve their levels of skills and qualifications.
	CS3	++	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan facilitated by CS3 would define and safeguard an Education Quarter that would support the development of the university and the college, which would make a major contribution to improving opportunities for locals to gain skills and qualifications.
	CS4	○	N/A Low uncertainty	CS4 would be unlikely to have a discernible impact on education or skills.
	CS5	+	S, M & L-T Reversible. Medium uncertainty.	CS5 would require residential development to be provided with good access to education opportunities, leading to positive impacts.
6 - To conserve and enhance water	CS1	-	S, M & L-T Reversible. Medium uncertainty.	CS1 would seek to ensure new development in the Borough accords with the range of policies in the Plan, thereby permitting sustainable development. This would help to ensure that new development would avoid significant adverse effects on water quality, as required by the WFD, and would ensure there is an adequate and sustainable supply of water resources that can satisfy the growing need. However, the overall increase in development that would be facilitated through CS1 would be expected to result in a net increase in water consumption in the Borough and in some

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
quality and resources				cases, given the quantity of development, the number of sites this would need and the prevalence of waterbodies in Ipswich, it may be difficult to avoid adverse impacts on water quality in all cases.
	CS2	-	S, M & L-T Reversible. Medium uncertainty.	The majority of Ipswich is within a groundwater SPZ and CS2 would be expected to situate most new development in an area where groundwater contamination is a risk. Additionally, a large quantity of development would be on the waterfront adjacent to the Neptune Marina where pollution or contamination of waters, such as through surface water runoff carrying construction dust, could be harmful to water quality. Policy CS1 and its requirements for avoiding harm to water quality would be likely to help avoid and minimise this risk in many cases. However, given the quantity of development it is expected that there would, in some circumstances, be a risk of reduced water quality as well as a net reduction in water resource consumption.
	CS3	-	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan facilitated by CS3 would lead to development along the waterfront which could pose a risk to the quality of water here. It would also situate development within a groundwater SPZ. Policy CS1 and its requirements for avoiding harm to water quality would be likely to help avoid and minimise this risk in many cases. However, given the quantity of development it is expected that there would, in some circumstances, be a risk of reduced water quality as well as a net reduction in water resource consumption.
	CS4	+	S, M & L-T Reversible. Medium uncertainty.	CS4 would help to protect and enhance above ground biodiversity and minimise the loss of soils. This could help to reduce potential rates of contamination of water bodies from surface water runoff, such as by increasing the permeability of soils and interception by vegetation.
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on water quality and resources.
7 - To maintain and where possible improve air quality	CS1	-	S, M & L-T Reversible. Medium uncertainty.	At the heart of CS1 is a commitment to tackling climate change. This will only be achievable through a reduction in the Borough's carbon footprint and more efficient and more sustainable transport. Such a commitment could also result in a reduction in air pollution. However, it is considered to be unlikely that the development delivered through the LPR would avoid a net reduction in air pollution given the quantity of development and the likely net increase in road traffic and congestion this would lead to.
	CS2	+	S, M & L-T Reversible. Medium uncertainty.	CS2 would help to ensure that residents and workers can reach homes, jobs, services, amenities and facilities efficiently and via sustainable transport modes, including via walking and cycling. This would be likely to help to reduce air pollution associated with road traffic.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	It is largely uncertain how the Area Action Plan facilitated by CS3 would impact on air quality. However, the provision of tree planting and urban greening schemes would be likely to help filter out air pollutants. The IP-One area would also help to enable efficient and relatively sustainable transport of most residents and workers and this may help to improve air quality.
	CS4	+	S, M & L-T Reversible. Medium uncertainty.	CS4 would help to protect and enhance above ground vegetation that can provide an important air pollutant filtering service.
	CS5	+	S, M & L-T Reversible. Low uncertainty.	CS5 would enable higher uptakes of sustainable transport modes, including foot and cycle. It would also result in shorter distances needed to be travelled. This would be highly likely to lead to improvements in air quality in many locations.
8 - To conserve and enhance soil	CS1	-	S, M & L-T Permanent. Medium uncertainty.	CS1 would help to ensure that future development in Ipswich is relatively sustainable. However, such development would inevitably require the use of previously undeveloped land in some cases and would subsequently result in the permanent loss of soils and use of mineral/natural non-renewable resources. Whilst CS1 does require development to accord with Local Plan policies, some of which are designed to ensure an efficient use of land, a net loss in soils cannot be avoided.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
and mineral resources	CS2	-	S, M & L-T Permanent. Medium uncertainty.	It is expected that the significant majority of development would be situated on brownfield and previously developed land as a result of CS2. Additionally, much of this development would be of a density that enables an efficient use of land. However, a limited portion of development would be situated on previously undeveloped greenfield land and there would as a result be an unavoidable and permanent net loss in soils – although these would not be BMV soils.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	A key benefit of the Area Action Plan facilitated by CS3 would be that nearly all new development at the Waterfront and the Portman Quarter could take place on brownfield sites.
	CS4	++	S, M & L-T Reversible. Medium uncertainty.	CS4 would seek to ensure that valuable soils are protected and enhanced. The protection and enhancement of aboveground biodiversity would also be expected to help contribute towards healthier soils. The policy also seeks the use of reclaimed, renewable, recycled and low environmental impact materials in construction, in order to conserve finite natural resources and minimise environmental impacts.
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on soils or mineral resources.
9 - To promote the sustainable management of waste	CS1	-	S, M & L-T Permanent. Medium uncertainty.	CS1 would help to ensure that future development in Ipswich is relatively sustainable. However, such development would inevitably require the use and consumption of raw materials, and subsequently the generation of waste (including that which arises from the construction, occupation and demolition phases of development). Whilst CS1 does require development to accord with Local Plan policies, some of which are designed to tackle waste, these are unlikely to prevent a net increase in waste generation arising from the likely quantity of development in the Borough.
	CS2	-	S, M & L-T Permanent. Medium uncertainty.	Given the quantity of development on brownfield and previously undeveloped land CS2 would facilitate, opportunities for reusing materials or buildings during construction could be plentiful and it is likely that most households and businesses would have good access to recycling facilities. However, it is expected that there would be a net increase in materials used and consumed and subsequently in the generation of waste sent to landfill.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	Impacts of the Area Action Plan facilitated by CS3 on waste are largely uncertain, although there could be good opportunities for the reuse of materials or buildings in many cases given the location of development. Access to waste recycling facilities would also be very good in the IP-One area.
	CS4	+	S, M & L-T Reversible. Medium uncertainty.	CS4 would seek to encourage recycled, reused, renewable and low environmental impact materials being used during construction.
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on waste
10 - To reduce emissions of greenhouse gases from energy consumption	CS1	-	S, M & L-T Reversible. Medium uncertainty.	At the heart of CS1 is a commitment to tackling climate change. This will only be achievable through a reduction in the Borough's carbon footprint. CS1 is therefore a commitment towards reducing GHG emissions and energy consumption in the Borough. However, the policy also facilitates the required quantity of residential and employment development which would be expected to lead to a net increase in GHG emissions and energy consumption over the Plan period to some extent.
	CS2	+	S, M & L-T Reversible. Medium uncertainty.	CS2 would help to ensure that residents and workers can reach homes, jobs, services, amenities and facilities efficiently and via sustainable transport modes, including via walking and cycling. This would be likely to help to reduce GHG emissions associated with road traffic.
	CS3	+	S, M & L-T Reversible.	It is largely uncertain how the Area Action Plan facilitated by CS3 would impact climate change. However, the provision of tree planting and urban greening schemes would be likely to help provide a carbon sink functions whilst the IP-One area would also help to enable efficient and relatively sustainable transport of most residents and workers.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Medium uncertainty.	
	CS4	+	S, M & L-T Reversible. Medium uncertainty.	CS4 would help to ensure trees and woodlands are not lost to development. They would also be supported by additional planting in developments. This would be likely to help to increase the carbon storage capacity of vegetation in the Borough.
	CS5	+	S, M & L-T Reversible. Low uncertainty.	CS5 would be likely to result in a reduction in GHG emission associated with transport as a result reducing the need to travel; encouraging the greater uptake of sustainable transport modes; and by enabling efficient movement.
11 - To reduce vulnerability to climatic events and flooding	CS1	-	S, M & L-T Reversible. Medium uncertainty.	CS1 commits the Council to a positive approach of approving development proposals where they accord with Local Plan policies. A range of policies in the Plan are dedicated towards reducing the extent of flood risk residents are exposed to. It is therefore expected that CS1 would help to ensure that, in most cases, new and existing residents in the Borough are not vulnerable to the rising risk of flooding. However, given the quantity of development required and the prevalence of fluvial and surface water flood risk in Ipswich, it is considered to be likely that a portion of new and existing residents will be exposed to flood risk and be more vulnerable to the impacts of climate change over the Plan period.
	CS2	--	S, M & L-T Reversible. Medium uncertainty.	Much of the land development would be directed towards through CS2 is in Flood Zones 2 and 3, for example land at the Waterfront or on the island. It would therefore be necessary to carefully apply the sequential and flood risk exception tests to ensure new development does not take place in areas of flood risk with which it is incompatible.
	CS3	--	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan facilitated by CS3 would situate new development in areas of high flood risk such as near the Waterfront.
	CS4	+	S, M & L-T Reversible. High uncertainty.	Green infrastructure can play an essential role in alleviating flood risk and its protection and enhancement through CS4 may help to reduce flood risk in some locations <i>Recommendation: Sustainable drainage and flood risk should be considered specifically as part of GI design.</i>
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on flooding.
12 - To safeguard the integrity of the coast and estuaries	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 provides protection to valued assets in the Borough, including those associated with the Orwell Estuary. This would help to protect the Estuary from adverse impacts. It is noted that the Orwell Estuary will be covered by the South East Inshore Marine Plan when it is completed (consultation took place early in 2018).
	CS2	+	S, M & L-T Reversible. Medium uncertainty.	CS2 would situate the significant majority of development within the Borough boundary and therefore away from the coast and estuaries. In so doing, it could be seen to be safeguarding coast and estuaries from harm caused by development.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan facilitated by CS3 would situate the significant majority of development within the Borough boundary and therefore away from the coast and estuaries. In so doing, it could be seen to be safeguarding coast and estuaries from harm caused by development.
	CS4	+	S, M & L-T Reversible. High uncertainty.	The protection and enhancement of biodiversity assets including the SPA and Ramsar sites would also lead to the protection and enhancement of the River Orwell and its estuary. The protection and enhancement of biodiversity assets including the SPA and Ramsar sites would also lead to the protection and enhancement of the River Orwell and its estuary.
	CS5	○	N/A	CS5 would be unlikely to have a discernible impact on estuaries or the coast.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty	
13 - To conserve and enhance biodiversity and geodiversity	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 commits the Council to a positive approach of approving development proposals where they accord with Local Plan policies. A range of policies in the Plan are dedicated towards protecting the Borough's biodiversity. This will therefore help to ensure that, in most cases, development only arises where it avoids adverse impacts, or leads to positive impacts, on the value of biodiversity in Ipswich, such as by creating a green infrastructure network across previously derelict brownfield land or avoiding development in proximity to European sites.
	CS2	-	S, M & L-T Permanent. Medium uncertainty.	It is expected that the significant majority of development would be situated on brownfield land as a result of CS2 and therefore could avoid the loss of priority habitats. Additionally, development would predominantly be directed towards existing urban locations away from sensitive and protected biodiversity assets such as SACs and SSSIs. However, a limited portion of development would be situated on greenfield land and there would be some degree of loss of structures such as trees and hedgerow that could be supporting protected species. In some cases, development would also be expected to be in proximity to county wildlife sites, such as the River Orwell, for which the impacts of construction could pose a risk of harm.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	The provision of tree planting and urban greening schemes would be likely to help enhance the biodiversity value of the IP-One area. Development in this location would be likely to avoid adverse impacts on designated biodiversity assets. The significant majority of land would be situated on brownfield or derelict sites and may be a chance to enhance their biodiversity value and improve local ecological connectivity.
	CS4	++	S, M & L-T Reversible. Medium uncertainty.	CS4 sets out protection for existing biodiversity assets as well as a commitment to new nature reserves. The biodiversity value of green infrastructure such as trees will be protected from harm and supported by increased canopies. Overall, CS4 could make a major positive contribution towards the protection and enhancement of biodiversity and geodiversity in Ipswich.
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on biodiversity or geodiversity.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 commits the Council to a positive approach of approving development proposals where they accord with Local Plan policies. A range of policies in the Plan are dedicated towards protecting the Borough's historic character. This will therefore help to ensure that, in most cases, development only arises where it avoids adverse impacts, or leads to positive impacts, on the historic environment such as by improving a derelict site's contribution to the setting of a Listed Building or by facilitating archaeological research in the Borough's historic core.
	CS2	+	S, M & L-T Reversible. Medium uncertainty.	CS2 would direct the significant majority of development away from sensitive heritage areas such as the Conservation Area. As development would be situated within areas of existing built form, alterations to settings would be unlikely. In some cases, development may be in somewhat proximity to Listed Buildings or situated on land of archaeological interest. However, development here would be considered to be an opportunity to enhance potentially derelict sites' contribution to the local character, particularly due to the requirement in CS2 for high-quality architecture and design. Development would also be a chance to investigate local archaeology.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan facilitated by CS3 would provide the opportunity to rejuvenate derelict sites in proximity to heritage assets and conservation areas and thereby help to improve their contribution to the local setting.
	CS4	++	S, M & L-T Reversible. Medium uncertainty.	CS4 sets out protection for heritage assets and Conservation Areas. Through this policy, the Plan would be highly likely to avoid adverse impacts whilst leading to positive impacts in many locations, such as due to the redevelopment of derelict plots with high-quality designs that enhance the local setting.
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on the historic environment.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 commits the Council to a positive approach of approving development proposals where they accord with Local Plan policies. A range of policies in the Plan are dedicated towards enhancements of the Borough's landscapes and townscapes. This could therefore help to ensure that, in most cases, development only arises where it avoids adverse impacts, or leads to positive impacts, on the local character.
	CS2	+	S, M & L-T Reversible. Low uncertainty.	CS2 would direct new development towards existing urban areas and would therefore help to ensure it generally accords with the existing character. Additionally, CS2 would ensure development is of a high-quality design that makes a positive contribution to the local character. The provision of open spaces throughout the Borough would also be likely to have a positive impact on the character of where they are located.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan facilitated by CS3 would see new development be situated within an existing built form with which it accords. The provision of GI and open space, and the redevelopment of derelict or vacant plots, would help to ensure the IP-One area protects and enhances the character of various areas in the Borough.
	CS4	++	S, M & L-T Reversible. Medium uncertainty.	CS4 sets out protection for heritage assets and Conservation Areas as well as various green infrastructure assets and open spaces. As a result of CS4, development would be of a high-quality design and architecture, incorporating open spaces and GI, likely resulting in an improvement to the impact of a site on the local character in many places.
	CS5	○	N/A Low uncertainty	CS5 would be unlikely to have a discernible impact on landscapes or townscapes.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 permits sustainable economic development throughout the Borough, should it accord with Local Plan policies. It will therefore enable development of an appropriate type and scale to occur that contributes towards a sustainable level of growth and prosperity.
	CS2	++	S, M & L-T Reversible. Low uncertainty.	CS2 would help to ensure new businesses and employment land are situated in central areas that are highly accessible for residents and workers. It commits the Council to a spatial strategy that would accommodate the level of new employment land needed to satisfy the forecasted jobs growth of the Borough.
	CS3	++	S, M & L-T Reversible. Low uncertainty.	The Area Action Plan facilitated by CS3 would lead to the provision of new employment land, helping to ensure new jobs arise where they are needed and where they are accessible to local residents.
	CS4	+	S, M & L-T Reversible. Medium uncertainty.	By protecting and enhancing assets throughout the Borough, CS4 could help to improve and regenerate the attractiveness of areas throughout the Borough. In so doing, this may help to increase footfall and people's willingness to socialise outdoors, thereby providing a boost to businesses and services in such areas.
	CS5	+	S, M & L-T Reversible. Medium uncertainty.	CS5 would enable more efficient movement of residents in Ipswich. This would help to alleviate congestion and to improve the productivity of the Borough's workers. The Policy also includes support for the expansion of electronic communications networks throughout the Plan area as a means for supporting economic growth and enabling home working.
17 - To maintain and enhance the vitality and viability of town and retail centres	CS1	+	S, M & L-T Reversible. Medium uncertainty.	CS1 permits sustainable economic development throughout the Borough, should it accord with Local Plan policies. In many locations, this would permit development to occur that would help enhance the vitality and vibrancy of the Borough's centres.
	CS2	+	S, M & L-T Reversible. Low uncertainty.	CS2 would situate new employment land and homes near central areas throughout the Borough, likely leading to a boost to the vitality of various centres. It would also lead to numerous derelict sites being redeveloped and rejuvenated throughout Ipswich, particularly in central areas.
	CS3	++	S, M & L-T Reversible.	The Area Action Plan facilitated by CS3 would see new residents and jobs situated near central areas with derelict sites also being rejuvenated. District and retail centres throughout the Borough would receive a boost to their vitality and vibrancy.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
	CS4	+	S, M & L-T Reversible. Low uncertainty.	CS4 would see an improvement to the outdoor environment with the protection and enhancement of GI. This could help to encourage residents to spend more time outdoors and in attractive retail centres, potentially improving their vibrancy.
	CS5	++	S, M & L-T Reversible. Medium uncertainty.	CS5 would enable more efficient movement of residents in Ipswich. Central areas may be more permeable and therefore more easily visited by tourists. The productivity of workers in central areas, dealing with less congestion on a daily basis, may also increase. The vitality of the town centres depends on people being able to access it via a variety of means and CS5 would make a meaningful contribution towards this. Enhancements to electronic communications would also help local businesses to compete and succeed in the wider markets.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	CS1	+	S, M & L-T Reversible. Medium uncertainty.	Mitigating climate change and only be achieved if transport is made more efficient and more sustainable. The pursuit of reducing Ipswich's carbon footprint would be expected to incorporate a trend of ever more sustainable and efficient travel in the Borough.
	CS2	+	S, M & L-T Reversible. Low uncertainty.	It is considered to be likely that development in central and urban locations and on brownfield or derelict sites would lead to the provision of new digital infrastructure where it can benefit large quantities of residents.
	CS3	+	S, M & L-T Reversible. Low uncertainty.	The Area Action Plan delivered through CS3 would situate new residents in proximity to jobs, services, facilities and open spaces and in so doing would facilitate their efficient movement via sustainable transport modes including foot, cycle and bus.
	CS4	+	S, M & L-T Reversible. Low uncertainty.	High quality outdoor environments with attractive GI would encourage higher rates of walking and cycling.
	CS5	++	S, M & L-T Reversible. Low uncertainty.	CS5 would seek to reduce the distances residents are required to travel, thereby enabling more efficient movement from place to place. It would also ensure residents and workers are able to take sustainable modes of transport, particularly walking and cycling, to access jobs, services, facilities and amenities. The Policy also includes support for the expansion of electronic communications networks throughout the Plan area as a means for reducing the need to travel.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	CS1	+	S, M & L-T Reversible. Medium uncertainty.	The local, national and international economy is growing ever more digitalised. The commitment of CS1 towards sustainable economic growth would necessitate the delivery of new digital infrastructure that is equipped for future technologies such as 5G.
	CS2	+	S, M & L-T Reversible. Medium uncertainty.	It is considered to be likely that development in central and urban locations would enable the provision of digital infrastructure in locations that would benefit large quantities of people.
	CS3	+	S, M & L-T Reversible. Medium uncertainty.	The Area Action Plan delivered through CS3 would be expected to lead to the provision of digital infrastructure that provides for the needs of local residents.
	CS4	○	N/A Low uncertainty	CS4 would be unlikely to have a discernible impact on digital infrastructure.
	CS5	++	N/A Low uncertainty	CS5 includes support for the expansion of electronic communications networks throughout the Plan area as a means for supporting economic growth and enabling home working.

Live Policies

Policy CS6: The Ipswich Area

Policy deleted.

Policy CS7: The Amount of Housing Required

This policy has been assessed elsewhere in the SA Report as Alternative Scenario D in the assessments of quantities of growth.

Policy CS8: Housing Type and Tenure

The Council will plan for a mix of dwelling types to be provided, in order to achieve strong, vibrant and healthy communities. All major schemes of 10 dwellings or more will be expected to provide a mix of dwelling types and sizes.

Exceptions to this approach will only be considered where:

- a. A different approach is demonstrated to better meet housing needs in the area; or
- b. The site location, characteristics or sustainable design justify a different approach; or
- c. A different approach would expedite the delivery of housing needed to meet targets and is acceptable in other planning terms.

In considering the most appropriate mix of homes by size and type for major residential development proposals, the Council will take a flexible approach having regard to the needs identified through the Ipswich Strategic Housing Market Assessment, where it remains up to date, any other evidence of local needs supported by the Council and the policies of this plan.

Over the plan period, the Council will seek to secure a diverse range of housing tenures in the market and affordable sectors, to support the creation of mixed and balanced communities. Overall provision should meet the needs identified through the Ipswich Strategic Housing Market Assessment, where it remains up to date, and any other evidence of local needs supported by the Council. Affordable housing provision within market housing schemes will be made in accordance with policy CS12.

For affordable housing provision, the most appropriate type, size and mix for each development will be guided by the Council's Affordable Housing Position Statement, where it remains up to date, and the particular characteristics of the site.

The Council will support Self Build, Custom Build and Co-Housing developments for residential accommodation in appropriate locations, in the interests of supporting high quality homes which meet the identified needs of the Borough.

In considering major development applications, the Council will consider the currently applicable Self Build Register and whether provision should be included within the development.

Policy CS10: Ipswich Garden Suburb

Land at the northern fringe of Ipswich, which is referred to as Ipswich Garden Suburb, will form a key component of the supply of housing land in Ipswich during the plan period.

The site, identified on the policies map, consists of 195ha of land which will be developed comprehensively as a garden suburb of three neighbourhoods: Henley Gate neighbourhood (east of Henley Road and north of the railway line), Fonnereau neighbourhood (west of Westerfield Road and south of the railway line) and Red House neighbourhood (east of Westerfield Road). Approximate area in hectares

Over the plan period, the site will deliver land uses as set out below: Land use

Public open space, sport and recreation facilities including dual use playing fields 40

A Country Park (additional to the public open space above) 24.5 (minimum)

Residential development of approximately 3,500 dwellings 100

A District Centre located within Fonnereau Neighbourhood, providing: 3.5

- i. A maximum of 2,000 sq.m m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq.m m net;
- ii. Up to 1,220 sq.m m net of comparison shopping;
- iii. Up to 1,320 sq.m m net of services uses including non-retail Use Class A1, plus A2 to A5 uses;
- iv. Healthcare provision;
- v. A library;
- vi. A police office;
- vii. A multi-use community centre; and
- viii. Residential accommodation in the form of appropriately designed and located upper floor apartments.

Two Local Centres located in Henley Gate and Red House neighbourhoods, together providing: 1.5 including 0.5ha per local centre in the Henley Gate and Red House neighbourhoods and 0.5ha within the Henley Gate neighbourhood for the country park visitor centre and community centre.

- i. Up to 500 sq.m m net of convenience retail floorspace
- ii. Up to 600 sq.m m net of comparison retail floorspace; and
- iii. Up to 500 sq.m m net of service uses including non-retail Use Class A1, plus Classes A2 to A5; and
- iv. Healthcare provision
- v. Community Centre use (which could include Country Park Visitor Centre use) located in Henley Gate

A secondary school within the Red House neighbourhood with access from Westerfield Road 9

Three primary schools (one in each neighbourhood) 6

Primary road infrastructure, including a road bridge over the railway to link the Henley Gate and Fonnereau neighbourhoods 5

The broad distribution of land uses is indicated on the policies map. The detailed strategic and neighbourhood infrastructure requirements for the development are included in Table 8B in Chapter 10. Triggers for their delivery will be identified through the Ipswich Garden Suburb Infrastructure Delivery Plan.

Future planning applications for the site shall be supported by an Infrastructure Delivery Plan based on the identified infrastructure requirements set out in Table 8B. The Infrastructure Delivery Plan shall set out in detail how the proposed development and identified strategic and neighbourhood infrastructure will be sequenced and delivered within the proposed schemes.

Overall, the Council will seek 31% affordable housing at Ipswich Garden Suburb. For each individual application, the level of affordable housing should be the maximum compatible with achieving the overall target and achieving viability, as demonstrated by an up to date viability assessment which has been subject to independent review. The re-testing of the viability will occur pre-implementation of individual applications within each neighbourhood. Each phase of development will be subject to a cap of 35% affordable housing. The Council will seek a mix of affordable dwelling types, sizes and tenures in accordance with policies CS8 and CS12.

An Ipswich Garden Suburb supplementary planning document (SPD) has been adopted, which will:

- a. guide the development of the whole Ipswich Garden Suburb area;
- b. amplify the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential development phases, in the interests of sustainability and integration;

c. identify the detailed location of a district and two local centres and other supporting infrastructure; and
 d. provide guidance on the sequencing of housing and infrastructure delivery required for the development.
 Development proposals will be required to demonstrate that they are in accordance with the SPD. They should positively facilitate and not prejudice the development of other phases of the Ipswich Garden Suburb area and meet the overall vision for the comprehensive development of the area as set out in the SPD.
 Any development will maintain an appropriate physical separation of Westerfield village from Ipswich and include green walking and cycling links to Westerfield station, and provide the opportunity for the provision of a country park as envisaged by CS16 and is more particularly identified in the SPD.
 The land to the west of Tuddenham Road north of the railway line is allocated for the replacement playing fields necessary to enable development of the Ipswich School playing field site as part of the Garden Suburb development.

Policy CS11: Gypsy and Traveller Accommodation

Provision will be found within the Ipswich Borough where possible for additional permanent pitches to meet the need for 27 permanent pitches to 2036, as identified through the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment 2017. Where sites cannot be found within the Borough, the Council will work with neighbouring authorities to secure provision.
 Applications for the provision of permanent pitches will be considered against the following criteria:
 a. The existing level of local provision and need for sites;
 b. The availability (or lack) of alternative accommodation for the applicants; and
 c. Other personal circumstances of the applicant, including the proposed occupants must meet the definition of Gypsy or Traveller.
 Sites for additional Gypsy and Traveller pitches will be assessed against the following criteria:
 d. The site should be located: i. where it would be well served by the road network; and ii. where it would be well related to basic services including the public transport network.
 e. The site should be i. accessible safely on foot, by cycle and by vehicle; ii. free from flood risk and significant contamination; iii. safe and free from pollution; iv. capable of being cost effectively drained and serviced, including with waste disposal and recycling facilities; v. proportionate in size to any nearby settlements, to support community cohesion; and vi. where possible, located on previously developed land.
 f. The site should not have a significant adverse impact on: i. the residential amenity of immediate or close neighbours; ii. the appearance and character of the open countryside; iii. sites designated to protect their nature conservation, ecological networks, geological or landscape qualities; iv. heritage assets including their setting; and v. the physical and social infrastructure of local settlements.
 Site identification will be carried out in consultation with the Gypsy and Traveller and settled communities. Site size and design will be in accordance with government guidance.
 The Council will work with Suffolk County Council and neighbouring authorities to develop a South Suffolk transit (short stay) site between Ipswich and Felixstowe.
 The needs of travelling showpeople will be kept under review. Applications for new sites will be assessed against criteria a. to c. above.
 Sites currently used by Gypsies and Travellers are identified on the policies map and are protected for that use.

Policy CS12: Affordable Housing

The Council will seek to ensure that a choice of homes is available to meet identified affordable housing needs in Ipswich. Outside the Ipswich Garden Suburb and Humber Doucy Lane, this will be achieved by requiring major new developments of 15 dwellings or more (or on sites of 0.5ha or more) to provide for at least 15% on-site affordable housing by number of dwellings. At least 60% of affordable housing provision shall consist of affordable housing for rent and the remainder affordable home ownership.
 The Council will only consider reducing the requirement for the proportion of affordable housing on a particular development site, or amending the tenure mix to include more affordable home ownership, where:
 a. Alternative provision is outlined by the applicant within a site-specific viability assessment (using a recognised toolkit) and the conclusions are accepted by the Council; or
 b. An accepted independent review of development viability finds that alternative provision on viability grounds is justifiable; and
 c. The resultant affordable housing provision would ensure that the proposed development is considered sustainable in social terms through its delivery of housing integration, with particular regard to meeting the identified need for small family dwellings where these can reasonably be integrated into the scheme.
 The presumption will be in favour of on-site provision rather than the payment of commuted sums in lieu of provision. Affordable housing should be integrated into developments and should not be readily distinguishable from market housing

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	CS8	++	S, M & L-T Reversible. Low uncertainty.	CS8 would help to ensure that new housing in Ipswich satisfies the varied needs of the local population, including in terms of affordability, type and size and would therefore make a major positive contribution towards alleviating rates of social exclusion and poverty in various areas of the Borough.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS10	++	S, M & L-T Reversible. Low uncertainty.	CS10 would deliver a significant quantity of homes that are of a mix and type to support the varied needs of Ipswich's residents. The provision of open space, services and facilities would help to ensure that residents here are situated within a community and do not feel excluded. The proposed Development of the garden suburb would be likely to make a major contribution towards alleviating local rates of poverty by providing a range of homes and jobs suited to the needs of local residents.
	CS11	+	S, M & L-T Reversible. Low uncertainty.	CS11 would help to ensure that appropriate provision is made for Gypsy, Traveller, Travelling Showpeople and Boat Dwellers accommodation, on safe sites that would be accessible for all via foot, cycle and public transport. This would help to alleviate poverty and exclusion for this section of Ipswich's community.
	CS12	++	S, M & L-T Reversible. Low uncertainty.	CS12 would help to ensure that new housing in Ipswich satisfies the varied needs of the local population, including in terms of the provision of affordable housing – 60% of which would be available to rent.
2 - To meet the housing requirements of the whole community	CS8	++	S, M & L-T Reversible. Low uncertainty.	CS8 is designed to ensure that, whilst the quantity of homes satisfies the forecast growth in need, the type, cost and location of homes also satisfies the varied needs of Ipswich's diverse and growing population. The mix of homes is informed by a robust evidence base in the SHMA and would be expected to help establish, or to support, strong and healthy communities throughout the Borough.
	CS10	++	S, M & L-T Reversible. Low uncertainty.	The proposed garden suburb to be delivered through CS10 would provide approximately 3,500 new homes in Ipswich. This would make a major contribution towards meeting the housing needs for the entire community of Ipswich over the Plan period.
	CS11	++	S, M & L-T Reversible. Low uncertainty.	CS11 would ensure that the housing needs of the Gypsy, Traveller, Travelling Showpeople and Boat Dweller communities are catered for. It is likely that their specific needs and requirements in terms of site location would be satisfied given the Council's commitment to identifying sites in collaboration with the community.
	CS12	++	S, M & L-T Reversible. Low uncertainty.	CS12 would help to ensure that new housing in Ipswich satisfies the varied needs of the local population, including in terms of the provision of affordable housing – 60% of which would be available to rent.
3 - To improve the health of the population overall and reduce health inequalities	CS8	+	S, M & L-T Reversible. Medium uncertainty.	Inappropriate housing can result in a range of health problems for residents and it is essential that people live in homes that suit their personal needs, such as the elderly. CS8 would help to ensure that a varied mix of housing is available that aligns with the varied needs of the local population and would thereby help to tackle health inequalities. Living in a strong and healthy community is also beneficial to the mental wellbeing of residents. The policy would require applications to discuss with the NHS at an early stage to ensure impacts on the NHS's residential care provision are considered appropriately.
	CS10	++	S, M & L-T Reversible. Low uncertainty.	New residents within the proposed garden suburb would have excellent access to open spaces, a diverse range of natural habitats and health care provision. They would be within an existing community, within which is a new medical centre, and would be likely to be encouraged to take up walking and cycling given their proximity to a broad range of services and facilities.
	CS11	+	S, M & L-T Reversible. Low uncertainty.	The provision of appropriate sites in accessible locations away from major sources of pollutants would be expected to enable members of the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers communities within Ipswich to pursue active and healthy lifestyles.
	CS12	+	S, M & L-T Reversible. Low uncertainty.	CS12 would help to ensure residents of Ipswich who require affordable housing to buy or rent are able to acquire a home that suits their needs and in so doing the policy would facilitate healthier lifestyles at home.
4 - To improve the quality of where people live and work	CS8	++	S, M & L-T Reversible. Low uncertainty.	CS8 would help to ensure that all members of the community are able to reside in high-quality housing that meets their personal needs and circumstances. The pursuit of strong and healthy communities would be likely to encourage lower crime rates and healthier living environments.
	CS10	++	S, M & L-T Reversible. Low uncertainty.	The garden suburb proposed in CS10 is an effective means of situating a large portion of new residents within an attractive and distinctive neighbourhood with public open spaces and infrastructure that may be likely to enable higher rates of natural surveillance and thus lower crime rates. The provision of a police station within the suburb would also make a major contribution towards the safety of residents. The area of the suburb in the northern fringe would help to avoid areas of poor air quality and major noise and light pollutants – although there is a risk that some residents would be in proximity to the railway line which could be a source of noise and light disturbance. <i>Recommendation: Within the garden suburb, new homes should be located and designed in a manner to minimise potential air, noise and light pollution associated with the railway track.</i>

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS11	+	S, M & L-T Reversible. Low uncertainty.	CS11 would help to ensure Gypsies, Travellers, Travelling Showpeople and Boat Dwellers are able to pursue high quality and active lifestyles at home, being situated away from major sources of pollution and with excellent access to necessary services as well as the countryside.
	CS12	+		CS12 would help to ensure that all members of the community are able to reside in high-quality housing that meets their personal needs and circumstances.
5 - To improve levels of education and skills in the population overall	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on education or skills.
	CS10	++	S, M & L-T Reversible. Low uncertainty.	The garden suburb would provide new education facilities, including a new primary and secondary school, that would make a major contribution towards increasing local schooling capacity. The garden suburb would also be an effective means of situating a large number of new residents in proximity to schools.
	CS11	○	N/A Low uncertainty.	CS11 would be unlikely to have a discernible impact on education or skills.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on education or skills. <i>Recommendation: It is recommended that, in addition to the provision of affordable homes, residential sites are considered for the extent to which they would provide residents with access to state education including primary and secondary schooling.</i>
6 - To conserve and enhance water quality and resources	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on water resources.
	CS10	--	S, M & L-T Permanent. Low uncertainty.	Within the northern fringe area there are several waterbodies. The proposed construction and occupation of the significant quantity of development here may pose a risk to the quality of these waters. Most of the area is also within groundwater SPZ3, whilst a small portion in the north is in SPZ2. Construction and operation here may therefore pose a risk to the quality of groundwaters. Additionally, given the general area is largely previously undeveloped, the proposed development would be expected to result in a major increase in water consumption at this location in relation to existing levels. <i>Recommendation: Best efforts would be required during construction to avoid contamination or pollution of any and all water bodies in the northern fringe area and SuDS should be incorporated into the proposed Development. New homes here should be designed with efficient water consumption in mind, with the use of efficient fittings (i.e. taps, showers etc.), water harvesting, and water butts considered.</i>
	CS11	+	S, M & L-T Permanent. Medium uncertainty.	CS11 would help to ensure that new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation are able to be appropriately drained and serviced, including with waste disposal, and thus adverse impacts on water quality as a result of development and occupation in these locations are more likely to be avoided.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on water.
7 - To maintain and where possible improve air quality	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on air quality.
	CS10	--	S, M & L-T Permanent. Low uncertainty.	CS10 would help to situate a large portion of new residents in an area of relatively good air quality. However, the construction and occupation of 3,500 homes as well as various services, facilities and associated infrastructure would be expected to result in a major increase in air pollution in the northern fringe area. The provision of the new road may help to improve the efficiency of road traffic movement to some extent, but overall it is likely to result in a major increase in the quantity of road traffic in the area. <i>Recommendation: Ensure residents have excellent access to pedestrian and cycle routes to key and central areas. Incorporate GI throughout the development to help filter air pollutants effectively, such as along road sides and near homes.</i>
	CS11	○	N/A Low uncertainty.	CS11 would be unlikely to have a discernible impact on air quality.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on air quality.
	CS8	○	N/A	CS8 would be unlikely to have a discernible impact on soils or mineral resources.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
8 - To conserve and enhance soil and mineral resources			Low uncertainty.	
	CS10	--	S, M & L-T Permanent. Low uncertainty.	The proposed construction of the garden suburb in the northern fringe area would result in the permanent loss of significant quantities of previously undeveloped land containing ecologically and agriculturally valuable soils. Much of this soil is Grade 2 ALC i.e. BMV. The proposed development incorporates large swathes of open space and a new country park, within which soil stocks would be preserved. However, these comprise just 64.5ha of the 195ha of land to be lost to development. <i>Recommendation: Sustainable soil management techniques should be adopted during construction. Workers should seek to exceed current standards and ensure that erosion, compaction and/or contamination of soils is avoided as much as possible. Where feasible, soil stocks should be relocated or reused. Best efforts should be made at an efficient land use in order to minimise losses of soils, which are inherently permanent unless successfully reused elsewhere. Whilst opportunities for doing so may be limited given the previously undeveloped character of the area, opportunities for reusing buildings or previously developed land should be sought out as often as possible. Residential gardens will play an important role in preserving soil stocks in the general area. Ensuring the highest standards of sustainable soil management during construction would be likely to require monitoring.</i>
	CS11	+	S, M & L-T Reversible. Medium uncertainty.	CS11 would seek to ensure that any new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation are situated on previously developed land, which would help to minimise losses of soils and to facilitate efficient uses of land.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on soils or mineral resources.
9 - To promote the sustainable management of waste	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on waste.
	CS10	-	S, M & L-T Permanent. Low uncertainty.	The construction and operation of the significant quantity of development targeted in the garden suburb would be expected to result in a significant increase in the generation of waste sent to landfill. Given the previously undeveloped nature of the area, opportunities for reusing buildings or materials are likely to be limited. The requirement for the use of recycled, renewable and low-impact materials through CS4 would help to limit waste generation. <i>Recommendation: Construction workers, residents and businesses should be provided with excellent access to facilities and means for recycling as many waste types as possible. Whilst they may be limited, opportunities for the reuse of previously developed land or vacant buildings should be sought out as often as possible.</i>
	CS11	-	S, M & L-T Permanent. Low uncertainty.	CS11 would help to ensure that new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation are able to be appropriately drained and serviced, including with waste disposal. This would be likely to enable the recycling of waste at these locations. Where sites are allocated on previously developed land, there may be good opportunities for reusing materials. However, overall, it is expected that the allocation of these sites would result in a net increase in the generation of waste sent to landfill.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	CS8	+	N/A Low uncertainty.	CS8 would be likely to encourage high quality homes, which in many cases would be likely to require the use of sustainable design. <i>Recommendation: Development delivered in part through CS8 should seek to incorporate sustainable design principles.</i>
	CS10	--	S, M & L-T Permanent. Low uncertainty.	CS10 would situate a large number of new residents in proximity to services, facilities and amenities. This would encourage efficient movement and walking and cycling. They would also have excellent access to Westerfield Railway Station. However, the significant scale of construction and increase in local businesses and residents would be expected to result in a major increase in local rates of road traffic. Access to bus links is largely uncertain for most new residents, and it is therefore assumed that rates of reliance on personal car use would be high for many residing here. The proposed Development would also be expected to result in a permanent loss of a significant quantity of soils and vegetation, both of which play an important role in storing carbon. Policy DM7 requires the provision of access to electric car charging points which may encourage more sustainable travel.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
				<i>Recommendation: Residents should have good access to Westerfield Railway Station and multiple bus links, which may be a requirement of policy CS5. Safe and convenient cycling and pedestrian links should be provided throughout the suburb. Low-emission materials should be encouraged during construction whilst energy efficiency should be at the heart of the design of new homes. Soils should be protected from harm as much as possible, whilst tree canopy should be preserved and enhanced (preferably resulting in an overall increase tree canopy).</i>
	CS11	-	S, M & L-T Permanent. Low uncertainty.	The allocation of Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation would be expected to lead to a minor increase in GHG emissions in these locations. As they would be highly accessible locations, there may be good opportunities for residents here to use sustainable transport modes, although that it largely uncertain.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on climate change or GHG emissions. <i>Recommendation: Development delivered in part through CS8 should seek to incorporate sustainable design principles.</i>
11 - To reduce vulnerability to climatic events and flooding	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on flooding.
	CS10	+	S, M & L-T Permanent. Medium uncertainty.	The vulnerability of residents to flooding would largely depend on their precise location. The northern fringe area is entirely within Flood Zone 1. There are a limited number of small areas at a medium or high risk of surface water flooding and it is considered to be likely that the proposed Development can avoid this land. A flood risk assessment would be required for the development given its size. <i>Recommendation: Development delivered through CS10 should incorporate SuDS to help avoid alterations to surface water runoff.</i>
	CS11	+	S, M & L-T Permanent. Medium uncertainty.	The policy requires Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation to be situated away from land at risk of flooding.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on flooding.
	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on the coast and estuaries.
12 - To safeguard the integrity of the coast and estuaries	CS10	○	N/A Low uncertainty.	CS10 would be unlikely to have a discernible impact on the coast and estuaries.
	CS11	○	N/A Low uncertainty.	CS11 would be unlikely to have a discernible impact on the coast and estuaries.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on the coast and estuaries.
	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on biodiversity or geodiversity.
13 - To conserve and enhance biodiversity and geodiversity	CS10	+	S, M & L-T Permanent. Medium uncertainty.	The proposed garden suburb would be unlikely to impact on a designated biodiversity asset. However, the northern fringe area is comprised of greenfield land and the proposed Development here would be expected to result in a large quantity of grassland, hedgerow and trees. The broad presence of existing structures are likely to be supporting protected species in some locations. Furthermore, the proposed Development would significantly alter local habitat connectivity by greatly increasing distances between habitats and agricultural areas. The provision of approximately 64.5ha of open space and Country Park would help to alleviate this to some extent. <i>Recommendation: Existing green infrastructure, particularly hedgerow and trees, in the northern fringe area should be preserved as much as feasible. This should be supported by the planting of a diverse range of native species throughout the suburb, preferably resulting in an overall increase in tree canopy. GI should be planted in a manner that provides wildlife corridors and stepping stones throughout the suburb to provide a route from east to west and vice versa for wildlife. Ecological surveys of the northern fringe area should be carried out prior to development to establish the presence of protected species, with appropriate plans put in place should protected species be found.</i>
	CS11	+	S, M & L-T Permanent. Medium uncertainty.	By seeking to situate new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation on brownfield land, it is considered to be likely that adverse impacts on biodiversity or geodiversity would be avoided in most cases.
	CS12	○	N/A	CS12 would be unlikely to have a discernible impact on biodiversity or geodiversity.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance			Low uncertainty.	
	CS8	+	S, M & L-T Permanent. Medium uncertainty.	CS8 would help to ensure that the mix of housing in new developments is informed by the character of the site and local area. This could help to preserve the setting of nearby heritage assets.
	CS10	-	S, M & L-T Permanent. Medium uncertainty.	There are not sensitive heritage assets within the northern fringe area and so none would be lost to development. There are a limited number of Grade II Listed Buildings in proximity to the northern fringe, particularly the four Grade II Listed Buildings associated with Sparrow's Nest adjacent to the fringe's north west perimeter. The setting of these heritage assets would be expected to be altered by the proposed Development, given the transformation of large swathes of greenfield land to residential built form, although there is a dense layer of screening vegetation surrounding the Listed Buildings that may help to limit these impacts. <i>Recommendation: Development in the garden suburb should adopt a high-quality design with green infrastructure incorporated throughout that helps to ensure that, although greenfield land has been turned into the built form, the suburb is attractive and makes a relatively positive contribution to the local character and is in keeping with the built form on its southern perimeter as much as possible.</i>
	CS11	+	S, M & L-T Permanent. Medium uncertainty.	The policy requires new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation to avoid adverse impacts on the local landscape character as well as residential amenity for neighbours. This would be expected to also help ensure that adverse impacts on the historic environment, such as on the setting of a heritage asset, are avoided.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on the historic environment.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	CS8	+	S, M & L-T Reversible. Medium uncertainty.	CS8 would help to ensure that new homes built in the Borough are of a high standard that contribute towards strong and healthy communities. It is considered to be likely that, as a component of this, new homes would typically be in-keeping with their existing setting (i.e. new homes situated amongst existing residential areas) and in so doing, this policy would help to protect and enhance the character of various areas in the Borough. It would also ensure that the mix of housing at new sites is informed by the character of the local area.
	CS10	--	S, M & L-T Permanent. Low uncertainty.	CS10 would transform around 195ha of land from greenfield land to a predominantly residential built form. Impacts on an AONB would not be expected. However, the character of the area would be significantly and permanently altered. Whilst the suburb would provide approximately 64.5ha of open space and a Country Park which may help to alleviate the impact in some locations, a major alteration to the local landscape character cannot be avoided. <i>Recommendation: Existing green infrastructure, particularly hedgerow and trees, in the northern fringe area should be preserved as much as feasible. This should be supported by the planting of a diverse range of native species throughout the suburb, preferably resulting in an overall increase in tree canopy. Development should adopt a high-quality design and vernacular architecture that helps to keep the proposed Development in-keeping with the character of the existing built form south of the suburb.</i>
	CS11	+	S, M & L-T Reversible. Medium uncertainty.	The policy requires new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation to avoid adverse impacts on the local landscape character.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on landscapes or townscapes.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	CS8	+	S, M & L-T Reversible. Medium uncertainty.	CS8 would help to ensure that a diverse mix of people can reside happily in Ipswich. A diverse and vibrant community would contribute towards a diverse and vibrant local economy. The policy also facilitates the anticipated level of Ipswich's population growth, a growth which is expected to help grow the Borough's economy.
	CS10	++	S, M & L-T Reversible. Medium uncertainty.	CS10 would include approximately 2,200m ² of convenience retail, 1,800m ² of comparison retail and 1,800m ² of service uses (non-retail A1 and A2 to A5 uses) floorspace. Enhancements to the retail offering in Ipswich would benefit local prosperity and growth. Whilst the development is not strictly 'employment use', it could also provide a limited number of employment opportunities. Additionally, the provision of new infrastructure may help to facilitate more efficient movement of workers and residents, thereby contributing towards greater productivity in the area.
	CS11	○	N/A Low uncertainty.	CS11 would be unlikely to have a discernible impact on economic prosperity or growth.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS12	+	S, M & L-T Reversible. Medium uncertainty.	CS12 would help to ensure that a diverse mix of people can reside happily in Ipswich. A diverse and vibrant community would contribute towards a diverse and vibrant local economy. The policy also facilitates the anticipated level of Ipswich's population growth, a growth which is expected to help grow the Borough's economy.
17 - To maintain and enhance the vitality and viability of town and retail centres	CS8	+	S, M & L-T Reversible. Medium uncertainty.	CS8 would help to ensure that housing in Ipswich supports a diverse and rich community that in turn contributes towards a diverse and vibrant local economy. The policy facilitates small builds, self builds and various other types of development that in many cases would be likely to be suitable for small and derelict brownfield sites in central areas, the delivery of which would make a meaningful contribution towards enhancing the vibrancy and vitality of local economies.
	CS10	++	S, M & L-T Reversible. Medium uncertainty.	The garden suburb would deliver a combined total of approximately 1,600m ² of convenience, comparison and service uses floorspace at local centres in Henley Gate and Red House neighbourhoods, which would make a major positive contribution towards the vitality of these centres. The provision of 4000+m ² combined floorspace for a district centre within Fonnereau Neighbourhood could significantly enhance the vitality of the local area. The provision of improved infrastructure and roads would help to ensure visitors can access central areas efficiently and via a variety of transport modes.
	CS11	○	N/A Low uncertainty.	CS11 would be unlikely to have a discernible impact on the vitality of town centres.
	CS12	+	S, M & L-T Reversible. Medium uncertainty.	CS8 would help to ensure that housing in Ipswich supports a diverse and rich community that in turn contributes towards a diverse and vibrant local economy
	CS8	+	S, M & L-T Reversible. Medium uncertainty.	CS8 would seek to ensure that new homes are situated in appropriate locations. It is expected that this would facilitate relatively efficient movement for new residents, being situated in proximity to services, facilities and amenities.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	CS10	++	S, M & L-T Reversible. Medium uncertainty.	The proposed garden suburb would help to ensure that a major portion of new residents live within proximity to services, amenities, jobs, schools and open spaces. It is expected that this would enable relatively efficient and sustainable movement for residents and would be likely to encourage high rates of walking and cycling. Access to Westerfield Railway Station is currently limited. It is considered to be likely that new bus links would be provided within the suburb, although this is currently uncertain. The provision of the new road may help to alleviate congestion in certain areas of the Borough and to provide residents with excellent access to locations throughout and beyond Ipswich. <i>Recommendation: Ensure new residents have excellent access to a range of bus services and safe cycle and pedestrian links that provide access to central areas, services, amenities and places of employment.</i>
	CS11	+	S, M & L-T Reversible. Medium uncertainty.	CS11 would require new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation to be accessible via foot, cycle and vehicle. As they would also be predominantly brownfield sites, it is expected that residents on these sites would be able to travel efficiently and via relatively sustainable modes.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on transport or movement.
	CS8	○	N/A Low uncertainty.	CS8 would be unlikely to have a discernible impact on digital infrastructure.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	CS10	++	S, M & L-T Reversible. Medium uncertainty.	It is expected that new digital infrastructure would be provided within the garden suburb that satisfies the needs of residents here. Given the suburb's location adjacent to existing residential areas, this could help to benefit a large number of residents. As the infrastructure would be newly installed, it would be an excellent opportunity to install digital infrastructure that is equipped for high speeds and full-fibre internet, as well as capable of adapting to future technologies like 5G.
	CS11	○	N/A Low uncertainty.	CS11 would be unlikely to have a discernible impact on digital infrastructure.
	CS12	○	N/A Low uncertainty.	CS12 would be unlikely to have a discernible impact on digital infrastructure.

Work, Learn and Play Policies

Policy CS13: Planning for Jobs Growth

The Council will promote sustainable economic growth in the Ipswich Strategic Planning Area, with a focus on the delivery of jobs within the Borough. It will encourage the provision of approximately 9,500 jobs in the Borough between 2018 and 2036 by:

- a. allocating a range and choice of sites amounting to at least 23.2ha of land for employment development (in Use Classes B1, B2 and B8) through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document;
- b. protecting land for employment uses in existing employment areas defined on the policies map, including the function and strategic role of the port to Ipswich;
- c. allocating land for other employment-generating uses including education, leisure, tourism and hospitality, and retail, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document;
- d. supporting the continued growth of the University of Suffolk and Suffolk New College in order to raise skills and qualifications levels in the workforce; and
- e. taking a lead with local partners to ensure that coordinated action is taken to encourage sustainable economic growth and protect local jobs, through implementing local and sub-regional economic strategies.

Policy CS14: Retail Development and Main Town Centre Uses

The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role.

The Council will allocate land for 10,000 sq.m net of new comparison retail floorspace up to 2031, in accordance with the national requirement to allocate suitable sites in town centres to meet likely need looking at least ten years ahead. This reflects the Ipswich Vision Strategy for the town centre, the scale of housing growth set out in the plan, latest household projections and the most up-to-date evidence and monitoring of market conditions and the changing nature of the high street. The Council will review retail need within five years to ensure that this approach best supports the success of the town centre. The need for convenience floorspace over the same period will be met by the new District Centre at Ipswich Garden Suburb allocated through policy CS10.

In the District Centres and local centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.

Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, the Council will:

- Amend the Central Shopping Area and frontage zones to deliver flexibility;
- Strengthen north-south connectivity through the Town Centre; and
- Allocate sites within defined centres for retail development.

This will enable the delivery of additional floorspace to diversify the retail offer.

The Council will direct other town centre uses including offices, leisure, arts, culture, tourism and hotel developments into the town centre area, with some provision being appropriate in the Central Shopping Area and Waterfront, in recognition of the area's good accessibility by public transport, cycle and foot.

The Council will also promote environmental enhancements and urban greening to the town centre through the Public Realm Strategy Supplementary Planning Document and improved public transport accessibility.

Policy CS15: Education Provision

The Council will continue to support the development of educational facilities at Suffolk New College and the University of Suffolk. Land for the further development of these facilities will be identified and safeguarded for education use through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document.

The Council supports the upgrading of education facilities and will seek to ensure that community access to school facilities is maximised. Should school facilities become redundant, any application for a non-community use will need to be supported by evidence that the facility and site is no longer needed for community uses.

New primary school provision will be needed to meet the demands of growth. Sites for new or extended primary schools in Ipswich will be identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. Development adjacent to existing schools should not compromise the ability of schools to expand to an appropriate size in future.

Any additional nursery and children's centre provision will be encouraged to locate within or adjacent to District and Local Centres or co-located within schools in order to facilitate linked trips by parents. Where land is available, this would also apply to schools. The sustainable location of such facilities so that they are accessible by walking, cycling or public transport will be a requirement. Education needs associated with development at the Ipswich Garden Suburb are identified, a secondary school site allocated and broad locations for primary schools safeguarded through policy CS10 of this plan and the policies map. The sports facilities associated with the secondary school will be required to be made available for dual use by the community.

Policy CS16: Green Infrastructure, Sport and Recreation

The Council will safeguard, protect and enhance biodiversity and the environment by working in partnership with others to ensure that our parks and open spaces are well designed, well managed, safe and freely accessible, encouraging use and benefitting the whole community. The Council will enhance and extend the ecological network and green corridors, blue corridors, open spaces, sport and recreation facilities for the benefit of biodiversity, people and the management of local flood risk. It will do this by:

- a. requiring all developments to contribute to the provision of open space necessary for that development according to the Borough's standards, identified strategic needs and existing deficits in an area;
- b. requiring major new developments to include usable on-site public open spaces and wildlife habitat. On-site provision must create a network or corridor with existing green infrastructure where such an ecological network or green corridor exists beyond the site boundaries;
- c. supporting proposals or activities that protect, enhance or extend open spaces and sport and recreation facilities, including water and river-based activities;
- d. working with partners to prepare, implement and monitor the Recreational Disturbance Avoidance and Mitigation Strategy and other strategies and management plans for green spaces, an Orwell Country Park management plan, that will result in a reduced impact upon birds in the Orwell Estuary;
- e. supporting the Greenways Project in working with communities and volunteers to manage green corridors in Ipswich;
- f. support the enhancement of canopy cover and ecological networks;
- g. working with partners to improve green infrastructure provision and link radial ecological networks and green corridors with a publicly accessible green rim around Ipswich;
- h. working with strategic partners and developers to ensure the provision of a new country park and visitor centre within the Ipswich Garden Suburb, and an extension to Orwell Country Park;
- i. promoting improved access to existing facilities where appropriate;
- j. reviewing the town's estate of sports facilities to consider how they can best meet the needs of a growing population; and
- k. working with local police and community partners to ensure that appropriate opportunities to design out crime have been taken prior to the commencement of any project and as part of the on-going management of any open spaces, sport or recreational facilities.

Policies in this plan and the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document identify existing, new and proposed open spaces, sport and recreation facilities, green corridors and networks and allocate sites for new open spaces and facilities.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	CS13	++	S, M & L-T Reversible. Medium uncertainty.	CS13 would seek to ensure that enough employment land is delivered in the Borough over the Plan period to accommodate the forecast growth in jobs, based on robust evidence bases. By improving the employment prospects of current and future residents, CS13 could make a positive contribution towards alleviating local rates of poverty. Additionally, the creation of new businesses may help to improve residents' access to services and facilities and thereby help to reduce the risk of social exclusion.
	CS14	++	S, M & L-T Reversible. Medium uncertainty.	CS14 would help to ensure that significant quantities of new retail space is provided in central locations. It would also seek to ensure uses for leisure, arts and culture are situated in central areas. This would help to ensure all members of the local community are able to access services and amenities equally, thereby reducing the risk of social exclusion, whilst providing a variety of employment opportunities that could alleviate poverty.
	CS15	+	S, M & L-T Reversible. Medium uncertainty.	The increase in education facilities, and the improvement of existing facilities, throughout the Borough would be expected to better enable all local residents to gain skills and qualifications that better equip them for employment, thereby alleviating unemployment, whilst contributing towards a sense of community that combats exclusion. The sports facilities associated with the secondary school would be required to be made available to dual use by the community, which could further help to reduce social exclusion through community interaction.
	CS16	+	S, M & L-T Reversible. Medium uncertainty.	CS16 would seek to protect and enhance open spaces and green infrastructure in the Borough, including by providing a new Country Park, extending the entrance to Orwell Country Park and protecting biodiversity assets. This would be expected to help ensure that all residents of the Borough are equally able to access green and open spaces as well as a diverse range of natural habitats that play an important role in social cohesion and that contributes to a sense of community, thereby alleviating the risk of social exclusion.
2 - To meet the housing	CS13	○	N/A Low uncertainty.	CS13 would be unlikely to have a discernible impact on housing.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
requirements of the whole community	CS14	○	N/A Low uncertainty.	CS14 would be unlikely to have a discernible impact on housing.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on housing.
	CS16	○	N/A Low uncertainty.	CS16 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the population overall and reduce health inequalities	CS13	○	N/A Low uncertainty.	CS13 would be unlikely to have a discernible impact on health.
	CS14	○	N/A Low uncertainty.	CS14 would be unlikely to have a discernible impact on health.
	CS15	+	S, M & L-T Reversible. Medium uncertainty.	CS15 would require the sports facilities associated with the educational facilities to be made accessible to the public. This would help to facilitate active lifestyles and socialisation for local residents.
	CS16	+	S, M & L-T Reversible. Low uncertainty.	CS16 would help to protect and enhance open spaces in the Borough. In so doing, local residents may be encouraged to enjoy outdoor spaces, green spaces and a diverse range of natural habitats. This is not only beneficial to mental wellbeing but may also facilitate greater social cohesion. The provision of new outdoor recreational opportunities including sports would encourage more active lifestyles, as would the provision of attractive green rims and corridors that may lead to higher rates of walking and cycling. The provision and enhancement of the GI network would help to filter out air pollutants in many locations and this would reduce the likelihood of harmful health impacts caused by poor air quality.
4 - To improve the quality of where people live and work	CS13	+	S, M & L-T Reversible. Medium uncertainty.	CS13 would seek to ensure that employment land is allocated throughout the Borough and it is considered to be likely that the majority of such land would be situated away from sources of pollution or areas of high crime rates, particularly as it would largely be situated near existing employment areas.
	CS14	+	S, M & L-T Reversible. Medium uncertainty.	CS14 promotes environmental enhancements and greening of central and retail areas, which would help to improve the quality of where people work.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on the quality of where people work and live.
	CS16	+	S, M & L-T Reversible. Medium uncertainty.	The provision and enhancement of open and green spaces would, where location, help contribute towards high quality home and work environments. It may also encourage residents to spend more time outdoors, leading to greater natural surveillance and thus lower crime rates. CS16 includes a commitment to working with local police and community partners to ensure that opportunities for designing out crime are maximised.
5 - To improve levels of education and skills in the population overall	CS13	++	S, M & L-T Reversible. Low uncertainty.	CS13 would seek to ensure that land is allocated for employment generating land, including education purposes and the continued growth of the University of Suffolk. It is considered to be likely that the creation of new businesses and jobs facilitated by this policy, as well as educational facilities, would help residents and employees to gain new skills and qualifications.
	CS14	+	S, M & L-T Reversible. Medium uncertainty.	The provision of accessible retail space may help to enhance opportunities for local residents to learn new skills.
	CS15	++	S, M & L-T Reversible. Low uncertainty.	CS15 would lead to the provision of new education facilities and the upgrading of existing facilities to ensure the education needs of the growing and changing population in Ipswich are satisfied. This would make a major contribution towards helping improve the levels of education and skills of residents.
	CS16	○	N/A Low uncertainty.	CS16 would be unlikely to have a discernible impact on education.
6 - To conserve and enhance	CS13	-	S, M & L-T Reversible. Medium uncertainty.	The majority of Ipswich is within groundwater SPZs. The allocation of employment land, and the construction of new businesses in these areas, could increase the risk of groundwater contamination. It is also considered to be likely that these new businesses and local economic growth would lead to a net increase in water consumption.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
water quality and resources				<i>Recommendation: New businesses should be encouraged to adopt efficient water consumption measures.</i>
	CS14	-	S, M & L-T Reversible. Medium uncertainty.	The majority of Ipswich is within groundwater SPZs. The allocation of new retail floorspace would lead to construction in an area that could risk contaminating groundwater. Furthermore, the creation of new retail businesses and jobs would be likely to lead to a net increase in water consumption. <i>Recommendation: New retail businesses should be encouraged to adopt efficient water consumption measures.</i>
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on water.
	CS16	+	N/A Low uncertainty.	CS16 would help to protect and enhance the GI network, which could help to lead to improved water quality in nearby waterbodies. <i>Recommendation: Where development is considered to be necessary in areas of food risk, SuDS should be considered as a more integrated component of the wider GI network, including green walls and roofs, particularly in urban areas.</i>
7 - To maintain and where possible improve air quality	CS13	-	S, M & L-T Reversible. Medium uncertainty.	It is considered to be likely that the creation of new jobs would ultimately lead to a net increase in air pollution, largely as a result of the associated increase in road transport. <i>Recommendation: Employment land should have good access to bus and rail links as well as electric car charging points, as well as safe pedestrian and cycle links.</i>
	CS14	-	S, M & L-T Reversible. Medium uncertainty.	It is considered to be likely that the creation of new retail land would ultimately lead to a net increase in air pollution, largely as a result of the associated increase in road transport. The accessibility of these areas via bus, foot and cycle may help to limit this. <i>Recommendation: Retail land should have good access to bus and rail links as well as electric car charging points, as well as safe pedestrian and cycle links.</i>
	CS15	+	S, M & L-T Reversible. Medium uncertainty.	CS15 would help to ensure that education facilities are accessible via walking and cycling in most cases, which would help encourage a reduced reliance on personal car use for the frequent school trips and in so doing could help to improve air quality.
	CS16	+	N/A Low uncertainty.	Vegetation in the Borough provides an important air filtering service that improves air quality. CS16 would help to protect and enhance vegetative cover in many locations, thereby preserving and potentially enhancing this service. <i>Recommendation: It is recommended that, where feasible, GI is of a type and location that is well placed to filter out pollutants from major sources such as industrial areas and busy roads.</i>
8 - To conserve and enhance soil and mineral resources	CS13	-	S, M & L-T Reversible. Medium uncertainty.	CS13 would allocate new land for employment uses. The majority of this would be expected to be on brownfield land that enables an efficient use of land and minimises soil loss. However, it cannot be ruled out that some new employment land would be situated in previously undeveloped locations that ultimately result in a permanent net loss of soils. <i>Recommendation: Sustainable soil management techniques should be adopted during the construction and occupation of new employment land to reduce the risk of erosion, compaction or contamination of soils and to minimise direct soil losses. Where feasible, excavated soils should be reused elsewhere.</i>
	CS14	+	S, M & L-T Reversible. Medium uncertainty.	The central areas of Ipswich targeted for new retail floorspace would see such development take place on previously developed brownfield land that would constitute an efficient management of soils and resources.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on soils and resources.
	CS16	+	S, M & L-T Reversible. Medium uncertainty.	The quality of soils belowground is largely determined by the ecological health of above ground biodiversity. CS16 would in many places help to protect and enhance above ground biodiversity and in so doing it would contribute towards improved soil structure and fertility.
9 - To promote the sustainable management of waste	CS13	-	S, M & L-T Reversible. Low uncertainty.	It is considered to be likely that the provision of new employment land, and the net increase in jobs that this would facilitate, would lead to a net increase in the generation of waste sent to landfill. The focus on previously developed land may help to alleviate this. CS4 requires the use of renewable, reused and low-impact materials as much as possible and this may help to minimise this. <i>Recommendation: New businesses should have excellent access to, and be encouraged to seek out, opportunities for recycling waste.</i>

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS14	-	S, M & L-T Reversible. Low uncertainty.	It is considered to be likely that the provision of new retail floorspace, and the net increase in jobs that this would facilitate, would lead to a net increase in the generation of waste sent to landfill. The focus on previously developed land may help to alleviate this. CS4 requires the use of renewable, reused and low-impact materials as much as possible and this may help to minimise this. <i>Recommendation: New businesses should have excellent access to, and be encouraged to seek out, opportunities for recycling waste.</i>
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on waste.
	CS16	○	N/A Low uncertainty.	CS16 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	CS13	-	S, M & L-T Reversible. Low uncertainty.	It is considered to be likely that the provision of new employment land, and the net increase in jobs that this would facilitate, would lead to a net increase in GHG emissions. This would largely be due to the associated increase in local traffic. <i>Recommendation: New employment land uses should seek to incorporate energy efficient designs into the development. Businesses should be encouraged to adopt energy efficiency practices and seek out renewably sourced energy where feasible.</i>
	CS14	+	S, M & L-T Reversible. Low uncertainty.	It is considered to be likely that the provision of new retail space, and the net increase in jobs that this would facilitate, would lead to a net increase in GHG emissions. This would largely be due to the associated increase in local traffic. <i>Recommendation: New retail spaces should seek to incorporate energy efficient designs into the development. Businesses should be encouraged to adopt energy efficiency practices and seek out renewably sourced energy where feasible.</i>
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on GHG emissions and climate change.
	CS16	+	S, M & L-T Reversible. Medium uncertainty.	Vegetation plays an important carbon storage service. CS16 would help to protect and potentially enhance the extent of vegetation and tree canopy in many locations. In such cases, the carbon capture and storage service naturally provided would be protected and enhanced. <i>Recommendation: Where development is considered to be necessary in areas of food risk, SuDS should be considered as a more integrated component of the wider GI network, including green walls and roofs, particularly in urban areas.</i>
11 - To reduce vulnerability to climatic events and flooding	CS13	+	S, M & L-T Reversible. Medium uncertainty.	The vulnerability of new employment land to flood risk largely depends on its precise location. However, the focus on previously developed locations makes it likely that a large portion of new employment land development would be situated away from land at risk of flooding and would avoid altering flood risk for others.
	CS14	+	S, M & L-T Reversible. Medium uncertainty.	The vulnerability of new retail spaces to flood risk largely depends on its precise location. However, the focus on previously developed locations in central Ipswich makes it likely that a large portion of new employment land development would be situated away from land at risk of flooding and would avoid altering flood risk for others.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on flooding.
	CS16	+	S, M & L-T Reversible. Medium uncertainty.	Above ground vegetation can play an essential role in alleviating flood risk. CS16 would help to protect and enhance the extent of vegetation and tree canopy in many locations. In such cases, soil permeability would also be likely to be improved. As a result, surface water run off would be intercepted by vegetation and would infiltrate soils at a much higher rate than if the land were lost to development. <i>Recommendation: Where development is considered to be necessary in areas of food risk, SuDS should be considered as a more integrated component of the wider GI network, including green walls and roofs, particularly in urban areas.</i>
12 - To safeguard the integrity of the coast and estuaries	CS13	○	N/A Low uncertainty.	CS13 would be unlikely to have a discernible impact on coasts and estuaries.
	CS14	○	N/A Low uncertainty.	CS14 would be unlikely to have a discernible impact on coasts and estuaries.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on coasts and estuaries.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS16	+	N/A Low uncertainty.	CS16 would help to protect and enhance the Borough's GI and open spaces throughout Ipswich. It is considered to be likely that this would help to protect and potentially enhance the landscape character and biodiversity value of Stour and Orwell Estuary and functionally linked land.
13 - To conserve and enhance biodiversity and geodiversity	CS13	-	S, M & L-T Reversible. Medium uncertainty.	CS13 would focus new employment land in previously developed or brownfield locations. Adverse impacts on biodiversity are therefore likely to be largely minimised. However, the allocation of 23.2ha of land for employment purposes would be likely, in some locations, to result in the loss of previously undeveloped land that could have a pre-existing biodiversity value such as due to the presence of priority habitats. <i>Recommendation: New employment land should seek to incorporate high-quality GI comprised of a diverse range of natural species.</i>
	CS14	○	N/A Low uncertainty.	CS14 would focus new retail spaces in the Town Centre and on previously developed land. It would be unlikely to have a discernible impact on biodiversity.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on biodiversity and geodiversity.
	CS16	++	S, M & L-T Reversible. Low uncertainty.	CS16 is a policy designed to protect and enhance green infrastructure throughout the Borough. This includes wildlife sites as well as country parks and green corridors. These areas of the Borough are essential refuges for wildlife and biodiversity such as priority habitats and protected species. <i>Recommendation: Green infrastructure throughout the Borough should be joined in a coherent network that enables the movement of wildlife through the network and into or out of the Borough freely with minimal blocking off by roads or the built form. Best efforts should be made to ensure that the tree canopy in Ipswich increases over the Plan period. It may be effective to prepare a focussed Supplementary Planning Document for Green Infrastructure.</i>
	CS16	+	S, M & L-T Reversible. Low uncertainty.	The allocation of employment land in predominantly previously developed locations and near existing employment areas would be expected to provide the opportunity to redevelop potentially derelict sites. High-quality designs and architecture would help to enhance the setting of heritage assets in such cases. Additionally, new development near the Borough's core would provide the opportunity to carry out additional archaeological research.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	CS13	+	S, M & L-T Reversible. Low uncertainty.	The allocation of retail space in predominantly previously developed locations and near existing employment areas would be expected to provide the opportunity to redevelop potentially derelict sites. High-quality designs and architecture would help to enhance the setting of heritage assets in such cases. Additionally, new development near the Borough's core would provide the opportunity to carry out additional archaeological research.
	CS14	+	S, M & L-T Reversible. Low uncertainty.	The allocation of retail space in predominantly previously developed locations and near existing employment areas would be expected to provide the opportunity to redevelop potentially derelict sites. High-quality designs and architecture would help to enhance the setting of heritage assets in such cases. Additionally, new development near the Borough's core would provide the opportunity to carry out additional archaeological research.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on the historic environment.
	CS16	+	S, M & L-T Reversible. Low uncertainty.	Green infrastructure plays an essential role in the local character and setting of historic areas and heritage assets such as Listed Building. In many cases, CS16 would help to protect and enhance the setting of such areas and assets.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	CS13	-	S, M & L-T Reversible. Medium uncertainty.	CS13 would focus the majority of new employment land on brownfield land that would be likely to enhance the local character. By situating new employment land in areas of existing built form, and near existing employment areas, it is likely that most new employment development would be in-keeping with the local character. However, the allocation of 23.2ha of land would be expected to require in some locations the allocation of previously undeveloped land and in such cases an adverse impact on the local character cannot be ruled out.
	CS14	+	S, M & L-T Reversible. Low uncertainty.	The allocation of retail space in predominantly previously developed locations and near existing employment areas would be expected to provide the opportunity to redevelop potentially derelict sites. High-quality designs and architecture would help to enhance the local character.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on landscapes and townscapes.
	CS16	++	S, M & L-T Reversible. Low uncertainty.	Green infrastructure, particularly Country Parks, play an essential role in the character of the local landscape and townscape. Their protection and enhancement through this policy, in addition to the delivery of a new country park, would be expected to make a major positive contribution towards protecting and enhancing the distinctive and attractive character of various areas in Ipswich.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	CS13	++	S, M & L-T Reversible. Low uncertainty.	CS13 would see 23.2ha of land allocated in the Borough, which would accommodate the anticipated level of jobs growth over the Plan period. This would be expected to facilitate sustainable growth of Ipswich's economy and greater prosperity.
	CS14	++	S, M & L-T Reversible. Low uncertainty.	CS14 would deliver approximately 10,000m ² new retail floorspace in the Town Centre and shopping areas. This would make a major contribution towards sustainable economic growth and prosperity in the region.
	CS15	+	S, M & L-T Reversible. Low uncertainty.	The provision of new, and the upgrading of existing, education facilities may help to ensure that local residents have the skills necessary to take up and succeed in employment roles provided for in the Borough. In so doing, they would be well placed to make a meaningful contribution towards the success and growth of the local economy.
	CS16	○	N/A Low uncertainty.	CS16 would be unlikely to have a discernible impact on economic growth.
17 - To maintain and enhance the vitality and viability of town and retail centres	CS13	++	S, M & L-T Reversible. Low uncertainty.	CS13 would see 23.2ha of land allocated in the Borough, in many cases redeveloping derelict sites in central areas. This would be expected to provide a major boost to the vitality and vibrancy of district and retail centres throughout the Borough.
	CS14	++	S, M & L-T Reversible. Low uncertainty.	CS14 would deliver 10,000m ² new retail floorspace in the Town Centre and shopping areas. This would provide a major boost to the vitality and vibrancy of the central areas whilst attracting shoppers and visitors from further afield. It would also provide the opportunity to redevelop brownfield sites.
	CS15	+	S, M & L-T Reversible. Medium uncertainty.	The provision of new, and the upgrading of existing, education facilities may help to ensure that local residents have the skills necessary to take up and succeed in employment provided for in the Borough. In so doing, they would be well placed to make a meaningful contribution towards the success and growth of the local economy in the town centre.
	CS16	+	S, M & L-T Reversible. Medium uncertainty.	The protection and enhancement of green infrastructure would lead to more attractive neighbourhoods in central locations. This may encourage a greater footfall in central areas and thereby provide a boost to the economy here. Additionally, the incorporation of high-quality GI in developments at potentially derelict locations would rejuvenate central areas.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	CS13	+	S, M & L-T Reversible. Low uncertainty.	It is expected that CS13 would lead to the majority of new employment land being situated in highly accessible areas in proximity to residents, thereby enabling relatively efficient movement. <i>Recommendation: New employment land should be provided with excellent access to bus and rail links as well as safe pedestrian and cycle links.</i>
	CS14	++	S, M & L-T Reversible. Low uncertainty.	The new retail space would be expected to be highly accessible for pedestrians and cyclists as well as via bus and rail.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on access and transport.
	CS16	+	S, M & L-T Reversible. Medium uncertainty.	The creation of attractive and high-quality green corridors and rims could encourage greater rates of walking and cycling. <i>Recommendation: The policy could go further and pursue a coherent walking and cycling GI network throughout the Borough providing a permeable and highly accessible safe and efficient route for cyclist and pedestrians across the Plan area. It may be effective to prepare a focussed Supplementary Planning Document for Green Infrastructure.</i>
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	CS13	+	S, M & L-T Reversible. Low uncertainty.	The creation of new employment land and subsequently new jobs and businesses would be expected to lead to the provision of new or improved digital infrastructure in many circumstances, frequently situated in built up areas where they are well placed to benefit a large number of people.
	CS14	+	S, M & L-T Reversible. Low uncertainty.	The creation of new retail spaces and subsequently new jobs and businesses would be expected to lead to the provision of new or improved digital infrastructure in many circumstances, frequently situated in built up areas where they are well placed to benefit a large number of people.
	CS15	○	N/A Low uncertainty.	CS15 would be unlikely to have a discernible impact on digital infrastructure.
	CS16	○	N/A Low uncertainty.	CS16 would be unlikely to have a discernible impact on digital infrastructure.

Policy CS17: Delivering Infrastructure

The Council will require all developments to meet the on- and off-site infrastructure requirements needed to support the development and mitigate the impact of the development on the existing community and environment.

Each development will be expected to meet site related infrastructure needs. Where the provision of new, or the improvement or extension of existing, off- site infrastructure is needed to support a new development or mitigate its impacts, and it is not anticipated that the infrastructure will be provided through CIL, the development will be required to contribute proportionately through a Section 106 Agreement commuted sum, or other mechanism as agreed with the Council.

Section 106 Agreements will apply to all major developments and some minor developments but may be varied according to:

- a. the scale and nature of the development and its demonstrated viability; and
- b. whether or not a planning obligation meets all of the statutory reasons ('tests') for granting planning permission.

The broad categories of infrastructure to be secured or financed from new developments are as follows and detailed further in Appendix 5:

1. highways and transport; 2. childcare, early years and education; 3. health and emergency services; 4. environment and conservation; 5. community and cultural facilities including heritage and archaeology; 6. sport and recreation; 7. economic development; and 8. utilities.

Key strategic infrastructure requirements needed to deliver the objectives of the Core Strategy include the following (not in priority order):

- Ipswich flood defences;
- sustainable transport measures and accessibility improvements between the Central Shopping Area, Waterfront and railway station;
- measures to increase and maximise east-west capacity in the public transport system to ease congestion;
- strategic education provision of new schools;
- strategic green infrastructure including a country park;
- sports and leisure facilities serving the whole Borough;
- community facilities including GP surgeries and health centres; □ water management infrastructure;
- new primary electricity substation in Turret Lane;
- town centre environmental enhancements; and
- ultrafast broadband and the opportunity for full fibre broadband to the premises (FTTP).

There are specific requirements linked to the Ipswich Garden Suburb that are identified in the Ipswich Garden Suburb supplementary planning document that has been adopted in advance of any development taking place there.

The Council will seek contributions to ensure that the mitigation measures identified in the Habitats Regulations Assessment and in the Recreational Avoidance and Mitigation Strategy can be addressed and delivered, including for any measures not classified as infrastructure.

Policy CS18: Strategic Flood Defence

The Council will continue to work with partners to implement the Ipswich Flood Defence Management Strategy as a key piece of infrastructure needed to support regeneration in Ipswich.

This policy links closely with policy CS17, as the flood defences are a key piece of strategic infrastructure needed to enable the continued growth and regeneration of the town.

Policy CS19: Provision of Health Services

The Council safeguards the site of the Heath Road Hospital Campus, which is defined on the policies map, for health and ancillary uses. Ancillary uses may include:

- Staff accommodation;
- Residential care home;
- Intermediate facilities;
- Education and teaching centre; or
- Therapies centre.

Proposals for new and improved healthcare and ancillary facilities at the Heath Road site will be supported, provided that they would not compromise the future delivery of health services at the site. This would be demonstrated through proposals being accompanied by a detailed master plan, and a medium to long term strategy for healthcare provision at the site that includes a satisfactory travel plan and measures to address associated local car parking issues.

Proposals to develop additional, new, extended or relocated local health facilities such as GP surgeries will be supported provided that they are located in or adjacent to the town centre or a district or local centre. Exceptions will only be permitted where the applicant can demonstrate to the Council's satisfaction that the location would be fully accessible by all sustainable modes of transport and would serve the patients or fill a gap in existing provision more effectively than any other better located and realistically available site.

Policy CS20: Key Transport Proposals

The Council supports key transport proposals needed to mitigate the traffic impacts within Ipswich of planned growth within the Ipswich Strategic Planning Area. These may include:

- a. Measures to increase bus usage such as a quality bus partnership or demand responsive transport;
- b. Promoting 'Smarter Choices' and requiring travel planning for larger new developments;
- c. The use of new and emerging technologies and the delivery of more electric vehicle charging points;
- d. Reviewing park and ride provision, with an ambition to re-establish the Bury Road Park and Ride service and site and explore the feasibility of a new park and ride facility at Nacton Road;
- e. Adopting an Ipswich town centre parking plan;
- f. Enhancing cycling and walking infrastructure;
- g. Infrastructure improvements where necessary; and
- i. Exploring longer term legislative measures to help improve air quality.

The menu of potential measures is set out in the Suffolk County Council Transport Mitigation Strategy for the Ipswich Strategic Planning Area (ISPA). A detailed action plan will be identified through the ISPA Board. Transport mitigation measures will be funded through developer contributions, Local Transport Plan funding, New Anglia Local Enterprise Partnership funding, the Highways England capital funding programme and bidding for other relevant funds.

The Council will support further measures to facilitate cycling and walking in the Borough, including crossings of the river and railway lines to improve connectivity between residential communities and jobs, services or facilities and transport hubs The Council will also support ongoing work to examine the feasibility of a Wet Dock Crossing, which may consist of Bridges B and C of the Upper Orwell Crossings project and, notwithstanding the results, measures to enable the redevelopment of the Island Site (site IP037).

Land allocations or safeguarding for transport facilities are detailed through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document and policy CS10/Table 8B for Ipswich Garden Suburb.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	CS17	+	S, M & L-T Reversible. Low uncertainty.	CS17 sets out a commitment to deliver key infrastructure. This includes a range of community services and key facilities, each of which would be highly accessible to the public. Overall, this would be expected to reduce the risk of social exclusion for residents and help to alleviate local rates of poverty.
	CS18	+	S, M & L-T Reversible. Low uncertainty.	CS18 would be deliver flood defence infrastructure that is essential to the regeneration of the town, thereby enabling development that combats poverty and exclusion.
	CS19	+	S, M & L-T Reversible. Low uncertainty.	CS19 would help to safeguard health facilities and contribute towards the provision of new facilities. This would help to ensure all of Ipswich's residents are able to access health services and thereby help to prevent social exclusion.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS20	+	S, M & L-T Reversible. Low uncertainty.	CS20 would facilitate strategic infrastructure improvements to the Borough's transport network, including cycling and pedestrian routes. This would help to ensure services, facilities and community areas are equally accessible to residents across Ipswich, thereby helping to combat social exclusion.
2 - To meet the housing requirements of the whole community	CS17	○	N/A Low uncertainty.	CS17 would be unlikely to have a discernible impact on housing.
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on housing.
	CS19	+	S, M & L-T Reversible. Medium uncertainty.	CS19 would, in part, safeguard areas of land for housing for workers associated with the health system. The Heath Road Hospital site includes a residential care home.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the population overall and reduce health inequalities	CS17	++	S, M & L-T Reversible. Low uncertainty.	CS17 would ensure the delivery of new health and emergency services, as well as open spaces, whilst improving the accessibility of existing health facilities.
	CS18	+	S, M & L-T Reversible. Low uncertainty.	CS18 would be deliver flood defence infrastructure that is essential to the regeneration of the town.
	CS19	++	S, M & L-T Reversible. Low uncertainty.	CS19 would make a major contribution towards ensuring the health needs and requirements of Ipswich's diverse population are met. This would include access to residential care, therapy and GP surgeries.
	CS20	+	S, M & L-T Reversible. Low uncertainty.	The provision and enhancement of pedestrian and cycle links may help to encourage active lifestyles and spending time outdoors for residents.
4 - To improve the quality of where people live and work	CS17	+	S, M & L-T Reversible. Low uncertainty.	CS17 would help to ensure new community facilities are delivered over the Plan period that may contribute towards a reduction in crime rates. Enhancements to the transport network, which would be targeted at reducing congestion, may improve air quality whilst reducing noise and light pollution for workers and residents in various locations.
	CS18	+	S, M & L-T Reversible. Low uncertainty.	CS18 would be deliver flood defence infrastructure that is essential to the regeneration of the town, thereby contributing towards an improvement in the environment in which people live and work.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on the quality of where people work.
	CS20	+	S, M & L-T Reversible. Medium uncertainty.	CS20 would encourage more sustainable travel and this may help to facilitate greater community cohesion through increase interaction, as well as an improvement to local environmental quality and accessibility.
5 - To improve levels of education and skills in the population overall	CS17	++	S, M & L-T Reversible. Low uncertainty.	CS17 would ensure the delivery of new education facilities whilst improving the accessibility of existing facilities.
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on education or skills.
	CS19	+	S, M & L-T Reversible. Low uncertainty.	The Heath Road Hospital site safeguarded under CS19 includes an education and teaching centre, which would help contribute towards local residents gaining skills and qualifications in healthcare.
	CS20	+	N/A Low uncertainty.	CS20 could contribute towards improving local residents' education or skills by improving the connectivity between residential areas, jobs and schools.
6 - To conserve and enhance water quality and resources	CS17	+	S, M & L-T Reversible. Low uncertainty.	CS17 would ensure the delivery of new water management infrastructure that would better enable sustainable water consumption and would ensure development does not take place prior to an adequate supply being available.
	CS18	+	S, M & L-T Reversible. Low uncertainty.	CS18 would help to alleviate flood risk in many locations. As flooding can be a major cause of pollutants entering natural waters, CS18 may help to protect the quality of water resources.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on water resources.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on water resources. <i>Recommendation: The policy could go further and pursue a coherent walking and cycling GI network throughout the Borough providing a permeable and highly accessible safe and efficient route for cyclist and pedestrians across the Plan area. It could potentially be effective to prepare a focussed Supplementary Planning Document for Green Infrastructure.</i>
7 - To maintain and where possible improve air quality	CS17	+	S, M & L-T Reversible. Low uncertainty.	CS17 would ensure the enhancement of public transport networks including bus and rail in order to reduce congestion. This would be expected to help limit air pollution associated with road traffic. The delivery of green infrastructure would provide an air filtering capacity that would help to improve air quality further.
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on air quality.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on air quality.
	CS20	++	S, M & L-T Reversible. Low uncertainty.	CS20 would be expected to help enhance the sustainability of travel in Ipswich. Increases in the uptake of public transport modes, walking, cycling and electric vehicle usage would make a major contribution towards reducing air pollution associated with the local transport sector in areas where such improvements are most needed. The policy also commits the Council to exploring longer term measures for improving air quality. <i>Recommendation: The policy could go further and pursue a coherent walking and cycling GI network throughout the Borough providing a permeable and highly accessible safe and efficient route for cyclist and pedestrians across the Plan area. It may be effective to prepare a focussed Supplementary Planning Document for Green Infrastructure.</i>
8 - To conserve and enhance soil and mineral resources	CS17	○	N/A Low uncertainty.	CS17 would be unlikely to have a discernible impact on soils.
	CS18	+	N/A Low uncertainty.	CS18 would help to alleviate flood risk in many locations. As flooding can be a major cause of erosion, CS18 would help to protect soils.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on soils.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on soils.
9 - To promote the sustainable management of waste	CS17	○	N/A Low uncertainty.	CS17 would be unlikely to have a discernible impact on waste.
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on waste.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on waste.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	CS17	+	S, M & L-T Reversible. Low uncertainty.	CS17 would ensure the enhancement of public transport networks including bus and rail in order to reduce congestion. This would be expected to help limit GHG emissions associated with road traffic. The delivery of green infrastructure would provide an air filtering capacity that would help to capture and store carbon. It is uncertain the impact the new electricity substation at Turret Lane would have on GHG emissions, although it may contribute towards a more efficient local supply.
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on GHG emissions or energy.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on GHG emissions or energy.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	CS20	++	S, M & L-T Permanent. High uncertainty.	CS20 would be expected to help enhance the sustainability of travel in Ipswich. Increases in the uptake of public transport modes, walking, cycling and electric vehicle usage would make a major contribution towards reducing GHG emissions associated with the local transport sector. The policy also commits the Council to exploring longer term measures for improving air quality which could include reductions in GHG emissions. <i>Recommendation: The walking and cycling network should be developed alongside the consideration of the wider GI network, including work carried out under CS4, in order to maximise the benefits gained for the Borough's biodiversity, flood risk alleviation including SuDS, urban cooling and air filtering (i.e. pollution alleviating) services.</i>
11 - To reduce vulnerability to climatic events and flooding	CS17	++	S, M & L-T Reversible. Low uncertainty.	CS17 sets out a commitment to new flood defences, which would be expected to help reduce the extent to which residents and businesses in Ipswich are vulnerable to flooding.
	CS18	++	S, M & L-T Reversible. Low uncertainty.	The need for and importance of the Ipswich Flood Defence Strategy is central to the Core Strategy document. The Council will continue to work with partners to implement the Ipswich Flood Defence Management Strategy as a key piece of infrastructure. This policy links closely with policy CS17, as the flood defences are a key piece of strategic infrastructure. CS18 commits the Council to this flood defence infrastructure and in so doing would make a major contribution towards reducing the vulnerability of residents and businesses to flooding.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on climatic events or flooding.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on climatic events or flooding. <i>Recommendation: The walking and cycling network should be developed alongside the consideration of the wider GI network, including work carried out under CS4, in order to maximise the benefits gained for the Borough's biodiversity, flood risk alleviation including SuDS, urban cooling and air filtering (i.e. pollution alleviating) services.</i>
12 - To safeguard the integrity of the coast and estuaries	CS17	○	N/A Low uncertainty.	CS17 would be unlikely to have a discernible impact on coasts and estuaries.
	CS18	+/-	S, M & L-T Permanent. High uncertainty.	The impact of flood defences on the coast and estuaries largely depends on the details of the defences and their precise location. These defences could potentially help to protect the form and character of Stour and Orwell Estuary caused by flood events. Conversely, the flood defences could alter the character of the estuary.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on coasts and estuaries.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on coasts and estuaries.
13 - To conserve and enhance biodiversity and geodiversity	CS17	+	S, M & L-T Reversible. Low uncertainty.	CS17 would help to ensure green infrastructure is delivered over the Plan period and in such cases would provide a refuge for local wildlife and would help to better connect the local ecological network.
	CS18	+	S, M & L-T Reversible. Low uncertainty.	Flood events can also cause harm to biodiversity. CS18 would help to protect areas of high biodiversity or geodiversity value and assets inland.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on biodiversity or geodiversity.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on biodiversity or geodiversity. <i>Recommendation: The walking and cycling network should be developed alongside the consideration of the wider GI network, including work carried out under CS4, in order to maximise the benefits gained for the Borough's biodiversity, flood risk alleviation including SuDS, urban cooling and air filtering (i.e. pollution alleviating) services.</i>
14 - To conserve and where appropriate enhance areas	CS17	++	S, M & L-T Reversible. Low uncertainty.	CS17 would help to enhance the character and setting of derelict sites throughout the Borough, in part through the provision of GI. It also sets out a commitment to community and cultural facilities, including heritage and archaeology.
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on the historic environment.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
and assets of historical and archaeological importance	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on the historic environment.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on the historic environment.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	CS17	+	S, M & L-T Reversible. Low uncertainty.	CS17 would help to enhance the character and setting of derelict sites throughout the Borough, in part through the provision of GI.
	CS18	+/-	S, M & L-T Permanent. High uncertainty.	Flood defences delivered through CS18 could potentially have an adverse impact on landscape character, depending on their precise design and location.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on landscapes or townscapes.
	CS20	+/-	S, M & L-T Permanent. High uncertainty.	CS20 would protect and enhance walking links, which may reduce the need for new roads in the future and this would protect landscape character. However, the policy also encourages road improvements which could potentially have adverse impacts on landscape character.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	CS17	++	S, M & L-T Reversible. Low uncertainty.	CS17 would improve the efficiency of transport in Ipswich, thereby enabling the local economy and workers to be increasingly productive and reach further afield locations. The provision of new digital infrastructure would help to ensure local businesses can compete in the national and international markets.
	CS18	+	S, M & L-T Reversible. Low uncertainty.	CS18 would be deliver flood defence infrastructure that is essential to the regeneration of the town.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on the economy.
	CS20	++	S, M & L-T Reversible. Low uncertainty.	CS20 would improve the efficiency of transport in Ipswich, thereby enabling the local economy and workers to be increasingly productive and reach further afield locations.
17 - To maintain and enhance the vitality and viability of town and retail centres	CS17	++	S, M & L-T Reversible. Low uncertainty.	CS17 would improve the efficiency of transport in Ipswich, thereby enabling people to reach central areas of Ipswich via a variety of means quickly. This would increase the footfall in central areas. The provision of GI would be likely to rejuvenate derelict sites whilst the provision of digital infrastructure would help to ensure businesses in central areas can compete in the national and international markets.
	CS18	+	S, M & L-T Reversible. Low uncertainty.	CS18 would be deliver flood defence infrastructure that is essential to the regeneration of the town.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on town centres.
	CS20	++	S, M & L-T Reversible. Low uncertainty.	CS20 would improve the efficiency of transport in Ipswich, thereby enabling people to reach central areas of Ipswich via a variety of means quickly. This would increase the footfall in central areas.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	CS17	++	S, M & L-T Reversible. Low uncertainty.	CS17 would improve the efficiency of transport in Ipswich, thereby enabling more sustainable travel for residents and those visiting Ipswich.
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on transport.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on transport.
	CS20	++	S, M & L-T Reversible. Low uncertainty.	CS20 would improve the efficiency of transport in Ipswich, thereby enabling more sustainable travel for residents and those visiting Ipswich. It would also facilitate the provision of railway crossings, thereby better connecting residential areas with jobs and services and improving pedestrian linkages.
	CS17	++	S, M & L-T Reversible.	CS17 sets out a commitment to new digital infrastructure in the Borough, including ultrafast broadband and full fibre broadband.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
19 - To ensure that the digital infrastructure available meets the needs of current and future generations			Low uncertainty.	<i>Recommendation: It is recommended that, where feasible, new digital infrastructure is capable of adapting to future technologies such as 5G.</i>
	CS18	○	N/A Low uncertainty.	CS18 would be unlikely to have a discernible impact on digital infrastructure.
	CS19	○	N/A Low uncertainty.	CS19 would be unlikely to have a discernible impact on digital infrastructure.
	CS20	○	N/A Low uncertainty.	CS20 would be unlikely to have a discernible impact on digital infrastructure.

Development Management Policies

Policy DM1: Sustainable Construction

New residential development will be required to meet a high standard of environmental sustainability.

The following standards should be achieved as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable:

- a) CO₂ emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L); and
- b) The water efficiency standards of 110 litres/person/day as set out in Requirement G2, Part G of Schedule 1 and regulation 36 to the Building Regulations 2010, as amended.

Development will also be expected to incorporate sustainable drainage and water efficiency measures as required by DM4. Surface water should be managed as close to its source as possible. This will mean the use of Sustainable Urban Drainage systems including measures such as green or blue roofs, soakaways and permeable paving.

The Council will also encourage non-residential development of 500 sq.m m and above to achieve a minimum of BREEAM Very Good standard or equivalent.

Policy DM2: Decentralised Renewable or Low Carbon Energy

All new build development of 10 or more dwellings or in excess of 1,000 sq. m of other residential or non-residential floorspace shall provide at least 15% of their energy requirements from decentralised and renewable or low-carbon sources. Only if it can be clearly demonstrated that this would not be technically feasible or financially viable, then the alternative of reduced provision and/or equivalent carbon reduction in the form of additional energy efficiency measures will be required. The design of development should allow for the development of feed in tariffs.

Policy DM3: Air Quality

The Council will ensure that the impact of development on air quality is mitigated and ensure that proposals do not negatively impact on existing air quality levels in the Borough.

The Council will take into account the impact of air quality when assessing development proposals, through consideration of both the exposure of occupants to air pollution and the effect of the development on air quality.

Development proposals should not:

- a) create any new areas that exceed air quality limits, or delay the date at which compliance will be achieved in areas that are currently in exceedance of legal limits;
- b) reduce air quality benefits that result from the Borough Council's activities to improve air quality;
- c) create unacceptable risk of exposure to high levels of poor air quality, for example, through having a negative impact on an existing AQMA

An Air Quality Assessment (AQA) will be required where development proposals are likely to expose residents to unacceptable levels of air pollution. Where the AQA shows that a development would cause harm to air quality, the Council will not grant planning permission unless measures are adopted to mitigate the impact. Similarly, developments that introduce sensitive receptors (i.e. housing, schools) in locations of poor air quality will not be acceptable unless designed to mitigate the impact.

Development that involves significant demolition, construction or earthworks will also be required to assess the risk of dust and emissions impacts in an AQA and include appropriate mitigation measures to be secured in a Construction Management Plan.

Development should be consistent with the actions identified in the Council's Air Quality Action Plan, where appropriate.

Policy DM4: Development and Flood Risk

Development will only be approved where it can be demonstrated that the proposal satisfies all the following criteria:

- a. it does not increase the overall risk of all forms of flooding in the area or elsewhere through the layout and form of the development and wherever practicable appropriate application of Sustainable Drainage Systems (SuDS);
- b. that no surface water connections are made to the foul system and connections to the combined or surface water system is only made in exceptional circumstances where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments);
- c. that adequate sewage treatment capacity and foul drainage already exists or can be provided in time to serve the development;
- d. it will be adequately protected from flooding in accordance with adopted standards of the Suffolk Flood Risk Management Strategy;
- e. it is and will remain safe for people for the lifetime of the development;
- f. it includes water efficiency measures such as water re-use, stormwater or rainwater harvesting, or use of local land drainage water where practicable; and
- g. It does not have any adverse effect on European and Nationally designated sites in terms of surface water disposal.

Policy DM5: Protection of Open Spaces, Sports and Recreation

Development involving the loss of open space, sports or recreation facilities will only be permitted if:

- a. the site or facility is surplus in terms of all the functions an open space can perform, and is of low value, poor quality and there is no longer a local demand for this type of open space or facility, as shown by the Ipswich Open Space, Sport and Recreation Facilities Study 2009 (as updated in 2017) and subsequent update; or
- b. alternative and improved provision would be made in a location well related to the users of the existing facility; or
- c. the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss.

Policy DM6: Provision of New Open Spaces, Sports and Recreation

In all new residential developments of 10 dwellings or more (or on sites of 0.5ha or more), the Council will require provision of high-quality open spaces, sport and recreation facilities to meet the needs of their occupiers. The types and required standards of these spaces and facilities are identified in Appendix 5.

There will be a preference for on-site provision where practicable, however off-site contributions may be appropriate depending on the size of the site and the level of existing provision within its walking catchment. If there are deficits of certain types of open spaces or facilities within the walking catchment of the development site, meeting these needs should be prioritised. Standards for children’s and young people’s facilities will be not be applied to elderly persons’ accommodation and nursing homes.

The design and layout of spaces and facilities should be delivered in accordance with the detailed design criteria set out in the Public Open Spaces Supplementary Planning Document (SPD) (2017) and the most up-to-date guidance in Secured by Design. The delivery of open space provision will not be a substitute for high-quality landscaping within new development. New open spaces, sport and recreation facilities should provide ecological enhancements as part of their design and implementation.

There may be circumstances where development would more suitably accommodate greater provision of one typology at the expense of another. Such circumstances will be considered on their merits.

The effect of on-site provision and/or off-site enhancements on development viability will also be a consideration, although the resultant provision to account for this must not be at a level that the development would not be deemed sustainable in either social or environmental terms.

For non-residential developments of 1,000 sq. m floor space or more contribution to public open spaces and outdoor sports facilities will be negotiated on a case by case basis. open space over and above site landscaping should be provided where appropriate, for the health and wellbeing of employees.

Public green spaces should be well overlooked by new properties, and the provision within large-scale developments should be meaningful, usable and distributed throughout the site.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	DM1	+	S, M & L-T Reversible. Medium uncertainty.	DM1 would lead to more energy and water efficient homes and, in so doing, could make the cost of living for new residents more affordable due to lower utility bills. This could reduce levels of fuel poverty.
	DM2	+	S, M & L-T Reversible. Medium uncertainty.	The use of renewable energy could contribute towards homes being more affordable to run, such as due to solar hot water.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on SA Objective 1.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on poverty or exclusion.
	DM5	+	S, M & L-T Reversible. Medium uncertainty.	DM5 would help to protect open spaces and sports and recreation facilities from being lost to development unless the open space or facilities are of low value, poor quality, replaced by alternative facilities or their loss is clearly outweighed by the gain from the proposed development. As such, this policy would help to ensure residents throughout the Borough are able to continue to access important community facilities. Enabling the redevelopment of such spaces or facilities in certain circumstances could help to regenerate certain areas of the Borough.
	DM6	+	S, M & L-T Reversible. Medium uncertainty.	By requiring developments of 10 or more dwellings to provide open space, sport and recreation facilities DM6 would help to ensure that all new residents are able to access community facilities, thereby facilitating community interactions and reducing the risk of social exclusion. DM6 aspires to deliver high-quality spaces and facilities which in many cases may contribute towards an improvement of the public realm.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
2 - To meet the housing requirements of the whole community	DM1	+	S, M & L-T Reversible. Medium uncertainty.	DM1 would help to ensure that homes delivered in Ipswich are sustainable by setting requirements for their carbon footprint and water efficiency standards. It is unclear the extent to which encouraging non-residential developments of 500sqm to achieve BREEAM Very Good standard would result in more sustainable developments.
	DM2	+	S, M & L-T Reversible. Medium uncertainty.	DM2 would help to ensure that homes delivered in Ipswich are sustainable by setting requirements for their carbon footprint and water efficiency standards.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on SA Objective 2.
	DM4	+	S, M & L-T Reversible. Medium uncertainty.	DM4 would help to ensure that new homes delivered in the Borough are safe for people for the lifetime of their development.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on housing.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the population overall and reduce health inequalities	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on health.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on health.
	DM3	+	S & M-T Reversible. Medium uncertainty.	DM3 would be expected to help lead to an improvement in air quality in some locations of the Borough, as well as to help direct new residents towards locations that are not exposed to dangerous levels of air pollution, such as that associated with road transport. This could help to protect the long-term health of residents from harm caused by air pollution. This may particularly be the case for more deprived areas, which are typically more central and dealing with worse air quality, and thus this policy could help combat health inequalities.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on health.
	DM5	+	S, M & L-T Reversible. Low uncertainty.	The protection granted to open spaces and sports and recreational facilities may help to ensure Ipswich's residents can pursue active lifestyles and experience green spaces and semi-natural habitats.
	DM6	+	S, M & L-T Reversible. Low uncertainty.	The provision of high-quality open spaces and sports and recreational facilities would help to ensure new residents can pursue active lifestyles and experience green spaces and semi-natural habitats whilst also feeling integrated within a community.
4 - To improve the quality of where people live and work	DM1	+	S, M & L-T Reversible. Medium uncertainty.	DM1 could potentially help lead to more healthy living environments as a result of lower emission homes.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on the quality of where people live and work.
	DM3	+	S & M-T Reversible. Medium uncertainty.	DM3 could help to ensure residents live away from areas of significantly poor air quality, which could reduce the overall quality of where they live and also pose a risk to their long-term health.
	DM4	+	S, M & L-T Reversible. Medium uncertainty.	DM4 would help to ensure that new homes delivered in the Borough are safe for people for the lifetime of their development.
	DM5	+	S, M & L-T Reversible.	DM5 would help to ensure development does not arise in locations that could adversely affect people's health.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Medium uncertainty.	
	DM6	+	S, M & L-T Reversible. Medium uncertainty.	DM6 would see new developments provide high-quality open spaces, which would provide a general improvement to the quality of where people live whilst potentially providing a buffer against noise, air or light pollutants. High-quality open spaces may also enable higher rates of natural surveillance that help to reduce the risk of crime.
5 - To improve levels of education and skills in the population overall	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on education.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on education.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on education.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on education.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on education.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on education.
6 - To conserve and enhance water quality and resources	DM1	+	S, M & L-T Reversible. Low uncertainty.	DM1 sets out requirements for water efficiency standards of new homes to be no more than 110 litres/person/day. This is more efficient than the typical standard of 125 litres. In so doing, this policy would help to ensure a sustainable use of water in the Borough.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on water.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on water.
	DM4	++	S, M & L-T Reversible. Low uncertainty.	DM4 would require water efficiency measures such as rainwater harvesting or land drainage, as well as the application of SuDS where appropriate. This would contribute towards a more sustainable use of water resources in the Borough whilst reducing the risk of surface run off contamination waterbodies. The policy also seeks to ensure that no surface water connections are made to the foul system whilst adequate sewage treatment capacity and foul drainage exists in time for the development. This would be expected to help protect water quality throughout the Borough.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on water.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on water.
7 - To maintain and where possible improve air quality	DM1	+	S, M & L-T Reversible. Medium uncertainty.	The construction and occupation of new homes in Ipswich could be expected to increase air pollution and lead to a reduction in air quality, primarily due to the associated increases in local traffic but also because of pollution emitted from homes, such as that emitted from cooking or chimneys. The requirement for lower carbon footprints of new homes set out in DM1 may help to limit air pollution from new homes.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on air quality in Ipswich.
	DM3	++	S, M & L-T Reversible. Medium uncertainty.	DM3 would be expected to make a major positive contribution towards SA Objective 7. New development would be situated away from AQMAs where it would otherwise make achieving air improvement targets at an AQMA more difficult. It would also help to ensure new redesigns are not exposed to the harmful poor air quality in these locations. This policy would be likely to be highly effective on a site-by-site basis and to ensure that new development avoids or mitigates pollution and contributes towards overall improvements to air quality, although it is unclear the extent to which it would be effective at tackling the likely cumulative impact of development, including the net increase in road transport, on air quality across the Borough.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on air quality in Ipswich.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on air quality in Ipswich.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on air quality in Ipswich.
8 - To conserve and enhance soil and mineral resources	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on soils.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on soils.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on soils.
	DM4	+	S, M & L-T Reversible. Medium uncertainty.	DM4 would help to alleviate flood risk in many locations. As flooding can be a major cause of erosion, CS18 would help to protect soils.
	DM5	+	S, M & L-T Reversible. Medium uncertainty.	By reducing the risk of development taking place on open spaces, it is likely that soils in these areas of the Borough, that are typically of higher ecological value than soils in built-up areas, are protected from direct loss or harm caused by development.
	DM6	+	S, M & L-T Reversible. Medium uncertainty.	DM6 would see new developments provide open spaces, within which soils would be likely to be preserved.
9 - To promote the sustainable management of waste	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on waste.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on waste.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on waste.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on waste.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on waste.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	DM1	+	S, M & L-T Reversible. Low uncertainty.	DM1 requires new homes to have carbon emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations. This would make a meaningful contribution towards achieving a reduced carbon footprint for Ipswich. <i>Recommendation: Adapting to and addressing climate change is a particularly urgent challenge for the East of England, which is considered to be highly vulnerable to the impacts of climate change and where a high level of future development is planned, and subsequently high carbon emissions are likely. The requirement for new builds to have carbon emissions 19% below the TER would help to reduce the carbon footprint of the planned development. However, this would also mean that the delivery of carbon neutral homes in the Borough is unlikely over the LPR period, which ends in 2036. For future iterations of the Plan, the Council could consider establishing a technical evidence base that supports a more ambitious carbon emissions standards, such as a 25% reduction on TER. An approach similar to that seen in the London Plan could also be considered, wherein increasingly ambitious yet appropriate carbon emissions requirements are phased in, such as beginning with a 19% reduction</i>

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
				<i>on TER between 2018-2023 followed by increasingly stringent targets over several phases before culminating in a requirement for new homes to be carbon neutral for the final phase.</i>
	DM2	+	S, M & L-T Reversible. Low uncertainty.	DM2 would require new developments of 10 or more dwellings to source 15% or more of their energy from decentralised and renewable, or low-carbon, sources. Just over a third of Ipswich’s carbon emissions are domestic, although emissions from this sector decreased by 28% between 2005 and 2014 and this policy would help to continue or speed up this trend.
	DM3	+	S, M & L-T Reversible. Low uncertainty.	DM3 would require new developments to provide AQAs and to avoid or mitigate potential pollution. It is considered to be likely that this would help to reduce the rate of GHG emissions stemming from new development in some locations.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on energy or GHG emissions.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on energy or GHG emissions.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on energy or GHG emissions.
11 - To reduce vulnerability to climatic events and flooding	DM1	+	S, M & L-T Reversible. Low uncertainty.	DM1 would see surface water management systems included within developments, such as SuDS, green roofs or permeable paving. This requirement would be likely to better manage surface water and help to reduce the risk of surface water flooding, which is relatively prevalent in Ipswich.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on flooding.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on flooding.
	DM4	++	S, M & L-T Reversible. Low uncertainty.	DM4 ensure that new developments help to reduce the level of surface water flood risk in various areas of the Borough through the incorporation of SuDS. It would also seek to ensure that new development is adequately protected from flood risk in accordance with the NPPF and that new homes will remain safe for people for the lifetime of development. <i>Recommendation: The walking and cycling network should be developed alongside the consideration of the wider GI network, including work carried out under CS4, in order to maximise the benefits gained for the Borough’s biodiversity, flood risk alleviation including SuDS, urban cooling and air filtering (i.e. pollution alleviating) services.</i>
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on flooding.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on flooding. <i>Recommendation: Public green spaces can also provide a flood risk alleviation service, and this should be factored into their design and management.</i>
12 - To safeguard the integrity of the coast and estuaries	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on coasts and estuaries.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on coasts and estuaries.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on coasts and estuaries.
	DM4	+/-	S, M & L-T Permanent. High uncertainty.	The impact of flood defences on the coast and estuaries largely depends on the details of the defences and their precise location. These defences could potentially help to protect the form and character of Stour and Orwell Estuary caused by flood events. Conversely, the flood defences could alter the character of the estuary.
	DM5	○	N/A	DM5 would be unlikely to have a discernible impact on coasts and estuaries.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on coasts and estuaries.
13 - To conserve and enhance biodiversity and geodiversity	DM1	+	S, M & L-T Reversible. Medium uncertainty.	As a result of DM1, a larger portion of roofs may be expected to be green or blue. Green roofs can provide an important habitat or steppingstone for wildlife, particularly if situating within a wider and integrated network of green roofs.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on biodiversity and geodiversity.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on SA Objective 13. <i>It is recommended that mitigation for air pollution includes the provision of green infrastructure, comprised of species and planted in a manner that effectively filters and sequesters air pollutants.</i>
	DM4	+	S, M & L-T Reversible. Medium uncertainty.	DM4 would help to ensure that the surface water disposal from new development avoids adverse impacts on European and Nationally designated sites.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on biodiversity and geodiversity.
	DM6	++	S, M & L-T Reversible. Medium uncertainty.	DM6 includes a requirement for open spaces to deliver ecological enhancements. <i>Recommendation: New public and open spaces should be designed and managed in part for their biodiversity value.</i>
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on the historic environment.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on the historic environment.
	DM3	+	S, M & LT Permanent. Medium uncertainty	DM3 would help to improve air quality, which in some locations could be beneficial to heritage assets such as Listed Buildings. <i>It is recommended that the AQAP consider the wider benefits or air quality improvement, such as on the local character and cultural heritage.</i>
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on the historic environment.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on the historic environment.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on the historic environment.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	DM1	+	S, M & L-T Reversible. Medium uncertainty.	DM1 may help to ensure that new developments have a positive impact on the local character, such as due to the provision of green roofs.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on landscape and townscapes.
	DM3	+	S, M & LT Permanent. Low uncertainty.	Improved air quality, as delivered through DM3, could help to enhance townscapes. <i>It is recommended that the AQAP consider the wider benefits or air quality improvement, such as on the local character and cultural heritage.</i>
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on landscape and townscapes. <i>Recommendation: Suds could be part of a wider landscape scheme which could help improve the setting of developments.</i>
	DM5	+	S, M & L-T Reversible.	Open spaces often play a distinctive role in determining the character of the local townscape or landscape. DM5 would reduce the risk of development leading to the loss of open spaces and in so doing would help to protect the character of various locations in Ipswich.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Medium uncertainty.	
	DM6	+	S, M & L-T Reversible. Medium uncertainty.	Open spaces often play a distinctive role in determining the character of the local townscape or landscape. DM6 would help to ensure that, where new development arises, a portion of the site is high-quality open space that makes a positive contribution to the character of the local area.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on growth and prosperity.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on growth and prosperity.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on growth and prosperity.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on growth and prosperity.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on growth and prosperity.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on growth and prosperity.
17 - To maintain and enhance the vitality and viability of town and retail centres	DM1	○	N/A Low uncertainty.	DM1 would be unlikely to have a discernible impact on town centres.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on town centres.
	DM3	+	S, M & L-T Permanent. Low uncertainty.	Improved air quality in central areas could make them more attractive and popular with visitors, thereby leading to an increase in footfall.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on town centres.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on town centres.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on town centres.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	DM1	+	S, M & L-T Reversible Low uncertainty.	In an effort to further reduce the need to travel the introduction of a communications network infrastructure, capable of delivering at least superfast broadband, is supported as part of the build process through DM1.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on transport or movement.
	DM3	+	S, M & L-T Reversible. Medium uncertainty.	DM3 seeks to ensure that air quality will be improved with potentially negative impacts mitigated. It would also require proposals to be accompanied by Air Quality Assessments. This could help to encourage a higher uptake of lower-emission travel modes.
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on transport or movement.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on transport or movement.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on transport or movement.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	DM1	+	S, M & L-T Reversible. Low uncertainty.	In an effort to further reduce the need to travel the introduction of a communications network infrastructure, capable of delivering at least superfast broadband, is supported as part of the build process through DM1.
	DM2	○	N/A Low uncertainty.	DM2 would be unlikely to have a discernible impact on digital infrastructure.
	DM3	○	N/A Low uncertainty.	DM3 would be unlikely to have a discernible impact on SA Objective 19. <i>It is recommended that mitigation measures include a focus on home working, utilising digital infrastructure, to help reduce the need for travel.</i>
	DM4	○	N/A Low uncertainty.	DM4 would be unlikely to have a discernible impact on digital infrastructure.
	DM5	○	N/A Low uncertainty.	DM5 would be unlikely to have a discernible impact on digital infrastructure.
	DM6	○	N/A Low uncertainty.	DM6 would be unlikely to have a discernible impact on digital infrastructure.

Policy DM7: Provision of Private Outdoor Amenity Space in New and Existing Developments

To ensure that new residential developments deliver a high quality and environmentally sustainable living environment. Developments will be required to incorporate well designed and located private outdoor amenity space of an appropriate type and amount which should also contribute to the improvement of biodiversity.

Provision will be in accordance with the following standards:

- For all houses, bungalows, or ground floor maisonettes with 3 or more bedrooms a minimum private garden area of 75 sq. m.
- For all houses, bungalows, or ground floor maisonettes with 1 or 2 bedrooms a minimum private garden area of 50 sq. m.
- For all apartments or upper floor maisonettes an average of 25 sq. m of private outdoor amenity space.

All private gardens and other outdoor amenity spaces should be safely accessible to occupants, designed to take advantage of sunlight and daylight and provide a functional space having regard to the mix of housing/types to be provided. In this regard the principles within the Space and Design Guidelines SPD should be applied.

Should this requirement unavoidably conflict with the need to meet other density and urban design requirements of the plan or an applicant is able to demonstrate that a lower figure would be acceptable having regard to the particular circumstances of the proposals the Council will expect applicants to demonstrate that adequate provision of private outdoor amenity space will be provided for the occupants of the proposed dwellings.

In existing development, unless an alternative provision can be identified to compensate for the loss, proposals for extensions or other development that reduces the available private outdoor amenity space to an area that falls below the appropriate standard will be refused.

Policy DM8: The Natural Environment

All development must incorporate measures to provide net gains for biodiversity. Proposals which would result in significant harm or net loss to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not normally be permitted.

Sites of International and National Importance

Proposals which would have an adverse impact on European protected sites will not be permitted, either alone or in combination with other proposals, unless imperative reasons of over-riding public interest exist in accordance with the provisions of the European Habitats Directive.

Sites of Special Scientific Interest (SSSI) will be protected from development, which directly or indirectly would have an adverse effect on their natural value. An exception will only be made where a proposed development:

a. could not be located on an alternative site that would cause less harm, b. would deliver benefits that clearly outweigh the impacts on the site's special interest and on the national network of such sites, and c. would compensate for the loss of natural capital.

Local Nature Reserves and County Wildlife Sites

Planning permission will not be granted for development that would result in damage or loss in extent or otherwise have a significant adverse effect on Local Nature Reserves or Local Sites (locally designated county wildlife sites and geological sites), unless the harm can be mitigated by appropriate measures.

Enhancements for protected sites will required from new development.

Priority habitats and species

Development which could harm, directly or indirectly, species, which are legally protected, or species and habitats that have been identified as Species or Habitats of Principal Importance in England (also known as Section 41 or 'Priority' species and habitats) will not be permitted unless the harm can be avoided or mitigated by appropriate measures. Development must include enhancements for protected and priority species as part of their design and implementation.

Enhancing Ecological Networks

The Council will enhance the ecological network across the Borough as identified on Plan 5. The designated sites are ranked 1 and 2 High Conservation Value. Within the remaining core areas of the ecological network and the corridors which link them, development proposals will be required to have regard to existing habitat features and the wildlife corridor function, through their design and layout, and achieve net biodiversity gains commensurate with the scale of the proposal, through measures such as retaining existing habitat features, habitat restoration or re-creation and comprehensive landscaping, which is appropriate to local wildlife. Development which that would fragment the corridor function will not be permitted unless there is adequate mitigation.

Within the buffer zones around core areas and corridors, development will be required to enhance the ecological network, through measures such as wildlife beneficial landscaping.

Policy DM9: Protection of Trees and Hedgerows

The Council will protect existing trees and seek to secure additional trees that increase canopy cover in the interests of amenity and biodiversity by:

- a. making Tree Preservation Orders;
- b. only granting consent for felling, topping, lopping or uprooting if a sound arboricultural reason is provided to accompany applications;
- c. adhering to the principles of BS3998 'Tree work – Recommendations' 2010 for established tree management options (including soil care and tree felling);
- d. refusing planning permission for development resulting in the loss or deterioration of trees or vegetation of amenity, historic, cultural or ecological value unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- e. encouraging tree planting to achieve a target of 22% canopy cover or better by 2050.

Planning permission for development resulting in the loss or deterioration of ancient woodland and ancient or veteran trees (irreplaceable habitats) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible. Where development affecting trees or hedgerows is proposed, the application must be accompanied by:

- f. an accurate survey and assessment of all existing trees and hedgerows on site in accordance with BS5837 'Trees in relation to design, demolition and construction – Recommendations' 2012 by a competent arborist; and
- g. details of protective measures to be put in place during the development process to ensure the health and safety of each specimen and hedgerow to be retained; and
- h. where removal of a mature or semi-mature tree or hedgerow is proposed, a plan for replacement planting on a two for one basis or better and using semi-mature specimens, unless otherwise agreed by the Council.

Design in new development should have proper regard to the setting of protected trees. Landscaping and tree planting should be integrated into new development, including carparking areas.

Where appropriate, new tree planting will be encouraged within landscaping schemes to increase the Borough's tree canopy cover. Soft landscaping shall include plants which encourage biodiversity, such as nectar rich plants.

Policy DM10: Green Corridors

The Council will seek to establish and enhance green corridors within the Borough and linking to adjacent open spaces and walking, cycling or riding routes.

Green corridors are identified broadly on Plan 6 in the following locations:

- a. Between Bramford Lane Allotments and Whitton Sports Centre playing fields and grounds, Whitton Church Lane and adjoining countryside; b. Between Christchurch Park, the Dales, playing fields north of Whitton Church Lane and adjacent countryside; c. Between Christchurch Park, the Fonnereau Way, green infrastructure within the Ipswich Garden Suburb development area and open countryside beyond; d. Between the Cemetery, Playing Fields at Tuddenham Road and adjacent countryside; e. Between Woodbridge Road and Bixley Heath via St Clement's Hospital grounds; f. Between Alexandra Park and Orwell Country Park and surrounding countryside via Holywells Park, Landseer Park and Pipers Vale; g. Between the Gipping Valley path near Station Bridge and Belstead Brook Park and adjacent countryside via Bourne Park; h. Between Gippeswyk Park, Belstead Brook Park and adjoining countryside; i. Between Gippeswyk Park, Chantry Park and adjacent countryside; and j. Between the Wet Dock and Sroughton Millennium Green and adjacent countryside along the river corridor.

Development within the green corridors identified on Plan 6 will be expected to maintain, and where possible enhance, the corridor's amenity, recreational and green transport functions. The Council will seek to establish attractive green links and to provide for public access wherever safe and practicable.

Opportunities will be sought to link existing green corridors into a more continuous network through the layout of new development, the provision of new open spaces or public realm improvement. Development proposals which break or disrupt an existing corridor without being able to form an acceptable and useable alternative route in the network will be refused.

A further "blue" corridor can be identified, comprising the length of the navigable River Orwell within the Borough.

Development proposals which relate closely to riverbanks will be required to provide for the improvement of public pedestrian and cycle paths along the site boundary relating to the river where appropriate and should enhance its appearance. Development close to riverbanks should also include tree planting and ensure that an appropriately sized ecological buffer along the river is maintained. Development should seek to enhance public slipway access to the river, where practicable.

The Council will seek to establish and extend a publicly accessible green rim around the edge of the Borough as illustrated on Plan 6 in order to address the need within the Borough for access to Natural and Semi Natural Greenspace. The green rim will provide an ecological corridor and a recreational resource for people to use. Development at the edge of the built-up area will be required to provide links within the green rim as part of their on-site open space provision.

Policy DM11: Countryside

Within the countryside defined on the policies map, development will only be permitted if it:

a. respects the character of the countryside; and b. maintains separation between Ipswich and surrounding settlements; and c. does not result in isolated dwellings; and d. contributes to the green rim and other strategic walking and cycling routes and wildlife corridors where appropriate.

Major development in the countryside will only be permitted if it satisfies a. to d. above and:

e. is necessary to support a sustainable rural business including tourism, or f. is a recreational use of land which retains its open character; or

g. is major residential development.

In the case of the AONB, major development, as defined by NPPF footnote 55, will only be permitted in exceptional circumstances in accordance with NPPF paragraph 172. The natural beauty landscape and special qualities of the AONB should be conserved and enhanced.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	DM7	+	S, M & L-T Reversible Medium uncertainty.	DM7 would help to ensure that new residential developments provide high quality outdoor amenity space that is well designed and of an appropriate type and amount. In many cases, it is considered to be likely that new residential development makes a positive contribution to the local area and regenerates sites throughout the Borough, whilst also enabling greater interaction between neighbours. The proposed residential gardens would be designed to be safely accessible to occupants.
	DM8	+	S, M & L-T Reversible Medium uncertainty.	DM8 could help to ensure that the Borough's residents are able to access a diverse range of natural habitats at Local Nature Reserves and Wildlife Sites, which play an important role in the functioning of the local community and which facilitate community interaction and outdoor socialising. The Council will be committing to a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which is a means of facilitating residential development whilst at the same time adequately protecting Suffolk's coastal, estuarine and heathland European wildlife sites from harm. Measures within the RAMS include the provision of Suitable Alternative Natural Greenspaces as well as a suite of measures at European sites, including dedicated staff such as site rangers, improved education and interpretation, changes to visitor infrastructure such as footpaths and car parking. In some locations, RAMS could potentially limit access to European sites for recreational purposes but overall would be expected to help ensure residents can visit and make best use of these internationally recognised wildlife sites.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on poverty or exclusion.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	The creation and enhancement of green corridors as proposed in DM10 would help to ensure all residents are able to walk or cycle, and access equally and freely, community services throughout the Borough. Being encouraged to spend more time outdoors the subsequent increase in natural surveillance may help to reduce crime and the fear of crime.
	DM11	+	S, M & L-T Reversible Medium uncertainty.	DM11 could reduce the quantity of development that might arise in the countryside. Given that land in the countryside is typically isolated and distant from existing communities or services and facilities, DM11 would help to ensure that new residents are situated in more urban locations and less likely to feel excluded.
2 - To meet the housing requirements of the whole community	DM7	+	S, M & L-T Reversible Medium uncertainty.	DM7 would help to ensure new residents are provided with homes that are more environmentally sustainable throughout the lifetime of development. Such space is needed for socialising, play, drying washing, and gardening (flowers and food) and is key to the creation of a sustainable residential environment.
	DM8	○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on housing.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on housing.
	DM10	○	N/A Low uncertainty.	DM10 would be unlikely to have a discernible impact on housing.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM11	○	N/A Low uncertainty.	DM11 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the population overall and reduce health inequalities	DM7	+	S, M & L-T Reversible Medium uncertainty.	High-quality outdoor amenity spaces can make a meaningful contribution to good mental wellbeing. Garden space is needed for socialising, play, drying washing, and gardening (flowers and food) and is key to the creation of a sustainable residential environment.
	DM8	+	S, M & L-T Reversible Medium uncertainty.	DM8 could help to ensure that the Borough's residents are able to access greenspaces and a diverse range of natural habitats at Local Nature Reserves and Wildlife Sites. Access to such spaces is important for the mental wellbeing of residents, whilst also encouraging outdoor exercise and active lifestyles. The Council is committed to a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which is a means of facilitating residential development whilst at the same time adequately protecting Suffolk's coastal, estuarine and heathland European wildlife sites from harm. Measures within the RAMS include the provision of Suitable Alternative Natural Greenspaces as well as a suite of measures at European sites, including dedicated staff including site rangers, improved education and interpretation, changes to visitor infrastructure such as footpaths and car parking. In some locations, RAMS could potentially limit access to European sites for recreational purposes but overall would be expected to help ensure residents can visit and make best use of these internationally recognised wildlife sites.
	DM9	+	S, M & L-T Reversible Medium uncertainty.	DM9 would help to protect and enhance the tree cover in Ipswich. This could lead to indirect benefits to the mental wellbeing of local people by enhancing their access to semi-natural habitats. It could also help to improve air quality in some locations with subsequent benefits to local people's physical health.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	The creation and enhancement of green corridors as proposed in DM10 would be likely to encourage higher rates of walking and cycling as well as community interaction and outdoor recreation. Residents would also benefit from spending more time in proximity with nature and greenery on a regular basis.
	DM11	+	S, M & L-T Reversible Medium uncertainty.	DM11 would help to protect valued landscapes. This could help to ensure that local residents have good access to the countryside and semi-natural habitats, with subsequent benefits for their physical and mental wellbeing.
	4 - To improve the quality of where people live and work	DM7	++	S, M & L-T Reversible Medium uncertainty.
DM8		○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on the quality of homes.
DM9		+	S, M & L-T Reversible Medium uncertainty.	DM9 would help to protect and enhance tree cover in Ipswich. This could help to improve the quality of the living and working environment for local people.
DM10		++	S, M & L-T Reversible Medium uncertainty.	Green corridors would help to create a sense of place and provide an attractive and appealing character to areas throughout the Borough. With residents encouraged to spend more time outdoors the subsequent increase in natural surveillance may help to combat crime. The provision of green buffers may also help to reduce noise, air and light pollution in some locations.
DM11		+	S, M & L-T Reversible Medium uncertainty.	DM11 would help to protect valued landscapes. This could help to ensure that local residents have good access to the countryside with subsequent improvements to their quality of life.
5 - To improve levels of education and skills in the population overall	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on education or skills.
	DM8	○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on education or skills.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on education or skills.
	DM10	○	N/A Low uncertainty.	DM10 would be unlikely to have a discernible impact on education or skills.
	DM11	○	N/A	DM11 would be unlikely to have a discernible impact on education or skills.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
6 - To conserve and enhance water quality and resources	DM7	+	S, M & L-T Reversible Medium uncertainty	DM7 would increase the GI cover in the Borough due to residential gardens and this may provide further protection to the quality of natural waterbodies by helping to alleviate flood risk.
	DM8	+	S, M & L-T Reversible Medium uncertainty	Some of the county wildlife sites in the Borough, such as the River Orwell and the River Gipping, are important waterbodies that could potentially be affected by development in proximity. DM8 would help to protect these designations from harm caused by the construction or occupation of new development, which in the case of these waterbodies would necessitate the protection of their water quality.
	DM9	+	S, M & L-T Reversible Medium uncertainty	DM9 would be likely to enhance the tree canopy near waterways in the Borough. This could help to preserve the aquatic climate, including by keeping rivers cool, with subsequent benefits for aquatic vegetation and wildlife, thereby contributing towards more resilient aquatic ecosystems and cleaner waters.
	DM10	+	S, M & L-T Reversible Medium uncertainty	DM10 would help to ensure that there is an appropriate buffer between development and rivers. It would also encourage the planting of trees along river corridors.
	DM11	○	N/A Low uncertainty.	DM11 would be unlikely to have a discernible impact on water. <i>Recommendation: The walking and cycling network should be developed alongside the consideration of the wider GI network, including work carried out under CS4, in order to maximise the benefits gained for the Borough's biodiversity, flood risk alleviation including SuDS, urban cooling and air filtering (i.e. pollution alleviating) services.</i>
7 - To maintain and where possible improve air quality	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on air quality.
	DM8	+	S, M & L-T Reversible Medium uncertainty.	Vegetation and the natural environment provide an essential air filtering service for the Borough. The protection and enhancement of this throughout the Borough may therefore be likely to contribute towards an improvement in air quality or to alleviate the impact of traffic increases on air quality.
	DM9	+	S, M & L-T Reversible Medium uncertainty	Vegetation and the natural environment provide an essential air filtering service for the Borough. The protection and enhancement of trees and hedgerow cover throughout the Borough may therefore contribute towards an improvement in air quality or help to alleviate the impact of traffic increases on air quality.
	DM10	+	S, M & L-T Reversible Medium uncertainty	DM10 would establish and enhance green corridors which, to some extent, are likely to be supporting vegetation that is an important filter of air pollutants. The higher rates of walking and cycling amongst residents would also help to reduce increases in air pollution from road traffic. <i>Recommendation: The walking and cycling network should be developed alongside the consideration of the wider GI network, including work carried out under CS4, in order to maximise the benefits gained for the Borough's biodiversity, flood risk alleviation including SuDS, urban cooling and air filtering (i.e. pollution alleviating) services.</i>
	DM11	+	S, M & L-T Reversible Medium uncertainty	DM11 would, for the most part, protect land in the countryside from development. This would subsequently protect vegetation that filters out air pollutants from being lost to development, whilst also helping to avoid air polluting development taking place in areas of relatively good air quality.
8 - To conserve and enhance soil and mineral resources	DM7	+	S, M & L-T Reversible Low uncertainty	Gardens provide an important refuge for ecologically valuable soil stocks. DM7 would help to ensure that, within areas of residential development, not all soils within the site is lost. <i>Recommendation: Best efforts should be made during the construction phase to help ensure that soils in residential gardens are not exposed to the risk of contamination, erosion or compaction where feasible. This would help to ensure soils in gardens at new residential developments are capable of supporting a diverse range of above and below ground biodiversity.</i>
	DM8	+	S, M & L-T Reversible Low uncertainty	Biodiversity designations such as SSSIs and LNRs are important refuges for ecologically valuable soils. The protection and enhancement of the natural environment, as pursued through DM8, would also protect and enhance the quality of sensitive soil stocks in these locations.
	DM9	+	S, M & L-T Reversible Low uncertainty	Where trees and hedgerow cover is protected and enhanced, this would be expected to help protect and enhance the structure and fertility of soils nearby.
	DM10	○	N/A	DM10 would be unlikely to have a discernible impact on soils.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
	DM11	+	S, M & L-T Reversible Low uncertainty	DM11 would, for the most part, protected land in the countryside from development. Soils and mineral resources in the predominantly previously undeveloped locations in the countryside are typically of high agricultural or ecological value. By preventing development in these locations, DM11 would make a meaningful contribution towards preserving valuable soils stocks.
9 - To promote the sustainable management of waste	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on waste.
	DM8	○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on waste.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on waste.
	DM10	○	N/A Low uncertainty.	DM10 would be unlikely to have a discernible impact on waste.
	DM11	○	N/A Low uncertainty.	DM11 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on energy or GHG emissions.
	DM8	+	S, M & L-T Reversible Medium uncertainty.	The Borough's vegetation plays an important role in capturing and storing carbon. The protection and enhancement of the natural environment afforded through DM8 and the vegetation it contains may help to protect and enhance the carbon capture and storage service.
	DM9	+	S, M & L-T Reversible Medium uncertainty.	The Borough's vegetation plays an important role in capturing and storing carbon. The protection and enhancement of trees, hedgerow and woodland afforded through DM9 may help to protect and enhance this carbon capture and storage service.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	DM10 would likely to encourage higher rates of walking and cycling and this could help to minimise road traffic associated GHG emissions.
	DM11	+	S, M & L-T Reversible Medium uncertainty.	As a result of DM11, it is likely that only a very limited portion of development would take place in the countryside. The carbon footprint of residents in the countryside is typically higher than that of those in urban locations due to the longer distances to travel to access services and facilities and the more limited options in terms of public transport. Avoiding development in the countryside would also help to protect the important carbon storage service provided by soils and vegetation in these areas.
11 - To reduce vulnerability to climatic events and flooding	DM7	+	S, M & L-T Reversible Medium uncertainty	DM7 would increase the GI cover in the Borough due to residential gardens and this may help to alleviate flood risk.
	DM8	++	S, M & L-T Reversible Medium uncertainty.	The natural environment can provide an important climate cooling function that can help local residents to adapt to the changing climate. DM8 would help to protect and enhance this climate cooling function. DM8 would also help to protect and enhance the flood risk alleviation service provided by the natural environment, such as vegetation and greenfield sites on higher land. Overall the policy would help to deliver biodiversity net gains across the Borough.
	DM9	++	S, M & L-T Reversible Medium uncertainty.	Trees and woodland provide an important climate cooling function that can help local residents to adapt to the changing climate. DM9 would help to protect and enhance this vital climate cooling function. DM9 would also help to protect and enhance the flood risk alleviation service provided by woodland and trees, particularly those on higher land.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	The green corridor delivered through DM10 would provide good opportunities for flood risk alleviation and climate cooling services due to the provision of vegetation and canopy.
	DM11	+	S, M & L-T Reversible Medium uncertainty.	DM11 would help to protect GI in the countryside that provides an important flood risk alleviation and climate cooling service.
12 - To safeguard the	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on coasts and estuaries.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
integrity of the coast and estuaries	DM8	++	S, M & L-T Reversible Low uncertainty.	The nearest estuary to Ipswich, Stour and Orwell Estuaries, is adjacent and very partially within the Borough's south western corner. DM8 sets out protected for European sites and, as Stour and Orwell Estuaries is a SPA, the policy would help to ensure adverse impacts on the estuary do not arise as a result of development delivered through the LPR.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on coasts and estuaries.
	DM10	○	N/A Low uncertainty.	DM10 would be unlikely to have a discernible impact on coasts and estuaries.
	DM11	+	S, M & L-T Reversible Medium uncertainty.	By avoiding development in the countryside, DM11 would help to prevent adverse impacts on the Stour and Orwell estuaries.
13 - To conserve and enhance biodiversity and geodiversity	DM7	+	S, M & L-T Reversible Low uncertainty.	Residential gardens can be of very high biodiversity value particularly when considering the cumulative value of multiple residential gardens that are functionally linked. DM7 would help to ensure that, where new homes are delivered, each home has the opportunity to make a meaningful contribution towards the protection and enhancement of biodiversity and the connectivity of the wider ecological network – particularly where the new homes are proposed for brownfield sites. <i>Recommendation: Wildlife in gardens of new homes should seek to support a diverse range of native species, including the provision of trees. Ideally, there would be a net increase in tree canopy cover. Where residential gardens are ecologically linked, such as consistencies throughout adjacent gardens in terms of species and plant types, and where there is capacity for wildlife to safely and freely move from one garden to the next (including birds, mammals and insects), these gardens can make a very positive contribution towards the connectivity of the ecological network throughout and beyond Ipswich.</i>
	DM8	++	S, M & L-T Reversible Low uncertainty.	DM8 would help to ensure that significant adverse effects on sensitive biodiversity assets such as SACs, SPAs, SSSIs, LNRs and CWSs are avoided. Where harm may arise, this would need to be adequately mitigated or compensated. The policy also proposes to protect priority habitats and species and to help establish a coherent ecological network throughout the Borough. DM8 would also help to ensure that new development enhances biodiversity value as well as ecological connectivity. The Council will likely be committing to a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), which is a means of facilitating residential development whilst at the same time adequately protecting Suffolk's coastal, estuarine and heathland European wildlife sites from harm. Measures within the RAMS include the provision of Suitable Alternative Natural Greenspaces as well as a suite of measures at European sites, including dedicated staff including site rangers, improved education and interpretation as well as changes to visitor infrastructure such as footpaths and car parking. In some locations, RAMS could potentially limit access to European sites for recreational purposes but overall would be expected to help ensure residents can visit and make best use of these internationally recognised wildlife sites. <i>Recommendation: It is recommended that, where compensatory habitat is provided in response to the loss of biodiversity land, this compensatory habitat should be of an equal if not greater size and quality. Ideally, the tree canopy of the Borough would increase over the LPR period.</i>
	DM9	++	S, M & L-T Reversible Low uncertainty.	DM9 would provide protection to trees, hedgerow and woodlands, including Ancient Woodland, in the Borough, which are essential havens of wildlife and biodiversity. <i>Recommendation: Losses of trees and hedgerow should be compensated for by alternative trees and hedgerow, of equal quality and quantity, should be provided for. Compensatory habitat should enhance the connectivity of the wider ecological network. Consideration is needed for impacts of development on land functionally linked with woodlands, or land that provides supporting habitat, where impacts of development may be less apparent and more long term but ultimately causing a decline in the health of the woodland ecosystem.</i>
	DM10	+	S, M & L-T Reversible Low uncertainty.	Green corridors can help to support a diverse range of species that act as havens for biodiversity throughout the Borough. The inter-connected nature of this network of corridors also makes a meaningful contribution to the wider connectivity of the ecological network. CS10 would also help to ensure that development near the river avoids negative impacts on the biodiversity value of the riparian corridor. <i>Recommendation: The green corridor should also seek to provide an inter-connected network of traveling through and beyond Ipswich for wildlife.</i>

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM11	+	S, M & L-T Reversible Low uncertainty.	Land in the countryside is typically of relatively high biodiversity value due to the existing presence of habitats, structures and good soils and the reduced human disturbance. DM11 would help to ensure that these areas are protected from development and, in so doing, would help to protect area of good biodiversity value.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on the historic environment.
	DM8	+	S, M & L-T Reversible Medium uncertainty.	The natural environment plays an important role in determining the setting of some of the Borough's sensitive heritage assets, such as the Grade II Listed Building Pond Hall, situated within the Pond Hall Carr Farm proposed LNR. It is considered to be likely that in many cases, the protection and enhancement of sensitive biodiversity assets would also help to protect and enhance the setting of heritage assets.
	DM9	+	S, M & L-T Reversible Medium uncertainty.	Woodland, trees and hedgerow play an important role in determining the setting of some of the Borough's sensitive heritage assets, such as the Grade II Listed Building Pond Hall, situated within the Pond Hall Carr Farm proposed LNR. It is considered to be likely that in many cases, the protection and enhancement of sensitive biodiversity assets would also help to protect and enhance the setting of heritage assets. Woodland, trees and hedgerow can also be remnants that are hundreds of years old and contribute towards local history.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	It is considered to be likely that the green rim and green corridors proposed in DM10 would help to improve the attractiveness and visual amenity of various areas throughout the Borough, potentially rejuvenating or regenerating currently derelict or run-down areas. In such circumstances, it is expected that the setting of nearby heritage assets or historic areas would also be enhanced.
	DM11	+	S, M & L-T Reversible Medium uncertainty.	There are various heritage assets throughout the Borough's countryside, including numerous Listed Buildings, and avoiding development here would help to avoid adverse impacts on the historic environment.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	DM7	+	S, M & L-T Reversible Medium uncertainty.	High-quality outdoor amenity spaces can help to make sure that new development makes a positive contribution to the local character. The space they provide for GI contributes towards developments that are visually attractive whilst also providing a screening function.
	DM8	+	S, M & L-T Reversible Medium uncertainty.	The natural environment plays a critical role in the character of landscapes and townscapes, generally making a positive contribution to distinctive natural landscapes. The protection and enhancement of designated biodiversity assets, including SACs, SPAs, SSSIs, LNRs and CWSs would help to protect and enhance the character of the local landscape in each case.
	DM9	+	S, M & L-T Reversible Medium uncertainty.	Trees, woodland and hedgerow plays a critical role in the character of landscapes and townscapes, generally making a positive contribution to distinctive natural landscapes. The protection and enhancement of these landscape features would help to protect and enhance the character of the local landscape in each case. The pursuit of 22% canopy cover by 2050 would be likely to help enhance the character of landscapes and townscapes throughout the Borough.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	It is considered to be likely that the green rim and green corridors proposed in DM10 would help to improve the attractiveness and visual amenity of various areas throughout the Borough, potentially rejuvenating or regenerating currently derelict or run-down areas. This would have a positive impact in protecting and enhancing the character of landscapes and townscapes in Ipswich.
	DM11	++	S, M & L-T Reversible Medium uncertainty.	DM11 ensures that development in the countryside that could adversely impact the local character or could reduce the clear separation between Ipswich and other settlements, is avoided. It also sets out protection for the AONB. The countryside typically has a distinctive character and a highly appealing sense of place and DM11 would be expected to make a major contribution towards preserving this.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on prosperity or growth.
	DM8	○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on prosperity or growth.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on prosperity or growth.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	DM10 would help to ensure access into retail and District Centres via foot and cycle is both convenient and relatively pleasant for residents. This would be likely to increase footfall in these areas to some extent and thereby provide a boost to the local economy.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM11	+	S, M & L-T Reversible Medium uncertainty.	DM11 leaves room for businesses operating in the countryside of carry out development that is necessary to support their sustainable growth, including businesses in the tourism industry.
17 - To maintain and enhance the vitality and viability of town and retail centres	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on town centres.
	DM8	○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on town centres.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on town centres.
	DM10	+	S, M & L-T Reversible Medium uncertainty.	DM10 would help to ensure access into retail and District Centres via foot and cycle is both convenient and relatively pleasant for residents. This would be likely to increase footfall in these areas to some extent and thereby provide a boost to the local economy.
	DM11	+	S, M & L-T Reversible Low uncertainty.	As a result of DM11 preventing development in the countryside (in most cases), it is likely that a larger portion of development would be directed towards more central areas of Ipswich and in proximity to town and retail centres that would economically benefit from the increased footfall.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on transport or movement.
	DM8	○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on transport or movement.
	DM9	○	S, M & L-T Reversible Low uncertainty.	DM9 would be unlikely to have a discernible impact on transport or movement.
	DM10	++	S, M & L-T Reversible Low uncertainty.	DM10 would help to ensure that residents and workers are able to access homes, jobs, services, amenities and facilities freely, efficiently and safely via foot and cycle, particularly given the considerate and well-planned network linking particular areas of the Borough. Movement via the green corridor network would be both efficient and sustainable and its use should be encouraged as much as possible.
	DM11	+	S, M & L-T Reversible Low uncertainty.	DM11 would help to ensure the majority of new development in Ipswich occurs in more central areas where access to services and facilities is greater and where public transport modes are more plentiful, there enabling more efficient and sustainable movement for new residents. Where development is permitted in the countryside, DM11 would ensure that it contributes to the green rim and walking and cycling routes.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	DM7	○	N/A Low uncertainty.	DM7 would be unlikely to have a discernible impact on digital infrastructure.
	DM8	○	N/A Low uncertainty.	DM8 would be unlikely to have a discernible impact on digital infrastructure.
	DM9	○	N/A Low uncertainty.	DM9 would be unlikely to have a discernible impact on digital infrastructure.
	DM10	○	N/A Low uncertainty.	DM10 would be unlikely to have a discernible impact on digital infrastructure.
	DM11	○	N/A Low uncertainty.	DM11 would be unlikely to have a discernible impact on digital infrastructure.

Policy DM12: Design and Character

The Council will require all new development to be well designed and sustainable. In Ipswich the plan area this will mean layouts and designs that provide a safe, and attractive public realm capable of being used by all. They will

- a. Form areas which function well by integrating residential, working and community environments and which fit well with adjoining areas;
- b. create safe and secure communities by complying with the relevant secure by design guidance where appropriate to do so;
- c. include useable public spaces for all (including pedestrians, cyclists and people with disabilities) that are easily understood and easy to pass through by complying with the relevant secure by design guidance where appropriate to do so;
- d. introduce greener streets and spaces to contribute to local biodiversity net gain, visual amenity, and health and well-being, and offset the impacts of climate change;
- e. incorporate cycle and waste storage, public transport infrastructure and car parking (including electric vehicles) if appropriate, all designed and integrated in a way that supports the street scene and safeguards amenity and allows sufficient permeability for public transport, refuse collection and emergency vehicles;
- f. in residential development of 10 or more dwellings, 25% of new dwellings will be required to be built to Building Regulations standard M4(2). The Council will consider waiving or reducing the requirement where the circumstances of the proposal, site or other planning considerations mean it is not possible to accommodate the requirement and/or in cases where the requirement would render the development unviable.

Proposals should also respect and promote the special character and local distinctiveness of Ipswich by:

- g. protecting and enhancing significant views that are considered to be important or worthy of protection, including those set out in the Ipswich Urban Character Studies, Conservation Area Appraisal and Management Plans, as well as the setting of any heritage assets. The design should help to reinforce the attractive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene;
- h. ensuring good public realm design that enhances the streetscape and protects and reinforces a sense of place, through the appropriate use of public art, bespoke paving, street furniture and soft landscaping; and
- i. ensuring good architectural design that responds to and reflects its setting, is sustainable, accessible and designed for long life by being capable of adaptation to changing needs and uses over time and demonstrate the principles of dementia friendly design.

Designs that do not adequately meet or address these criteria will be refused.

Policy DM13: Built Heritage and Conservation

Proposals for new development must consider the impacts on the historic built environment which makes Ipswich such a distinctive town, seek opportunities for enhancement of the town's heritage, and respond to the historic pattern of development and character of the area and comply with the requirements of the NPPF.

Listed Buildings

To preserve and enhance the Borough's 600+ listed buildings, the Council will:

- a) support proposals for alterations and extensions to listed buildings where there would be no harm to the special architectural and historic interest of the building. This will consider the design, scale, materials and appearance with regard to the significance of the listed building;
- b) support proposals for the change of use of a listed building where the use will retain elements of the building which contribute to the building's significance, including internal features, historic fabric, plan form, appearance and layout;
- c) support development within the setting of listed buildings that would not cause harm to the significance of the building through the introduction of sympathetic development in the building's setting, retaining a curtilage appropriate to the listed building; and
- d) only in exceptional circumstances grant listed building consent for the total or substantial demolition of a listed building;

Conservation Areas

The adopted Conservation Area Appraisals and Management Plans for the Borough's 15 Conservation Areas will be used to inform the Council's decisions when assessing the impact of proposals.

The Council will:

- require development within conservation areas to protect and enhance the special interest, character and appearance of the area and its setting;
- require the position, mass, layout, appearance and materials of proposed development, and the design of the space and landscaping around it, to pay regard to the character of adjoining buildings and the area as a whole.
- ensure that proposed changes of use within or adjacent to conservation areas would not detract from the special interest, character and appearance of the designated area, which should include sympathetic alterations and additions to facades that are visible from the public domain and the retention of any existing features of special architectural merit.
- preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which contribute to the significance of the area by being located in the setting of the conservation area.
- only in exceptional circumstances grant permission for the total or substantial demolition of an unlisted building that makes a positive contribution to the special interest and significance of a conservation area; and
- Consider the withdrawal of permitted development rights where they present a threat to the protection of the character and special interest of the conservation area.

Non-designated heritage assets

The Council will also protect non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss against the significance of the heritage asset.

Adopted Conservation Area Appraisals and Management Plans; the Development and Archaeology SPD (2019); Ipswich Urban Character SPD (to identify the special character and distinctiveness of Ipswich in relation to the proposal); the Local List (Buildings of Townscape Interest) SPD; Space and Design Guidelines SPD; the Shop Front Design Guide; and the Public Realm SPD as appropriate, will be used to inform the Council's planning decisions to proposals subject to this policy.

Where a proposal involves directly, is adjacent to or affects the setting of a heritage asset, the developer must submit a heritage statement proportional to the heritage asset status.

Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated assets.

The Council will also protect non-designated heritage assets included on the 'Local List'.

The Council shall have regard to the effect of cumulative harm to heritage assets, refusing applications where previous development has been found to be harmful to the historic environment.

Planning applications involving archaeology will also be subject to DM14

Policy DM14: Archaeology

The Borough will require that development proposals which may disturb remains below ground are supported by an appropriate assessment of the archaeological significance of the site including, if necessary, the results of a programme of archaeological field investigation. Such assessments should be proportionate to the importance of the site. Sites within the Area of Archaeological Importance are especially likely to contain significant archaeological remains. The Development and Archaeology Supplementary Planning Document provides guidance on the preparation of archaeological assessments.

Planning permission will not be granted if the remains identified are of sufficient significance to be preserved in situ and cannot be so preserved in the context of the development proposed, taking account of the necessary construction techniques to be used. Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Where archaeological potential is identified but where the public benefits of the proposal convincingly outweigh harm to the significance of archaeological heritage assets, development which would destroy or disturb potential remains will be permitted, subject to an appropriate programme of archaeological investigation, recording, reporting, archiving, publication, enhanced public understanding and community involvement.

Policy DM15: Tall Buildings

Planning permission for tall buildings will be granted within the arc of land to the south-west of the town centre in the vicinity of Civic Drive and the Northern Quays of the Waterfront, as shown on the IP-One Area Inset Policies Map, providing that the design of any proposed building satisfactorily addresses all of the following criteria:

- a. Respects local character and context, including heritage assets;
 - b. achieving a building that is of the highest architectural quality;
 - c. is sustainable in design and construction and ensures the public safety, including fire safety, of all building users;
 - d. the credibility of the design in technical and financial terms;
 - e. makes a positive contribution public space and facilities;
 - f. does not negatively impact on the local microclimate;
 - g. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
 - h. provides a well-planned external and internal environment;
 - i. preserves strategic and local views, with particular reference to conservation areas listed buildings and other heritage assets, and the wooded skyline visible from and towards central Ipswich; and
 - j. is carefully designed to avoid refraction of light off external glass surfaces
- In other locations within the Borough proposals for tall buildings may exceptionally be considered to be appropriate if it can be demonstrated satisfactorily that they satisfy criteria a. to j. of the policy and would not harm the character and appearance of the area.

Policy DM16: Extensions to Dwellings and the Provision of Ancillary Buildings

Alterations or extensions to existing dwellings and ancillary development within the curtilage of dwellings will be permitted provided that the proposal:

- a) respects the character, scale and design of the existing dwelling;
- b) respects and preserves the historic pattern and established townscape of the surrounding area and does not lead to the creation of a terracing effect where there are not already terraces;
- c) would not result in over-development of the dwelling's curtilage; and
- d) would not adversely affect residential amenity in terms of privacy/ overlooking, outlook, access to daylight and sunlight, noise and disturbance, light spillage and safety and security'.

In addition to the above criteria, the development of residential annexes will be permitted where it meets all the following criteria:

- e) it is subordinate in scale to the main dwelling;
- f) it is functionally linked to the main dwelling and does not physically divide the residential curtilage;
- g) it could not be accessed separately from the main dwelling or its curtilage unless required by Building Regulations; it would have shared vehicular access and garden; and
- h) it would have shared vehicular access and garden.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	DM12	+	S, M & L-T Reversible Low uncertainty.	DM12 would help to ensure that new developments are sustainable and capable of being used by all. This would help to ensure that the diverse nature of Ipswich's population is equally able to make use of new developments and to facilitate community interaction, thereby combating the risk of social exclusion.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on poverty or exclusion.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on poverty or exclusion.
	DM15	+	S, M & L-T Reversible Low uncertainty.	DM15 would help to ensure that, where tall buildings are required, they are well integrated into the local community and this would reduce the risk of social exclusion amongst new residents.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on poverty or exclusion.
2 - To meet the housing requirements of the whole community	DM12	+	S, M & L-T Reversible Low uncertainty.	DM12 would help to ensure that new residential development meets the varied needs of Ipswich's diverse population and that all new residents are provided with sustainable homes suitable for living in over the development lifetime.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on housing.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on housing.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on housing.
	DM16	+	S, M & L-T Reversible Low uncertainty.	DM16 would permit the extension of residential dwellings in certain conditions. This would help to ensure the diverse and varied housing needs of the local population are met over the LPR period.
3 - To improve the health of the population overall and reduce health inequalities	DM12	+	S, M & L-T Reversible Medium uncertainty.	DM12 would help to ensure that new homes are safe, accessible and well-integrated into existing communities. The mental wellbeing of new residents would benefit from the excellent access to neighbours, community facilities and greenspaces.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on health.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on health.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on health.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on health.
4 - To improve the quality of where people live and work	DM12	++	S, M & L-T Reversible Low uncertainty.	DM12 is largely designed to help ensure new developments provide high-quality working and living environments for new residents. New residents would be situated in areas of strong visual amenity where natural surveillance is likely to be high and where buildings are designed and laid out to promote safety and less crime.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on the quality of homes or work.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on the quality of homes or work.
	DM15	+	S, M & L-T Reversible Medium uncertainty.	DM15 would help to ensure that any tall buildings are of a high architectural standard that provides public space and facilities. Residents here would enjoy a well-planned external and internal living environment within which public safety is ensured.
	DM16	+	S, M & L-T Reversible Medium uncertainty.	DM16 would help to ensure that, where extensions or annexes are permitted, the quality of life and the security and safety of residents at home is not diminished, such as by over-population of the dwelling or the loss of residential amenity.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
5 - To improve levels of education and skills in the population overall	DM12	○	N/A Low uncertainty.	DM12 would be unlikely to have a discernible impact on skills and education.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on skills and education.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on skills and education.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on skills and education.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on skills and education.
6 - To conserve and enhance water quality and resources	DM12	+	S, M & L-T Reversible Medium uncertainty.	DM12 would introduce greener streets and spaces to contribute to local biodiversity and this could bring benefits to water quality in some locations.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on water.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on water.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on water.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on water.
7 - To maintain and where possible improve air quality	DM12	+	S, M & L-T Reversible Medium uncertainty.	A component of DM12 is to ensure that new developments are accessible via walking, cycling and public transport links with electric car charging points also provided. As such, air quality at new developments is less likely to be reduced by emissions associated with road traffic.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on air.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on air.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on air.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on air.
8 - To conserve and enhance soil and mineral resources	DM12	+	S, M & L-T Reversible Medium uncertainty.	DM12 would introduce greener streets and spaces to contribute to local biodiversity and this could bring benefits to soils.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on soils.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on soils.
	DM15	+	S, M & L-T Reversible Low uncertainty.	DM15 would in some locations permit the use of taller buildings. Tall buildings contribute towards a more efficient use of land by situating a larger number of dwellings into the site without the need for greater losses of soils.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on soils.
9 - To promote the sustainable	DM12	+	S, M & L-T Reversible Medium uncertainty.	DM12 would require new developments to incorporate waste storage, which would enable a more efficient management of waste. <i>Recommendation: Included within the waste storage incorporated into development should be the capacity for residents and occupants to recycle.</i>
	DM13	○	N/A	DM13 would be unlikely to have a discernible impact on waste.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
management of waste			Low uncertainty.	
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on waste.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on waste.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	DM12	+	S, M & L-T Reversible Medium uncertainty.	A component of DM12 is to ensure that new developments are accessible via walking, cycling and public transport links with electric car charging points also provided. As such, GHG emissions associated with road traffic may increase less than otherwise. The policy would also introduce greener streets and spaces to contribute to local biodiversity and this may help to capture and store GHGs.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on GHG emissions and energy.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on GHG emissions and energy.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on GHG emissions and energy.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on GHG emissions and energy.
11 - To reduce vulnerability to climatic events and flooding	DM12	+	S, M & L-T Reversible Medium uncertainty.	DM12 would introduce greener streets and spaces to contribute to local biodiversity and this may help to alleviate the risk of flooding in some locations.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on flooding.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on flooding.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on flooding.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on flooding.
12 - To safeguard the integrity of the coast and estuaries	DM12	+	S, M & L-T Reversible Medium uncertainty.	DM12 would introduce greener streets and spaces to contribute to local biodiversity and this may help to protect the character and biodiversity value of the Stour and Orwell estuary.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on coasts and estuaries.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on coasts and estuaries.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on coasts and estuaries.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on coasts and estuaries.
13 - To conserve and enhance biodiversity and geodiversity	DM12	+	S, M & L-T Reversible Low uncertainty.	Part of the design and character standards implemented by DM12 are for greener streets that contribute to local biodiversity. It is expected that the streets would be capable of supporting a diverse range of species and would be maintained to do so.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on biodiversity.
	DM14	○	N/A	DM14 would be unlikely to have a discernible impact on biodiversity.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on biodiversity.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on biodiversity.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	DM12	+	S, M & L-T Reversible Low uncertainty.	DM12 sets out a range of criteria to ensure that new developments are of a high-quality design and layout. The open space, greener streets and clear requirements for having respect for the local character and architectural setting would be expected to help ensure that new development makes a positive contribution to the setting of any nearby heritage assets or historic areas.
	DM13	++	S, M & L-T Reversible Low uncertainty.	DM13 sets out protection for the range of Conservation Areas as well as Listed and non-listed heritage assets in Ipswich. The policy would help to ensure that heritage assets are not lost or harmed due to development and that their setting is respected. The policy would enable development to enhance heritage assets and historic areas, such as by regenerating a derelict site, in many cases.
	DM14	++	S, M & L-T Reversible Low uncertainty.	DM14 would help to ensure that archaeology is not lost as a result of development. In many cases, development may be a chance to explore and find both known and unknown archaeology in the Borough's historic core.
	DM15	+	S, M & L-T Reversible Medium uncertainty.	DM15 would ensure that, where taller buildings are permitted, they are of a high-quality design and architecture that integrates well with surrounding streets and open spaces and preserves strategic as well as local views. Particular reference is made to preserving the setting of conservation areas, listed buildings and other heritage assets.
	DM16	+	S, M & L-T Reversible Low uncertainty.	DM16 requires annexes and extensions to respect and preserve the historic pattern and established townscape of the surrounding area, and to avoid the creation of a terracing effect where terraces to not already exist. In so doing, DM16 would help to protect the setting of sensitive heritage assets and historic areas throughout the Borough.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	DM12	++	S, M & L-T Reversible Low uncertainty.	DM12 sets out clear criteria for development to respect the character and visual appearance of the neighbourhood in which they are situated, as well as to ensure the public realm design enhances the streetscape and reinforces a sense of place as well as incorporates good architectural design that reflects its setting. DM12 would therefore help to ensure that new development in Ipswich makes a positive contribution towards protected and enhancing the character of the townscapes and landscapes within which they are situated.
	DM13	+	S, M & L-T Reversible Low uncertainty.	It is expected that, by requiring sites to respect the setting of heritage assets, development would in many cases adopt a high-quality design and vernacular architecture that accords well with the local character and makes a positive contribution to the local sense of place.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on biodiversity.
	DM15	+	S, M & L-T Reversible Medium uncertainty.	DM15 would ensure that, where taller buildings are permitted, they are of a high-quality design and architecture that integrates well with surrounding streets and open spaces and preserves strategic as well as local views.
	DM16	+	S, M & L-T Reversible Medium uncertainty.	DM16 requires annexes and extensions to respect and preserve the established townscape of the surrounding area, and to avoid the creation of a terracing effect where terraces to not already exist. In so doing, DM16 would help to protect the character of townscapes throughout the Borough.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	DM12	○	N/A Low uncertainty.	DM12 would be unlikely to have a discernible impact on economic growth and prosperity.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on economic growth and prosperity.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on economic growth and prosperity.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on economic growth and prosperity.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on economic growth and prosperity.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
17 - To maintain and enhance the vitality and viability of town and retail centres	DM12	○	N/A Low uncertainty.	DM12 would be unlikely to have a discernible impact on town centres.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on town centres.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on town centres.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on town centres.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on town centres.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	DM12	++	S, M & L-T Reversible Low uncertainty.	DM12 would help to ensure future residential development is highly accessible for all, including via walking, cycling and electric vehicles. In so doing, DM12 would enable residents to move efficiently and sustainably when access services, facilities and jobs.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on transport or movement.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on transport or movement.
	DM15	+	S, M & L-T Reversible Medium uncertainty.	DM15 would require taller buildings to integrate well with the surrounding area and to improve movement through the site and wider area with direct, accessible and easily recognisable routes. This would help to facilitate relatively efficient movement of residents and occupants of taller buildings.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on transport or movement.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	DM12	○	N/A Low uncertainty.	DM12 would be unlikely to have a discernible impact on digital infrastructure.
	DM13	○	N/A Low uncertainty.	DM13 would be unlikely to have a discernible impact on digital infrastructure.
	DM14	○	N/A Low uncertainty.	DM14 would be unlikely to have a discernible impact on digital infrastructure.
	DM15	○	N/A Low uncertainty.	DM15 would be unlikely to have a discernible impact on digital infrastructure.
	DM16	○	N/A Low uncertainty.	DM16 would be unlikely to have a discernible impact on digital infrastructure.

Policy DM17: Small Scale Infill and Backland Residential Developments

Proposals for small scale residential development involving infill, backland or severance plots will not be permitted unless the development:

- a. is sited in a location where it would not be disturbed by or disturb other land uses;
- b. protects the setting of existing buildings and the character and appearance of the area;
- c. allows the retention of a reasonable sized garden, in accordance with the provision set out in policy DM7;
- d. does not cause unacceptable loss of amenity to neighbouring residents having regard to noise and vibration, sunlight, daylight, outlook, overshadowing, light pollution/ spillage, privacy/ overlooking and sense of enclosure
- e. provides a suitable level of amenity for future occupiers;
- f. has safe and convenient access;
- g. meets the Council’s parking standards and would not lead to an unacceptable loss of parking serving existing dwellings; and
- h. has secure and lit bicycle storage external storage for recycling, organic waste and non-recyclable waste.

Policy DM18: Amenity

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not result in an unacceptable loss of amenity. Exceptions will only be made where satisfactory mitigation measures can be secured. The factors we will consider include:

- visual privacy and overlooking
- overbearing impact and sense of enclosure
- sunlight, daylight, overshadowing and artificial light levels
- noise and vibration levels
- odour, fumes, dust and ventilation
- contamination

New development that would adversely affect the continued operation of established uses will not be permitted.

Policy DM19: The Subdivision of Family Dwellings

Development involving the conversion of houses into flats, bedsits or houses in multiple occupation will be permitted provided that the development:

- a. would not result in the conversion of small or modest sized family houses containing 3 bedrooms or fewer or having a floorspace of less than 100 sq.m.
- b. preserves and enhances the historic environment and heritage assets in accordance with Policy DM13 Built Heritage and Conservation;
- c. would not create a harmful concentration of such a use in the local area or cause harm to nearby residential amenity;
- d. provides sufficient car parking in accordance with the standards, secure and lit bicycle storage, amenity space and refuse, recycling and garden waste storage is provided for each unit;
- e. incorporates a convenient and secure principal front door for each unit of accommodation and provides an appropriate standard of residential amenity.

Policy DM20: Houses in Multiple Occupation

Proposals for the development of Houses in Multiple occupation (HMO), including through the change of use of existing non-residential buildings, will be supported where they:

- a. Demonstrate that they meet the nationally required minimum room standards¹³ for HMOs;
- b. Would not adversely affect the amenity of nearby residents in terms of noise and disturbance or loss of privacy;
- c. Do not have an adverse impact on local employment uses – such as reducing the availability of office accommodation in strategically identified locations for office use;
- d. Would not adversely impact on the amenity of the local area through the over-concentration of HMOs, or cumulatively adding to an area already subject to an over-concentration;
- e. Provide an acceptable living environment for future occupants, including adequate outdoor amenity space, car parking (in accordance with the standards), secure and covered cycle parking and refuse storage; and
- f. Are well-served by local services and accessible by sustainable transport modes

Proposals for HMO's will not be approved where they will result in an over-concentration of HMOs. An over-concentration is defined as:

- More than two HMOs side by side;
- The sandwiching of a single self-contained house or flat between two HMOs;
- More than two HMOs within a run of twenty properties on one side of the road; or
- More than one HMO in a road of fewer than twenty properties on one side of the road;

Policy DM21: Transport and Access in New Developments

To promote sustainable growth in Ipswich and reduce the impact of traffic congestion, new development shall:

- a. not result in a severe impact on the highway network or unacceptable impacts on highway safety, either individually or cumulatively;
- b. not result in a significant detrimental impact on air quality or an Air Quality Management Area and address the appropriate mitigation measures as required through policy DM3;
- c. incorporate electric vehicle charging points, including rapid charging points in non-residential developments;
- d. provide a car club scheme or pool cars-where this would be consistent with the scale and location of the development;
- e. prioritise available options to enable and support travel on foot, by bicycle or public transport, consistent with local strategies for managing the impacts of growth on the transport network and ensuring that any new routes are coherent and in accordance with the design principles of policy DM12 and local walking and cycling strategies and infrastructure plans;
- f. have safe and convenient access to public transport within 400m, and facilitate its use through the provision or contributions towards services or infrastructure;
- g. protect the public rights of way network and take appropriate opportunities to enhance facilities and routes;
- h. ensure safe and suitable access for all users, including people with disabilities and reduced mobility;
- i. allow for the efficient delivery of goods and access by service, refuse collection and emergency vehicles and bus permeability; and
- j. mitigate any significant impacts on the transport network.

Applicants will be required to demonstrate how any adverse transport impacts would be acceptably managed and mitigated. The Council will expect major development proposals to provide a travel plan to explain how sustainable patterns of travel to and from the site will be achieved. Development proposals will be accompanied by a satisfactory Transport Statement or Transport Assessment, which demonstrates that the cumulative impacts of the development after mitigation are not severe.

Policy DM22: Car and Cycle Parking in New Development

The Council will require adopted standards of car and cycle parking to be complied with in all new development (except in the IP-One area) and will expect parking to be fully integrated into the design of the scheme to provide secure and convenient facilities and create a safe and attractive environment. The Council will also require the provision of integral secure cycle parking in any new car parks in the town.

Car parking must be designed so as not to dominate the development or street scene or to result in the inefficient use of land.

There will be reduced maximum standards of car parking provision with no minimum requirement for residential development within the IP-One Area, which has frequent and extensive public transport networks, and easy access to a wide range of employment, shopping, and other facilities.

A central car parking core will be defined in the town centre, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document. Within the central car parking core, only operational car parking will be permitted in connection with non-residential development, so that the stock of long-stay parking is not increased. New, non-residential long-stay car parks will not be permitted. New development will provide high quality, secure cycle storage, and within non-residential developments of more than 1,000 sq. m or where more than 50 people will be employed, high quality shower facilities and lockers. These facilities should also be provided in minor non-residential developments unless it can be demonstrated that it is not feasible or viable. Cycle parking across the Borough is required to be secure, sheltered, conveniently located, adequately lit, step-free and accessible.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on poverty or exclusion.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on poverty or exclusion.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on poverty or exclusion.
	DM20	+	S, M & L-T Reversible Medium uncertainty.	DM20 would help to ensure that new residents are situated within existing communities where the quality of life at home for residents is protected.
	DM21	+	S, M & L-T Reversible Medium uncertainty.	DM21 would help to ensure residential development sites are permeable and accessible, thereby helping to ensure residents are not trapped or excluded from their local community.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on poverty or exclusion.
2 - To meet the housing requirements of the whole community	DM17	+	S, M & L-T Reversible Low uncertainty.	DM17 would enable residential development on small infill and backland sites. This would facilitate a flexible delivery of housing that contributes towards satisfying the OAN.
	DM18	+	S, M & L-T Reversible Low uncertainty.	DM18 would help to ensure new occupants of homes can live in appropriate housing that satisfies their needs.
	DM19	+	S, M & L-T Reversible Low uncertainty.	DM19 would help to ensure new occupants can live in appropriate housing that satisfies their needs.
	DM20	+	S, M & L-T Reversible Medium uncertainty.	New houses in multiple occupation could help to ensure that the growing housing needs of Ipswich's varied population can be met.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on housing.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the population overall and reduce health inequalities	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on health.
	DM18	+	S, M & L-T Reversible Low uncertainty.	DM18 would enable new residents to pursue high quality lives at home with good access to outdoor amenity spaces, which would be highly beneficial to the mental wellbeing of residents whilst providing opportunities for outdoor recreation and exercise as well as community interaction and socialisation.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on health.
	DM20	+	S, M & L-T Reversible Low uncertainty.	DM20 would be expected to help ensure that residents can pursue safe lifestyles at home that are not jeopardised by overcrowding.
	DM21	+	S, M & L-T Reversible Low uncertainty.	DM21 seeks to promote pedestrian and cycle accessibility and permeability within sites, which would enable active lifestyles that benefit health.
	DM22	+	S, M & L-T Reversible Low uncertainty.	DM22 would require new development to provide high quality, secure cycle storage, which would enable active lifestyles that benefit health.
4 - To improve the quality of where people live and work	DM17	+	S, M & L-T Reversible Low uncertainty.	DM17 would ensure that, where small scale residential development on infill or backland sites occurs, the residential amenity of existing residents is unaffected and unacceptable levels of noise, vibration or pollution are avoided.
	DM18	++	S, M & L-T Reversible Low uncertainty.	DM18 is designed to ensure that residents in Ipswich can pursue a high quality of life at home with their residential amenity preserved and potentially enhanced following new development. This includes consideration of their visual privacy, sense of enclosure, light, noise, vibration, odour, fumes, dust and contamination.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM19	+	S, M & L-T Reversible Low uncertainty.	DM19 would help to ensure that where houses are converted into flats or multiple houses, residential amenity and the quality of the home environment would be preserved as much as feasible for new residents. Neighbours near the property would also be saved from seeing their quality of life at home adversely impacted in such cases.
	DM20	+	S, M & L-T Reversible Low uncertainty.	DM20 would be expected to help ensure that residents can pursue high-quality private lifestyles at home that are not jeopardised by overcrowding or new development.
	DM21	+	S, M & L-T Reversible Low uncertainty.	DM21 would be expected to help reduce air pollution near homes due to their accessibility via low-polluting means, including walking, cycling and electric vehicles. This would also contribute to a reduction in noise and light pollution.
	DM22	+	S, M & L-T Reversible Low uncertainty.	DM22 would ensure residential development has car and cycle parking incorporated into the Development. This parking would need to be attractive and to make an efficient use of land as well as safe and secure with the provision of lockers and showers. This may enable lower rates of crime such as in the form of bike theft whilst encouraging higher rates of cycling to the extent that air, noise and light pollution associated with transport is minimised.
5 - To improve levels of education and skills in the population overall	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on education or skills.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on education or skills.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on education or skills.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on education or skills.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on education or skills.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on education or skills.
6 - To conserve and enhance water quality and resources	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on water.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on water.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on water.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on water.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on water.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on water.
7 - To maintain and where possible improve air quality	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on air quality.
	DM18	+	S, M & L-T Reversible Low uncertainty.	DM18 would seek to ensure that impacts on odour, fumes and dust are avoided or mitigated and this would be likely to help protect or improve air quality.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on air quality.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on air quality.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM21	+	S, M & L-T Reversible Low uncertainty.	DM21 would be expected to help reduce air pollution due to the accessibility residents would have to low-polluting transport, including walking, cycling, public transport and electric vehicles. DM21 would also require new development to avoid a significant impact on an AQMA.
	DM22	+	S, M & L-T Reversible Low uncertainty.	DM22 would ensure residential development has car and cycle parking incorporated into the Development. This parking would need to be attractive and to make an efficient use of land as well as safe and secure with the provision of lockers and showers. This may encourage higher rates of cycling to the extent that air, noise and light pollution associated with transport is minimised.
8 - To conserve and enhance soil and mineral resources	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on soils.
	DM18	+	S, M & L-T Reversible Low uncertainty.	DM18 would help to ensure that residents and homes are protected from impacts associated with contaminated land.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on soils.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on soils.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on soils.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on soils.
9 - To promote the sustainable management of waste	DM17	+	S, M & L-T Reversible Low uncertainty.	DM17 would help to ensure that new development incorporates appropriate waste storage facilities.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on waste.
	DM19	+	S, M & L-T Reversible Low uncertainty.	DM19 would help to ensure that new development incorporates appropriate waste storage facilities.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on waste.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on waste.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM21	++	S, M & L-T Reversible Low uncertainty.	DM21 would help to ensure new residents have excellent access to walking and cycling routes as well as public transport links and electric car charging points. This may help to encourage lower carbon footprints for new residents.
	DM22	++	S, M & L-T Reversible Low uncertainty.	DM22 would ensure residential development has car and cycle parking incorporated into the Development. This parking would need to be attractive and to make an efficient use of land as well as safe and secure with the provision of lockers and showers. This may encourage higher rates of cycling to the extent that GHG emissions associated with transport are minimised.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
11 - To reduce vulnerability to climatic events and flooding	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on flooding.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on flooding.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on flooding.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on flooding.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on flooding.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on flooding.
12 - To safeguard the integrity of the coast and estuaries	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on coasts and estuaries.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on coasts and estuaries.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on coasts and estuaries.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on coasts and estuaries.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on coasts and estuaries.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on coasts and estuaries.
13 - To conserve and enhance biodiversity and geodiversity	DM17	-	S, M & L-T Reversible Medium uncertainty.	DM17 could result in the loss of urban greenspaces and this could have an adverse impact on wildlife and biodiversity.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on biodiversity and geodiversity.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on biodiversity and geodiversity.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on biodiversity and geodiversity.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on biodiversity and geodiversity.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on biodiversity and geodiversity.
14 - To conserve and where appropriate enhance areas and assets of historical and	DM17	+	S, M & L-T Reversible Medium uncertainty.	DM17 would seek to ensure that new development protects the setting of existing buildings and the character and appearance of the area.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on the historic environment.
	DM19	+	S, M & L-T Reversible Medium uncertainty.	DM19 would help to ensure that new development preserves and enhances the local historic environment.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on the historic environment.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
archaeological importance	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on the historic environment.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on the historic environment.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	DM17	-	S, M & L-T Reversible Medium uncertainty.	DM17 could result in the loss of urban greenspaces and this could have an adverse impact on the character of the local area.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on landscapes or townscapes.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on landscapes or townscapes.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on landscapes or townscapes.
	DM21	+	S, M & L-T Reversible Medium uncertainty.	DM21 could help to encourage a modal shift to more sustainable modes of transport in the medium to long term and this may help to avoid adverse impacts on the local character caused by roads and traffic.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on landscapes or townscapes.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on growth and prosperity.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on growth and prosperity.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on growth and prosperity.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on growth and prosperity.
	DM21	+	S, M & L-T Reversible Medium uncertainty.	DM21 would maximise on sustainable transport modes and would help to ensure that people can reach local shops and services, and connect with the wider area, quickly and conveniently.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on growth and prosperity.
17 - To maintain and enhance the vitality and viability of town and retail centres	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on town centres.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on town centres.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on town centres.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on town centres.
	DM21	+	S, M & L-T Reversible Medium uncertainty.	DM21 would encourage greater rates of walking and cycling, which could lead to increase footfall in town centres.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on town centres.
18 - To encourage efficient patterns of movement,	DM17	+	S, M & L-T Reversible Low uncertainty.	DM17 would ensure that, where small scale residential development on infill or backland sites occurs, new residents here have appropriate access into and out of their homes with bike storage and car parking provided for.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on transport or movement.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
promote sustainable travel of transport and ensure good access to services	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on transport or movement.
	DM20	+	S, M & L-T Reversible Low uncertainty.	DM20 would help to ensure that residents of HMOs have good access to sustainable transport modes.
	DM21	++	N/A Low uncertainty.	DM21 would help to ensure that new residential development is accessible via foot, cycle, public transport and electric vehicles and would therefore make a major contribution towards encouraging sustainable transportation. Adverse impacts on the PRoW network as a result of development would need to be avoided.
	DM22	+	S, M & L-T Reversible Low uncertainty.	DM22 would ensure car and cycle parking requirements are incorporated into the Development. This would help to increase the uptake of cycling, a very sustainable mode of transport, and to ensure new homes can be conveniently and efficiently accessed.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	DM17	○	N/A Low uncertainty.	DM17 would be unlikely to have a discernible impact on digital infrastructure.
	DM18	○	N/A Low uncertainty.	DM18 would be unlikely to have a discernible impact on digital infrastructure.
	DM19	○	N/A Low uncertainty.	DM19 would be unlikely to have a discernible impact on digital infrastructure.
	DM20	○	N/A Low uncertainty.	DM20 would be unlikely to have a discernible impact on digital infrastructure.
	DM21	○	N/A Low uncertainty.	DM21 would be unlikely to have a discernible impact on digital infrastructure.
	DM22	○	N/A Low uncertainty.	DM22 would be unlikely to have a discernible impact on digital infrastructure.

Policy DM23: The Density of Residential Development

The density of new housing development in Ipswich will be as follows:

- a. within the town centre, Portman Quarter (formerly Ipswich Village) and Waterfront, development will be expected to achieve a high density of at least 90 dwellings per hectare (dph);
- b. within the remainder of IP-One, District Centres and an 800m area around District Centres, development will be expected to achieve a medium density of at least 40 dph (the average will be taken as 45 dph); and
- c. elsewhere in Ipswich, low-density development will be required (the average will be taken as 35 dph).

Exceptions to this approach will only be considered where:

- d. the site location, characteristics, constraints or sustainable design justify a different approach; or
- e. a different approach is demonstrated to better meet all housing needs in the area.

To ensure that dwellings, and especially flats, provide versatile and attractive living space that appeals to a wide audience and is therefore more sustainable in changing market conditions, the Council will require developers to meet the Nationally Described Space Standards set out in Technical Housing Standards – Nationally Described Space Standard (Communities and Local Government, 2015) unless it can be demonstrated that it would not be viable.

Policy DM24: Protection and Provision of Community Facilities

The Council will:

- a. Ensure existing community facilities are retained unless one of the following tests is met:
 - i. The applicant can demonstrate to the Council's satisfaction that the facility is genuinely redundant, adequately marketed and surplus to current and future requirements; or
 - ii. Alternative provision of an equivalent or better facility is proposed or available within a reasonable distance to serve its existing users.
- b. Take into account listing or nomination of 'Assets of Community Value' as a material planning consideration and encourage communities to nominate Assets of Community Value; c. Where possible and appropriate, facilitate shared community spaces for the delivery of community services; d. Direct new community facilities towards the borough's centres, or locations which are accessible to the facility's catchment, depending on the scale and nature of the proposal; and e. Expect a developer proposing additional floorspace in community use, or a new community facility, to reach agreement with the Council on its continuing maintenance and other future funding requirements.

Policy DM25: Shopfront Design

The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.

When determining applications for shopfront development the Council will require proposals to:

- a. respect the existing character, architectural and historic merit of the building and its shopfront, including details and materials;
- b. improve the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt;
- c. reflect the general characteristics of well-designed shopfronts in the area;
- d. contribute towards community safety and natural surveillance; and
- e. be suitably accessible.

Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character

Policy DM26: Advertisement

The Council will require advertisements to preserve or enhance the character of their setting and (where attached) to the host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.

We will refuse advertisements that:

- a. contribute to an unsightly proliferation of signage in the area;
- b. result in excessive street clutter in the public realm;
- c. cause harmful light pollution to nearby residential properties or wildlife habitats; or
- d. impact upon public safety

Policy DM27: The Central Shopping Area

The Council will support the town's vitality and viability by promoting and enhancing appropriate development in the Central Shopping Area, building in flexibility to meet the needs of retailers and leisure businesses appropriate to the Central Shopping Area.

The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Zones, which are defined on the IP-One Area inset map. Sites identified as suitable for major retail investment will be allocated in the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document.

Class A1 retail use should remain the predominant use at all times in the Central Shopping Area, to ensure the strategic retail function of Ipswich is maintained.

a. Primary Shopping Zone – this is the principal retail centre for Ipswich. Other complementary uses to the principle retail function will be permitted such as coffee shops, hairdressers and restaurants. However, 70% of uses in the primary shopping zone are required to be primary retail uses on the ground floor. An exception to this is the first floor of the Sailmakers Shopping Centre. Here A5 uses will not be permitted. Complementary uses such as hairdressers, coffee shops and restaurants will be supported.

b. Secondary Shopping Zone – A2-A5 uses, betting shops and payday loan shops and other main town centre uses will be permitted where they will not exceed 35% of the units within the zone, provided the proposal does not create a concentration of more than three adjacent non-A1 units, and the site is not adjacent to an existing non-A1 use within the same Use Class as the proposal. No more than 10% of the total identified units within the Secondary Shopping Zone will be permitted for A4 or A5 uses. The Council will support Local Development Orders which help to maintain an appropriate mix of uses and will support the use of pop-up shops and restaurants for up to 3 years in accordance with the General Development Order both to bring vacant units back into use and to allow entrepreneurs the opportunity to test their business models. This could also include limited use of training centres and other such uses appropriate to the secondary shopping zone.

c. Specialist Shopping Zone – This zone comprises of non-multiple retail uses, specialist shops such as music shops and services such as beauticians and hairdressers and jewellers or bespoke clothing and bags. Many of the units are listed buildings. It is in this zone and the secondary shopping zone where there are the majority of unlet units. Again, the Council supports the use of unlet units for pop-up shops and restaurants as in the the Secondary shopping zone above. Wider NPPF defined town centre uses will be permitted where they will not exceed 40% of the units. No more than 35% of the total identified units within the identified sub-group of the Specialist Shopping Zone will be permitted for A2, A4 or A5 uses.

Proposals for non-A1 uses that would exceed the maximum thresholds outlined for the zones above will only be permitted in circumstances where it can be robustly demonstrated that such a change would be beneficial to the vitality and viability of the shopping zone, such as uses that help to attract people to visit the centre during the evening as well as flats above shops.

A3, A4 and A5 uses and other main town centre uses will only be permitted where they have no detrimental effect on the amenities of nearby residential accommodation in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.

Mixed use development, including B1 office, A2 financial and professional services, C3 housing, and C1 hotel or any combination of these uses will be supported in the Central Shopping Area, provided there is a ground floor use in accordance with the above.

The Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5 in Primary Shopping Zones; and falling outside A1 to A5 or a suitable town centre use as defined by the NPPF in the Secondary Shopping Zones.

The Council will support opportunities to use vacant shopfronts for uses such as pop-up shops and restaurants to promote the Town Centre in accordance with the General Development Order requirements and to help potential entrepreneurs test their business models for up to 3 years . It will also work closely with other organisations so that a shared vision is created for the 21st century.

The Council also supports the retention of the open market and will work to ensure it meets the needs of residents and visitors to the Borough

Developers need to also ensure that proposals contribute positively to the objectives of the “Ipswich Town Centre and Waterfront Public Realm Strategy” SPD and Shopfront Design Guide and other relevant SPD. The Council will expect the creation of a dementia friendly town centre which is fit for all.

Policy DM28: Arts, Culture and Tourism

The Council will support the retention and enhancement of existing facilities providing arts, cultural and tourism facilities, including visitor accommodation throughout the Borough. Alternative uses will only be considered where it can be demonstrated that the current use is either being satisfactorily relocated or is unviable or that the new use complements the arts, culture and tourism sectors and supports the vitality and viability of the town centre. Retail development would need to satisfy policy DM32. In order to demonstrate that the current use is unviable sufficient marketing evidence should be provided. Further information regarding the requirement of the marketing strategy are set out in appendix 7.

New facilities for arts, culture or tourism including accommodation will be supported where they are focused within the town centre boundary or within the Waterfront area.

Where new arts, culture and tourism facilities or visitor accommodation are proposed in locations outside the town centre or Waterfront, planning permission will only be granted in accordance with policy DM31.

The Council will support the creation of a purpose built, multi-purpose space on the Waterfront which will be either a stand-alone facility, or part of a mixed-use development, capable of providing flexible conference and exhibition space.

Policy DM29: The Evening and Night-time Economy

The council will encourage and support the sustainable growth of Ipswich’s evening and night-time economy which will contribute to the vitality of the town centre, subject to addressing the following considerations:

The design of development and management arrangements particularly focusing on public safety, crime prevention and reduction of anti-social behaviour;

That there will be no significant individual or cumulative effect on the surrounding amenity and character of the area due to noise, litter, odour, severe traffic generation, parking, general disturbance or problems of disorder and nuisance;

Arrangements for mitigating pollution including ventilation equipment, grease disposal, grease traps and noise insulation are provided in a way that minimises visual and environmental impact;

Access requirements for people of all ages and abilities are provided; and

The daytime use does not detract from the character and amenity of the surrounding area, shops and services, particularly through the creation of an active ground floor street frontage.

Development proposals will not be permitted in locations where they exacerbate existing problems when considered against the criteria set out above.

Policy DM30: District and Local Centres

The Council will support the retention and provision of local shops and community facilities within defined District and Local Centres. The Centres are defined on the policies map and IPOne Area inset policies map.

Within the defined District and Local Centres:

a. proposals for the provision of additional shops or extensions to existing shops will be permitted provided they are of a scale appropriate to the centre. The requirements of the National Planning Policy Framework (NPPF) should be satisfied;

b. proposals for change of use from A1 to A2-A5, betting shops and payday loan shops and D1 uses and sui generis uses appropriate to a centre, including launderettes, will be permitted where they will not exceed 40% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished. No more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses;

c. proposals for the change of use of ground floor units to community facilities will be permitted provided that:

i. satisfactory vehicular access and car parking can be provided;

ii. in the case of a vacant unit, the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months. A marketing strategy for the unit must be agreed with the Local Planning Authority prior to its implementation and the agreed strategy implemented for a minimum period of 12 months prior to applying for planning permission for change of use or redevelopment. Any such application must be accompanied by an independent appraisal of the economic viability of the facility in its current use; and

iii. the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.

d. Residential uses will not be permitted on ground floor unless it has been clearly demonstrated the unit has suffered from long term vacancy for at least 12 months and none of the uses stated in paragraphs a, b and c are suitable, viable or deliverable.

Outside District Centres but within a 400m straight line distance of the centre the provision of community facilities will be permitted provided the facility:

e. is appropriate in scale and supports the needs of the adjacent residential area;

f. is accessible to all sectors of the community; and

g. offers satisfactory vehicular access and car parking space in accordance with the Council’s standards.

One new District Centre is proposed within the plan period at Sproughton Road. This centre will provide retail units and community facilities of a scale appropriate to serve its catchment area. Development of the Ipswich Garden Suburb in accordance with policy CS10 will require the provision of a new District Centre and two new local centres.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on poverty or exclusion.
	DM24	+	S, M & L-T Reversible Low uncertainty.	DM24 will help to protect community assets from being lost to development. This would be expected to help ensure that new and existing residents are able to access a range of community spaces that encourage community interaction and combat social exclusion.
	DM25	○	N/A	DM25 would be unlikely to have a discernible impact on poverty or exclusion.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on poverty or exclusion.
	DM27	+	S, M & L-T Reversible Low uncertainty.	DM27 would make a meaningful contribution towards improving the vitality and vibrancy of Ipswich's town centre, with certain requirements set out for each main shopping zone. DM27 would be likely to help ensure Ipswich's central areas and shopping zones can become competitive and successful, thereby providing new employment opportunities and helping to combat poverty.
	DM28	+	S, M & L-T Reversible Low uncertainty.	DM28 would help to protect and enhance existing facilities providing arts, cultural and tourism facilities. In so doing, it would help to ensure that residents across the Borough are able to partake in and enjoy these important community spaces and would therein contribute towards combating exclusion.
	DM29	+	S & M-T Reversible. Medium uncertainty.	DM29 could help to boost the night-time economy in Ipswich, which could help to increase the quantity and diversity of employment opportunities. The requirement for ensuring there is equal access for people of all ages and disabilities would enable all members of Ipswich's diverse community to enjoy and partake in the night-time economy, helping to establish a sense of place and to avoid residents feeling excluded.
	DM30	+	S, M & L-T Reversible Low uncertainty.	Through DM30, the Council has identified and defined district and local centres throughout the Borough. Within each centre, the Council will seek to ensure that the services and facilities provided is appropriate to the needs of the adjacent residential area and is accessible to all sectors of the community. Each centre will play a crucial role in establishing a sense of community for residents and facilitating community engagement and, subsequently, combating the risk of social exclusion.
2 - To meet the housing requirements of the whole community	DM23	+	S, M & L-T Reversible Low uncertainty.	DM23 would help to ensure an appropriate type and mix of housing is provided that satisfies the varied needs of Ipswich's current and future residents.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on housing.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on housing.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on housing.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on housing.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on housing.
	DM29	○	N/A Low uncertainty.	DM29 would be unlikely to have a discernible impact on housing.
	DM30	○	N/A Low uncertainty.	DM30 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the population overall and reduce health inequalities	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on health.
	DM24	+	S, M & L-T Reversible Medium uncertainty.	DM24 would protect community spaces and facilities that enable community interaction and socialisation, which is beneficial to the mental wellbeing of residents
	DM25	+	S, M & L-T Permanent. Low uncertainty.	DM25 would help to ensure shops are accessible to all, which may help to reduce health inequalities in some cases.
	DM26	+	S, M & L-T Permanent. Low uncertainty.	DM26 would help to prevent light pollution that could potentially be harmful to long term health of residents.
	DM27	○	N/A	DM27 would be unlikely to have a discernible impact on health.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
	DM28	+	S, M & L-T Reversible Medium uncertainty.	DM28 would help to protect and enhance existing facilities providing arts, cultural and tourism facilities. In so doing, it would help to ensure that residents across the Borough are able to partake in an enjoy these important community spaces and these are important in improving the mental wellbeing and community cohesion for residents.
	DM29	+	S, M & L-T Permanent. Low uncertainty.	DM29 would ensure equal access for all and this may help to alleviate health inequalities in some locations.
	DM30	+	S, M & L-T Reversible Medium uncertainty.	Within each centre, the Council will seek to ensure that the services and facilities provided is appropriate to the needs of the adjacent residential area and is accessible to all sectors of the community. Each centre will play a crucial role in local community cohesion and the mental wellbeing of residents.
4 - To improve the quality of where people live and work	DM23	+	S, M & L-T Reversible Low uncertainty.	DM23 requires any developments that are of a higher density to provide versatile and attractive living spaces.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on the quality of homes or work.
	DM25	++	S & M-T Reversible. Medium uncertainty.	DM25 would help to ensure that shop frontages make a positive contribution the local character, thereby helping to preserve a sense of place and to ensure residents live in attractive locations. The requirement for crime and safety considerations would also be likely to help lower crime rates and to facilitate a feeling of safety amongst new and existing residents.
	DM26	+	S & M-T Reversible. Medium uncertainty.	DM26 would help to ensure that advertisements which detract from the character of an area or result in unacceptable levels of light pollution, are avoided and in so doing could protect the quality of where new and existing residents live and work in Ipswich.
	DM27	+	S, M & L-T Reversible Low uncertainty.	DM27 sets out criteria on permitted uses of spaces in shopping zones. These permitted uses are in part determined based on avoiding detrimental impacts on the amenity of any nearby residential accommodation including in terms of noise, smell, air pollution and litter.
	DM28	+	S, M & L-T Reversible Medium uncertainty.	DM28 would help to protect and enhance existing facilities providing arts, cultural and tourism facilities. In so doing, it would help to preserve and enhance a sense of place and thereby contribute towards high quality living and working environments.
	DM29	+	S & M-T Reversible. Medium uncertainty.	DM29 sets out requirements for appropriate ventilation and management of pollution, as well as litter, from night-time economy-based businesses. This could help to protect the quality of where residents live from harm caused by the night-time economy, such as unacceptable levels of noise pollution or litter. The commitment to preventing anti-social behaviour or crime could also help to encourage a feeling of safety amongst new and existing residents, although it is uncertain the extent to which this may be entirely achievable in all cases and it is likely that in some locations, such as nightclubs, the night time economy may be a focal point of relatively higher rates of crime or disorder.
	DM30	+	S, M & L-T Reversible Medium uncertainty.	DM30 would help to control the uses within centres and thus ensure that they are improved and are high-quality places to live and work.
5 - To improve levels of education and skills in the population overall	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on education.
	DM24	+	S & M-T Reversible. Medium uncertainty.	DM24 would hep to ensure that education facilities, which are essential community buildings and hubs, are protected.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on education.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on education.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on education.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on education.
	DM29	○	N/A	DM29 would be unlikely to have a discernible impact on education.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
6 - To conserve and enhance water quality and resources			Low uncertainty.	
	DM30	○	N/A Low uncertainty.	DM30 would be unlikely to have a discernible impact on education.
	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on water.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on water.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on water.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on water.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on water.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on water.
	DM29	+	S, M & L-T Permanent. Low uncertainty.	DM29 would require pollution mitigation including grease traps or appropriate grease disposal and this could help to protect water quality in some locations.
7 - To maintain and where possible improve air quality	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on air quality.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on air quality.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on air quality.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on air quality.
	DM27	+	S, M & L-T Reversible Medium uncertainty.	DM27 sets out requirements for uses of spaces in shopping zones to avoid reducing nearby residential amenity, in part through fumes. In so doing, this may help to ensure that business operators in these locations make efforts to limit air pollution associated with their business.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on air quality.
	DM29	+	S, M & L-T Permanent. Low uncertainty.	DM29 would require mitigation for pollution and this may lead to a reduced or more sustainable management of land in some cases.
	DM30	○	N/A Low uncertainty.	DM30 would be unlikely to have a discernible impact on air quality.
8 - To conserve and enhance soil and mineral resources	DM23	+	S, M & L-T Reversible Low uncertainty.	DM23 permits some relatively high densities in some locations, particularly along the waterfront where it is likely that taller buildings would be required. Higher density developments would enable more efficient uses of land.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on soils.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on soils.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on soils.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on soils.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on soils.
	DM29	+	S, M & L-T Permanent. Low uncertainty.	DM29 would require mitigation for pollution and this may lead to a reduced or more sustainable management of land in some cases.
	DM30	○	N/A Low uncertainty.	DM30 would be unlikely to have a discernible impact on soils.
9 - To promote the sustainable management of waste	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on waste.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on waste.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on waste.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on waste.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on waste.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on waste.
	DM29	+	S, M & L-T Permanent. Low uncertainty.	DM29 would require mitigation for pollution and this may lead to a reduced or more sustainable waste management in some cases.
	DM30	○	N/A Low uncertainty.	DM30 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	DM23	+	S, M & L-T Reversible Low uncertainty.	Higher density developments can be an effective means of encouraging lower carbon footprints amongst new residents by situating larger numbers of people in very proximity to services, facilities and public transport modes.
	DM24	+	S, M & L-T Reversible Medium uncertainty.	DM24 would help to ensure community facilities are in accessible locations, and this may help to limit GHG emissions associated with fuel consumption.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
	DM29	○	N/A Low uncertainty.	DM29 would be unlikely to have a discernible impact on GHG emissions or energy consumption.
11 - To reduce vulnerability to climatic events and flooding	DM23	+	S, M & L-T Reversible Medium uncertainty.	DM23 would help to reduce the amount of land that is developed on. Hard surfaces and the loss of previously undeveloped land can increase the local risk of flooding. DM23 would limit this occurrence.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on flooding.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on flooding.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on flooding.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on flooding.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on flooding.
	DM29	○	N/A Low uncertainty.	DM29 would be unlikely to have a discernible impact on flooding.
	DM30	○	N/A Low uncertainty.	DM30 would be unlikely to have a discernible impact on flooding.
12 - To safeguard the integrity of the coast and estuaries	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on coasts and estuaries.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on coasts and estuaries.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on coasts and estuaries.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on coasts and estuaries.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on coasts and estuaries.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on coasts and estuaries.
	DM29	○	N/A Low uncertainty.	DM29 would be unlikely to have a discernible impact on coasts and estuaries.
13 - To conserve and enhance biodiversity and geodiversity	DM23	+	S, M & L-T Reversible Low uncertainty.	DM23 permits some relatively high densities in some locations, particularly along the waterfront where it is likely that taller buildings would be required. Higher density developments would enable more efficient uses of land and would therefore help to minimise adverse impacts on below ground and above ground biodiversity.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on biodiversity.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on biodiversity.
	DM26	+	S & M-T Reversible. Medium uncertainty.	DM26 limits the amount of light pollution allowed from advertisements. In some locations, this would be a positive influence on local biodiversity as light pollution can significantly disrupt the patterns of protected species.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on biodiversity.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on biodiversity.
	DM29	○	N/A Low uncertainty.	DM29 would be unlikely to have a discernible impact on biodiversity.
	DM30	○	N/A	DM30 would be unlikely to have a discernible impact on biodiversity.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	DM23	-	S, M & L-T Reversible Medium uncertainty.	DM23 would enable the development of high-density buildings that necessitate the construction of flats and apartments. Whilst impacts of this on the historic environment depend largely on the precise distribution and design of development, it is considered to be likely that the use of taller buildings would in some locations alter the views of or from heritage assets such as Listed Buildings.
	DM24	+	S, M & L-T Reversible Medium uncertainty.	Many of Ipswich's community assets and spaces are also heritage assets and features that are important components of the local historic environment, such as pubs that are Listed Buildings. Their protection from being lost or harmed by development depending on certain criteria would also help to protect the Borough's historic environment and sense of place in many locations.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on the historic environment.
	DM26	+	S & M-T Reversible. Medium uncertainty.	DM26 would require advertisements to preserve or enhance the setting of their host building with careful consideration given to form, fabric, design and scale. In some locations, where advertisements are in proximity to heritage assets such as Listed Buildings or a Conservation Area, this could help to preserve or enhance the setting such assets and would help to prevent unsightly proliferation or harmful light pollution detracting from the local character.
	DM27	+	S, M & L-T Reversible Medium uncertainty.	DM27 would enable the redevelopment and regeneration of derelict sites in central areas, which would be likely to help improve these sites' contribution to the setting of heritage assets nearby in each case.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on the historic environment.
	DM29	○	N/A Low uncertainty.	DM29 would be unlikely to have a discernible impact on the historic environment.
	DM30	+	S, M & L-T Reversible Medium uncertainty.	Many of the district and local centres throughout the Borough contain or are in proximity to heritage assets or historic areas. DM30 would in many cases help to protect and potentially enhance the character and visual amenity of these centres by ensuring new development here is appropriate to their location and in so doing DM30 would help to protect and enhance the setting of heritage assets and historic areas.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	DM23	-	S, M & L-T Reversible Medium uncertainty.	DM23 would enable the development of high-density buildings that necessitate the construction of flats and apartments. Whilst impacts of this on the local character depend largely on the precise distribution and design of development, it is considered to be likely that in some locations the taller buildings would to some extent discord with the local character or have an impact on views, particularly as much of the permitted taller buildings would be along the waterfront and adjacent to the open character of the marina.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on landscapes or townscapes.
	DM25	++	S & M-T Reversible. Medium uncertainty.	Through DM25, shopfront designs would be required to be of a high standard in a manner that makes a positive contribution to the local character. Many areas of Ipswich have a distinctive townscape with a defined sense of place. This policy would help to protect and, in some locations, enhance the impact of shops on the local townscape character.
	DM26	++	S & M-T Reversible. Medium uncertainty.	Through DM26, advertisements would be required to be of a high standard in a manner that preserves or enhances the local character with careful consideration given to the form, fabric, design and scale of the setting. It is considered to be likely that in many locations, this would help to ensure advertisements preserve or enhance the distinctive urban character of Ipswich.
	DM27	+	S, M & L-T Reversible Medium uncertainty.	DM27 would enable the redevelopment and regeneration of derelict sites in central areas, which would be likely to help improve these sites' contribution to the local townscape character.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on landscapes or townscapes.
	DM29	+	S, M & L-T Permanent. Low uncertainty.	DM29 would require the daytime use of night time economy buildings to not detract from the local area. This would help to protect the character and visual amenity of townscapes.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	DM30	+	S, M & L-T Reversible Medium uncertainty.	Future development in the defined district and local centres would need to satisfy various criteria, the combination of which would in part help to ensure that development in these locations is appropriate to the centre in question and in-keeping with the local character. As such, DM30 would help to preserve townscape character in various locations in the Borough and, due to the scope for the redevelopment of derelict or brownfield sites, townscape character could be enhanced in various locations.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on growth and prosperity.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on growth and prosperity.
	DM25	+	S, M & L-T Permanent. Low uncertainty.	Attractive and vibrant areas provided by high quality shopfronts may help to attract extra inward investment and greater footfall, providing a boost to the local economy.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on growth and prosperity.
	DM27	++	S, M & L-T Reversible Low uncertainty.	DM27 is focussed on the Borough's central sopping area and designed to help ensure that appropriate retail uses are situated in appropriate locations. It is considered to be likely that DM27 would help to ensure the central shopping area of Ipswich is competitive and successful and makes a major contribution to local prosperity.
	DM28	+	S, M & L-T Reversible Low uncertainty.	By retaining and enhancing arts, culture and tourism facilities DM28 would help to ensure these industries in the Borough can grow and be successful. Tourism facilities help to attract visitors in from afar who can make a meaningful contribution to local prosperity.
	DM29	++	S, M & L-T Permanent. Medium uncertainty.	The Council sets out their intention to facilitate and support the sustainable growth of the night time economy in Ipswich. The night time economy, such as the operation of restaurants, bars and theatres, makes a significant contribution to the vitality and vibrancy of the central area of Ipswich. DM29 would help to enable such businesses to operate and grow successfully in the Borough whilst avoiding harm to the local townscape character or residential amenity.
	DM30	+	S, M & L-T Reversible Low uncertainty.	Vibrant and vital district local centres play an essential role in the functioning and success of Ipswich's economy. DM30 would help to ensure that, throughout the Borough, businesses and shops are retained and enhanced. It would therefore be likely to help ensure such centres continue to compete, to attract large numbers of visitors and to contribute towards local prosperity.
17 - To maintain and enhance the vitality and viability of town and retail centres	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on town centres.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on town centres.
	DM25	+	S, M & L-T Permanent. Medium uncertainty.	Attractive and high-quality shopfronts may help to attract extra inward investment and greater footfall, providing a boost to the vitality and vibrancy of central areas.
	DM26	+	S, M & L-T Permanent. Medium uncertainty.	DM26 could help to ensure that advertisements in Ipswich avoid causing harm to the distinctiveness or vibrancy of the central areas and in some locations, they could potentially help to enhance these areas. It is largely uncertain the extent to which DM26 would impact the range of businesses or shops in the centre, although by facilitating the use of advertisements DM26 could help businesses be competitive and successful.
	DM27	++	S, M & L-T Reversible Low uncertainty.	DM27 is focussed on the Borough's central shopping area and designed to help ensure that appropriate retail uses are situated in appropriate locations. It is considered to be likely that DM27 would help to ensure the central shopping areas are competitive and successful, able to attract growing numbers of diverse visitors to satisfy their varied retail desires.
	DM28	++	S, M & L-T Reversible Low uncertainty.	DM28 would help to preserve and enhance art, culture and tourist facilities, particularly those in central areas of the Borough. This would be likely to lead to an increase in the levels of footfall in central areas, which would help to make a meaningful contribution towards improving the vitality and vibrancy of central areas. Alternative uses of currently art, culture or tourism facilities would only be permitted where they are

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
				shown to make an equally meaningful contribution to the local centre vitality and vibrancy. The creation of new facilities would help to regenerate areas near the centre and could help to improve the amenity or visual attractiveness of derelict sites.
	DM29	+	S, M & L-T Permanent. Medium uncertainty.	The night time economy, such as bars, clubs, restaurants and cinemas, makes a significant contribution to the vibrancy and vitality of town centres in Ipswich. DM29 would help to ensure that businesses operating in the night time economy can continue to grow and compete and for new businesses to start-up and flourish in a sustainable manner. In some cases, such businesses could make good use of currently vacant plots in central areas and make a positive contribution to local distinctiveness.
	DM30	++	S, M & L-T Reversible Low uncertainty.	DM30 would seek to ensure businesses and shops in district and local centres are retained and enhanced. In so doing, it would be expected to make a major contribution towards ensuring the viability of such centres throughout the Borough. DM30 also seeks to combat the problem of dead frontages and vacant units and this would contribute towards more vibrant centres with distinct characters.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	DM23	+	S, M & L-T Reversible Low uncertainty.	Higher density developments can permit more efficient transport and movement, such as by improving the viability of public transport provision or by situating large numbers of locations in relatively central locations in proximity to services, facilities and public transport modes.
	DM24	+	S, M & L-T Reversible Low uncertainty.	DM24 would help to ensure that community services and facilities are in accessible locations and this would help to ensure residents can adopt sustainable transport modes and relatively efficient methods of movement.
	DM25	+	S, M & L-T Permanent. Low uncertainty.	DM25 would contribute towards natural surveillance and a feeling of safety, which may encourage greater rates of walking in some cases.
	DM26	+	S, M & L-T Permanent. Low uncertainty.	DM26 has a focus on community safety and this would be likely to encourage higher rates of walking and cycling.
	DM27	+	S, M & L-T Reversible Low uncertainty.	DM27 would provide jobs and shopping opportunities in central locations that are highly accessible for cyclists, pedestrians and public transport users. This would help to ensure those travelling to retail areas are encouraged to travel via relatively sustainable modes.
	DM28	+	S, M & L-T Reversible Medium uncertainty.	DM28 would help to ensure that art, culture and tourism facilities are highly accessible for cyclists, pedestrians and public transport users by situating them in central locations.
	DM29	+	S, M & L-T Permanent. Medium uncertainty.	DM29 requires businesses operating in the night-time economy to provide access for all ages and abilities. This would help to ensure that all of Ipswich's diverse residents are able to partake in and enjoy night time services and facilities equally. The emphasis on natural surveillance and safety may help residents to feel safe walking in the dark.
	DM30	+	S, M & L-T Reversible Low uncertainty.	DM30 includes a requirement for centres to be accessible to all and to offer satisfactory vehicle access. Given the location of centres in Ipswich, they are typically accessible via public transport modes as well as walking and cycling. Overall, DM30 would help to ensure that people can access services and facilities in local centres efficiently and relatively sustainably.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	DM23	○	N/A Low uncertainty.	DM23 would be unlikely to have a discernible impact on digital infrastructure.
	DM24	○	N/A Low uncertainty.	DM24 would be unlikely to have a discernible impact on digital infrastructure.
	DM25	○	N/A Low uncertainty.	DM25 would be unlikely to have a discernible impact on digital infrastructure.
	DM26	○	N/A Low uncertainty.	DM26 would be unlikely to have a discernible impact on digital infrastructure.
	DM27	○	N/A Low uncertainty.	DM27 would be unlikely to have a discernible impact on digital infrastructure.
	DM28	○	N/A Low uncertainty.	DM28 would be unlikely to have a discernible impact on digital infrastructure.
	DM29	○	N/A Low uncertainty.	DM29 would be unlikely to have a discernible impact on digital infrastructure.
	DM30	○	N/A	DM30 would be unlikely to have a discernible impact on digital infrastructure.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
			Low uncertainty.	

Policy DM31: Town Centre Uses Outside the Central Shopping Area

Within the Town Centre, which is defined on the IP-One Area inset policies map, but outside the Central Shopping Area, the development of non-retail town centre uses, including leisure, recreation, culture and tourism uses, will be permitted. This area must be considered before edge or out of centre locations for these town centre uses. B1 office uses and mixed use schemes including housing will also be encouraged in the town centre, however industrial uses (B-Class uses excluding offices) will not be permitted.

Policy DM32: Retail Proposals Outside Defined Centres

Retail proposals for more than 200 sq. m net floorspace in locations outside defined centres will only be permitted if the proposal can be demonstrated to be acceptable under the terms of the National Planning Policy Framework (NPPF), particularly in terms of:

- a. the appropriate scale of development;
- b. the sequential approach;
- c. avoiding significant adverse impact on existing Defined Centres, including any cumulative impact; and
- d. accessibility by a choice of means of transport.

Assessment of the retail impact of proposed development on the Central Shopping Area will only be required where the retail floorspace proposed exceeds 525 sq. m net.

Policy DM33: Protection of Employment Land

The Employment Areas are defined on the policies map and the IP-One Area inset policies map and listed below:

1. Ipswich Business Park, north of Whitton Lane; 2. White House Industrial Estate, White House Road; 3. Knightsdale Road / Wharfedale Road; 4. Boss Hall Industrial Estate; 5. Hadleigh Road Industrial Estate, including Elton Park; 6. Land south of London Road / east of Scrivener Drive; 7. Civic Drive / Princes Street / Russell Road / Portman Road; 8. Felaw maltings / IP-City Centre; 9. Riverside Industrial Park and the West Bank area; 10. Cavendish Street; 11. Holywells Close and Holywells Road; 12. Cliff Quay/Sandy Hill Lane / Greenwich Business Park / Landseer Road area; 13. Wright Road / Cobham Road; 14. The Drift / Leslie Road / Nacton Road; 15. Ransomes Europark; 16. Airport Farm Kennels, south of Ravenswood; and 17. Futura Park, Nacton Road.

The defined Employment Areas will be safeguarded for employment and ancillary uses only.

Employment uses are defined as:

- i. B1 Business, B2 General Industry or B8 Storage and Distribution, as defined by the Use Classes Order 1987 (as amended), with a town centre first approach to the location of offices; and
- ii. appropriate employment-generating sui generis uses.

Small scale services specifically provided for the benefit of businesses based, or workers employed, within the Employment Area will also be permitted where:

- a. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; and
- b. the proposed use is compatible with the surrounding uses.

Outside the defined Employment Areas, the conversion, change of use or redevelopment of sites and premises in employment use to non-employment uses will only be permitted where:

- c. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; or
- d. the proposed use is residential and it can be acceptably accommodated, would make more effective use of the site and would not harm the economic development strategy of the plan; and
- e. in relation to c-f. and g-d, the proposed use is compatible with the surrounding uses and is an appropriate use for the site.

Policy DM34: Delivery and Expansion of Digital Communications Networks

The Council recognises the importance of high quality and reliable communications in the delivery of a vibrant local economy and for the contribution they can make to the environment by reducing the need to travel. a) On sites of more than 10 new residential units and on other non-residential development, proposals must allow for the provision of the infrastructure for superfast broadband in order to allow connection to that network. This infrastructure should be provided on an open access basis that will allow for the future provision of “ultrafast broadband” and “Full fibre” solutions as and when they are made available.

b) Proposals for the expansion of electronic communications networks, including next generation mobile technology (such as 5G) will be supported, where they preserve the historic environment and do not harm the appearance of the street scene.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	DM31	+	S, M & L-T Reversible Medium uncertainty.	DM31 sets out that Ipswich's town centre, as defined by the IP-One Area on the policies map, but outside the Central Shopping Area, would be the focus of non-retail town centre uses such as leisure, recreation, culture and tourism uses. In so doing, DM31 would help to ensure that such facilities and spaces are equally accessible to residents of Ipswich and situated in proximity to public transport modes.
	DM32	+	S, M & L-T Reversible Medium uncertainty.	DM32 would help to ensure that retail proposals remain accessible to all.
	DM33	+	S, M & L-T Reversible Medium uncertainty.	DM33 sets the various areas in the Borough safeguarded for employment use. The provision of employment land would help to ensure there is adequate land to facilitate the expected jobs growth in the Borough, which is integral to combating local rates of poverty.
	DM34	+	S, M & L-T Reversible Medium uncertainty.	DM34 would help to ensure residents are able to access the internet which could potentially help to ensure they feel more included.
2 - To meet the housing requirements of the whole community	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on housing.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on housing.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on housing.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the population overall and reduce health inequalities	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on health.
	DM32	+	S, M & L-T Reversible Medium uncertainty.	DM32 would help to ensure that retail proposals remain accessible to all, thereby permitting greater community cohesion, social interaction and thus benefiting the mental health and wellbeing of local residents.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on health.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on health.
4 - To improve the quality of where people live and work	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on the quality of homes or places of work.
	DM32	+	S, M & L-T Reversible Medium uncertainty.	DM32 would help to ensure that large retail development generally avoids being situated in residential locations where it could potentially have an adverse impact on the local residential amenity.
	DM33	+	S, M & L-T Reversible Medium uncertainty.	DM33 safeguards various areas of the Borough for employment purposes. These areas of the Borough would be expected to help ensure workers in these locations can enjoy working in high-quality and safe environments.
	DM34	+	S, M & L-T Reversible Medium uncertainty.	DM34 would help to ensure that new development has excellent access to high-speed internet. Given the integral role internet access plays in most people's day to day lives, this policy could benefit the quality of life for new residents and users or new development.
5 - To improve levels of education and skills in the population overall	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on education or skills.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on education or skills.
	DM33	+	S, M & L-T Reversible Medium uncertainty.	DM33 would help to protect employment land in the Borough, which could in turn benefit the skills learning opportunities for local people such as through on-the-job skills learning or apprenticeship schemes.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on education or skills.
6 - To conserve and enhance water	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on water.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
quality and resources	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on water.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on water.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on water.
7 - To maintain and where possible improve air quality	DM31	+	S, M & L-T Reversible Medium uncertainty.	DM31 would help to ensure that popular town centre areas are in locations that are highly accessible via walking, cycling and public transport. This could help to limited air pollution associated with movements of local people.
	DM32	+	S, M & L-T Reversible Medium uncertainty.	DM32 would help to ensure that popular retail areas are in locations that are highly accessible via walking, cycling and public transport. This could help to limited air pollution associated with movements of local people.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on air.
	DM34	+	S, M & L-T Reversible Medium uncertainty.	DM34 would help to ensure residents and employees in Ipswich have good access to the internet. This could encourage a greater rate of interactions online, thereby reducing their need to travel and avoiding impacts on air quality caused by vehicular use.
8 - To conserve and enhance soil and mineral resources	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on soils.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on soils.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on soils.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on soils.
9 - To promote the sustainable management of waste	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on waste.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on waste.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on waste.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on waste.
10 - To reduce emissions of greenhouse gases from energy consumption	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on energy or GHG emissions.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on energy or GHG emissions.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on energy or GHG emissions.
	DM34	+	S, M & L-T Reversible Medium uncertainty.	DM34 would help to ensure residents and employees in Ipswich have good access to the internet. This could encourage a greater rate of interactions online, thereby reducing their need to travel and avoiding GHG emissions associated with vehicular use.
11 - To reduce vulnerability to climatic events and flooding	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on flooding.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on flooding.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on flooding.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
12 - To safeguard the integrity of the coast and estuaries	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on flooding.
	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on the coast and estuaries.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on the coast and estuaries.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on the coast and estuaries.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on the coast and estuaries.
13 - To conserve and enhance biodiversity and geodiversity	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on biodiversity or geodiversity.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on biodiversity or geodiversity.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on biodiversity or geodiversity.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on biodiversity or geodiversity.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on the historic environment.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on historic environment.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on historic environment.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on historic environment.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM31	+	S, M & L-T Reversible Medium uncertainty.	DM31 would help to ensure that new development in the Borough accords well with the local area and is in-keeping with existing nearby uses. This would help to conserve the character of the IP-One Area townscape and protect other townscapes from discordant development.
	DM32	+	S, M & L-T Reversible Medium uncertainty.	DM32 would help to ensure that large retail development is generally situated away from predominantly residential areas. In so doing, DM31 would help to protect the townscape character of these residential areas and to ensure new development is typically in-keeping with their local setting.
	DM33	+	S, M & L-T Reversible Medium uncertainty.	DM33 would be expected to help ensure that employment land and employment uses are generally in proximity with existing employment land and employment uses. In so doing, DM33 would help to ensure that such development is largely in-keeping and accords well with the existing townscape character.
	DM34	○	N/A Low uncertainty.	DM34 would be unlikely to have a discernible impact on landscapes or townscapes.
16 - To achieve sustainable levels of prosperity and	DM31	+	S, M & L-T Reversible Low uncertainty.	The IP-One Area plays an essential role in the functioning and success of Ipswich's economy. DM31 would help to ensure that non-retail uses here are appropriate to their location and are situated in an area that would help them to compete and attract visitors.
	DM32	+	S, M & L-T Reversible Low uncertainty.	DM32 is designed to focus larger retail development towards centres in order to support the economic viability and vitality of centres. This would make a meaningful contribution towards the long-term growth and prosperity of various centres throughout the Borough.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
growth throughout the plan area	DM33	++	S, M & L-T Reversible Low uncertainty.	DM33 safeguards various areas of the Borough for employment uses. Each of the sites within these areas allocated for development, including employment use development, has been assessed in Appendix E. Overall, DM33 would make a major contribution towards the sustainable growth of the Borough's economy by facilitating the anticipated and desired jobs growth over the Plan period. These jobs are in accessible locations that would provide local residents good access to a range of employment opportunities across a diverse business-mix.
	DM34	+	S, M & L-T Reversible Low uncertainty.	DM34 would help to ensure the Borough's local economy can access national and international markets and businesses can operate successfully online.
17 - To maintain and enhance the vitality and viability of town and retail centres	DM31	++	S, M & L-T Reversible Low uncertainty.	DM31 would help to ensure that non-retail uses in the town centre, but outside the main shopping area, are situated in locations that attract large numbers of visitors, are conveniently accessible and are therefore able to compete and remain viable businesses for the long-term.
	DM32	+	S, M & L-T Reversible Low uncertainty.	DM32 is designed to focus larger retail development towards centres in order to support the economic viability and vitality of centres. This would make a meaningful contribution towards the long-term growth and prosperity of various centres throughout the Borough.
	DM33	++	S, M & L-T Reversible Low uncertainty.	Many of the areas safeguarded for employment uses are in relatively central locations. The provision of jobs and the creation of new businesses in these locations would make a major contribution towards the vitality and vibrancy of the central areas in question.
	DM34	+	S, M & L-T Reversible Low uncertainty.	DM34 would help to ensure the businesses in central areas are able to reach potential customers further afield and outside of the Borough online, efficiently and effectively, thereby helping to ensure businesses in Ipswich and compete and succeed.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	DM31	+	S, M & L-T Reversible Medium uncertainty.	DM31 would help to ensure that spaces for leisure, recreation, culture and tourism are situated largely in the IP-One Area and are therefore highly likely to be accessible via efficient and sustainable modes such as cycling, walking and public transport.
	DM32	+	S, M & L-T Reversible Medium uncertainty.	DM32 would help to ensure that sites are accessible via a choice of transport modes, with inaccessible sites considered to be unacceptable, and thus this policy would facilitate more efficient and sustainable modes of transport and movement.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on transport or movement.
	DM34	+	S, M & L-T Reversible Low uncertainty.	DM34 would help to ensure residents and employees in Ipswich have good access to the internet. This could encourage a greater rate of interactions online and home-working, thereby reducing their need to travel. This would help to alleviate congestion and enable more efficient movement.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	DM31	○	N/A Low uncertainty.	DM31 would be unlikely to have a discernible impact on digital infrastructure.
	DM32	○	N/A Low uncertainty.	DM32 would be unlikely to have a discernible impact on digital infrastructure.
	DM33	○	N/A Low uncertainty.	DM33 would be unlikely to have a discernible impact on digital infrastructure.
	DM34	++	S, M & L-T Reversible Low uncertainty.	DM34 recognises the importance of high quality and reliable communications and seeks the provision of infrastructure for superfast broadband that will allow for the future provision of "ultrafast broadband" and "Full fibre" solutions as and when they are made available. Proposals for the expansion of electronic communications networks, including next generation mobile technology (such as 5G) would be supported.

Site Policies

Policy SP1: The Protection of Allocated Sites

Sites will be safeguarded for the use(s) for which they have been allocated. The Council will only permit alternative uses on allocated sites if they are compatible with other plan objectives and policies, they do not harm the plan strategy and the applicant can demonstrate that the allocated use is:

- a. No longer needed to meet planned development needs; or
- b. Not viable or deliverable and likely to remain so during the plan period.

Where an allocated mix of uses is not viable or deliverable, the Council will prioritise the primary use and community uses (including open space) identified through the policies and the site sheet at Appendix 3A and negotiate the remainder of the mix.

Policy SP2: Land Allocated for Housing

All land allocated under SP2 has been assessed in Appendix E.

Policy SP3: Land with planning permission or awaiting a Section 106

All land allocated under SP3 has been assessed in Appendix E.

Policy SP4: Opportunity Sites

All land allocated under SP4 has been assessed in Appendix E.

Policy SP5: Land allocated for employment use

All land allocated under SP5 has been assessed in Appendix E.

Policy SP6: Land allocated and protected as open space

All land allocated under SP6 has been assessed in Appendix E.

Policy SP7: Land allocated for leisure uses or community facilities

All land allocated under SP7 has been assessed in Appendix E.

Policy SP8: Orwell Country Park Extension

The Orwell Country Park Extension site has been assessed in Appendix E.

Policy SP9: Safeguarding land for transport infrastructure

Each site allocated under SP9 has been assessed in Appendix E.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	SP1	++	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
2 - To meet the housing requirements of the whole community	SP1	++	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
3 - To improve the health of the population overall and reduce health inequalities	SP1	+	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
4 - To improve the quality of where people live and work	SP1	+	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
5 - To improve levels of education and skills in the population overall	SP1	++	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
6 - To conserve and enhance water quality and resources	SP1	-	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
7 - To maintain and where possible improve air quality	SP1	-	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
8 - To conserve and enhance soil and mineral resources	SP1	-	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
9 - To promote the sustainable management of waste	SP1	-	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
10 - To reduce emissions of greenhouse gases from energy consumption	SP1	-	S, M & L-T Permanent Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
11 - To reduce vulnerability to climatic events and flooding	SP1	-	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
12 - To safeguard the integrity of the	SP1	+	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
coast and estuaries				
13 - To conserve and enhance biodiversity and geodiversity	SP1	+	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	SP1	+	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	SP1	-	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	SP1	++	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
17 - To maintain and enhance the vitality and viability of town and retail centres	SP1	++	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	SP1	++	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	SP1	++	S, M & L-T Reversible Low uncertainty.	SP1 would ensure that sites allocated for certain uses would be protected for these uses. In so doing, it would ensure that the impacts identified against this SA Objective, as described in detail for each site allocation, would arise.

Policy SP10: Retail Site Allocations

All land allocated (or safeguarded) under SP10 has been assessed in **Appendix E**.

Policy SP11: The Waterfront

The Waterfront is defined on the IP-One Area inset policies map. The Waterfront remains the focus for regeneration within central Ipswich to create high quality, mixed use neighbourhoods in accordance with Final Draft Core Strategy policies CS2 and CS3.

Within the Waterfront, new development should contain a mix of uses. Residential, community, office, arts, culture, open space, boat-related and tourism uses will be permitted. Final Draft Core Strategy policy DM23 a. shall apply in relation to residential density.

Where the Waterfront overlaps with the town centre at the northern quays, all the main town centre uses will be permitted with the exception of retail uses, applications for which will be considered against Final Draft Core Strategy policy DM31.

The Education Quarter is addressed through policy SP12 and arts, culture and tourism through policy DM28 (formerly SP14).

Policy SP12: Education Quarter

The Education Quarter is defined on the IP-One Area inset policies map, comprising the Suffolk New College campus and the University of Suffolk campus. Within the defined Education Quarter, development for education and ancillary uses such as student accommodation or offices will be permitted. On sites which fall within the Education Quarter and the Waterfront, the Council would consider Waterfront uses on their merits, provided they would not compromise the ability of the University to function or expand and to meet future education needs. Development of site reference IP049 No 8 Shed Orwell Quay will be required to include an element of public car parking in accordance with policy SP17.

Site IP049 has been assessed in **Appendix E**.

Policy SP13: Portman Quarter (formerly Ipswich Village)

The Portman Quarter is defined on the IP-One Area inset policies map as a focus for regeneration in the west of IP-One. The Council's vision for the Portman Quarter is a mixed-use neighbourhood of residential use, open spaces and main town centre uses, excluding retail, where they accord with Final Draft Core Strategy policy DM31.

Policy SP15: Improving Pedestrian and Cycle Routes

The Council will support improvements to pedestrian and cycle routes within the IP-One area and linking the town centre to residential areas and beyond. It will seek opportunities to deliver the following specific improvements through safeguarding routes where necessary, new developments and/or seeking funding opportunities:

The provision of safe cycle and pedestrian access across the lock gates at the entrance to the Wet Dock to create a circular route;

The provision of new foot and cycle bridges across the new Cut linking Stoke Quay to St Peter's Wharf and the Island site to Felaw Street;

An improved pedestrian environment on key walking routes from the Waterfront to the Central Shopping Area - Turret Lane, Lower Brook Street, Foundation Street and Lower Orwell Street;

Improved pedestrian links through Cardinal Park linking the station and Central Shopping Area;

Enhanced walking and cycling links between the railway station and the Waterfront via the river path;

Improved pedestrian and cycle links from Handford Road to Sir Alf Ramsey Way;

Improved pedestrian and cycle routes linking St Matthew's Church, the New Wolsey Theatre, Westgate Street and the proposed cultural hub at High Street; and

The pedestrianisation of Princes Street North and Upper Brook Street.

Throughout the Borough, development should improve linkages to the rights of way network, including cross boundary links, where opportunities exist to do so.

Pedestrian and cycle measures are also supported outside IP-One, specifically:

- a. A pedestrian and cycle bridge across the River Gipping in west Ipswich; and
- b. A pedestrian and cycle bridge across the railway line at Felixstowe Road District Centre.

Policy SP16: Transport Proposals in IP-One

The Council supports the aspiration identified in the Local Transport Plan for the provision of a new Wet Dock Crossing, linking the east bank in the vicinity of Toller Road with the west bank in the vicinity of Felaw Street. The crossing would facilitate access to the Island Site and provide for through traffic. Its design would maintain boat access through the lock and navigation along the New Cut. The design and layout of development on the Island Site IP037 should not prejudice the future delivery of a Wet Dock Crossing should a firm proposal be included in future updates of the Local Transport Plan. The Council also supports measures to improve pedestrian and cycle access between the Waterfront and Central Shopping Area.

Policy SP17: Town Centre Car Parking

The Council will pursue a town centre car parking policy with the twin aims of supporting the economy of the town centre and limiting congestion, through encouraging the use of sustainable modes of transport. To this end, a Central Car Parking Core is identified on the IP-One inset policies map. Within this area, Final Draft Core Strategy policy DM21 shall apply.

Sites are allocated for multi storey car parks providing additional short stay shopper and visitor parking or long stay commuter parking as specified below:

- a. IP015 West End Road – long stay parking;
- b. IP048 Mint Quarter – short stay parking;
- c. IP049 No 8 Shed Orwell Quay – long stay parking.

The provision of a multi-storey car park at site IP015 West End Road will replace the existing on-site surface parking. It will also replace existing long stay parking at IP051 Old Cattle Market, Portman Road, if this is not replaced on site through redevelopment.

All new permanent car parks will be required to achieve good design and quality, and include electric vehicle charging points and variable messaging technology. Proposals for additional temporary car parks within the town centre will not be permitted. Proposals to renew existing planning consents for temporary short stay public parking within the town centre will not be permitted when the permanent provision allocated above has been delivered. Until then, temporary car parks will be expected to achieve the same level of quality as permanent ones.

All land allocated under SP17 has been assessed in **Appendix E**.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
1 - To reduce poverty and social exclusion	SP11	+	S, M & L-T Reversible Medium uncertainty.	SP11 would see a regeneration focus continue on the Waterfront area, where the recession has led to major developments stalling. The policy would help to ensure new development contains a mix of uses, including office, arts, culture, open space, boat related and tourism uses, and this would be likely to combat exclusion and poverty in the local area of the waterfront.
	SP12	+	S, M & L-T Reversible Medium uncertainty.	SP12 would establish an education quarter that would contribute towards enhanced skills and education opportunities for local people. Improved education attainment could help to reduce the risk of poverty.
	SP13	+	S, M & L-T Reversible Medium uncertainty.	SP13 would help to ensure the Portman Quarter is accessible to all and situates new residents within a cohesive community whilst providing good access to employment opportunities
	SP15	+	S, M & L-T Reversible Medium uncertainty.	SP15 would help to ensure locations throughout the Borough are accessible via cycling and walking for all residents. This could help to combat the risk of social exclusion.
	SP16	+	S, M & L-T Reversible Medium uncertainty.	SP16 could help to ensure those working or living on the island site do not feel excluded from Ipswich.
	SP17	+	S, M & L-T Reversible Medium uncertainty.	SP17 would help to ensure locations throughout the Borough are accessible via driving and public transport for all residents. This could help to combat the risk of social exclusion.
2 - To meet the housing requirements of the whole community	SP11	+	S, M & L-T Reversible Medium uncertainty.	SP11 would ensure the Waterfront is redeveloped in a mixed-use format that enables the delivery of new homes.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on housing.
	SP13	+	S, M & L-T Reversible Medium uncertainty.	SP13 would ensure the Portman Quarter is redeveloped in a mixed-use format that enables the delivery of new homes.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on housing.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on housing.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on housing.
3 - To improve the health of the	SP11	+	S, M & L-T Reversible Medium uncertainty.	SP11 supports the provision of open space and various cultural and leisure facilities at the Waterfront that would benefit the physical and mental wellbeing of local residents.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
population overall and reduce health inequalities	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on health.
	SP13	+	S, M & L-T Reversible Medium uncertainty.	SP13 supports the provision of open space and various cultural and leisure facilities at the Waterfront that would benefit the physical and mental wellbeing of local residents.
	SP15	+	S, M & L-T Reversible Medium uncertainty.	SP15 would be likely to facilitate higher rates of walking and cycling and therefore more physically active lifestyles for residents.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on health.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on health.
4 - To improve the quality of where people live and work	SP11	++	S, M & L-T Reversible Medium uncertainty.	SP11 would help to ensure the Waterfront is developed into an attractive, safe and enjoyable place to live, and potentially work.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on the quality of homes.
	SP13	++	S, M & L-T Reversible Medium uncertainty.	SP13 would help to ensure the Portman Quarter is developed into an attractive, safe and enjoyable place to live, and potentially work.
	SP15	+	S, M & L-T Reversible Medium uncertainty.	SP15 would lead to improvements to pedestrian and cycle routes which would be likely to help enhance the quality of local residents' living environment and neighbourhood.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on the quality of homes.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on the quality of homes.
5 - To improve levels of education and skills in the population overall	SP11	+	S, M & L-T Reversible Medium uncertainty.	Part of the Waterfront falls within the Education Quarter. The regeneration of the area could therefore help to benefit the quality and safety of the learning environment for local students.
	SP12	+	S, M & L-T Reversible Medium uncertainty.	SP12 would support the provision of new development that provides students accommodation or offices, which support the university.
	SP13	○	N/A Low uncertainty.	SP13 would be unlikely to have a discernible impact on education.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on education.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on education.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on education.
6 - To conserve and enhance water quality and resources	SP11	+/-	S, M & L-T Reversible High uncertainty.	Development at the Waterfront could potentially pose a risk to the quality of adjacent water bodies such as through surface runoff. However, it may also help to alleviate existing risks from commercial or vacant land and to provide further protection to the waters.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on water.
	SP13	○	N/A Low uncertainty.	SP13 would be unlikely to have a discernible impact on water.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on water.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on water.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on water.
7 - To maintain and where possible improve air quality	SP11	+/-	S, M & L-T Reversible Medium uncertainty.	It is expected that the regeneration of the area and an increase in the number of local residents and operating businesses would have a minor adverse impact on air quality, largely due to an associated increase in local traffic. This may be alleviated by the fact that the Waterfront would create a cohesive community where local residents can walk to access most services and facilities.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on water.
	SP13	+/-	S, M & L-T Reversible Medium uncertainty.	It is expected that development at the Portman Quarter and an increase in the number of local residents and operating businesses would have a minor adverse impact on air quality, largely due to an associated increase in local traffic. This may be alleviated by the fact that the Quarter would create a cohesive community where local residents can walk to access most services and facilities.
	SP15	+	S, M & L-T Reversible Medium uncertainty.	SP15 would be expected to help facilitate higher rates of walking and cycling and this would reduce air pollution associated with vehicles over time.
	SP16	+	S, M & L-T Reversible Medium uncertainty.	SP16 would enable pedestrian and cycling access onto and off the island which may help to limit the use of cars.
	SP17	-	S, M & L-T Reversible Medium uncertainty.	SP17 facilitates an increase in the uptake of public transport modes. However, overall it would be expected to facilitate higher rates of driving into central areas and this would contribute to an increase in air pollution.
	8 - To conserve and enhance soil and mineral resources	SP11	++	S, M & L-T Reversible Medium uncertainty.
SP12		++	S, M & L-T Reversible Medium uncertainty.	SP12 would establish an education quarter on brownfield land.
SP13		++	S, M & L-T Reversible Medium uncertainty.	Development at the Portman Quarter is largely situated on brownfield land.
SP15		○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on soils or minerals.
SP16		○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on soils or minerals.
SP17		○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on soils or minerals.
9 - To promote the sustainable management of waste	SP11	+/-	S, M & L-T Reversible Medium uncertainty.	It is expected that the regeneration of the area and an increase in the number of local residents and operating businesses would result in an increase in waste generation to some extent. Given the nature of the Waterfront, there could be opportunities for reusing existing materials on-site.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on waste.
	SP13	+/-	S, M & L-T Reversible Medium uncertainty.	It is expected that the regeneration of the area and an increase in the number of local residents and operating businesses would result in an increase in waste generation to some extent. Given the nature of the Quarter, there could be opportunities for reusing existing materials on-site.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on waste.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on waste.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on waste.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
10 - To reduce emissions of greenhouse gases from energy consumption	SP11	+/-	S, M & L-T Reversible Medium uncertainty.	It is expected that the regeneration of the area and an increase in the number of local residents and operating businesses would have a minor adverse impact on GHG emissions, largely due to an associated increase in local traffic. However, the mixed uses of the site could help reduce the need for residents to travel long distances, thereby limiting vehicular emissions.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on waste.
	SP13	+/-	S, M & L-T Reversible Medium uncertainty.	It is expected that the regeneration of the Quarter and an increase in the number of local residents and operating businesses would have a minor adverse impact on GHG emissions, largely due to an associated increase in local traffic. However, the mixed uses of the site could help reduce the need for residents to travel long distances, thereby limiting vehicular emissions.
	SP15	+	S, M & L-T Reversible Medium uncertainty.	SP15 would be expected to help facilitate higher rates of walking and cycling and this could reduce GHG emissions associated with vehicles.
	SP16	+	S, M & L-T Reversible Medium uncertainty.	SP16 would enable pedestrian and cycling access onto and off the island which may help to limit the use of cars.
	SP17	-	S, M & L-T Reversible High uncertainty.	SP17 facilitates an increase in the uptake of public transport modes. However, overall it could potentially facilitate higher rates of driving into central areas and this would contribute to an increase in GHG emissions.
11 - To reduce vulnerability to climatic events and flooding	SP11	-	S, M & L-T Reversible Medium uncertainty.	The Waterfront is largely in Flood Zone 3. Whilst development would not proceed in all cases without the completion of the new flood defence barrier, residents and businesses here would be exposed to some degree of flood risk.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on flooding.
	SP13	○	N/A Low uncertainty.	SP13 would be unlikely to have a discernible impact on flooding.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on flooding.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on flooding.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on flooding.
12 - To safeguard the integrity of the coast and estuaries	SP11	+	S, M & L-T Reversible Medium uncertainty.	The Waterfront regeneration would be expected to help ensure the area makes a positive contribution to the local character and distinctive views.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on the coasts and estuaries.
	SP13	○	N/A Low uncertainty.	SP13 would be unlikely to have a discernible impact on the coasts and estuaries.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on the coasts and estuaries.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on the coasts and estuaries.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on the coasts and estuaries.
13 - To conserve and enhance biodiversity and geodiversity	SP11	+/-	S, M & L-T Reversible Medium uncertainty.	Development at the Waterfront could potentially expose the adjacent waterbodies, which are designated as a wildlife site, to some degree of risk, such as due to surface run off. Conversely, it could help to alleviate an existing risk caused by vacant or contaminated plots.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on biodiversity.
	SP13	○	N/A Low uncertainty.	SP13 would be unlikely to have a discernible impact on biodiversity.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on biodiversity.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on biodiversity.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on biodiversity.
14 - To conserve and where appropriate enhance areas and assets of historical and archaeological importance	SP11	++	S, M & L-T Reversible Medium uncertainty.	The Waterfront consists of over 80ha of land and buildings around the Wet Dock, which was completed in 1842. It includes the historic port area located to the north of the modern commercial port. It is characterised by a mix of buildings of varying scales. The Wet Dock was designated a conservation area in 1991. The area contains a number of important heritage assets, including listed buildings, which new development will need to take into account. It is expected that the regeneration of the area would help to protect and likely enhance the setting of heritage assets in the area and provide local residents with improved opportunities to access and enjoy the local heritage features.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on cultural heritage.
	SP13	++	S, M & L-T Reversible Medium uncertainty.	It is expected that the regeneration of the Portman Quarter area would help to protect and likely enhance the setting of heritage assets in the area
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on cultural heritage.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on cultural heritage.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on cultural heritage.
15 - To conserve and enhance the quality and local distinctiveness of landscapes and townscape	SP11	++	S, M & L-T Reversible Medium uncertainty.	The Waterfront regeneration would be expected to help ensure the area makes a positive contribution to the local character and distinctive views.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on landscape.
	SP13	++	S, M & L-T Reversible Medium uncertainty.	The Portman Quarter regeneration would be expected to help ensure the area makes a positive contribution to the local character and distinctive views.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on landscape.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on landscape.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on landscape.
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	SP11	++	S, M & L-T Reversible Medium uncertainty.	SP11 would help to ensure new businesses and shops locate and successfully compete within the Waterfront area.
	SP12	+	S, M & L-T Reversible Medium uncertainty.	SP12 would deliver a new education quarter that could help to enhance local education attainment and, in turn, the employability of local people.
	SP13	++	S, M & L-T Reversible Medium uncertainty.	SP13 would help to ensure new businesses and shops locate and successfully compete within the Portman area.
	SP15	+	S, M & L-T Reversible Medium uncertainty.	SP15 would help to facilitate efficient movement of residents and workers by improving cycle and pedestrian access. This would be expected to help employees to access places of work sustainable and for businesses to travel and transport more effectively.

SA Objective	Policy	Score	Scale, permanence & uncertainty	Commentary
	SP16	+	S, M & L-T Reversible Medium uncertainty.	SP16 could help to facilitate more efficient movement for residents, employees and businesses in and around the island site.
	SP17	+	S, M & L-T Reversible Medium uncertainty.	SP17 would help to ensure residents, businesses and employees can travel and access various areas of the Borough by car.
17 - To maintain and enhance the vitality and viability of town and retail centres	SP11	++	S, M & L-T Reversible Medium uncertainty.	SP11 would not only facilitate the operation and success of new businesses and shops in the Waterfront area but would help to create a highly attractive and enjoyable area that increases footfall.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on centres.
	SP13	++	S, M & L-T Reversible Medium uncertainty.	SP13 would not only facilitate the operation and success of new businesses and shops in the Portman Quarter area but would help to create a highly attractive and enjoyable area that increases footfall.
	SP15	+	S, M & L-T Reversible Medium uncertainty.	SP15 would help to increase footfall in various central areas of the Borough by enabling greater access via foot and cycle.
	SP16	+	S, M & L-T Reversible Medium uncertainty.	SP16 could help to increase footfall on the island site and nearby as a result of the improved pedestrian and cycle access.
	SP17	+	S, M & L-T Reversible Medium uncertainty.	SP17 could help to enable greater access into central areas via car, thereby enabling businesses here to attract customers and employees from further afield and potentially in areas just outside Ipswich.
	18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	SP11	+	S, M & L-T Reversible Medium uncertainty.
SP12		○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on transport.
SP13		+	S, M & L-T Reversible Medium uncertainty.	The Portman Quarter area is highly accessible via bus, train, walking and cycling.
SP15		++	S, M & L-T Reversible Medium uncertainty.	SP15 would make a major contribution towards improving the access of various areas of the Borough via foot and cycle. This would facilitate more efficient and sustainable movement for businesses and residents.
SP16		+	S, M & L-T Reversible Medium uncertainty.	SP16 would help to improve pedestrian and cycle access into and out of the island site. This would enable more efficient and sustainable movement in local and adjacent areas.
SP17		+	S, M & L-T Reversible Medium uncertainty.	SP17 would help to ensure residents and employees can travel relatively efficiently throughout the Borough via car and potentially public transport. Greater permeability for car journeys could be considered to be more efficient and enable shorter travel times, but it could also encourage a higher uptake of travelling by car and it is unclear the impact this might have on congestion in certain areas.
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	SP11	○	N/A Low uncertainty.	SP11 would be unlikely to have a discernible impact on digital infrastructure.
	SP12	○	N/A Low uncertainty.	SP12 would be unlikely to have a discernible impact on digital infrastructure.
	SP13	○	N/A Low uncertainty.	SP13 would be unlikely to have a discernible impact on digital infrastructure.
	SP15	○	N/A Low uncertainty.	SP15 would be unlikely to have a discernible impact on digital infrastructure.
	SP16	○	N/A Low uncertainty.	SP16 would be unlikely to have a discernible impact on digital infrastructure.
	SP17	○	N/A Low uncertainty.	SP17 would be unlikely to have a discernible impact on digital infrastructure.