

Appendix A

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## Review of Plans, Policies and Programmes

## International Plans and Programmes

- World Summit on Sustainable Development (WSSD), Johannesburg, September 2002
- European Sustainable Development Strategy (2006)
- EU Sixth Environmental Action Plan 2002 - 2012
- European Spatial Development Perspective (ESDP) (May 1999)
- Aarhus Convention (Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters) (1998)
- UN Framework Convention on Climate Change (1992)
- Kyoto Protocol to the UN Framework Convention on Climate Change (1997)
- Second European Climate Change Programme (ECCP II) 2005
- Directive to Promote Electricity from Renewable Energy (2001/77/EC)
- European Transport Policy for 2010: A Time to Decide
- EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)
- Water Framework Directive (2000/60/EC)
- Drinking Water Directive (98/83/EC)
- Directive on the Assessment and Management of Flood Risks (2007/60/EC)
- Marine Strategy Framework Directive (2008/56/EC)
- UN Convention on Biological Diversity (1992)
- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
- Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
- EU Birds Directive (2009/147/EC)
- Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC)
- Ramsar Convention on Wetlands of International Importance, especially as waterfowl habitat (1971)
- EU Biodiversity Strategy (1998)
- European Landscape Convention (2000)
- UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
- Waste Framework Directive (2008/98/EC)
- Packaging and Packaging Waste Directive (94/62/EC) (as amended by 2004/12/EC and 2005/20/EC)
- Urban Waste Water Treatment Directive 91/271/EEC
- SEA Directive 2001/42/EC
- The Granada Convention on the Protection of the Architectural Heritage of Europe (1985)
- The Valetta Convention on the Protection of the Archaeological Heritage (Revised) (1992)

## National Plans and Programmes

- UK Sustainable Development Strategy: Securing the Future (2005) and the UK's Shared Framework for Sustainable Development, One Future – Different Paths (2005)
- Securing the Regions' Futures – Strengthening the Delivery of Sustainable Development in the English Regions (2006)
- Sustainable Communities: Building for the Future (2003)
- Planning Act 2008
- Environmental Quality in Spatial Planning (2005)
- World Class Places: The Government's Strategy for Improving Quality of Place (2009)
- The Countryside in and Around Towns: A vision for connecting town and country in the pursuit of sustainable development (2005)
- The Code for Sustainable Homes: Setting the Standard in Sustainability for New Homes (2008)
- Sustainable Communities, Settled Homes, Changing Lives – A Strategy for Tackling Homelessness (ODPM) (2005)
- Climate Change Act (2008)
- Stern Review of the Economics of Climate Change (2006)
- UK Carbon Plan (2011)
- Climate change and biodiversity adaptation: the role of the spatial planning system – a Natural England commissioned report (2009)
- Planning for Climate Change – Guidance and Model Policies for Local Authorities (2010)
- Energy White Paper: Meeting the Energy Challenge (2007)
- Energy Act 2011
- Delivering a Sustainable Transport System (2008)
- The Future of Transport White Paper – A Network for 2030 (2004)
- Low Carbon Transport: A Greener Future - A Carbon Reduction Strategy for Transport (2009)
- Wildlife and Countryside Act (1981) (as amended)
- The Conservation of Habitats and Species Regulations (2010)
- The Countryside and Rights of Way (CRoW) Act (2000)
- The Natural Environment and Rural Communities Act (2006)
- The Guidance for Local Authorities on Implementing the Biodiversity Duty (2007)
- Conserving Biodiversity – The UK Approach (2007)
- Working with the Grain of Nature: a Biodiversity Strategy for England (2002)
- UK Biodiversity Action Plan (1994)
- Biodiversity by Design: A Guide for Sustainable Communities (Town and Country Planning Association) (2004)
- UK Post-2010 Biodiversity Framework 2012

- Biodiversity Indicators in Your Pocket (2010) Defra
- A Strategy for England's Trees, Woodlands and Forests (2007)
- Open Space Strategies: Best Practice Guidance (CABE and the Greater London Authority, 2009)
- Heritage in Local Plans: How to create a sound plan under the NPPF
- The Geological Conservation Review (GCR) (ongoing)
- Safeguarding our Soils: A Strategy for England (Defra, 2009)
- Natural England's Green Infrastructure Guidance (2009)
- Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003) and Nature Nearby: Accessible Green Space Guidance (2010)
- Historic Environment: A Force For the Future (2001)
- The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
- Water Resources Strategy for England and Wales (2009)
- Future Water: The Government's Water Strategy for England (2008)
- Flood and Water Management Act (2010)
- Making Space for Water: Taking Forward a New Government Strategy for Flood and Coastal Erosion Risk Management (2005)
- Waste Strategy for England (2007)
- The Egan Review – Skills for Sustainable Communities (2004)
- Working for a Healthier Tomorrow – Dame Carol Black's Review of the health of Britain's working age population (2008)
- Health Effects of Climate Change in the UK 2008 – An update of the Department of Health Report 2001/2002
- Tackling Health Inequalities – A Programme for Action (2003, including the 2007 Status Report on the Programme for Action)
- Water for People and the Environment: A Strategy for England and Wales (2009)
- National Planning Policy Framework (2012)
- Localism Act 2011
- PPS10: Planning for Sustainable Waste Management (2005) and A Companion Guide to PPS10 (2006)
- Building for Life 12
- Europe 2020: UK National Reform Programme 2013, April 2013
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Ancient Monuments and Archaeological Areas Act (1979)

## Regional and County Level Plans and Programmes

- A Sustainable Development Framework For The East Of England (2001)
- East of England Forecasting Model 2012
- Transforming Suffolk's Community Strategy 2008-2028 (2008 revision)

- Transforming Suffolk Community Strategy: Suffolk Strategic Partnership (2008)
- Inventing our Future: Collective Action for a Sustainable Economy. The Regional Economic Strategy for the East of England 2008 – 2031 (2008)
- Suffolk Growth Strategy 2013
- Minerals and Waste Development Framework: Waste Core Strategy (2011), Minerals Core Strategy 2008
- Joint Municipal Waste Management Strategy for Suffolk 2003 – 2020
- Suffolk's Climate Action Plan 2 (2012)
- Suffolk's Local Transport Plan 2011 - 2031
- New Anglia Local Enterprise Partnership 'Towards a Growth Plan' 2013
- Expanding Suffolk's Horizons: Economic Strategy – Taking Suffolk to 2013
- East of England (LSC) Equality and Diversity Action Plan 2008
- Suffolk Haven Gateway Employment Land Review 2009
- East of England Plan for Sport (2004)
- Biodiversity Action Plan for Suffolk (Various dates)
- Water for Life and Livelihoods: River Basin Management Plan: Anglian River Basin District (2009)
- In Step with Suffolk: Right of Way Improvement Plan (2006-16)
- Leading the Way – Green Economy Pathfinder Manifesto 2012-15, New Anglia LEP
- Wild Anglia Manifesto ,September 2013, Part 1 Aims and Objectives
- Suffolk Growth Strategy March 2013

## Local Plans and Programmes

- One-Ipswich Community Strategy 'Everybody Matters' 2008 – 2010
- Ipswich Borough Council Level 2 Strategic Flood Risk Assessment (2011)
- Core Strategy and Policies Development Plan Document (adopted 2011)
- The Ipswich Drainage and flood defence policy (2002-9)
- Integrated Landscape Character Objectives (2010)
- Countryside Character Volume 6: East of England (1998)
- Ipswich Economic Development Strategy 2012 – 2026 DRAFT
- Ipswich Borough Council Corporate Plan (2012)
- Ipswich Cultural Strategy 2011-2014
- Ipswich Environment Strategy 2010
- The Ipswich Health and Wellbeing Strategy 2011 – 2016
- Ipswich Housing Strategy 2010/11-15/16
- Ipswich Town Centre Master Plan 2012
- Ipswich Open Space and Biodiversity Policy/Strategy 2013-2023
- Tree Management Policy 2010

- Allotment Strategy 2005
- The draft Ipswich Strategic Housing Land Availability Assessment update 2013 (SHLAA)
- Ipswich Housing Market Area Strategic Housing Market Assessment 2012
- Ipswich Transport Model Assessment, Aecom, 2010
- Suffolk Coastal District Council Core Strategy and Development Management Policies adopted 5th July 2013
- Mid Suffolk District Council Core Strategy Focused Review adopted December 2012
- Babergh Core Strategy and Policies DPD (at Examination October 2013)
- A Fairer Ipswich Equality Scheme 2012-15
- Community Cohesion Policy 2009
- Equality and Diversity policy 2010
- Homelessness Strategy 2008-13
- Ipswich Local Transport Plan (part of the Suffolk LTP, SCC)
- Air Quality Management Strategy
- Tourism Strategy 2004
- Ipswich Employment Land Availability Report 2012
- Ipswich Development and Flood Risk SPD
- Haven Gateway Green Infrastructure Study 2008
- Open Space and Biodiversity Policy/Strategy 2013-2023
- Haven Gateway Water Cycle Study Stage 2 Report 2009

# Summary of Regional and Sub-Regional Plans

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<b>A Sustainable Development Framework For The East Of England (2001)</b>			
<p>Sets out the vision for the East England, which aims to improve the quality of life for people in the region which is sustainable in the long term future.</p> <p>To achieve sustainable levels of prosperity and economic growth.</p> <p>To deliver more sustainable patterns of location of development, including employment and housing.</p> <p>To protect and maintain most valuable regional assets such as designated habitats, landscapes of natural beauty, and our historic built heritage, and to improve the wider environment by means of adequate investment and management.</p> <p>To reduce our consumption of fossil fuels.</p> <p>To achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region.</p> <p>To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible.</p> <p>To minimise the production of by-products or wastes, aiming for 'closed systems' where possible.</p> <p>To avoid using the global environment to underwrite an unsustainable way of life (e.g. dependence on unsustainably produced and/or transported food imports or timber).</p> <p>To revitalise town centres to promote a return to sustainable urban living.</p>	<p>1) Adoption of Environmental Management Systems (EMS) and 'Green Accounting' by businesses</p> <p>2) New homes built on previously developed land Number of vacant properties cycle, bus, passenger rail, rail freight Traffic congestion Availability of affordable housing, attractive streets and buildings.</p> <p>3) Populations of wild birds Area of semi-natural habitat lost to development Area of new semi-natural habitat created Wildlife sites affected by water abstraction Loss/damage to Sites of Special Scientific Interest (SSSIs) Species at risk Buildings of Grade I and II* at risk of decay Changes in landscape features - woodland, hedges, stone walls and ponds Area of ancient semi-natural woodland</p> <p>4) Output of greenhouse gas and particularly CO2 Weather-related insurance claims Regional energy consumption compared with population and GDP Energy use per household Proportion of electricity generated from renewable</p>	<p>The plan objectives and policies need to be broadly compatible with the priorities and long term goals of the plan.</p>	<p>The SA Framework should be compatible with Regional Spatial Development Framework. Detailed objectives should be consistent with the overarching RSDF objectives, and include issues covering growth, natural resources, social progress, protection of the environment etc.</p>

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p>sources</p> <p>Economic health and prospects of energy industry, including off-shore</p> <p>Proportion of total travel which is by car</p> <p>Transport's share of region's CO2 emissions</p> <p>Freight transport: tonne/miles and empty lorry miles</p> <p>Air quality improvements measured against related illnesses</p> <p>Tourism by mode of transport</p> <p><b>5)</b> Proportion of housing unfit or lacking appropriate insulation, by area</p> <p>Availability of public services - transport, shops, banks etc by area</p> <p><b>6)</b> Household water use and peak demand</p> <p>Low flows in rivers</p> <p>Margin between water supply and projected demand</p> <p>% of water lost to leakage</p> <p>Area under agri-environment schemes</p> <p>Area converted to organic production</p> <p>Concentration of organic matter in agricultural top-soils</p> <p>Volumes of minerals produced in the region</p> <p>Level of minerals and aggregate use replaced by recycled or substitute materials</p> <p>Number of exhausted mineral sites returned to suitable use</p> <p>Construction and demolition waste going to landfill</p> <p>Imported mineral tonnage</p> <p>Numbers of dwellings created by re-use of existing</p>		



**Regional and Sub-Regional Plans**

**Key Objectives Relevant to Plan and SA**

**Key Targets and Indicators Relevant to Plan and SA**

**Implications for Plan**

**Implications for SA**

buildings  
 Number of buildings designed to sustainability principles  
**7)** Levels of wastes and emissions (nutrients, pesticides, herbicides)  
 Household waste and recycling  
 Rivers of good or fair quality  
 Proportion of water needs met by local water recycling in urban and rural areas  
 Compliance with Bathing Water Directive  
 Concentrations of persistent organic pollutants  
 Air quality - number of days per year any parameter exceeds its National Standard  
**8)** Percentage of food, timber, and raw materials used in the region which is imported from unsustainable sources  
 Percentage of food consumed in the region that is produced locally  
 Number of farmers markets, and local trading schemes  
**9)** Vacant land and properties and derelict land  
 Proportion of new retail in town centres versus out-of-town  
 Proportion of population living in town centres  
 Access to local green space  
 Quality of surroundings  
 Noise levels  
 Rates of fear of crime  
 % households stating their neighbourhood has 'community spirit'

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<b>East of England Forecasting Model 2012</b>			
<p>The East of England Forecasting Model (EEFM) was developed by Oxford Economics to project economic, demographic and housing trends in a consistent fashion. It covers a wide range of variables, and is designed to be flexible so that alternative scenarios can be run.</p> <p>The EEFM provides a set of 'baseline' forecasts for the East of England prepared by a leading independent forecasting house (Oxford Economics).</p>	<p>The East of England is expected to outperform the UK in the medium to long term, according to the Spring 2012 baseline forecasts, with 10.8% employment growth over 2011-21 compared with only 6.9% in the UK.</p> <p>The baseline forecasts anticipate annual average GVA growth of 2.7% between 2010 and 2020.</p> <p>Population growth over 2010-20 is estimated at 9.4%</p> <p>Net in-migration will continue, but at a lower rate than during the past decade. By 2020, the region's population will be 547,900 higher than in 2010. The baseline forecasts anticipate a strong recovery in employment, with the East of England returning to its 2008 employment peak by 2013, and an additional 327,000 jobs between 2010 and 2020.</p>	<p>The model lists key economic projections for the East of England which should be taken into account.</p>	<p>The SA needs to include objectives that relate to economic growth and appropriate housing provision to meet the needs of an expanding population.</p>
<b>Transforming Suffolk's Community Strategy 2008-2028 (2008 revision)</b>			
<p>Aim is to improve quality of life in Suffolk for its people and communities. Document focuses on the future looking forward to the next 20 years and is based around four themes.</p> <p><b>A Prosperous and Vibrant Economy:</b></p> <p><b>Learning and skills for the future:</b></p> <p><b>Creating the Greenest County</b></p> <p><b>Safe, Healthy, Inclusive Communities</b></p>	<p>To become the most innovative and diverse economy in the East of England:</p> <p>Transport and infrastructure to support sustainable growth</p> <p>Learning and skills levels in the top quartile in the country</p> <p>County with greatest reduction in carbon emissions;</p> <p>Reducing carbon footprint;</p> <p>Adapting to climate change and geography;</p> <p>Retain and maintain natural and historic environments</p> <p>Pursue healthy lifestyles, safety, and sense of community belonging</p>	<p>A number of the key ambitions outlined in the document need to be considered when developing the plan.</p>	<p>The SA Framework should integrate the four core themes and principles</p>

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<b>Transforming Suffolk Community Strategy: Suffolk Strategic Partnership (2008)</b>			
<p>Purpose of Suffolk LLA is to improve performance in an area. There is a close similarity between the outcomes in Suffolk Strategic Partnership's community strategy and those agreed for Ipswich:</p> <p>Local Strategic Partnerships for Ipswich:</p> <p>Everyone should have a roof over their head</p> <p>Everyone should enjoy good health</p> <p>There should be work for all</p> <p>The creation of a better environment</p> <p>People should be kept safe</p> <p>People should live in friendly and supportive communities.</p>	<p>Ipswich Priorities:</p> <p>Working at neighbourhood level to tackle deprivation and address health, social and economic inequalities</p> <p>Community cohesion and integration of new communities</p> <p>Meeting the growing demand for affordable homes, social rented housing and a partnership approach to addressing deprivation, inequalities and environmental issues relating to housing</p> <p>Tackling drug related crime</p> <p>Environmental issues – making sure Ipswich grows in the right way</p> <p>Supporting business to grow and create more jobs.</p>	<p>The actions, indicators and targets of the LLA should be considered in the development of the plan.</p>	<p>The SA Framework should incorporate indicators and targets as appropriate.</p>
<b>Inventing our Future: Collective Action for a Sustainable Economy. The Regional Economic Strategy for the East of England 2008 – 2031 (2008)</b>			
<p>Vision: By 2031 East of England to be:</p> <p>Internationally competitive with the global reputation for innovation and business growth</p> <p>A region that harnesses and develops the talents and creativity of all</p> <p>At the forefront of the low carbon and resource efficient economy</p> <p>Also:</p> <p>Emphasis on developing, attracting and retaining talent to drive the economy</p>	<p><u>Productivity and prosperity</u></p> <p>Annual growth in real workplace based GVA over 2008 – 2031</p> <p>2.3% per capita</p> <p>21.% per worker</p> <p><u>Employment</u></p> <p>Rate by 2031</p> <p>Working age population: 80%</p> <p>16-74 population: 70%</p>	<p>The plan should seek to support business growth and enterprise. Particularly it should include objectives of low resource use and carbon efficiency.</p>	<p>The SA Framework should include objectives that encourage enterprise and business development. It should also include the goals that support the local economy, attract world class businesses, support and develop the</p>

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>Transforming to a low resource use and low carbon economy and success in adapting to climate change both for the environment and as an opportunity for business growth</p> <p>Objectives:</p> <p>Enterprise development</p> <p>Innovation</p> <p>Digital economy</p> <p>Resource efficiency</p> <p>Skills for productivity</p> <p>Economic participation</p> <p>Transport</p> <p>Spatial Economy</p>	<p><u>Skills</u></p> <p>Share of working age population with qualification by 2020 (age 19 to state pension age)</p> <p>NVQ Level 2 or equivalent and above: 90%</p> <p>NVQ Level 3 or equivalent and above: 68%</p> <p>NVQ Level 4 or equivalent and above: 40%</p> <p><u>Inequality</u></p> <p>Earnings</p> <p>Level of lower quartile to average income by 2031: 60%</p> <p><u>Greenhouse Gasses</u></p> <p>End user attributed CO2 Emissions by 2031</p> <p>Reduction on baseline level: 60%</p> <p><u>Water Resources</u></p> <p>Household per capita consumption of water</p> <p>Reduction on 2008 baseline levels by 2030: 20%</p> <p>Per capita consumption in 2030: 120litres per head per day</p>		<p>local workforce, create stronger and more self-reliant communities with a shift towards a low carbon economy.</p>
Minerals and Waste Development Framework: Waste Core Strategy (2011)			
<p>Vision:</p> <p>Cease of landfilling of untreated municipal, commercial and industrial wastes by 2026</p> <p>Recovering value from waste that cannot practically be recycled or composted</p> <p>Waste management activities to be sensitively located and appropriately operated to high standards to reduce impact/harm on the environment, human health and local amenity and tranquility</p> <p>Former temporary waste management activities (i.e. landfill sites) will be</p>	<p>Relevant targets:</p> <p>Minimise waste as a priority and encourage communities to take responsibility for the waste they produce through better education through a public consultation</p> <p>Have efficient transportation of waste throughout Suffolk</p> <p>Increase access to Household Waste Recycling Centres</p> <p>Minimise adverse impacts on air quality</p>	<p>The plan needs to take into consideration the vision, aims and objectives of the core strategy and seek to promote the overall the strategy of sustainable waste management. The plan should seek to promote more sustainable patterns</p>	<p>The SA framework must encourage sustainable waste management strategy and targets related to waste management.</p>

Regional and Sub-Regional Plans							
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA				
<p>restored to a quality and a state conducive to appropriate after uses such as agriculture and improving habitat biodiversity</p> <p>Aims (reflect national and regional water policy together with local considerations):</p> <p>Manage volume of waste identified in the East of England plan as being apportioned to Suffolk</p> <p>To promote and encourage sustainable practices in the transportation and management of waste</p> <p>Contribute to social and economic well being</p> <p>To protect against adverse impacts on human wellbeing and to ensure waste management facilities do not endanger human health</p> <p>To protect and enhance the built, natural and historic environment</p> <p>To assist in reducing the impacts of climate change upon the environment</p>	<p>Minimise adverse impacts on landscape quality and the built and historic environment</p>	<p>of production and consumption, for example by promoting rates of recycling.</p>					
Joint Municipal Waste Management Strategy for Suffolk 2003 – 2020							
<p>Enhance joint working between authorities to improve waste management services</p> <p>Involve public community groups, waste management industry and governmental bodies in all aspects of waste management</p> <p>Promotion of education programmes and awareness campaigns to increase knowledge of waste issues and participation in waste management initiatives</p> <p>Promote and encourage waste reduction and make representation seeking changes to national taxation regulation regimes in order to encourage waste reduction</p> <p>Promote and encourage waste re-use schemes:</p> <p>Supporting communities re-use schemes with advice and funding where resource allow</p> <p>Promote awareness of what people can do to re-use waste</p>	<p><u>National Recycling and Recovery targets:</u></p> <p>Household waste recycling and composting</p> <p>Recover 45% by 2015</p> <p>Recover 50% by 2020</p> <p>Municipal waste recovery:</p> <p>Recover 67% by 2015</p> <p>Recover 75% by 2020</p> <p>Landfill Allowance Trading Scheme (LATS) Landfill allowances:</p> <table border="1"> <thead> <tr> <th>LATS</th> <th>Landfill Allowance</th> </tr> </thead> <tbody> <tr> <td>2013</td> <td>99,160</td> </tr> </tbody> </table>	LATS	Landfill Allowance	2013	99,160	<p>The plan should recognise the need to implement sustainable waste removal strategies that do not impact on human health or the environment.</p> <p>The waste policy elements of the plan need to be developed in accordance with the waste strategy.</p> <p>There needs to be a clear commitment to the waste hierarchy.</p>	<p>Consider waste management options particularly with new community developments</p>
LATS	Landfill Allowance						
2013	99,160						

Regional and Sub-Regional Plans				
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA		Implications for Plan	Implications for SA
<p>Encourage the re-use of waste collected through recycling centres</p> <p>Seek to maximise the proportion of waste that is recycled or composted, aiming to achieve at least 60% by 2015</p> <p>Introduce “three stream” collection system from the curb side of at least 80% of households in Suffolk by 2010</p> <p>Investigate the possibility of introducing the curb side collection of glass</p> <p>Promote home composting in all areas through promotional and educational campaigns</p> <p>Support community composting initiatives</p> <p>Increase the number of bring sites for the collection of glass throughout the county</p> <p>Optimise the number and location of household waste and recycling centres; increase the quantity and range of material recycled – aiming to recycling 55% of waste taken to sites by 2015</p> <p>Introduce non landfill facilities for the treatment of residual waste</p> <p>Minimise the amount of waste landfill by maximising reduction, re use, recycling and composting</p> <p>Reduce costs by securing joint procurement and tendering and maximising funding from external sources</p> <p>Work with Waste and Resource Action Programme, businesses and the community in order to develop markets for recycled waste and outlets.</p>	2020	69,385		
	<p><u>Regional relevant targets:</u></p> <p>Minimise the impacts of new developments, especially in the Key Centres of Development and Change, on regional waste management requirements</p> <p>Minimise the environmental impact of waste management arising from movement of waste, and help secure the recovery and disposal of waste without endangering human health</p> <p>Recognise particular locational needs of some types of waste management facilities in determining planning application and defining green belt boundaries</p> <p>Targets to minimise waste and provide the basis for implementing the overall aim of recycling, composting, and recovering value from waste:</p> <p>Municipal waste – recovery of 70% by 2015</p> <p>Commercial and industrial waste – recovery of 75% by 2015; and eliminate landfilling of untreated municipal and commercial waste in the region by 2021</p> <p><u>Relevant Indicators:</u></p> <p>Kilograms of household waste collected per head (BVPI 84) – Waste Disposal Authority (WDA) and seven Waste Collection Authority (WCA) figures combined;</p> <p>Tonnage and percentage of household waste recycled and composted, including HWRC (BVPIs 82a and 82b);</p> <p>Percentage of householders that have a separate</p>			

**Regional and Sub-Regional Plans**

Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	kerbside collection of dry recyclable and compostable waste; Number of home composters distributed via partnership scheme; Recycling rate at HWRCs; Tonnage of municipal waste landfilled		

**Suffolk's Climate Action Plan 2 (2012)**

Develop a credible pathway to reduce carbon emission associated with energy use in Suffolk by 60% (on 2004 levels) Support the development of a green economy Adapt to future climate change and resource scarcity	Reduction of Suffolk's annual CO2 emission by 760kt by the end of the decade – Foster resilience to climate change (i.e. winter flooding and summer heat wave events) and promote water saving and energy efficiency	The plan must incorporate climate change and adaption and mitigation options.	The SA Framework should echo the vision and objectives of the plan. It should include an objective to reduce greenhouse gas emissions and adapt to unavoidable climate change.
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**Suffolk's Local Transport Plan 2011 - 2031**

Priorities:  Creating a prosperous and vibrant economy Creating the greenest county Safe, healthy and inclusive communities (Protect vulnerable people and reduce inequalities) Learning and skills for the future (Transform learning and skills)	Transport aims to meet priorities:  1) Improve connectivity and accessibility Maintain core transport networks. Balance capacity and demand for travel, through increasing the use of sustainable transport and reducing need for travel Improve access to jobs and commercial markets for residents and businesses based in the county  2) Reduced emissions from transport, including road maintenance	There needs to be an alignment between Suffolk's Transport strategy and the plan.	The SA must include the objectives of the wider Transport Plan. The SA Framework should include the goals and indicators within the plan to address transport and accessibility, and seek to ensure that any new transport development in the District is sustainable and encourages a modal shift away from the use
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Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p>Maintaining resilience of transport networks (e.g. coping with flooding, pot holes, winter damage)</p> <p>Reduced air pollutant emissions</p> <p>3)</p> <p>Facilitating an increase in walking and cycling</p> <p>Improving the physical accessibility of the transport system, improving information about travel options, improving access to services for those without access to cars</p> <p>Supporting wider regeneration</p> <p>Reducing the number of casualties on the transport network</p> <p>Reducing impact of poor air quality on local communities</p> <p>4)</p> <p>Improving accessibility to schools, colleges, universities and other places of learning</p> <p>Access to broadband for online learning</p>		of the private car.
New Anglia Local Enterprise Partnership 'Towards a Growth Plan' 2013			
<p>We have a simple Vision for New Anglia in 2025- more jobs, businesses and prosperity.</p> <p>In 2025, Greater Norwich and Greater Ipswich will be two of the most competitive City regions in Europe for domestic and foreign investment. Suffolk and Norfolk will have as international reputation for our home produced food, the quality of our festivals and cultural events and the beauty and diversity of our coasts and countryside.</p> <p>School attainment throughout New Anglia will match the best in Europe making it easy to attract skilled and talented professionals to drive our global companies.</p> <p>Superfast broadband and 6g mobile phone services will be available</p>	<p>The UK economy will grow by 0.6% during the rest of 2013 and by 1.8% and 2.3% in the next two years.</p>	<p>The plan lists commitments which should be taken into account in other Council documents.</p>	<p>The SA should include objectives that will support growth and provision of jobs.</p>



Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
everywhere in New Anglia.			
Expanding Suffolk's Horizons: Economic Strategy – Taking Suffolk to 2013			
<p>Aims to promote and develop what makes Suffolk a special and distinctive place in which to live and work but at the same time addressing one central target, raising Gross Value Added (GVA) per head.</p> <p>Objectives:</p> <p>Raising wage and skill levels more closely in line with regional average</p> <p>Promoting innovation and entrepreneurship</p> <p>Stimulating enterprise and ambition, particularly among young people</p> <p>Developing Suffolk's economy around centres of excellence of key growth areas</p> <p>Ensuring growth is sustainable economically and environmentally</p>	<p>Increase GVA per head by 95% of UK Average</p> <p>Increase net business formation rate by 1% per annum</p> <p>Increase gross weekly pay for full time employees to 94% of regional median</p> <p>Increase number of new jobs created/safeguard through inward investment by 10%</p> <p>Increase the value of tourism by 2% per annum</p> <p>Increase the levels of education and qualifications</p> <p>Promote Ipswich in the Environmental Agency's flood defence register with a further commitment to protect areas of significant commercial/agricultural value</p>	<p>This must be taken into account with the regional economic strategy and ensure that all four objectives are taken into consideration.</p>	
East of England Learning and Skills Council (LSC) Equality and Diversity Action Plan 2008			
<p>It lays out actions for the LSC East of England to meet its statutory duties as laid out in the LSC Single Equality Scheme</p> <p>The action plan is broken into four areas:</p> <p>Learning and skills</p> <p>Performance of the system</p> <p>Impact measures and impact assessment</p> <p>Governance</p>	<p>Raise the quality and improve the choice of learning opportunities</p> <p>Raise the skills of the region, giving employers and individuals the skills they need to improve productivity</p> <p>Raise their contribution to economic development</p> <p>Raise the performance of a world class system that is responsive, provides choice and is valued and recognised for its excellence</p> <p>To provide measures that will enable overall progress to be judged</p> <p>Make promoting equality and diversity an integral part of how the East of England LSC is led and governed</p>	<p>To be used as guidance for diversity and equality.</p>	<p>To be used as guidance for diversity and equality.</p>

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<b>Suffolk Haven Gateway Employment Land Review 2009</b>			
The Employment Land Review and Strategic Sites Study for Suffolk Haven Gateway looks into providing the right mix of employment land to meet the future job growth target of 30,000 in the Suffolk Haven Gateway sub-region. There are evident opportunities through investment in infrastructure and allocation of employment land in the right locations (the A14 and the Ipswich Fringe) to provide a quality and choice that will support efforts to retain existing businesses and encourage new ones and thereby work to achieve the employment target.	No specific indicators or targets of relevance in this plan or programme.	Key baseline indicators included in the review should be taken into account.	The SA should include objectives that will support growth and provision of employment land.
<b>East of England Plan for Sport (2004)</b>			
The aim is to change the culture of sport and physical activity in England in order to increase participation across all social groups leading to improvements in health and in other social and economic benefits; and providing the basis for progression into higher levels of performance.	Key targets: Increasing participation in sport and active recreation Improving levels of performance Widening access Improving health and well being Creating stronger and safer communities Improving education Benefiting the economy	The plan policies should provide a framework within which increased participation can occur. In particular opportunities to improve access to existing facilities, to prevent the loss of existing facilities and to support the provision of new ones.	The SA Framework should consider objectives to increase participation in sport through improved access and additional facilities. Suitable objectives should also be developed in relation to protecting human health.
<b>Biodiversity Action Plan for Suffolk (Various dates)</b>			
The plan comprises a series of action plans for habitats and species in Suffolk.  For each of the habitats and species information is provided about current national, regional and local status.	For each habitat type/species a series of objectives, actions and timescales for implementation are identified.	The plan needs to incorporate policies that support and promote the enhancement of biodiversity.	The relevant objectives, targets and indicators should be integrated into the SA Framework.
<b>Water for Life and Livelihoods: River Basin Management Plan: Anglian River Basin District (2009)</b>			
This plan has been prepared under the Water Framework Directive, which	<b>By 2015, 16 per cent of surface waters (rivers, lakes,</b>	The plan should consider	The SA Framework

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>requires all countries throughout the European Union to manage the water environment to consistent standards. Each country has to:</p> <p>Prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;</p> <p>Aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027;</p> <p>Meet the requirements of Water Framework Directive Protected Areas;</p> <p>Promote sustainable use of water as a natural resource;</p> <p>Conserve habitats and species that depend directly on water;</p> <p>Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;</p> <p>Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants;</p> <p>Contribute to mitigating the effects of floods and droughts.</p>	<p><b>estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element</b>, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of <b>1,700 km</b> of the river network in relation to fish, phosphate, specific pollutants and other elements.</p> <p><b>By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status.</b> In combination 20 per cent of all water bodies will be at good status by 2015. The Environment Agency wants to go further and achieve an additional two per cent improvement to surface waters across England and Wales by 2015.</p> <p>The biological parts of how the water environment is assessed – the plant and animal communities – are key indicators. <b>At least 30 per cent of assessed surface waters will be at good or better biological status by 2015.</b></p>	<p>how the water environment can be protected and enhanced.</p>	<p>should include objectives that consider effects upon water quality and resources.</p>
In Step with Suffolk: Right of Way Improvement Plan (2006-16)			
<p>Objectives:</p> <p>Provide a better signed, maintained and accessible network</p> <p>Provide and a protect a more continuous network that provides for the requirements of all users</p> <p>Develop a safer network</p> <p>Increase community involvement in improving and managing the network</p> <p>Provide an up to date publically available digitised definitive map for the</p>	<p>No relevant indicators</p>	<p>The implications for rights of way, access and recreation should be considered in the preparation of the plan.</p>	<p>Baseline information, issues and opportunities are identified within the Improvement Plan. These should be considered when developing the SA Framework.</p>

<b>Regional and Sub-Regional Plans</b>			
<b>Key Objectives Relevant to Plan and SA</b>	<b>Key Targets and Indicators Relevant to Plan and SA</b>	<b>Implications for Plan</b>	<b>Implications for SA</b>
whole of Suffolk Improve promotion, understanding and use of network			
<b>The Ipswich Drainage and flood defence policy (2002-9)</b>			
Sets out the Council's policy relating to flood protection and drainage Objectives: Control of development in areas at risk of flooding The Inspection and maintenance of ordinary watercourses Establishing flood warnings and emergency evacuation Creating sustainable urban drainage systems (SuDS) Includes: gardens, roads, pipework and manholes, private roofs, driveways and car parks; construction infiltration systems	No specific targets and indicators	Drainage and flood defence policies must be incorporated in the preparation of the plan.	The SA must highlight and incorporate these objectives.
<b>Integrated Landscape Character Objectives (2010)</b>			
The aim was to develop a regional urban landscape typology for the East of England. It articulates the broad variety of towns and cities in the region and the characteristics of the urban landscape of each settlement. Provides an overview of landscape character and settlements for informing future assessment such as green infrastructure strategies for extension to existing settlements and creation of new settlements.	Development must maintain a "sense of place" relevant to the area.	Landscape character should form a component of the plan baseline and should be considered when proposing new development.	The SA Framework should include an objective on landscape quality.
<b>Countryside Character Volume 6: East of England (1998)</b>			
This document presents the results of Natural England's survey of the countryside character and landscape of the East of England.  Many different elements combine to create the character of the countryside. Important to recognise influences on this character that combine to a sense of place, and set a tract of countryside apart from adjacent areas.	The document contains no targets or indicators.	East of England's landscape character should form a component of the plan baseline and should be considered when proposing new development.	The SA Framework should include an objective on landscape quality.

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<b>The Ipswich Health and Wellbeing Strategy 2011 – 2016</b>			
<p>The vision is to improve the health and wellbeing of the people of Ipswich and support them in adopting a healthy lifestyle</p> <p>Priorities:</p> <p>To develop and implement an action plan to meet the vision</p> <p>Reduce health inequalities</p> <p>Promote healthy lifestyles and healthy communities</p> <p>Collate local information on health and wellbeing issues and to address them</p>	<p>No indicators.</p>	<p>The plan should include an objective for healthy lifestyles for people and the community impacted by the plan; such as recreational facilities, walking paths etc.</p>	<p>The SA Framework should include objectives relating to healthy lifestyles and communities</p>
<b>Ipswich Housing Strategy 2010/11-15/16</b>			
<p>Vision:</p> <p>Everyone in Ipswich should have the opportunity to rent or buy a decent home at the price they can afford, in a sustainable community where they want to live and work</p> <p>Priorities:</p> <p>Improve housing supply and improving neighbourhoods through a mix of high quality, environmentally sustainable homes for sale or rent</p> <p>Improving housing quality and environmental sustainability</p> <p>Supporting and including vulnerable adults, hard to reach groups and all communities</p> <p>Doing the basics better for less</p>	<p><u>Priority 1</u></p> <p>Improving strategic links</p> <p><u>Affordable housing targets:</u></p> <p>To be provided on sites of 0.5hectares or more, or 15 units or more</p> <p>The amount to be provided is 35% and a minimum of 65% of this must be provided as social rented housing</p> <p>Continued supply of new affordable homes</p> <p>Balanced, sustainable communities</p> <p>Balance of large and small affordable homes</p> <p>Target for at least 65% of new affordable homes to rent</p> <p>Meeting gypsy and traveller pitch needs</p> <p>New housing that meets the needs of all communities</p> <p>Right mix of new market, affordable and specialist housing for older people</p> <p>New homes for people with care and support needs, and adapted homes</p>	<p>The plan needs to complement the aims of the strategy and seek to develop sustainable communities.</p>	<p>The SA Framework should include objectives, indicators and targets that address housing issues, e.g. providing an appropriate balance of housing types.</p>

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p>New homes for students in balanced communities</p> <p>Environmental sustainability</p> <p>Improved housing supply through the best use of existing stock</p> <p><u>Priority 3:</u></p> <p>Effective housing and neighbourhood management through partnership working</p> <p><u>Priority 4:</u></p> <p>All housing services to represent good value for money</p> <p>Tenants and residents are involved in decision making</p>		
One Ipswich Everybody Matters Strategy 2008-2010			
<p>We want Ipswich to be a vibrant, prosperous and thriving place. We will address deprivation and inequality in neighbourhoods and develop an economically dynamic and enterprising society so everyone in Ipswich can:</p> <ul style="list-style-type: none"> <li>• be prosperous and have a place to live</li> <li>• be healthy and stay well</li> <li>• achieve their potential and enjoy life</li> <li>• keep safe</li> <li>• have a greater say and better choices</li> <li>• live in friendly and supportive communities</li> </ul> <p>We will:</p> <p>Deliver a long-term investment in community development to respond to important local issues across the town. The One- Ipswich partnership has chosen a project focused approach to deliver our outcomes, and we will seek to exploit and replicate the learning of existing good practice. This will help all the LSP partners by:</p> <ol style="list-style-type: none"> <li>1. Assisting in generating community intelligence.</li> <li>2. Addressing health concerns.</li> </ol>	<p>15,400 additional homes to be provided for (2001 - 2021).</p> <p>An additional 4,710 additional homes to be provided for just outside Ipswich.</p> <p>18,000 new jobs to be provided for (2001 - 2021).</p> <p>Affordable housing to constitute at least 30% of housing supply with an aspiration of 40% of supply if Ipswich housing stress warrants higher provision.</p> <p>Car traffic levels to stabilise at 1999 levels.</p> <p>All major developments to provide at least 10% of their energy requirements via renewable power generation.</p>	<p>The key aims identified within this strategy should be considered within the plan.</p>	<p>The SA should include objectives that focus on improving health, the environment and community involvement.</p>

<b>Regional and Sub-Regional Plans</b>			
<b>Key Objectives Relevant to Plan and SA</b>	<b>Key Targets and Indicators Relevant to Plan and SA</b>	<b>Implications for Plan</b>	<b>Implications for SA</b>
3. Improving the environment. 4. Engaging with young people. 5. Improving access to drug and alcohol treatment, and signposting. 6. Generating community involvement 7. Integrating the voluntary sector			
<b>Ipswich Borough Council Level 2 Strategic Flood Risk Assessment (2011)</b>			
This Level 2 SFRA supersedes the draft level 1 SFRA dated November 2007 and accounts for the presence of recently improved flood defences within Ipswich, as well as for the planned flood defence barrier expected to be operational in 2014.  The SFRA also considers the potential effects of development on local flooding and minor watercourses and identifies mitigation measures including sustainable urban drainage systems (SUDS) and suggests a framework for safe development in flood zones 2 & 3.	No specific targets identified.	The key flood risk baseline data should be used to inform the plan.	The SA should include objectives that address flood risk within Ipswich.
<b>Ipswich Economic Development Strategy 2012 – 2026 DRAFT</b>			
The economic development strategy will focus on job creation and retention, as well as promoting and attracting investment to Ipswich, reflecting core aims in the Council's Corporate Plan – 'Building A Better Ipswich1'.  <u>Vision statement</u> "Ipswich will be an inspiring and exciting town perceived as both an attractive location for investment in business and a centre of excellence for education. Creative people in partnership with dynamic businesses will drive a diverse and innovative urban economy. A sustainable and low carbon Ipswich will enable individuals to flourish, and inhabitants will be notable for their enterprise, ambition, creativity and pride in their town"	There are no specific targets and indicators.	The plan should incorporate objectives included in the economic development strategy.	The SA should include objectives that will support sustainable economic growth.
<b>Ipswich Borough Council Corporate Plan (2012)</b>			
The new corporate plan for Ipswich consists of 6 themes and it reveals that the council's priority is to attract new investment and jobs to Ipswich by	1. A stronger Ipswich Economy:	The Corporate Plan identifies priorities within	The SA should include objectives that support

<b>Regional and Sub-Regional Plans</b>			
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<p>helping to boost private sector jobs and by supporting the construction industry by building much-needed new affordable housing.</p> <p>There are two underlying principles:</p> <p>Underlying principle 1: A Fairer Ipswich:</p> <p>Everything we do will be based on the principles of fairness and participation. We will work to eliminate discrimination, promote equality of opportunity, and foster good relations amongst all the people of Ipswich.</p> <p>Underlying Principle 2: Value for Money:</p> <p>We will constantly seek to improve the efficiency of the Council, with savings used to protect and improve services and to keep down council tax.</p> <p>Themes:</p> <ol style="list-style-type: none"> <li>1. A stronger Ipswich economy</li> <li>2. A safer and healthier Ipswich</li> <li>3. Keeping Ipswich moving</li> <li>4. Quality housing for all</li> <li>5. A greener Ipswich</li> <li>6. A more enjoyable Ipswich</li> </ol>	<p>Develop an Economic Development Strategy with a focus on job retention and creation and to promote and attract investment into Ipswich;</p> <p>Increase both the number and profile of apprenticeships within the business community of Ipswich;</p> <p>Assist small and medium enterprises to deliver training and business support</p> <p>Support skills development and promote educational, business and community engagement.</p> <p>4. Quality housing for all</p> <p>Continue investment to maintain the Decent Homes Standard and achieve the Ipswich Standard by 2014;</p> <p>Increase the delivery of affordable housing by aiming for 35% of all new homes delivered to be affordable, and by keeping our affordable housing policies under review;</p> <p>Work in partnership with Homes and Communities Agency to deliver affordable housing and employment;</p> <p>Work to minimise the impact to local residents of the reduction in the County Council's Supporting People funding to Ipswich Borough Council (e.g. to sheltered housing tenants and homeless people)</p>	<p>Ipswich which should be taken into account.</p>	<p>the economy and address housing issues.</p>
<b>Ipswich Cultural Strategy 2011-2014</b>			
<p>This three year strategy sets out how Ipswich Borough Council will focus on six key objectives to further improve cultural assets while facilitating the development of others.</p> <p>The strategy identifies major improvements, including a refurbishment of Crown Pools. It also highlights big ambitions for the future including a new Centre of Excellence for the arts focussed on the Ipswich Museum and Art School. The success of these will be dependent on winning support from local residents and stakeholders as well as achieving external funding.</p>	<p>Focus activity on key local assets and aim to reduce duplication and improve efficiency through better co-ordination and management of linked services. We will make better use of partnerships and voluntary provision, maximise income and seek external funding where available.</p> <p>Promote the town's cultural facilities and develop its cultural economy to attract more visitors (especially</p>	<p>The strategy identifies the benefit of improving and developing cultural assets which should be considered in the plan.</p>	<p>The SA should include objectives that address the development and improvement of cultural assets within Ipswich.</p>



<b>Regional and Sub-Regional Plans</b>			
<b>Key Objectives Relevant to Plan and SA</b>	<b>Key Targets and Indicators Relevant to Plan and SA</b>	<b>Implications for Plan</b>	<b>Implications for SA</b>
<p>The new strategy has six themes with key actions to provide a focus for investment and decision-making over the next 3 years:</p> <ol style="list-style-type: none"> <li>1. Responding to the national pressure on public spend</li> <li>2. Developing the Cultural Economy</li> <li>3. Improving and sustaining what we have</li> <li>4. Increasing participation in cultural activity</li> <li>5. 2012 Olympic Legacy</li> <li>6. Ambitions for the future</li> </ol>	<p>those who stay more than one day) and boost the local economy.</p> <p>Seek to improve our facilities where we can and ensure they are well maintained and run by qualified customer focussed staff.</p> <p>Encourage communities to become involved in the management and maintenance of their local facilities.</p> <p>The Council will work with partners, including the County Council, Nations and Regions East, private providers and the third sector to provide opportunities and a lasting legacy linked to 2012.</p> <p>Secure £10m investment in a new Centre of Excellence for Arts &amp; Culture, combining the existing Ipswich Museum with adjacent buildings: Ipswich Art School; Wolsey Studio and; High Street Exhibition Gallery, to create a truly world class facility and tourist attraction, providing a source of pride and inspiration for the community.;</p> <p>Establish a new sports village focussed on Gainsborough Sports Centre with more sporting facilities including improved football/all weather pitches, cycling facilities etc.;</p>		
<b>Ipswich Environment Strategy 2010</b>			
<p>This overarching Strategy explains how we deliver environmental performance through different areas of the Council's activities and its policies and strategies. This Strategy is not subordinate to other strategies. This Strategy will enable Ipswich Borough Council to improve its environmental performance by identifying and addressing environmental issues that are not covered by other policies and strategies; and by referencing and monitoring environmental actions that are addressed elsewhere.</p>	<p>Seek to continually improve the cleanliness of Ipswich and seek to enhance the town through effective urban design</p> <p>Reduce waste by supporting initiatives that reduce, re-use and recycle</p> <p>Ensure that residents and businesses value the environment and take action to reduce environmental</p>	<p>The plan will address key environmental issues within the Borough.</p>	<p>The SA should include objectives that address the key themes within this strategy.</p>

<b>Regional and Sub-Regional Plans</b>			
<b>Key Objectives Relevant to Plan and SA</b>	<b>Key Targets and Indicators Relevant to Plan and SA</b>	<b>Implications for Plan</b>	<b>Implications for SA</b>
<p>This document is driven by the Council's corporate strategy and its community strategy we set our strategic objectives.</p> <p>'Transforming Ipswich' identifies 6 key themes to develop performance:</p> <p>Clean &amp; Green Ipswich Expanding Ipswich Safe Ipswich Strengthening Communities in Ipswich Travel Ipswich Vibrant Ipswich</p> <p>The primary theme for this strategy is Clean and Green Ipswich:</p> <p><i>'We will work with the community to make Ipswich a model urban clean and green place'</i></p>	<p>impact through education, campaigning and enforcement</p> <p>Ensure adequate open spaces and amenity areas are available</p> <p>Protect and enhance biodiversity, by managing, developing and interpreting our valuable natural habitats and sensitive wildlife sites</p> <p>Monitor air, land, water and noise pollution within the Borough and take measures to minimise local pollution consistent with sustainable development principles</p> <p>Reduce carbon emissions by encouraging and supporting initiatives that promote renewable energy and energy efficiency</p>		
<b>Ipswich Town Centre Master Plan 2012</b>			
<p>The Town Centre Master Plan provides a view of what Ipswich Borough Council and stakeholders agree is the way forward to achieve an enhanced town centre in Ipswich. The 15-year plan has an end date of 2027. It complements the adopted Core Strategy and Policies Development Plan Document and other relevant policy documents.</p> <p>The aim is to enhance, remodel and develop the town centre, delivering a programme of regeneration and renewal which builds on the aspirations to be a regional centre for shopping and culture.</p>	<p>The document contains no targets or indicators.</p>	<p>The plan should address regeneration of the Ipswich town centre.</p>	<p>The SA should include objectives that address the redevelopment of the Ipswich town centre.</p>
<b>Ipswich Open Space and Biodiversity Policy/Strategy 2013-2023</b>			
<p>This policy establishes guiding principles for the provision and management of green space within Ipswich Borough, and recommends a strategy for its protection and enhancement so that it can be enjoyed by future generations.</p>	<p>Ensure the provision and management of public open space meets customer needs, now and over the next 10 years.</p> <p>Ensure the natural environment, trees and wildlife is afforded appropriate protection.</p>	<p>The strategy identifies principles for the provision and management of green space which should be taken into consideration.</p>	<p>The SA should include objectives that address the protection and enhancement of biodiversity.</p>

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>Vision statement:</p> <p>‘To safeguard, protect and enhance biodiversity and the environment and improve everyone’s quality of life 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 benefiting the whole community’</p>	<p>Ensure the Council operates within the law and where possible adheres to best practice.</p> <p>To raise awareness of the benefits and value of good quality, accessible, biodiversity rich public open space.</p> <p>Identify priorities for future investment and thus ensure best use of available resources.</p> <p>Provide appropriate guidance through the planning process to ensure new public open space is appropriately located, of a high quality and meets local needs.</p> <p>Plan for and mitigate the effects of climate change.</p> <p>Improve the quality of the public realm, natural environment and local heritage.</p> <p>Build social cohesion and encourage healthy lifestyles through a well planned and managed ‘green space’ infrastructure.</p> <p>Create a delivery plan for green infrastructure provision, Ensure any cross boundary provision is properly coordinated and managed and</p> <p>Ensure heritage parks and heritage features within our parks are afforded appropriate protection.</p>		
<b>Tree Management Policy 2010</b>			
<p>The Tree Management Policy will allow the council:</p> <p>To continually develop an integrated approach to tree management that embraces all aspects of the council’s tree related activities in a coherent and co-ordinated tree programme.</p> <p>To promote awareness of the value of trees in our environment.</p> <p>To interpret the policy framework.</p> <p>To give direction and guidance to local initiatives both public and private.</p>	<p>No relevant indicators.</p>	<p>The policy identifies the benefits of tree management.</p>	<p>The SA should consider the importance of tree management.</p>

<b>Regional and Sub-Regional Plans</b>			
<b>Key Objectives Relevant to Plan and SA</b>	<b>Key Targets and Indicators Relevant to Plan and SA</b>	<b>Implications for Plan</b>	<b>Implications for SA</b>
<b>Allotment Strategy 2005</b>			
<p>A successful strategy will bring allotments into public focus advertising the benefits for all, resulting in increased lettings and improved standards.</p> <p>This will be done by developing a service in which people can expect good security and facility provision. Increased promotion as an activity for all should encourage people of all backgrounds to develop their skills as new gardeners.</p> <p>The aims of the allotment strategy are:</p> <ul style="list-style-type: none"> <li>to raise the awareness of others to the benefits of allotments for all leading to an increase in the number of plot holders</li> <li>to set a standard for the provision of allotments in Ipswich</li> <li>to improve the standard of service provision</li> <li>to investigate ways to improve the financial position of the service</li> <li>consider the demand for allotments both now and in the future</li> <li>review and propose changes if required to the provision and distribution of allotment land in Ipswich.</li> </ul>	No relevant indicators.	The aims of this strategy should be taken into account in the plan.	The SA should consider the public benefits identified within this strategy.
<b>The draft Ipswich Strategic Housing Land Availability Assessment update 2013 (SHLAA)</b>			
<p>The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base underpinning the Council's Local Plan, by identifying a list of sites which may be suitable and available for housing development.</p> <p>The study identifies sites with potential for housing development but the study does not make any decisions about site allocations.</p>	No specific targets of relevance in this plan or programme.	The SHLAA identifies potentially suitable housing sites in the Borough and highlights key baseline all of which should be taken into account.	The SA needs to include objectives that relate to the choice, quality and diversity of housing and also ensuring that such housing is available to all communities and sectors of society.
<b>Ipswich Housing Market Area Strategic Housing Market Assessment 2012</b>			
This document updates the 2008 Strategic Housing Market Assessment (SHMA) for the Ipswich Housing Market Area, which comprises: the districts of Babergh, Mid Suffolk and Suffolk Coastal, and the Borough of	Currently, there is a backlog of over 4,000 households in need of a suitable and affordable home in the Ipswich	The Plan will include objectives to maximise affordable housing to meet	The SA Framework needs to include objectives that relate to

Regional and Sub-Regional Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
Ipswich. This update is a hybrid between a straight- forward review of the data and an entirely new assessment.	<p>HMA.</p> <p>The supply of new affordable homes and the reuse of existing stock are not sufficient.</p> <p>In order to address this shortfall, 70% of all new homes in the Ipswich HMA currently being planned would need to be affordable.</p> <p>The needs are greatest in Ipswich with an annual need for at least 584 more homes to be affordable. Need within Suffolk Coastal is the next greatest at 355, in Mid Suffolk 229 are required and 134 more affordable homes are needed each year in Babergh.</p>	current and future needs of residents.	the choice, quality, diversity and affordability of housing.
Suffolk Growth Strategy March 2013			
<p>The growth strategy provides a broad framework and vision on how to encourage business to be successful. It provides opportunities for growth in different sectors of the economy in Suffolk.as well as identifies a potential to create thousands of additional high value and highly skilled jobs in the county.</p> <p>The strategy aims to address the barriers to growth and sets out objectives associated with inward investment, economic growth, improvement of skills and education and improvement of infrastructure.</p>	<p>Increase the number of apprenticeship starts (at all ages) by at least 33% by 2015/16, from 6,272 currently to 8,342; and to increase the number of 16-18 year olds in apprenticeships by 50% from 1,613 currently to 2,477.</p> <p>The vision is for Superfast Broadband (both fixed andmobile), offering typical speeds of 100Mbps, to everyone (100% of homes and small business) in Suffolk by 2020. This investment will bring benefits including economic growth of up to 20% over 15 years, and the creation of up to 5,000 new full-time jobs.</p>	The county, district and borough councils have agreed the principal locations for economic growth. In particular, these comprise our “best offer” to companies planning to invest in our growth sectors. One of these locations is Greater Ipswich and key development sites include Ransomes Europark Expansion, Ravenswood, Futura Park, Former Sugar Beet Factory, Adastral Park Expansion. The strategy also includes strategic	The SA needs to include objectives that relate to economic growth, improvement of educational attainment and employability, inward investment.

<b>Regional and Sub-Regional Plans</b>			
<b>Key Objectives Relevant to Plan and SA</b>	<b>Key Targets and Indicators Relevant to Plan and SA</b>	<b>Implications for Plan</b>	<b>Implications for SA</b>
		improvements of A12.	
<b>Ipswich Employment Land Availability Report 2012</b>			
Extensive surveys are carried out annually for main employment areas, as identified through saved policies of the 1997 adopted Local Plan and the Proposals Map. Sites with current planning permissions for employment use are also monitored annually and updated in the report.	No specific indicators or targets of relevance in this plan or programme.	The objective of the survey is to monitor the supply of employment land to provide accurate and up-to-date data for the Local Plan evidence base and to measure the effectiveness of policies.	The SA needs to include objectives that relate to economic growth and appropriate use of vacant business units.
<b>Ipswich Development and Flood Risk SPD</b>			
Guidance to facilitate the planning permission process is provided in SPD particularly with regards to flood risk vulnerability and flood zone 'compatibility'. Flood resilient measures are also included as part of the guidance.	No specific indicators or targets of relevance in this plan or programme.	The plan should address flood risk issues in areas of Flood zone 2 and Flood zone 3.	The SA includes an objective directly related to flood risk. The guidance will be used in the assessment process to determine the significance of negative effects associated with flood risk.
<b>Haven Gateway Green Infrastructure Study 2008</b>			
The strategy appraises and identifies standards for delivering enhancements to the existing ANG network. The criteria for defining Accessible Natural Greenspace (ANG) were developed. The existing ANG provision was appraised to identify deficiencies in provision based on four accessible natural greenspace standards (as developed by English Nature [now Natural England] in 2003, adapted by the Town and Country Planning Association and agreed by the Steering Group).	The following set of standards (based on those promoted by the Town and Country Planning Association) has been used.  People should have access to: <ul style="list-style-type: none"> <li>• 2ha+ of ANG within 300m of home – this has been termed the Neighbourhood Level</li> <li>• 20ha+ of ANG within 1.2km of home – the District</li> </ul>	The plan should ensure that sufficient land is allocated for greenspace/open space and where necessary access to improved.	The SA should take into consideration the proximity to open space and green infrastructure of new developments within the appraisal against the SA objectives.

<b>Regional and Sub-Regional Plans</b>			
<b>Key Objectives Relevant to Plan and SA</b>	<b>Key Targets and Indicators Relevant to Plan and SA</b>	<b>Implications for Plan</b>	<b>Implications for SA</b>
	Level • 60ha+ of ANG within 3.2km of home – the Sub-regional Level • 500ha+ of ANG within 10km of home – the Regional Level		
<b>Open Space and Biodiversity Policy / Strategy 2013 - 2023</b>			
<p>The Open Space and Biodiversity Policy examines the provision of open space in terms of its quantity, quality, accessibility and management, identifying opportunities to increase supply, improve standards and satisfy demand. The Open Space and Biodiversity Policy underlines the importance of this land asset in meeting social and environmental needs, providing a very cost effective way of delivering a variety of benefits across all sections of the community and serving as a 'quality of life' indicator.</p>	<p>In terms of the provision of shading and greening, Ipswich Borough currently has approximately 12% tree canopy cover. Currently Ipswich does not have a time related tree canopy cover goals. A realistic standard to aim for in Ipswich is 22% by 2050.</p>	<p>The plan should ensure that sufficient land is allocated for greenspace/open space and where necessary access to improved.</p>	<p>The SA should take into consideration the potential loss of open space and canopy cover due to new development within the appraisal against the SA objectives.</p>
<b>Haven Gateway Water Cycle Study Stage 2 Report 2009</b>			
<p>The study was commissioned in order to ensure that water supply, water quality, sewerage and flood risk management issues are properly addressed. The Water Cycle Study considers the consequences of the allocation of development to reflect the impact on the water cycle.</p>	<p>No specific indicators or targets of relevance in this report. Flood risk and water quality issues have been identified and should be taken into consideration.</p>	<p>To be used as guidance for flood risk and water quality management.</p>	<p>To be used as guidance for flood risk and water quality management.</p>
<b>Heritage in Local Plans: How to create a sound plan under the NPPF</b>			
<p>This is a guide to local authorities from English Heritage on how to achieve the objectives of the NPPF for the historic environment and thereby pass the test for a sound local plan. To achieve the objectives of the NPPF it is necessary to consider the historic environment from the outset. Consideration should flow through from compiling the evidence base to policy, implementation and monitoring.</p>	<p>No specific indicators or targets of relevance in this guidance.</p> <p>Sources of evidence include:</p> <p>National Heritage List for England            Historic Environment Record            Conservation Area Appraisals and Management Plans</p>	<p>To be used as guidance for the conservation and protection of the historic environment.</p>	<p>To be used as guidance for the conservation and protection of the historic environment.</p>

**Regional and Sub-Regional Plans**

**Key Objectives Relevant to Plan and SA**

**Key Targets and Indicators Relevant to Plan and SA**

**Implications for Plan**

**Implications for SA**

Local Lists  
National and local 'Heritage at Risk' registers  
Historic characterisation assessments  
World Heritage Site Management Plans  
In-house and local (e.g. civic societies, local history groups, neighbourhood consultations) knowledge and expertise in built conservation, archaeology and urban design)  
The heritage assets, historic areas and landscapes themselves



Appendix B

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Baseline Data

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## B. The Sustainability Baseline and Key Sustainability Issues

### B.1 Population

The following baseline indicators have been used to identify key population trends and characteristics:

- Total population (2011 Census and Neighbourhood Statistics<sup>1</sup>).
- Projected population growth to 2035 (Office for National Statistics Local Profiles<sup>2</sup>)
- Area of Ipswich Borough (Office for National Statistics Local Profiles).
- Population density (Office for National Statistics Local Profiles).
- Age structure of the population (Office for National Statistics Local Profiles and 2011 Census).
- Mean household size (Strategic Housing Market Assessment Ipswich Borough Council, Data Review June 2012).
- Percentage of single pensioner households (Neighbourhood Statistics<sup>3</sup>).
- Ethnic groups represented in the population (Office for National Statistics Local Profiles).

Ipswich has the highest population of all the districts within Suffolk. The population of the Borough has increased between 2010 and 2011 from 128,300 people to 133,400, an increase of 5,100 (representing 4.2%). Table B-1 below indicates the trend in population growth from 2001 to 2011. Table B-1 shows a relatively high level of growth across the Borough which is an indication why such a large number of new homes is considered necessary within Ipswich. The increase in population resulted from a mix of natural change (births – deaths) and net migration.

**Table B-1 Population Change**

Date	Population Estimate	Difference on previous year
2011*	133,400	+5,100
2010	128,300	+1,700
2009	126,600	+1,200
2008	125,400	+2,300
2007	123,100	+800
2006	122,300	+700

---

1

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?adminCompAndTimeId=28121%3A345&a=7&b=277113&c=ipswich&d=13&r=1&e=13&f=26822&o=131&q=487927&i=1001x1003x1004x1005&l=1818&m=0&s=1345628607823&enc=1>

2 <http://www.neighbourhood.statistics.gov.uk/dissemination/Info.do?page=analysisandguidance/analysisarticles/local-authority-profiles.htm>

3

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=277113&c=ipswich&d=13&e=16&q=487927&i=1001x1003x1004&o=1&m=0&r=1&s=1345632289120&enc=1&dsFamilyId=135>

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Date	Population Estimate	Difference on previous year
2005	121,600	+2,100
2004	119,500	+1,400
2003	118,100	+700
2002	117,400	+200
2001*	117,200	-

\*Populations are not estimates they are from the 2011 and 2001 Census

Source: Neighbourhood Statistics and the 2001 and 2011 Census

It is estimated that between 2010 and 2035, the population of the Borough will increase by 20.8% (Suffolk - 18.6%).

The Borough of Ipswich covers an area of 39km<sup>2</sup>. In 2010, the population density of Ipswich was 3,254 people per km<sup>2</sup>, significantly higher than the population density for Suffolk (189 people per km<sup>2</sup>) and that for England (401 people per km<sup>2</sup>). The Borough's fairly high population density trend is anticipated to continue to 2035 based on projected population growth rates.

According to the 2011 Census, the population of the Borough continues to be heavily skewed to the 25-29 age cohort. Figure B-1 presents the age structure of the Borough based on 2011 mid-year statistics.

**Figure B-1 Population Structure of Ipswich**

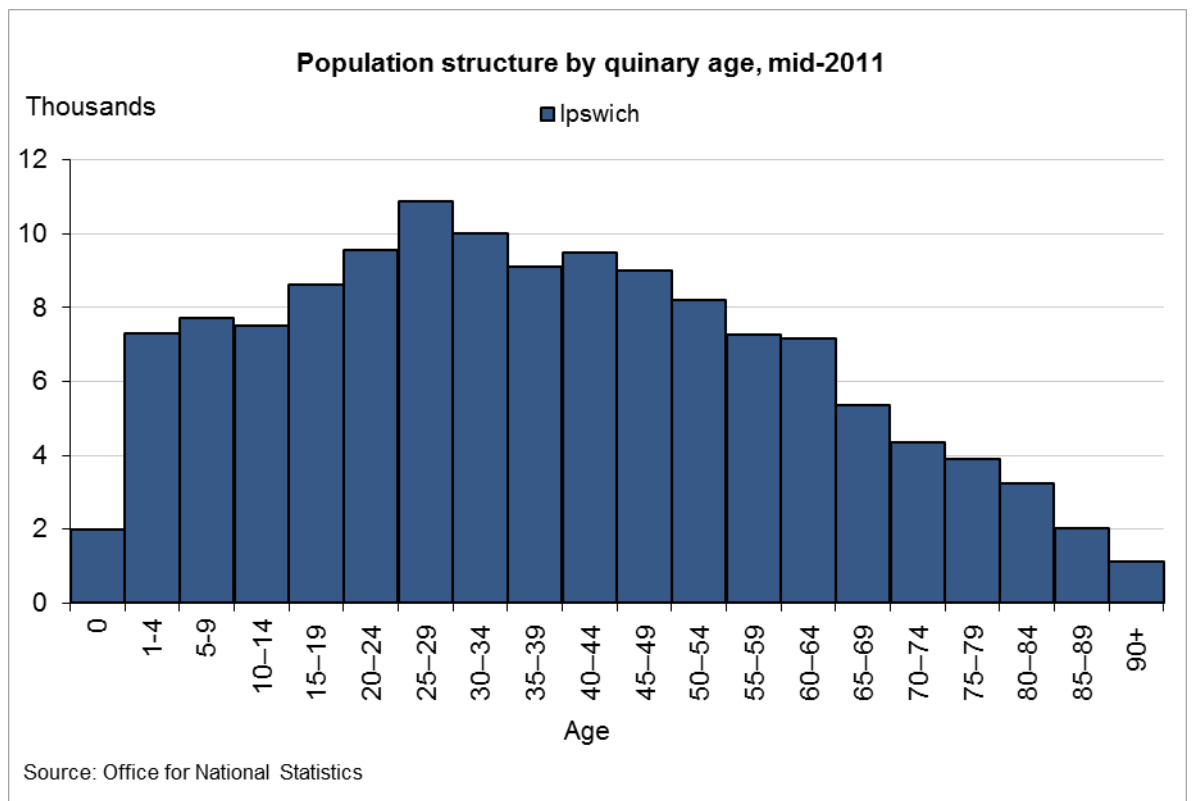
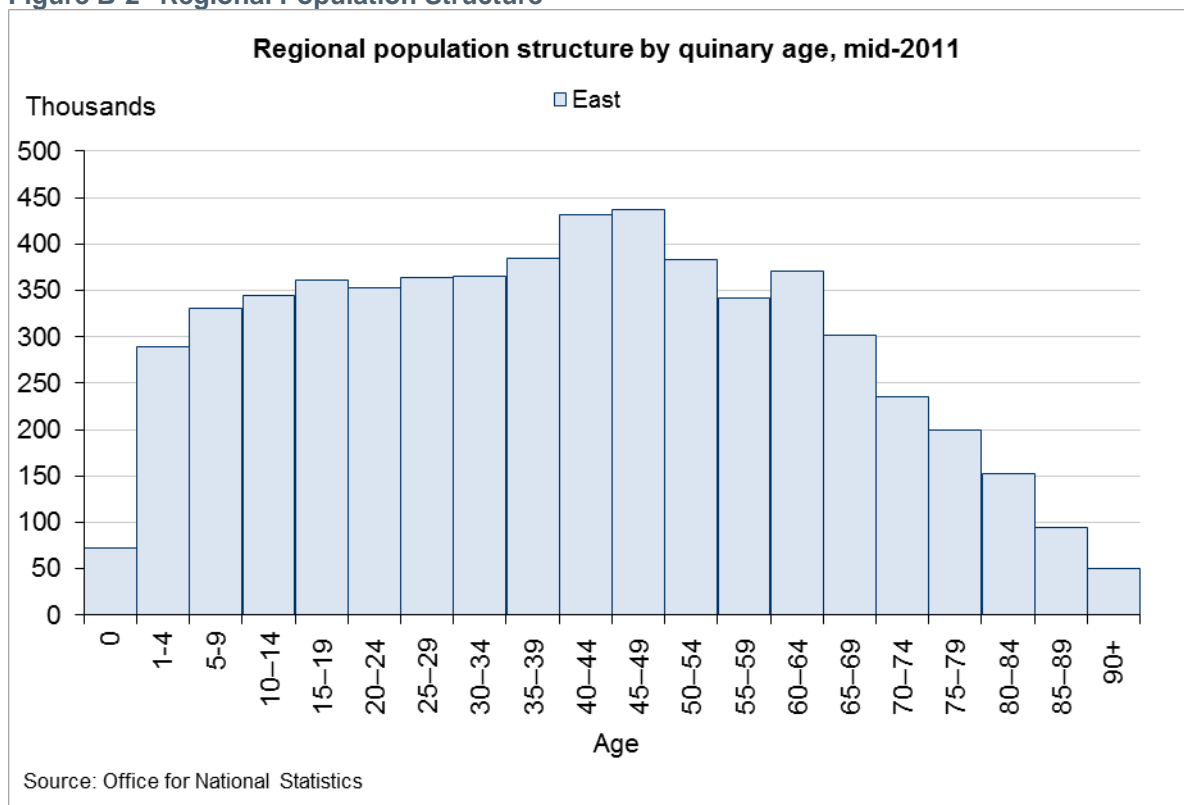


Figure B-2 presents the East of England regional age structure based on the 2011 mid-year statistics.

Figure B-2 Regional Population Structure



The average household size in the East of England stood at 2.29 people per household in the 2011 Census and it is anticipated it will be about 2.17 by 2033 (Strategic Housing Market Assessment Ipswich Borough Council, Data Review June 2012). By 2033, the most common household type will be one person living alone; these single people will constitute nearly 50% of all households, with the actual number nearly doubling over the next twenty-five years. The number of lone parent households will have increased substantially too. Couple households with one or more other adult will see a decline of 20% as will “Other households” (includes lone parent households with all children non dependant) which are predicted to decrease by a third. Ipswich has a relatively multicultural population. 2009 data indicated that 86.6% of the population of Ipswich were white which is slightly lower than that for the East of England (90.0%) and England (87.5). Asian / Asian British are the main ethnic minority within Ipswich, representing 6.3% of the population (Population Estimates by ethnic group, Office for National Statistics).

## Data Gaps and Uncertainties

- Population and household forecasts vary according to the assumptions made, but tend to be upwards. The projections used for this assessment are based on data and models included in Strategic Housing Market Assessment Ipswich Borough Council, Data Review June 2012 and Ipswich housing market area population and household projections: an analysis of demographic change (September 2013).

## Key Issues and Opportunities

- There are potential challenges that could arise in the future relating to the type and tenure of housing provision on offer in the Borough.
- There is a high percentage of people under the age of 34 in Ipswich, which may have implications for provision of educational facilities, recreational facilities etc.

- Asian/Asian British are the main ethnic minority and therefore there needs to be appropriate services provision for all members of the population in terms of education, housing etc.
- There are opportunities to improve the supply of education, health and other community facilities in the Borough.

## B.2 Education and Qualifications

The following baseline indicators have been used to characterise levels of education and attainment in the Borough:

- Percentage of pupils achieving five or more GCSEs at Grades A\* - C (including Mathematics and English) or equivalent (Office for National Statistics Local Profiles).
- Percentage of people aged 19 – 50/64 who have attained a Level Four NVQ or higher (Office for National Statistics Local Profiles).
- Percentage of the population aged 16-74 with no qualifications (Office for National Statistics Local Profiles).
- Most Deprived LSOAs for education, skills and training (ONS 201 Indices of Multiple Deprivation)

During the 2009 – 2010 school year in Ipswich 48.8% of pupils at the end of Key Stage 4 were achieving 5+ A\*-C including English and Mathematics, which is less than the average for the East of England (56%) and England (55.1%).

Levels of educational attainment show a clear link to levels of affluence in later life, as access to employment improves with academic success. In 2010, there were 9,000 people in Ipswich with no qualifications; accounting for 11% of the population aged 16 to 64 (this is 1.2% lower than figures recorded in 2007). Those with no qualifications in the East of England accounted for 10.8% of the population and within England 11.1%. Therefore this shows that Ipswich's performance is average. In 2010, 31.9% of the population aged 19 - 64 (male) / 16 - 59 (female) had at least a Level 4 NVQCL1 qualification not significantly different from the East of England region.

Low skill levels, and the mismatch between supply and demand has long been a barrier to growth in Suffolk. According to the Suffolk Growth Strategy many young people have a limited understanding of work, the economic opportunities in Suffolk and how to be well prepared to secure employment. Employers state that one of the most critical factors to their business is being able to recruit people with the right personal skills for employment: literacy, numeracy, responsibility, communication and problem solving abilities.

Gipping, Priory Heath, Whitehouse, Castle Hill, Stoke Park, Rushmere Sprites and Gainsborough wards have LSOAs that fall within the 20% most deprived for education skills and training (ONS 2010 Indices of Multiple Deprivation).

It should be noted that Ipswich is home to University Campus Suffolk and Suffolk New College.

### Data Gaps and Uncertainties

- There are no significant gaps or uncertainties identified for this topic.

### Key Issues and Opportunities

- Educational attainment across Ipswich is below the national average. Although the percentage population holding recognised qualifications is average across Ipswich, it is considered that low skill levels and the mismatch between supply and demand of qualified young people is one of the main barriers to economic growth.

- There is a need to improve educational attainment in the Borough. By improving levels of educational attainment there could be wider social benefits and improvements to the local economy. However, there are limitations as to how far the DPDs could contribute to improving educational attainment.

## B.3 Health

The following baseline data has been used to identify key trends:

- Percentage of the resident population who consider themselves to be in good health (2011 Census).
- Life expectancy at birth for males and females for the period 2008 – 2010 (Office for National Statistics Local Profiles).
- Distribution of and GPs and dentists (Ipswich Borough Council).
- Distribution of sports facilities (Active Places<sup>4</sup>).
- Percentage of people participating in regular sport or exercise (defined as taking part on at least 3 days a week in moderate intensity sport and active recreation for at least 30 minutes continuously in any one session) (Sport England Active People Survey 5).
- Conception rate of under-18 year olds (per 1,000) (Office for National Statistics Local Profiles).
- Most Deprived LSOA for health deprivation and disability (ONS 201 Indices of Multiple Deprivation)
- Play and open space quality, quantity and accessibility (Ipswich Open Space, Sports and Recreation Facilities Study 2009)

The health of people in Ipswich is mixed compared with the England average. Deprivation is higher than average and about 5,600 children live in poverty. In addition, life expectancy is 8.6 years lower for men in the most deprived areas of Ipswich than in the least deprived areas. Over the last ten years, all cause mortality rates show no clear trend and the early death rate from heart disease and stroke has fallen and is similar to the England average. Priorities in Ipswich include narrowing health inequalities and reducing early deaths (e.g. from cancer), ensuring children get the best start in life and supporting older people to remain independent and active.

Life expectancy from birth for females in Ipswich (82.5 years) is slightly less than that for the East of England (83.2 years). However, there is no significant difference in life expectancy at birth for males in Ipswich and the East of England. Table B-2 presents these findings.

**Table B-2 Life Expectancy at Birth 2008 -2010**

	2005-2007		2006-2008		2007-2009		2008-2010	
	Males	Females	Males	Females	Males	Females	Males	Females
Ipswich	78.0	82.7	78.0	82.7	78.1	82.7	78.2	82.5
East of England	78.7	82.6	78.9	82.7	79.3	83.0	79.6	83.2
England	77.7	81.8	77.9	82.0	78.3	82.3	78.6	82.6
Suffolk	79.2	83.1	79.4	83.4	79.6	83.5	79.9	83.6

Source: Neighbourhood Statistics, Office for National Statistics

<sup>4</sup> <http://www.activeplaces.com/Index.asp?Authorise=true>

At the time of the 2011 Census, 45.6% of the Ipswich Borough considered themselves to be in very good health, compared to 47.2.% in the East of England and 47.2% in England and Wales. This subjective data indicates that the health of the Borough population is slightly below regional and national levels.

The teenage pregnancy rate in the Ipswich Borough in 2007 was 48.9 per 1000, compared to 33.1 per 1000 across the East of England and 41.7 per 1,000 in England as a whole. This represents an increase from 44.0 per 1000 in 2006.

Alexandra, Westgate, Whitton, Gainsborough, Gipping and Stoke Park wards all have LSOAs within 20% of the most deprived for health deprivation and disability.

The large amount of open space in the surrounding districts and the presence of parks within the Ipswich Borough provide an excellent recreational resource for the population that should be maintained / enhanced to secure health benefits. According to the Ipswich Open Space, Sports and Recreation Facilities Study 2009 overall provision of open space sites in Ipswich is considered to be very good especially in relation to parks. However, issues with accessibility and locational deficiency were believed to exist, particularly in the north east of the Borough. A number of sites are deemed to lack character, such as on Bramford Lane.

Sports facilities across the Borough are found in and around Ipswich town centre and at the main sports centres. Research from Sport England indicates that 14.5% of people in Ipswich Borough engage in regular sport or exercise, higher than the 13.6% who do so in Suffolk but lower than the 16.3% national figure (Sport England, Active People Survey 5 (2010/11)).

The quality and quantity of indoor sports facilities was generally thought to be good. However, there are some notable issues in terms of the 'tired' condition of Crown Pools and the lack of a two court basketball hall with spectator seating and potentially a 50 metre swimming pool for elite swimming development. The leisure centres are generally perceived to be well used although there are car parking issues (Ipswich Open Space, Sports and Recreation Facilities Study 2009).

### Data Gaps and Uncertainties:

- Percentage of residents who are happy with their neighbourhood as a place to live.

### Key Sustainability Issues and Opportunities:

- Life expectancy from birth for males is slightly lower than the national average and life expectancy from birth for females is slightly higher than national averages. Therefore there is a need to reduce the incidence of diseases and health inequalities.
- Levels of teenage pregnancy are higher than regional and national levels and have implications for health service provision, housing and educational attainment.
- There are opportunities to improve the health of the Borough through the provision of new open spaces and improving the conditions of some of the recreation facilities.
- Health improvements would also benefit the local economy and would enhance overall quality of life in the Borough.
- Opportunities should also be sought to encourage walking and cycling.

## B.4 Crime

The following baseline data has been identified:

- Crime rates per 1000 of the population for key offences including burglary (Office for National Statistics Local Profiles).
-



- Proportion of people experiencing hate crime (State of Ipswich Report May 2011)

30% of all the crime in Suffolk happens in Ipswich and 10% of all the crime in Suffolk happens in the Town Centre of Ipswich as a result of the night time economy. Also shoplifting has increased in Ipswich by 102 (6.8%) offences from 2009/10 to 2010/11. This appears to have been an ongoing trend up to and during the recession, although there is no robust evidence of a direct correlation. Thefts from motor vehicles have increased over the same period by 261 incidents (33.4%).

Ipswich also has the highest prevalence of organised crime in Suffolk including people trafficking, drug dealing and prostitution. Anti-social behaviour also forms a large percentage of crime incidents in Ipswich in June 2012 (State of Ipswich Data, Ipswich Borough Council).

The proportion of people experiencing hate crime, based on race and religion, has increased in recent years. Hate crime based on religion has increased 4 fold between 2008 and 2009 while the incidents reported under disability and sexual orientation have maintained at a steady level.

In 2008/09 the overall crime rate<sup>5</sup> in Ipswich (71.2) was significantly higher than county (37.4), regional (40.4) and national levels (49.7). However, this reduced to 59.5 in 2009/2010 and 58.2 in 2010/11. Table B-3 presents the recorded crime and notifiable offences in Ipswich (per thousand persons) for 2010/11.

**Table B-3 Recorded Crime and Notifiable Offences (per thousand persons)**

2010/11	Violence Against the Person	Wounding or Other Act Endangering Life	Other Wounding	Harassment Including Penalty Notices for Disorder	Common Assault	Robbery	Theft from the Person	Criminal Damage Including Arson	Burglary in a Dwelling	Burglary Other than a Dwelling	Theft of a Motor Vehicle	Theft from a Motor Vehicle
<b>Ipswich</b>	26	1	9	8	6	1	1	20	4	6	2	8
<b>East of England</b>	12	0	5	3	3	1	1	11	4	4	2	5
<b>England</b>	15	0	6	3	4	1	2	12	5	5	2	6

Source: Notifiable Offences Recorded by the Police, Home Office 2010/11

## Data Gaps and Uncertainties

- Percentage of people who feel safe in the place where they live.
- Percentage of people who feel their area is safe with low levels of crime and disorder.

## Key Sustainability Issues and Opportunities

- 30% of all the crime in Suffolk happens in Ipswich and 10% of all the crime in Suffolk happens in the Town Centre of Ipswich as a result of the night time economy. Ipswich also has the highest prevalence of organised crime in Suffolk including people trafficking, drug dealing and prostitution. Anti-social behaviour also forms a large percentage of crime incidents in Ipswich in June 2012.
- There is a need to tackle anti-social behaviour and crime rates should be further reduced to enhance overall quality of life in Ipswich. This could be achieved through incorporating safety by design principles into new development and ensuring appropriate housing mixes are adopted. In addition, generally providing improved employment and

<sup>5</sup> British Crime Survey Comparator shows the overall crime rate per thousand persons.

educational opportunities for the local population could also contribute to improve crime rates.

- There is a need to tackle hate crime rates in the Borough. This is likely to be achieved in the long term through improvement of overall education levels and opportunities for employment. However, there are limitations as to how far the DPDs could contribute directly to reducing the hate crime levels.
- Access to sports facilities should be enhanced. This could have associated health benefits.

## B.5 Water

The following baseline indicators have been used to characterise the water environment in the Borough:

- River catchment areas (Environment Agency East Suffolk Catchment Flood Management Plan, 2009).
- Historic flood events (Ipswich Borough Council Strategic Flood Risk Assessment 2007).
- Distribution of areas at risk of fluvial flooding (Environment Agency Flood Map<sup>6</sup>) and 2010/11 Annual Monitoring Report, Ipswich Borough Council).
- Number of planning applications granted permission contrary to Environment Agency advice (2010/11 Annual Monitoring Report, Ipswich Borough Council).
- Water and groundwater quality (Environment Agency<sup>7</sup>)
- Flood risk, water quality and water supply (Water Cycle Study Report Stage 2, 2009)

Water is an essential resource required for both domestic and industrial use. The Borough lies within the 'East' catchment area. The key watercourses in the Borough are the River Gipping and Belstead Brook which both flow into the River Orwell (Environment Agency River East Suffolk Catchment Flood Management Plan).

The Environment Agency has identified a risk of flooding on lands adjacent to the River Gipping, Belstead Brook and the small watercourse located within the northern part of the Northern Fringe area 'Westerfield Watercourse' (Environment Agency's online Flood Map). Westerfield Watercourse flows westwards from Westerfield village towards the Gipping at Claydon and Areas of undeveloped land including the Council's Millennium Cemetery in the North of Ipswich fall within its catchment.

The Environment Agency was advised of 33 applications in Ipswich where flood risk or water quality was an issue. Of these, 20 were approved, 4 were refused, 7 were withdrawn and decision is still pending on 2 applications. No applications were approved contrary to the Environment Agency's advice (2010/11 Annual Monitoring Report, Ipswich Borough Council).

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<sup>6</sup> [http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=616500.0&y=244500.0&topic=floodmap&ep=map&scale=9&location=Ipswich,Suffolk&lang=\\_e&layerGroups=default&distance=&textonly=off#x=616500&y=244500&lg=1,&scale=8](http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=616500.0&y=244500.0&topic=floodmap&ep=map&scale=9&location=Ipswich,Suffolk&lang=_e&layerGroups=default&distance=&textonly=off#x=616500&y=244500&lg=1,&scale=8)

<sup>7</sup> [http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=\\_e&ep=map&scale=8&x=616500&y=244500#x=616500&y=244500&lg=1.&scale=7](http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=_e&ep=map&scale=8&x=616500&y=244500#x=616500&y=244500&lg=1.&scale=7)

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Ipswich Borough Council's Strategic Flood Risk Assessment indicates that major surge tides occurred in 1236, 1287, 1613, 1619, 1762, 1894, 1904, 1905, 1927/8, & 1938. However, these would not have caused great damage as town's marshes were not built on. Flood defences built between 1971 and 1983 prevented serious surge tide flooding on 2/3 January 1976, 11/12 January 1978 and 1 February 1983. The most recent severe fluvial events were in 1947 and 1939. These were partly caused by flood debris that obstructed the old "Seven Arches Bridge" at London Road. The current replacement bridge is single span and no longer obstructs the flow.

## Data Gaps and Uncertainties

- Daily domestic water use (per capita consumption, litres). Although currently there are no issues with regards to water supply (Water Cycle Study Stage 2 Report), additional investigation and modelling with detailed site allocations may be required to establish wastewater infrastructure limits.

## Key Sustainability Issues and Opportunities

- New developments and households within the Borough should be encouraged to minimise water use and to re-use rainwater where possible i.e. grey water recycling systems. Discussions regarding water resources availability for new developments should be undertaken with Anglian Water.
- Areas at risk from flooding should be protected from development that would increase that risk. New development should be encouraged to use Sustainable Drainage Systems (SuDS) to manage runoff and further reduce flood risk.
- It should be ensured that groundwater quality is protected particularly during any construction works.

## B.6 Soil and Land Quality

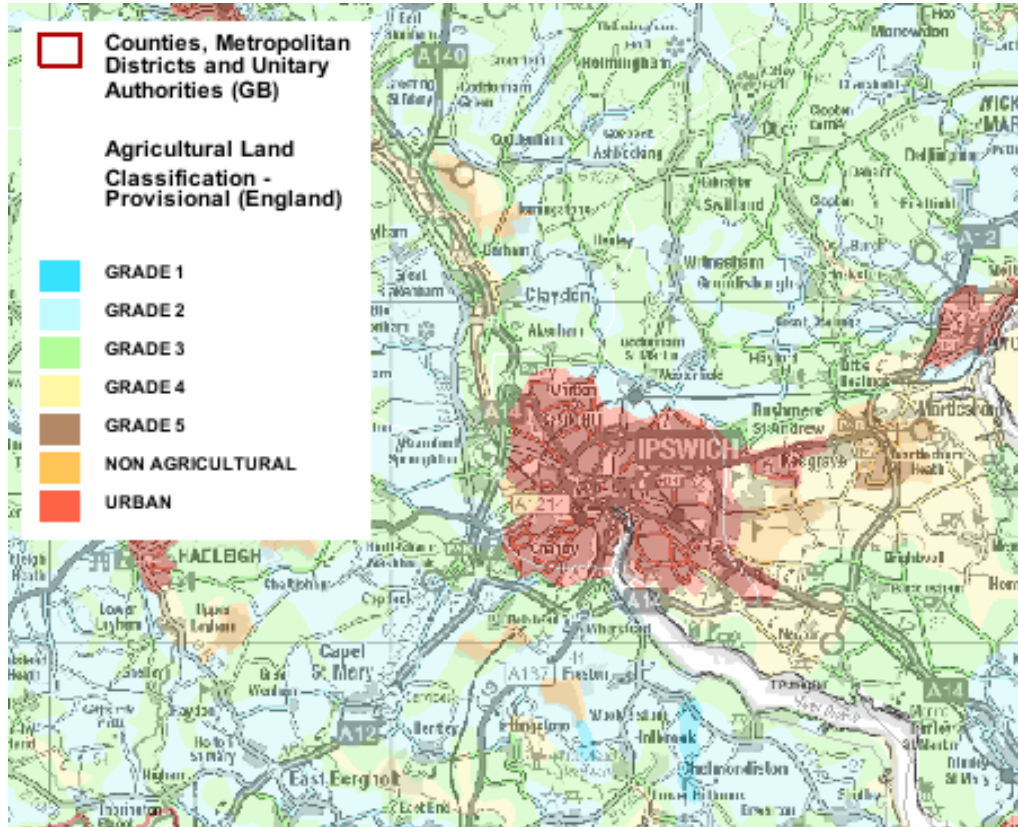
The following baseline indicators have been used to characterise the soil and land quality conditions across the Borough:

- Distribution of best and most versatile agricultural land ([www.magic.gov.uk](http://www.magic.gov.uk)).
- Amount (hectares) of previously developed land available (Office for National Statistics Local Profiles).
- Density of new development (Annual Monitoring Report 2011-2012)

Most of the Borough is covered by urban development. However, Figure B-3 indicates that the undeveloped areas within the Borough lie predominantly on Grade 2 Agricultural Land. Grade 2 Agricultural Land is very good quality agricultural land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1. Grade 2 Agricultural Land is also classed as best and most versatile land.

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Figure B-3 Agricultural Land Classification



Source: [www.magic.gov.uk](http://www.magic.gov.uk)

In 2009 there were 130 hectares of land that were unused or may be available for redevelopment in Ipswich. This reflects the high density urban environment of the Ipswich Borough. Table B-4 presents the results.

Table B-4 Previously-developed land

	Vacant land (ha)	Vacant buildings (ha)	Derelict land and buildings	Land currently in use with known redevelopment potential (ha)	Land that is unused or may be available for redevelopment (ha)
<b>Ipswich</b>	20	30	0	20	130
<b>East of England</b>	1,380	280	1,680	1,590	6,820
<b>England</b>	13,570	4,040	15,730	11,220	61,820

Source: Department for Communities and Local Government (DCLG)

Out of 219 dwelling units completed within new build developments between April 2011 and March 2012:

- 0 were developed at less than 30 units per hectare (0% of units)
- 110 were developed at between 30 and 50 units per hectare (50% of units)
- 109 were developed at over 50 units per hectare (50% of units).

The average net density of land covered by the 219 units is 54.1 units per hectare.

There are some sites in Ipswich identified as potentially being contaminated, mainly associated with existing or former industrial areas. There are also a number of historic landfill sites across the Borough, primarily located within the urban area. Contamination on development sites is dealt with through the development management process. An example of a contaminated site which has been redeveloped successfully for its current use is the former Crane's factory site.

## Data Gaps and Uncertainties

- There are no significant gaps or areas of uncertainty for this topic.

## Key Sustainability Issues and Opportunities

- Undeveloped areas within the Borough area are located on Grade 2 Agricultural Land. This is considered to be the best and most versatile agricultural land.
- Opportunities should be sought to include allotment space within the site allocations.
- Where appropriate, opportunities should be sought to implement appropriate remediation and verification measures of contaminated land.

## B.7 Air Quality

The following baseline indicators have been used to identify environmental conditions and key trends:

- Number and distribution of Air Quality Management Areas (AQMAs) (Air Quality Archive<sup>8</sup>)

Air quality affects the state of the natural environment and has implications for human health. AQMAs are designated when local authorities have identified locations where national air quality objectives are unlikely to be achieved. There are four AQMAs within the Ipswich Borough and all have been declared for or levels of NO<sub>2</sub>. Their locations are presented on Figure B-4.

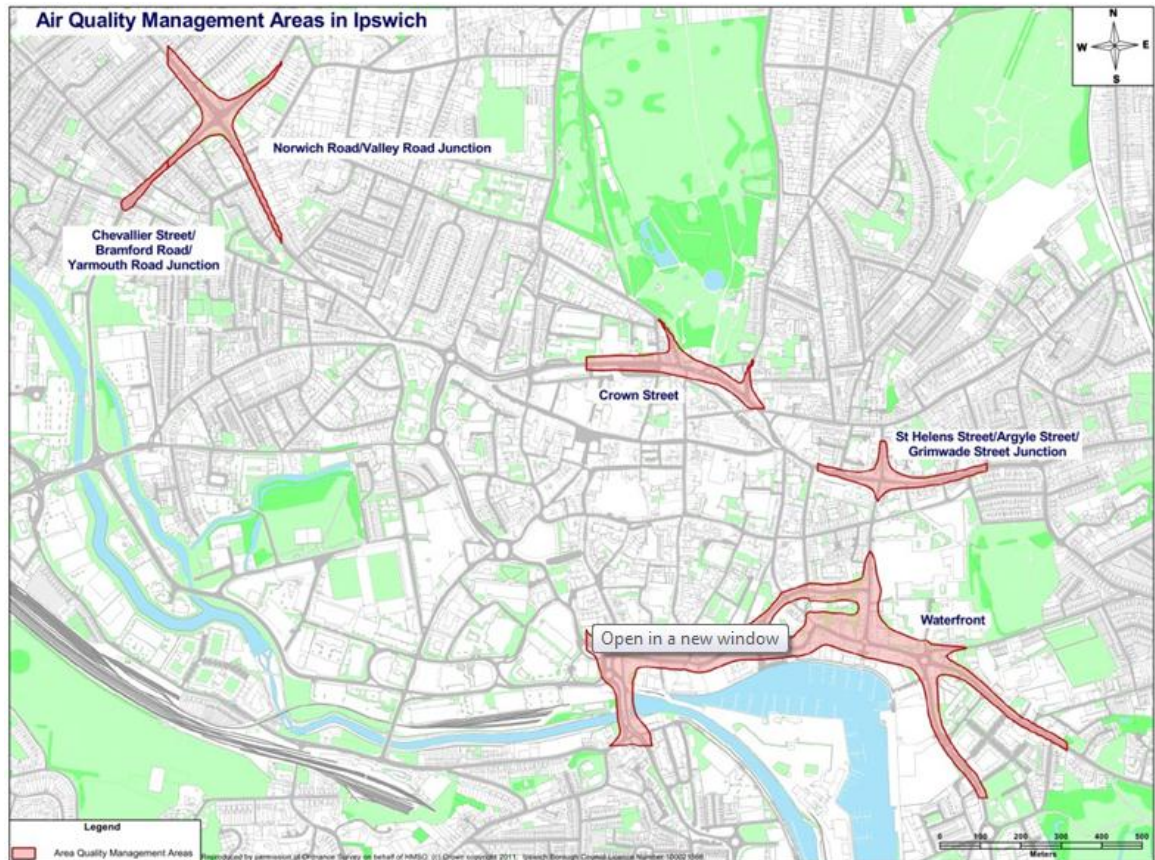
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<sup>8</sup> [http://aqma.defra.gov.uk/aqma-details.php?aqma\\_id=442](http://aqma.defra.gov.uk/aqma-details.php?aqma_id=442)

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Figure B-4 Air Quality Management Areas in Ipswich



The main source of air pollution in the Borough is road traffic (2010 Air Quality Detailed Assessment for Ipswich Borough Council). Ipswich continues to get exceedances of the annual average objective level for Nitrogen Dioxide in the AQMAs which may result in potential designation of additional AQMAs or extension to the existing designated area at Crown Street/St. Helen's Street.

Issues relating to carbon dioxide emissions are addressed in Section B.8.

## Data Gaps and Uncertainties

- No of days of air pollution and dwellings affected.

## Key Sustainability Issues and Opportunities

- There are four Air Quality Management Areas (AQMA) within the Ipswich Borough, all of which are designated for NO<sub>2</sub> levels. All of the AQMAs are located within urban Ipswich. Opportunities should be sought to promote the use of public transport, walking and cycling.
- The air quality impacts of additional traffic on the AQMAs must be assessed and strategies for limiting adverse impacts on air quality identified.

## B.8 Energy and Climate Change

The following baseline indicators have been used:

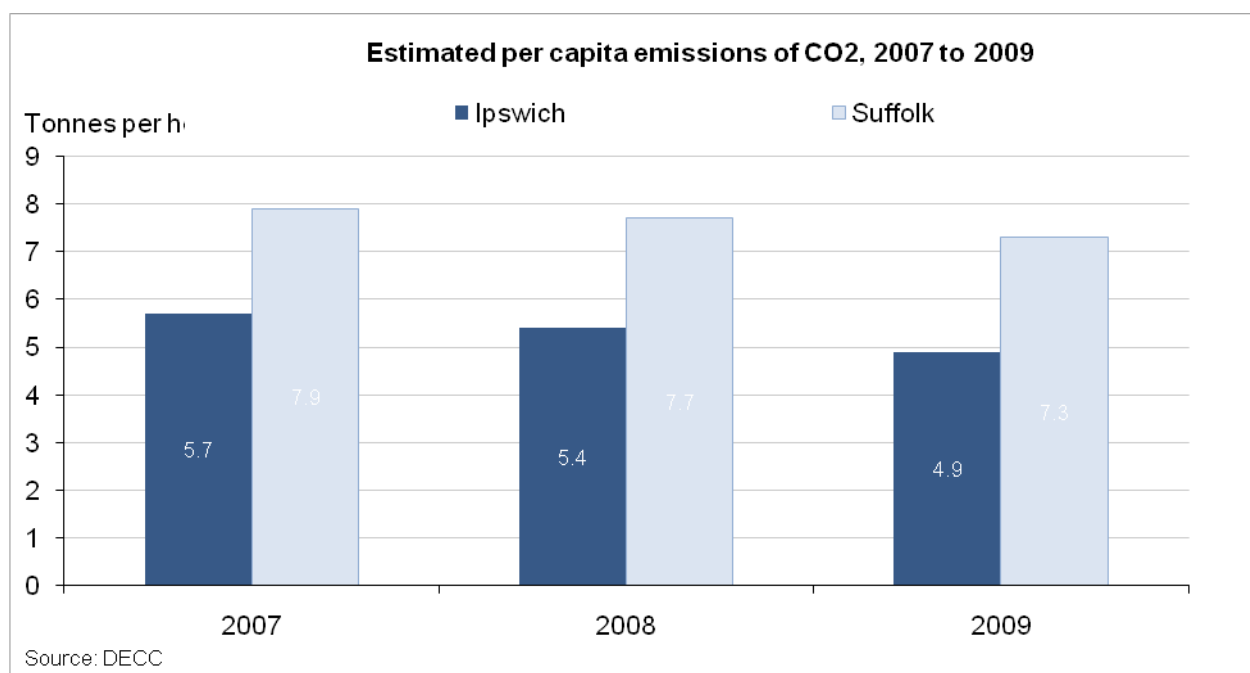
- Total carbon dioxide (CO<sub>2</sub>) emissions per capita (DECC).
- Annual average domestic gas and electricity consumption per meter (Office for National Statistics Local Profiles).

- All energy consumption by sector (Office for National Statistics Local Profiles and DECC).
- Applications for renewable energy developments (2010/11 Annual Monitoring Report Ipswich Borough Council).

Although climate change is a global phenomenon, action to avoid its most serious effects and to minimise the emission of greenhouse gases needs to occur at a local level. The Borough will not be immune to the impacts of climate change, either directly or as a result of policy responses at the national and international levels.

In 2009, the estimate of CO<sub>2</sub> emissions for Ipswich was 4.9 tonnes per capita. This also represents a 0.8 tonnes per capita reduction since 2007. When compared with CO<sub>2</sub> emissions per capita for Suffolk, Ipswich performed better; this is shown in Figure B-5.

**Figure B-5 Estimated CO<sub>2</sub> Emissions Per Capita.**



In 2010 the estimate of CO<sub>2</sub> emissions for Ipswich per capita shows no change from the previous year. Ipswich Borough Council is committed to reducing its carbon emissions from the 2007/08 baseline by 30% by 2013 and by 50% by 2021. This equates to over 3,000 tonnes of CO<sub>2</sub> the equivalent of the output of 300 homes (Ipswich Borough Council, Impact Carbon Management Plan 2009).

In 2009, the average consumption of ordinary domestic electricity for Ipswich was 3,440 kWh per meter point, which is lower than the regional average of 3,980 kWh. Since 2007 there has been a reduction in domestic electricity usage of 149 kWh per meter point in Ipswich, which compares with a regional decrease of 159 kWh. Similarly, in 2009 the average consumption of domestic gas in Ipswich was 13,640kWh per meter, which was lower than regional averages (15,471kWh). Gas consumption in Ipswich between 2007 and 2009 has also reduced by 1,864kWh per meter point.

Transport consumption of energy in Ipswich in 2009 was 399gWh. This accounted for 0.3% of all energy consumption in the East of England region. Domestic energy consumption accounted for the majority of energy consumption in Ipswich in 2009 (914 gWh). This data is presented in Table B-5.

**Table B-5 Energy consumption by sector**

	Total	Industry and commercial	Domestic	Transport
	gWh	gWh	gWh	gWh
Ipswich	2,040	697 (34%)	914 (44%)	399 (20%)
East of England	137,894	48,473 (35%)	44,688 (32%)	44,305 (33%)
England	1,228,781	442,903 (36%)	416,703 (34%)	348,118 (29%)

Source: DECC

During Ipswich Borough Council's 2010/11 monitoring period planning permission was granted for one domestic and one business related solar panel installation. These developments were capable of generating 1.5kW and 3,301kWh respectively and have now both been installed. In addition, there were numerous solar panels installed under permitted development rights.

The Planning and Energy Act 2008 allows local authorities to include policies in their local development plans setting out reasonable requirements for:

- A proportion of energy used in development in their area to be energy from renewable sources
- A proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development

The above policies should be carefully considered and balanced in the DPDs with the need to ensure that the environment of the Borough is not adversely affected.

In terms of the provision of shading and greening, Ipswich Borough currently has approximately 12% tree canopy cover.

## Data Gaps and Uncertainties

- Level of energy efficiency in homes

## Key Sustainability Issues and Opportunities

- A number of areas within Ipswich do lie within the floodplain. Largely these areas are associated with the River Gipping..
- New development should be encouraged to use SuDS to manage runoff and further reduce flood risk (particularly as new development would be situated on previously undeveloped land).
- New developments should be encouraged to include sustainable design principles, energy efficiency and the incorporation of renewables e.g. the inclusion of solar panels and low carbon technologies. The carbon footprint of new development should be reduced.

## B.9 Biodiversity, Flora and Fauna

The following baseline indicators have been used to characterise conditions across the Borough and within Ipswich:

- Number and distribution of designated sites including SAC, SPA, Ramsar sites, SSSI, National Nature Reserves (NNR), Local Nature Reserves (LNR) and County Wildlife Sites (CWS) (MAGIC, SBRC, [www.magic.gov.uk](http://www.magic.gov.uk)).
  - Areas of woodland, including ancient woodland ([www.magic.gov.uk](http://www.magic.gov.uk)).
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- Key Biodiversity Action Plan (BAP) species and habitats present (Suffolk BAP).
- Geodiversity sites ([www.geosuffolk.co.uk](http://www.geosuffolk.co.uk))

Ipswich contains a number of biodiversity sites of international, national, regional and local importance for nature conservation, as shown in Map 1 Sites of Ecological Importance.

There are three SSSIs located within the Borough; Stoke Tunnel Cutting (2.2ha), Bixley Heath (5.08 ha) and the Orwell Estuary (1335.52 ha). SSSIs represent the Country's very best wildlife and geological sites. The Orwell Estuary is also designated as a SPA under EC Wild Birds Directive<sup>9</sup> due to its importance for estuarine bird populations. In addition the estuary is also an internationally designated Ramsar site.

Ipswich also contains six LNRs and 19 CWSs. There was a net loss of biodiversity in 2010/11 of 0.15 hectares at the Wharfedale Road Meadow CWS (2010/11 Annual Monitoring Report Ipswich Borough Council).

There is one area of ancient and semi-natural woodland along with ancient replanted woodland to the south of the Borough.

The UK government published 'Biodiversity: The UK Action Plan' in 1994. This plan combined new and existing conservation initiatives with an emphasis on a partnership approach. It contains 59 objectives for conserving and enhancing species and habitats as well as promoting public awareness and contributing to international conservation efforts. Following on from the initial strategy publication, 391 Species Action Plans (SAPs) and 45 Habitat Action Plans (HAPs) were published for the UK's most threatened (i.e. "priority") species and habitats. In addition there are approximately 150 Local Biodiversity Action Plans, normally at county level. These plans usually include actions to address the needs of the UK priority habitats and species in the local area, together with a range of other plans for habitats and species that are of local importance or interest (Biodiversity Action Reporting System<sup>10</sup>).

The Suffolk BAP is made up of many individual species and habitat plans. Each plan gives information on the status and threats to the species or habitat. Suffolk BAP species and habitats include the following:

- **Habitat Action Plans**
  - Acid Grassland
  - Ancient and/or Species-rich Hedgerows
  - Cereal Field Margins
  - Coastal and Floodplain Grazing Marsh
  - Coastal Sand Dunes
  - Coastal Vegetated Shingle
  - Fens
  - Lowland Hay Meadows
  - Lowland Heathland
  - Lowland Mixed Deciduous Woodland
  - Maritime Cliffs and Slopes

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<sup>9</sup> Council Directive 79/409/EEC on the conservation of wild birds

<sup>10</sup> <http://www.ukbap-reporting.org.uk/>

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- Mudflats
  - Reedbeds
  - Saline Lagoons
  - Saltmarsh
  - Sea Grass Beds
  - Eutrophic Ponds
  - Traditional orchards
  - Urban
  - Wet Woodland
  - Wood Pasture and Parkland
  - **Species Plans**
    - Mammals
      - *Bats (grouped plan)*
      - *Brown hare Lepus europaeus*
      - *Dormouse Muscardinus avellanarius*
      - *European otter Lutra lutra*
      - *Harbour porpoise Phocoena phocoena*
      - *Red squirrel Sciurus vulgaris*
      - *Water vole Arvicola terrestris*
      - *Water Shrew Neomys fodiens*
    - Amphibians and reptiles
      - *Great crested newt Triturus cristatus*
      - *Natterjack toad Bufo calamita*
      - *Adder or Northern Viper Vipera berus*
    - Birds
      - *Bittern Botaurus stellaris*
      - *Grey partridge Perdix perdix*
      - *Skylark Alauda arvensis*
      - *Song thrush Turdus philomelos*
      - *Stone curlew Burhinus oedicnemus*
      - *Bullfinch Pyrrhula pyrrhula*
      - *Corn Bunting Miliaria calandra*
      - *Linnet Carduelis cannabina*
      - *Nightjar Caprimulgus europaeus*
      - *Reed Bunting Emberiza schoeniclus*
      - *Barn Owl Tyto alba*
      - *Spotted Flycatcher Muscicapa striata*
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- *Tree Sparrow Passer montanus*
  - *Turtle Dove Streptopelia turtur*
  - *Woodlark Lullula arborea*
  - *Little tern Sterna albifrons*
  - Invertebrates
    - *Cornflower Centaurea cyanus*
    - *Greater Water-parsnip Sium latifolium*
    - *Shepherd's needle Scandix pectinveris*
    - *Pillwort Pilularia globulifera*
    - *Red-tipped Cudweed Filago lutescens*
    - *Small-flowered Catchfly Silene gallica*
    - *Spreading Hedge-parsley Torilis arvensis*
    - *Tassel Stonewort Tolypella intricata*
    - *Tower Mustard Arabis glabra*
    - *Native Black Poplar Populus nigra ssp.betulifolia*
    - *Unspotted Lungwort Pulmonaria obscura*
    - *Man orchid Aceras anthropophorum*
  - Plants
    - *Cornflower Centaurea cyanus*
    - *Greater Water-parsnip Sium latifolium*
    - *Shepherd's needle Scandix pectinveris*
    - *Pillwort Pilularia globulifera*
    - *Red-tipped Cudweed Filago lutescens*
    - *Small-flowered Catchfly Silene gallica*
    - *Spreading Hedge-parsley Torilis arvensis*
    - *Tassel Stonewort Tolypella intricata*
    - *Tower Mustard Arabis glabra*
    - *Native Black Poplar Populus nigra ssp.betulifolia*
    - *Unspotted Lungwort Pulmonaria obscura*
    - *Man orchid Aceras anthropophorum*
  - Lichens and fungi
    - *Orange-fruited elm-lichen Caloplaca luteoalba*
    - *Sandy stilt puffball Battarraea phalloides*
    - *Starry breck-lichen Buellia asterella*
    - *Oak Polypore Buglossoporus pulvinus*
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Source: Suffolk BAP<sup>11</sup>

In 2012 UK Post -2010 Biodiversity Framework was issued to set a broad enabling structure for action across the UK between 2012 and 2020:

- To set out a shared vision and priorities for UK-scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute.
- To identify priority work at a UK level which will be needed to help deliver the internationally agreed targets and the EU Biodiversity Strategy.
- To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work.
- To streamline governance arrangements for UK-scale activity.

GeoSuffolk has designated 31 local geodiversity sites in Suffolk, 8 of these are Regionally Important Geological Sites (RIGS) and 23 are the new Public County Geodiversity Sites (CGS). All of these have public access. The list of geodiversity sites in Ipswich is presented in Table B-6 below.

**Table B-6 Geodiversity sites in Ipswich**

Site Name	Details
Blackfriars	London Clay septaria used as building stone.
Chantry Park Mansion	Ransomes stone (artificial)
Christchurch Park	Springs and seepages
Christchurch Park Lower Arboretum	Sarsen stones in rockery
Coprolite Street	'Fossil Animal Dropping Street'
Holywells Park RIGS	Springs and seepages
Ipswich Museum	Terracotta fossils on the façade. Large stones in the courtyard
Pipers Vale (Orwell Country Park)	Rotational slips, estuary, cliffs (valley gravel exposed).
Stoke Bridge Pocket Park	Sarsen stones
Stoke Tunnel SSSI	Interglacial site (no section visible)
St Nicholas Church	London Clay septaria and other local building stones

Source: <http://www.geosuffolk.co.uk/>

## Data Gaps and Uncertainties

- There are no significant data gaps or uncertainties for this topic.

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<sup>11</sup> <http://www.suffolkbiodiversity.org/biodiversity-action-plans.aspx>

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## Key Sustainability Issues and Opportunities

- There are a number of designated sites for biodiversity within the Ipswich Borough including SSSIs, LNRs, CWSs, and one SPA. New development which may have an adverse effect on any of the designated sites should be restricted. Opportunities to enhance biodiversity habitats should be maximised.
- Opportunities, where possible, should be sought to develop new and enhance a network of public open space. In addition, other opportunities should be sought to retaining existing habitats, such as water features, as they provide habitats for local species.
- There is a need to consider Suffolk Biodiversity Action Plan commitments.
- Opportunities should be sought to encourage integrated management of geodiversity within sites and areas designated for other interests, including biological SSSIs, Local Wildlife Sites, protected landscapes and Scheduled Ancient Monuments.
- The DPDs should support the conservation and storage of public geodiversity collections.

## B.10 Cultural Heritage

The following baseline indicators have been used to characterise the cultural heritage baseline:

- Number and distribution of Listed Buildings, Scheduled Ancient Monuments (SAMs), Conservation Areas and Registered Historic Parks and Gardens ([www.magic.gov.uk](http://www.magic.gov.uk)).
- Number of Listed Buildings / SAMs / Conservation Areas and Registered Historic Parks and Gardens on English Heritage's 2011 Risk Register (English Heritage Scheduled Monuments at Risk East of England, 2011).
- Number of eligible open spaces managed to Green Flag standards (Civic Trust and Ipswich Borough Council).

In Ipswich there are over 600 Listed Buildings, of which 11 are Grade I and 31 are Grade II\* (Ipswich Borough Council, Listed Buildings in Ipswich). Listed Buildings are largely concentrated within the town centre. There has been little change in the number of listed buildings in the Borough since 1995.

There are also 14 Conservation Areas covering the historic areas of the Borough. As of 2012 all fourteen of the Conservation Areas in the Borough had been the subject of character appraisals.

There are ten SAMs within the Ipswich Borough. The SAMs in the Borough range from a Dominican Friary (remains of) to middle and late Saxon assets. SAMs in the Borough are largely located within the town centre.

English Heritage on behalf of the Government maintains the Register of Parks and Gardens of Special Historic Interest in England. These are designed landscapes that are considered to be of national importance. In Ipswich, the following parks and gardens are currently listed:

- Old and New Cemetery Grade II;
- Chantry Park Grade II; and
- Christchurch Park Grade II.

According to English Heritage's 2011 'At Risk' Register there are three statutory heritage assets considered to be 'at risk'. These assets include:

- St Mary at Quay, Quay Street, Ipswich, Grade II\* Listed Building and Conservation Area;
  - Barrack Corner, Conservation Area; and
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- Stoke, Conservation Area.

The Civic Trust and DCLG administer the Green Flag Award, given for the quality and management of parks and other public open spaces. Two of parks within the Borough have been accredited with the Green Flag status; Christchurch Park and Holywells Park (Ipswich Borough Council July 2011).

Improving the quality of the public realm is viewed as very important as it contributes to an experience of a place or location. A high quality public realm can attract inward investment and increase quality of life for the resident population.

## Data Gaps and Uncertainties

- Planning permissions adversely affecting known or potential designated assets (historic buildings, archaeological sites etc.).

## Key Issues and Opportunities

- Ipswich is home to a wealth of heritage assets including those of a national and local importance. Several sites within Ipswich are listed on the Sites and Monuments Record.
- In addition, there are a number of Listed Buildings and it should be ensured that new development does not have detrimental effect on the architectural or historic value of these heritage assets.
- Cultural heritage features across the Borough should be conserved and enhanced.

## B.11 Landscape

The following baseline indicators have been used to characterise the existing conditions:

- Landscape characterisation (Suffolk Landscape Character Assessment, Suffolk County Council, <http://www.suffolklandscape.org.uk/>).
- Distribution and area of National Parks and Areas of Outstanding Natural Beauty (AONB) ([www.magic.gov.uk](http://www.magic.gov.uk)).
- Number of eligible open spaces managed to Green Flag standards (Civic Trust and Ipswich Borough Council).

The Suffolk Landscape Character Assessment identifies Ipswich town centre as urban, with some areas of ancient rolling farmlands to the north and northeast and estate sandlands to the east of the urban areas. (Suffolk Landscape Character Assessment<sup>12</sup>).

No National Parks are located within the Borough's boundary ([www.magic.gov.uk](http://www.magic.gov.uk)). However, the Suffolk Coast and Heaths AONB is located within close proximity of the southern Borough boundary.

Christchurch Park, 33 hectares in size, was given its third Green Flag award in July 2010 and its fourth Green Flag award in July 2011 in recognition of its excellent use of green space, well-maintained facilities and high standard of safety and security. Holywells Park was awarded its first Green Flag award in July 2011. Currently the amount of public open space in Ipswich owned and/or managed by the Borough Council is 477 hectares. The County Council, other public agencies and private landowners own further accessible open space in the Borough. An open space, sport and recreation facilities study published in September 2009 provides a

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<sup>12</sup> [http://www.suffolklandscape.org.uk/landscape\\_map.aspx](http://www.suffolklandscape.org.uk/landscape_map.aspx)

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breakdown of open space by type (2010/11 Annual Monitoring Report, Ipswich Borough Council).

## Data Gaps and Uncertainties

- Percentage of new housing completions achieving design standards such as Building for Life and Lifetime Homes

## Key Sustainability Issues and Opportunities

- Ipswich is a relatively built up and urban Borough. Some development will be sited on currently undeveloped agricultural fields.
- It is essential that landscape character and quality is enhanced through high quality design, careful siting, the incorporation of soft landscaping and attention to the boundary between the development and open countryside.
- It is important to maintain the gaps between Ipswich and neighbouring villages to preserve local distinctiveness.
- Opportunities should be sought to promote the local character and distinctiveness of the area where possible to encourage new residents.

## B.12 Minerals and Waste

The following baseline indicators have been used to characterise the existing conditions:

- Amount of household waste collected per household (Defra).
- Location and number of waste facilities serving the Borough (Suffolk County Council).
- Data regarding the use of recycled and secondary materials in the construction industry (Suffolk County Council Waste and Minerals Annual Monitoring Report 2010/11).
- Household waste recycling and composting achieved (Defra).
- Number of planning applications relating to mineral development (Suffolk County Council, Minerals and Waste Annual Monitoring Report 2010/11).

The Suffolk Minerals and Waste Development Framework (MWDF) contains mineral and waste specific policies for use in determining planning applications for waste or quarry developments in Suffolk. It sets out the strategy for future minerals and waste development and addresses issues including mineral extraction; waste management and recycling; protecting mineral resources and restoring minerals and waste sites ([www.suffolk.gov.uk](http://www.suffolk.gov.uk)).

In Ipswich, 505kg of residual waste was recorded per household in 2010/11. This is less than the waste per household in the East of England region (542kg). From 2009/10 to 2010/11, the amount of residual waste in Ipswich reduced by 4kg per household compared with a reduction of 29kg for the East of England region (Defra).

In Ipswich 42% of household waste was sent for reuse, recycling or composting in 2010/11. The percentage of waste sent for reuse, recycling or composting increased in Ipswich between 2009.10 and 2010/11 from 40.2% to 42%. However, reuse / recycling / composting rates are lower than those recorded for Suffolk, the East of England although higher than those recorded for England (results are presented in Table B-7) (Defra).

**Table B-7 Household Waste Recycling and Composting Achieved**

	Rate Achieved 2008/09 (%)	Rate Achieved 2009/10 (%)	Rate Achieved 2010/11 (%)
Ipswich	41.1	40.2	42.0

Suffolk	48.4	50.6	53.8
East of England	44.5	46.1	48.8
England	37.6	39.7	41.2

Source: Defra, national and regional figures were collected from the Waste Statistics on Defra's website.

Waste disposal is an important strategic issue for Suffolk. Suffolk County Council's adopted (March 2011) Waste Core Strategy identifies the following waste facilities within and within close proximity of Ipswich:

- Ipswich Hospital (incinerator with energy recovery) NB clinical waste;
- Ipswich Composting Facility;
- Ipswich Household Waste and Recycling Facility;
- Cliff Quay Anglian Sewage Treatment Works;
- Bramford Quarry (Non-Hazardous Landfills);
- Cook Transfer Station (Waste Transfer Facility);
- Valley Farm Pit (Secondary Aggregates);
- F. A. Edwards & Son Ltd (Metals/End of Life Vehicles);
- F J Metals (Metals/End of Life Vehicles); and
- Whip St Motors (Metals/End of Life Vehicles).

The Suffolk Annual Waste Survey 2009 indicated sales of recycled aggregate to be 257,497 tonnes, and this was less than the average yearly forecast of approximately 500,000 tonnes, identified in the Minerals Core Strategy. This also reflected the downturn in the economy. During 2010/11, one application at Waldringfield (outside of Ipswich) was received for minerals extraction. To reduce the need for natural resources, recycled and secondary materials should be used where feasible in construction projects and new development.

## Data Gaps and Uncertainties

- There are no key data gaps or uncertainties.

## Key Sustainability Issues and Opportunities

- There are a number of waste facilities within the Borough, including, a household waste and recycling centre, a composting site and facilities for metal / end of life vehicles (not inclusive). In addition, an energy from waste incinerator is under construction at Great Blakenham (Masons Quarry) which lies approximately 3km north of the Borough boundary, therefore transport implications must be managed carefully.
- Although 42% of household waste produced in Ipswich is being sent for reuse, recycling or composting instead of to landfill, this is lower than the figure for Suffolk (53.8%).
- Opportunities should be sought to enhance recycling and composting performance.
- Sustainable sourcing and waste management principles should be promoted for all new development.

## B.13 Transportation

The following baseline indicators have been used to characterise the existing conditions across the Borough:

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- Distribution of major transport systems – roads, airports, ports, rail etc (Ordnance Survey mapping, Ipswich Borough Council, Suffolk County Council).
- Journey to work by mode (2011 Census).
- Number of housing developments of ten or more dwellings approved and located within 30 minutes travel time of a GP, primary and secondary school, employment area and major retail centre (Ipswich Borough Council 2010/11 Annual Monitoring Report).
- Road network capacity (Ipswich Travel Model Assessment, 2010)

Ipswich serves as an important employment centre for outlying areas with approximately 97,000 (Census 2011) people travelling to work each day in Ipswich. Central Ipswich is the destination for almost 50% of these journeys. In 2011, 7.4% of people in employment worked mainly from home and more than 50% of people travelled to work by car or van. The percentage of people working from home is lower than that for England (10.64%). The percentage of people travelling to work by car (53.44%) is similar to that for England (53.71%).

The use of buses (public transport) is significantly higher than regional and similar to national levels (see Table B-8). Walking exceeds regional and national levels. The Ipswich Community Strategy includes a series of key priorities addressing transport and accessibility which include encouraging the provision and use of an integrated effective transport system which maximises the use of public transport, walking and cycling and reduces the overall impact of travel on the environment.

**Table B-8 Journey to Work By Mode**

<b>Usual Journey to Work Mode</b>	<b>Ipswich (%)</b>	<b>East of England (%)</b>	<b>England (%)</b>
Working mainly at or from home	7.40	11.07	10.64
Underground, light rail, metro or tram	0.09	1.12	3.94
Train	2.34	6.95	5.14
Bus, minibus or coach	7.57	3.64	7.30
Motorcycle, scooter or moped	1.09	0.77	0.79
Driving a van or car	53.44	58.16	53.71
Passenger of a van or car	6.78	4.90	4.88
Taxi or Minicab	0.34	0.42	0.48
Bicycle	4.58	3.43	2.86
On foot	15.99	9.07	9.76
Other	0.38	0.47	0.49

Source: Census 2011

18,300 pupils travel each day to the 52 schools in the wider Ipswich area. Three new education institutions catering for sixth form, further and higher education will contribute a further 10,420 students and 1,250 employees travelling in Ipswich (2011 State of Ipswich Report, Ipswich Borough Council).

Significant development within Ipswich could increase the transport pressures that currently exist within the town. Traffic modelling has shown that with the anticipated level of growth traffic could grow by over 15% by 2021. There will also be additional pressures on the A12/A14 at

Copdock, Seven Hills Interchange and the Orwell Bridge. Significant housing development is also proposed within the Northern Fringe area and this, together with planned growth in Suffolk Coastal on the eastern fringe of the town will add significant pressure to radial routes leading to the town centre, the principal focus for employment. It will be important to ensure that transport is fully integrated with the development plans for these locations. Many peak hour journeys in Ipswich are fairly short and yet are carried out by car. Congestion levels are already seen as a significant problem (Suffolk County Council, Local Transport Plan 2011 – 2031; Ipswich Travel Model Assessment, 2010).

Bus service provision in Ipswich is generally good, and provides commercial services but there are some areas that are not well served. There are no orbital services so passengers wanting to skirt around the town have to travel into the centre and then out again. There is currently a lack of multi-operator ticketing which exacerbates this problem. The availability and pricing of car parking within the town is also an important factor in the travel choices that people make. More than half of long-stay parking capacity in the town is privately owned and much of it at little or no cost to users. The Ipswich – Transport fit for the 21st Century scheme is a £21 million package of traffic management, smarter choices, bus, walking and cycling improvements to address the main transport issues facing Ipswich over the next period (Suffolk County Council, Local Transport Plan 2011 – 2031).

All housing developments of ten or more dwellings completed in Ipswich during 2010/11 were within 30 minutes travel time by foot and public transport of a GP, primary and secondary school, employment area and major retail centre. However, two developments were not within 30 minutes travel time of a hospital by public transport (Ipswich Borough Council 2010/11 Annual Monitoring Report).

## Data Gaps and Uncertainties

There are no key data gaps or uncertainties for this topic.

## Key Issues and Opportunities

- The Borough is well-connected by transport infrastructure and public transport links, making most areas relatively accessible.
- Opportunities should be sought to reduce dependence on the private car and increase public transport use.
- It will be important to ensure that new development can be easily accessed by public transport.
- The cycling and walking network should be expanded and enhanced.

## B.14 Economy

The following baseline indicators have been used to characterise economic conditions across the Borough:

- Location of key industries and major employers (Ipswich Borough Council).
  - Economic activity rate (ONS – Nomis).
  - Employment by sector (Office for National Statistics Local Profiles).
  - Employment by occupation (ONS – NOMIS).
  - Percentage of resident population claiming Jobseekers' Allowance in 2012 (ONS – Nomis).
  - Average weekly pay (2011 State of Ipswich Report, Ipswich Borough Council).
  - Employment land availability (Employment Land Availability 2012 Report).
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- Planning permissions for employment sites ((Employment Land Availability 2012 Report).
- Vacant retail units (Ipswich Local Plan Supplementary Planning Guidance District and Local Shopping Centres 2012)

Ipswich is a historic county town of Suffolk and a major centre of population, economic activity and growth in the Eastern Region. Ipswich has one of the strongest finance and insurance sectors in the country. It is home to commercial giants Willis, AXA and RBS. The economic structure of Ipswich predominantly comprises tertiary sector activities which encompass more than 80% of the total employment. There is a strong reliance on public sector employment, including two councils, a hospital trust and University Campus Suffolk (UCS). Key local economic sectors identified are:

- Port and logistics;
- Financial services;
- Education and applied research;
- Culture;
- Health and Social Work;
- Construction;
- Distribution and Hotels;
- Public Sector.

Table B-9 below compares employment by sector in Ipswich, Suffolk and the East of England.

**Table B-9 Employment by Sector %**

Industry	Ipswich	Suffolk	East
Agriculture	0.38	1.84	1.06
Accommodation and Food Service activities	5.61	5.35	4.70
Human Health and Social Work	13.75	12.17	11.49
Manufacturing	7.92	9.84	8.70
Construction	8.05	8.36	8.61
Distribution	17.65	16.05	16.38
Transport and Storage	7.51	6.00	5.29
Finance & Insurance	6.11	3.55	5.01
Information and Communication	4.08	3.19	3.90
Public admin and Education	18.37	19.45	20.38
Professional, Scientific and Technical Activities	3.74	5.21	6.76
Other services	6.83	9	7.71

Source: ONS April 2011 – March 2012 data

Despite the economic downturn the Borough's economy continues to perform well when compared to other districts across the East of England. This is in part due to the fairly high concentration of public sector employment within the Borough with approximately 18.37% of people employed in the public sector (2011).

The economic activity rate measures the proportion of the adult population in paid employment, unemployed actively seeking employment or who are full-time students. The figure of economically active people in employment for Ipswich is 75.6% between July 2012 - Jun 2013, slightly higher than for the East of England (75.0%) and higher than that for Great Britain (71.1%). In July 2012 5% of the resident population were claiming Jobseekers Allowance, compared to 3% in the East and 3.8% across England (NOMIS<sup>13</sup>).

A lower than average proportion of Ipswich's population are classified as managers or senior officials (Ipswich – 5.5%, East 11.1%, Great Britain 10.2%), while caring, leisure and other service occupations along with sales and customer service occupations and process plant and machine operatives are higher than regional and national averages. This data is presented in Table B-10.

**Table B-10 Employment by Occupation**

Employment	Ipswich (%)	East of England (%)	England (%)
Managers, directors and senior officials	5.5	11.1	10.2
Professional occupations	18.7	19.6	19.6
Associate professional and technical	11.5	14.8	14.1
Administrative and secretarial	11.6	11.4	10.9
Skilled trades occupations	7.5	10.6	10.4
Caring, leisure and Other Service occupations	11.5	8.5	8.9
Sales and customer service occupations	9.5	7.5	8.0
Process plant and machine operatives	7.3	6.2	6.3
Elementary occupations	16.5	9.7	10.9

Source: NOMIS

On average, the gross weekly pay for employees in Ipswich is £445.5 (2012), which is lower than the East of England average (£531.0) and lower than the national average (£508.0). Part of the reason for this is because the gross weekly pay for female workers at £380.5 is significantly (27.1%) behind that for males in Ipswich (£522.3) and the national average for females (£449.6) (NOMIS 2012).

The total amount of employment land available has decreased by 4.03 hectares (ha) to 71.74 ha across the whole of Ipswich at April 2012 due to the implementation or expiry of planning permissions. The total consists of 0.63 ha with unimplemented planning permission, 18.73 ha

<sup>13</sup> <http://www.nomisweb.co.uk/reports/lmp/la/2038431855/report.aspx?town=ipswich#tabwab>

on allocated land and 52.38 ha of vacant land within identified employment areas. Completions on allocated and existing employment sites for the current monitoring year has been recorded as zero hectares (Employment Land Availability 2012 Report).

Planning consents for employment sites (over 100 sqm) for the year 2011-12 amount to 15.07 ha, of which 14.44 ha are extensions or new buildings within existing employment areas, and 12.57 ha are outline planning permissions (largely accounted for by the outline planning permission for employment uses at the former Crane's factory site).

According to the SPG District and Local Shopping Centres 2012 there are 46 vacant retail units in the Borough.

## Data Gaps and Uncertainties

- Commercial / retail rental data.
- Business start-ups and closures.
- No. of business enquiries to Ipswich Borough Council / Suffolk County Council by types and size of site.

## Key Sustainability Issues and Opportunities

- There is a need to improve training levels to enhance the quality of the local workforce.
- The economy in Ipswich needs to be diversified to broaden the economic base.
- The good transport links in the Borough should be exploited as accessibility is a key issue when encouraging new residents.

# B.15 Deprivation and Living Environment

The following baseline data has been identified:

- Number of wards with LSOAs in the bottom 10% most deprived within the Index of Multiple Deprivation (2011 State of Ipswich Report, Ipswich Borough Council).
- Number of domestic noise and light complaints

Deprivation is a multi-faceted and complex problem which influences and is influenced by a wide range of factors. In general, between 2007-2010, all Local Authorities in Suffolk became relatively more deprived (NB data does not include the effects of the credit crunch and recession). Ipswich remains the most deprived Local Authority in Suffolk being ranked 87/326 in England (Waveney 112/326; Mid Suffolk 274/326), and all of the areas ranked in the bottom 20% of Suffolk are found in either Ipswich or Lowestoft. All of the Suffolk lower super output areas (LSOA) ranked in the worst 10% of England in 2010 (14) are in Ipswich (9) 64% and Lowestoft (5) 36%. The Bridge Ward had the only LSOA to have moved out of the worst 10% ranking, but LSOAs in Whitton and Stoke Park dropped in rank sufficiently to fall into this group.

During the period April 2012 – March 2013 Ipswich Borough Council served Noise Abatement Notices on 43 premises. During the same period of time there were no abatement notices for light nuisance served.

## Data Gaps and Uncertainties

- Provision of childcare.

## Key Sustainability Issues and Opportunities

- There are a number of wards within Ipswich which are considered to be in the bottom 20% most deprived nationally (Index of Multiple Deprivation).
-

- Deprivation is a very complex issue and a number of different issues will need to be addressed for noticeable improvements to be realised.

## B.16 Housing

The following baseline indicators have been used to characterise the status of housing across the Borough:

- Average house price (Suffolk Observatory).
- Ratio of relative housing affordability (Office for National Statistics Local Profiles).
- Number of vacant dwellings (Office for National Statistics Local Profiles).
- Dwelling Stock by Tenure (Office for National Statistics Local Profiles and 2011 State of Ipswich Report, Ipswich Borough Council).
- Number of affordable housing completions (Office for National Statistics Local Profiles).
- Number of Homeless presentations (2011 State of Ipswich Report, Ipswich Borough Council).

Since 2001, the number of dwellings in Ipswich has increased by 11.9%. The total housing stock rose from 57,914 at 1st Apr 2009 to 58,303 at 31st Mar 2010. In 2009 the composition of housing was 14.2% (8210 dwellings) Local Authority stock, 7.8% (4510 dwellings) Registered Social Landlord stock, and 77.8% (44982 dwellings) private housing stock (2011 State of Ipswich Report, Ipswich Borough Council).

The total housing stock in Ipswich rose from 58,303 at the beginning of the 2010 monitoring period to 58,640. Council Tax records show total housing stock as 58,882 rising from 58,441 – Council Tax records include student accommodation.

Housing costs are relatively low but gradually increased in recent years. Median house price (July 2013) in Ipswich is £150,000, which shows an increase of 7.1% from the median price of the same time the previous year (£140,000). The average house price is lower than Suffolk (£167,000 in July 2013) and lower than that in the East of England (£178,000 August 2013 – ONS).

The affordability of purchased homes in 2011 was a ratio of 5:7 which was less than the affordability for Suffolk 6:9, the East of England 7:6 and England 6:5 (Office for National Statistics Local Profiles).

In Ipswich, the number of affordable homes provided in 2010/11 was 150 and over the period since 2006/07 the maximum number of affordable homes was 500 in any year (Office for National Statistics Local Profiles). During the period April 2011 – March 2012 283 dwellings net were completed, 54% of them were affordable homes (AMR 8 2011/2012). The longer-term affordable housing delivery average as a percentage of total housing completions for 2001-12 is 22%.

The number of homeless people has been increasing since 2010. During 2012/13, 617 people were identified as homeless in Suffolk according to the statutory criteria compared to 368 in 2010/2011 and 500 in 2011/2012 (Suffolk Observatory).

In 2011 1,909 of Ipswich's housing stock was vacant. This is slightly higher than the previous year (1,918). Of the 1,909 vacant homes 635 were long term vacants. It is not stated as to what types of dwellings are vacant i.e. there could be a low demand for large expensive homes yet a high demand for affordable homes.

Table B-11 presents details of the tenure of housing stock across the Borough in 2011, highlighting that owner occupation in the Borough is lower national and regional averages.

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**Table B-11 Dwelling Stock by Tenure (2011)**

	<b>Local Authority Dwelling Stock (%)</b>	<b>Registered Social Landlord Dwelling Stock (%)</b>	<b>Shared Ownership (%)</b>	<b>Owner Occupied and Private Rented Dwelling Stock (%)</b>
Ipswich	14.20	7.39	0.64	78.0
East of England	7.80	7.90	0.73	83.9
England	9.43	8.27	0.79	82.0

Source: Census 2011, ONS

Ipswich Borough Council's Strategic Housing Market Assessment (2008) reported the following conclusions:

- The current gross housing need, is calculated to be 3,723;
- The annual future need is calculated to be 2,665 (per annum);
- The total affordable housing stock available is calculated to be 1,563; and
- The future annual supply of affordable housing units is calculated to be 1,520.

The Strategic Housing Market Assessment found a substantial need for smaller 1-2 bedroomed homes in Ipswich to meet the needs of smaller households and an ageing population, as well as a continued need for smaller 2-3 bedroomed family homes. They also reported that some local Black, Asian and Minority Ethnic households require larger affordable homes, so there is also a continuing need for a small number of larger 4+ bedroomed homes. Much of recent housing development in Ipswich, however, has been in the form of 1 and 2 bedroomed apartments and in the present economic climate there is an oversupply of flats.

The Ipswich Housing Needs Study 2005 looked at housing needs across the Borough. It has been partly updated through the Strategic Housing Market Assessment in 2008. Combined findings of the two studies indicate that:

- Around 66% of households are owner occupiers, 22% live in the social rented sector and 12% in the private rented sector;
  - One quarter of households consist of older persons only, and such households account for 37% of all Council accommodation;
  - Around 12% of the net affordable housing requirement comes from key worker households;
  - Nearly 2% of households live in overcrowded homes, whilst 34% under occupy their dwelling;
  - When households were asked in 2005, around two thirds of their previous house moves had been within the Borough;
  - Ipswich has lower than average property prices;
  - There is a shortfall of affordable housing 2005-2010 of 798 units per annum and ongoing need thereafter;
  - The need is most acute for small properties, notably two bedroom homes, and is geographically widespread; and
  - 80% of any affordable target should be social rented housing (Ipswich Borough Council, Adopted Core Strategy (2011)).
-



In 2012 the Strategic Housing Market Assessment was further updated to reflect the economic and political change that has occurred since the SHMA was published in 2008. The findings of the study indicate that:

- On average, incomes in the Ipswich HMA remain below both regional and national levels. Earnings in Ipswich are well below those in the rest of the Housing Market Area (HMA). This update estimates that 41% of newly forming households are not be able to afford to rent or buy a home within the Ipswich HMA.
- Worsening affordability of housing reduces the rate that young adults form households. One effect has been for more young people to live with parents. Nationally, around one in three men and one in six women aged 20 to 34 now live with their parents, an increase from one in four men and one in seven women in 1997.
- A lack of choice of housing affects mobility within the labour-market and, therefore, the economy. There are also local spatial implications for the Ipswich HMA if this trend continues such as:
  - an even greater need for affordable housing in the least affordable areas;
  - greater household formation in more affordable areas such as Ipswich, increasing the birth-rate which increases demand for schools for example, and
  - further commuting from more affordable to less affordable areas.
- One consequence of an aging population is a reduced average household size as fewer households contain children and more single households are present.
- Currently, there is a backlog of over 4,000 households in need of a suitable and affordable home in the Ipswich HMA. The supply of new affordable homes and the reuse of existing stock are not sufficient. In order to address this shortfall, 70% of all new homes in the Ipswich HMA currently being planned would need to be affordable.
- With more older people being assisted to remain at home, the trend for larger homes to be under-occupied is likely to increase. This could have a knock-on effect of constraining the supply of homes. At the same time, older people will expect more choice on the type, quality and location of accommodation.

## Data Gaps and Uncertainties

- Percentage of new dwellings meeting BREEAM/Code for Sustainable Homes Level 4 standards.

## Key Sustainability Issues and Opportunities

- House prices have gradually increased but incomes have not matched this rate of growth, which may lead to problems of housing affordability.
  - The adopted Core Strategy sets a target to allocate land to accommodate 700 dwellings per annum (14,000 from 2001 to 2021).
  - The Strategic Housing Marketing Assessment 2008 which has further been updated in 2012 found there is a need for smaller 1-2 bedroomed homes in Ipswich to meet the needs of smaller households and an ageing population, as well as a continued need for smaller 2-3 bedroomed family homes. Much of recent housing development in Ipswich, however, has been in the form of 1 and 2 bedroomed apartments and in the present economic climate there is an oversupply of flats.
  - Housing regeneration efforts present a significant opportunity both to revitalise the housing stock and to improve quality of life.
-



- Development within the Northern Fringe area provides opportunities to meet housing needs, particularly for family housing and to counter balance the provision of flats within Ipswich town centre.

## B.17 Transboundary Issues

For many authorities, the geographical scale of particular baseline issues means that they relate closely to neighbouring authorities. For example, housing provision and prices, employment migration and commuting, service provision and education can all result in flows of people across Local Authority boundaries. In order to help to characterise the baseline further, some of these key 'transboundary' issues have been identified below.

- Waste disposal is a significant issue for Ipswich with the adopted Suffolk Core Strategy identifying a deficit of waste facilities for the future.
  - Ipswich may encounter a shortage of affordable dwellings in the future, which may lead to people relocating to cheaper parts of the East of England.
  - Cumulative impacts regarding major roads should be considered.
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Appendix C

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## Scoping Report Comments

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
1	Katie	Norton	NHS England - East Anglia Local Area Team	General comment	While there are no specific comments at this time, indeed the document looks extremely comprehensive, it is clearly essential that the health implications of any future plans and developments are considered fully. The Health and Wellbeing board will have a key role in the on-going work and we would anticipate being able to offer our support and input through this forum.	Health implications are fully considered through the assessment of policies and site allocations against the SA objective <i>HW1 To improve the health of those most in need.</i>
2	Sue	Bull	Anglian Water	3.3.13 Themes and issues	Agree with main themes and issues identified (3.3.13) in particular: 1) the need to promote and protect the water environment including issues such as quality and resource use 2) the need to adapt to the threat posed by climate change	N/A
			Anglian Water	3.4.2 Issues and Opportunities	We believe the key sustainability issues relevant to Anglian Water have been identified in table 3-2 under the water and climatic factors topics.	N/A
			Anglian Water	5.5.2 Issues and Opportunities	We believe the key sustainability issues relevant to Anglian Water have been identified in table 5-2 under the water and climatic factors topics.	N/A
3	Janet	Nuttall	Natural England	General comment	Natural England promotes the use of our guidance document 'Environmental Quality in Spatial Planning', produced jointly with the Environment Agency and English Heritage, and would recommend that reference is made to this document during the preparation of the new local plan. In particular, Supplementary File 14 provides a checklist to be used during the development of local development frameworks. The guidance can be found at the following link: <a href="http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/default.aspx">http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/default.aspx</a>	The topics listed in Supplementary File 14 overlap with most SA objectives included in the Core Strategy Interim SA report. IBC will check the guidance and the Supplementary File 14.
			Natural England	General comment	We welcome the efforts made by Ipswich Borough Council in preparing the draft Scoping Report. We are satisfied at present that the Sustainability Appraisal of the Local Plan is proceeding in a proper, logical and comprehensive manner.	N/A

			Natural England	General comment - Approach to SA	We are pleased to see recognition of the Government's objectives for sustainable development. We would advise that reference is made to the requirement for a Habitats Regulations Assessment, required under the Conservation (Habitats and Species) Regulations 2010 to assess the effects of plans, programmes and projects on Ramsar sites.	Reference included in Chapter 1.
			Natural England	Scoping Process	We welcome reference to issues of importance to NE including landscape character, the protection and enhancement of biodiversity and geodiversity, green infrastructure, soils and climate change mitigation and adaption. We would recommend that the SA adopts a suitable topic based approach to assessment of the effects of Plan policies on the environment.	The topic based approach has been adopted through a selection of topic based SA objectives.
			Natural England	Scoping Process	In addition to statutory designated wildlife sites, the effects of the Plan on locally designated sites such as County Wildlife Sites, should be fully assessed through the SA process.	Locally designated sites such as County Wildlife Sites have been taken into consideration and effects on these sites have been assessed. In addition, in order to facilitate the assessment the location of the locally designated sites is shown in GIS maps supporting the assessment.
			Natural England	Scoping Process	The assessment should consider the inter-relationships between topics, for example a number of topics can have a significant influence on biodiversity such as air quality, noise, water quality and resources.	The inter-relationship between topics is considered throughout the assessment.
			Natural England	Scoping Process	The report should reference and consider the objectives of the local Green Infrastructure Plan and the decision making criteria relating to the multi-functionality of the GI network. Objectives and targets of the GI Plan should be used to inform the assessment of impacts on the GI network.	Reference to the standards listed in the Haven Gateway Green Infrastructure Study is made and the objectives have been taken into consideration.

			Natural England	Scoping Process	Recommend consideration of NE's standards for accessible natural greenspace (ANGSt); these provide a set of benchmarks which should be used to ensure new and existing residential development has access to nature. A further useful evidence document in relation to green infrastructure is NEs Analysis of Accessible Natural Greenspace Provision for Suffolk. This identifies levels of deprivation, in terms of access to open space, across the ANGSt standards within each LPA area.	Taken into consideration during the assessment process.
			Natural England	Scoping Process	Regarding potential water resource / quality impacts, reference should be made to the local Water Cycle Study. The findings and recommendations of this should be fully considered as part of the assessment process. Consideration should be given to the deliverability of drainage infrastructure requirements ahead of, or at least in line with, development to ensure environmental impacts are minimised.	The findings and recommendations included in Haven Gateway Water Cycle Study Stage 2 – Ipswich have been taken into consideration with regards to drainage issues, flood risk and surface water and ground water quality. Deliverability is covered in the Implementation Chapter 10 of the Core Strategy.
			Natural England	Scoping Process	Welcome reference to SuDS and advise that the report includes recognition of the multi-functional benefits enhancing landscape, amenity, biodiversity, in addition to drainage and flood management.	The multifunctional benefits of SuDS are included as part of the assessment.
4	Lizzie	Griffiths	Environment Agency	Part 1 Draft Core Strategy Focused Review	We are generally supportive of the topics included in the tables. However, we consider some of these topics could be expanded to incorporate our comments below.	N/A

			Environment Agency	Table 3-2 Issues and Opportunities SA Topic Water	Much of Ipswich, an urban built-up environment and yet water quality has not been identified as a key sustainability issue. Most of the central and western area of Ipswich is designated as Source Protection Zone (SPZ) 2, with two smaller areas designated as SPZ1. SPZs are used to identify those areas close to drinking water sources, where the risk associated with groundwater contamination is greatest, and are important for identifying highly sensitive groundwater areas. SPZs are also recognised within the Environmental Permitting Regulations as a zone where certain activities cannot take place and should therefore be included in the list of key sustainability issues. New development should be encouraged to use Sustainable Drainage Systems (SuDS). These provide the opportunity not only to manage runoff and further reduce flood risk on development sites, as mentioned in the SA report, but also to help protect groundwater and surface water quality.	Water quality is picked up in the assessment framework through sustainability objective ET7. Recommendations to use SuDS are included in the sustainability appraisal. The SA report will include the wide variety of benefits of SuDS such as protection of groundwater and surface water quality.
			Environment Agency	Table 3-2 Issues and Opportunities SA Topic Climatic factors	In this section, it is acknowledged that the risk of flooding may increase as a result of rising sea levels. While the Ipswich Flood Defence Management Strategy will help to reduce flood risk to some areas of Ipswich, it should not be solely relied upon as mitigation. Development should be directed to areas of low flood risk wherever possible, through the Sequential Test process, and highly vulnerable development should not be permitted in the high risk Flood Zone 3.	Considered in the assessment of policies. Where appropriate, recommendations for additional mitigation measures are suggested.
			Environment Agency	Table 3-2 Issues and Opportunities SA Topic Biodiversity	The Scoping Report recognises that opportunities should be sought to develop and enhance the network of public open space. However, it fails to recognise the benefits that can be brought about by seeking opportunities to provide multifunctional open spaces that can help to reduce flood risk, to promote biodiversity and provide recreational areas. These areas can also be a draw for businesses who want to be able to provide an attractive environment to their workers and customers. The provision of both green and blue infrastructure is also important in helping wildlife adapt to the impacts of climate change.	Taken into consideration in the assessment of the revised policies.

			Environment Agency	Table 3-3 SA Objective ET7	Despite not being identified as key issue, we are pleased to note that Water Quality has been included in the SA Objectives. Indicator ET7a is 'water quality in rivers and groundwater quality'. This can be assessed through consideration of whether or not waterbodies are achieving 'good ecological status' or 'good ecological potential' under the Water Framework Directive.	N/A
			Environment Agency	Part 2 Draft Site Allocations DPD Table 5-1 Topic Water	<p>The SA Scoping Report recognises that flood risk should be taken into consideration when allocating sites for development. This should include directing development towards low risk areas through the Sequential Test process, which should be informed by the Ipswich Borough Strategic Flood Risk Assessment. This is particularly relevant to the IP-One Area, of which a relatively large area is currently at high risk of flooding from the River Orwell.</p> <p><b>Appendix A</b> We welcome the inclusion and reference to the Water Framework Directive. This is an important piece of legislation which sets the requirement that nothing should be done to a water body which could cause its status to deteriorate. Ensuring that waste water treatment facilities and infrastructure is adequate enough to ensure the Water Framework is achieved is an important consideration as part of the Core Strategy.</p> <p>The recently adopted Ipswich Development and Flood Risk SPD should be included in the list of relevant local plans and programmes.</p>	<p>Considered in the assessment of site allocations. Where appropriate, recommendations for additional mitigation measures are suggested.</p> <p>Ipswich Development and Flood Risk SPD is included in the list of relevant local plans and programmes.</p>
			Environment Agency	Table 5-1 Topic Climatic Factors	In the SA Topic 'Climatic Factors', it is acknowledged that the risk of flooding may increase as a result of rising sea levels. While the Ipswich Flood Defence Management Strategy will help to reduce flood risk to some areas of Ipswich, it should not be solely relied upon as mitigation. Development should be directed to areas of low flood risk wherever possible, through the Sequential Test process, and highly vulnerable development should not be permitted in the high risk Flood Zone 3. This is particularly relevant to the IP-One Area, of which a relatively large area is currently at high risk of flooding from the River Orwell	Considered in the assessment of policies. Where appropriate, recommendations for additional mitigation measures are suggested.

			Environment Agency	Appendix A	We welcome the inclusion and reference to the Water Framework Directive. This is an important piece of legislation which sets the requirement that nothing should be done to a water body which could cause its status to deteriorate. Ensuring that waste water treatment facilities and infrastructure is adequate enough to ensure the Water Framework is achieved is an important consideration as part of the Core Strategy	N/A
			Environment Agency	Appendix A	The recently adopted Ipswich Development and Flood Risk SPD should be included in the list of relevant local plans and programmes	Included.
5	James	Meyer	Suffolk Wildlife Trust	General comment	It is essential the SA should be an iterative process. It should be ensured that the document recording the appraisal is kept under review so that subsequent amendments to the development plan documents are properly appraised and the outcomes recorded. This should include appraisal of any amendments which arise as a result of other parallel assessment, such as those required through the Habitats Regulations Assessment (HRA) process. The HRA accompanying the adopted Core Strategy and Policies development plan document (The Landscape Partnership, 2009) identified a need, linked to new residential development, for the provision of a significant area of publically accessible open space in order to mitigate potential significant impacts on sites of European nature conservation importance. We consider that it is important that such impacts are also addressed, where appropriate, through the SA and Strategic Environmental Assessment (SEA) processes. Appropriate criteria should be included in the SA in order to appraise this.	Impacts are assessed through the SA process at the next stage. (SA objective ET8 <i>To conserve and enhance biodiversity and geodiversity , including favourable conditions on SSSIs, SPAs and SACs</i> ).
			Suffolk Wildlife Trust	Part One Core Strategy Focused Review 3.3.13 Results from the Review	We support the identification of the objectives to 'conserve and enhance biodiversity as an integral part of economic, social environmental development' and the 'need to protect and enhance biodiversity resources particularly sites of international importance'.	N/A



			Suffolk Wildlife Trust	Appendix B	We recommend that ecological information including that on Country Wildlife Sites (CWS); veteran trees and protected Biodiversity Action Plan (BAP) habitats and species, available from Suffolk Biological Records Centre (SBRC) is used in collating a baseline for this appraisal.	Taken into consideration.
			Suffolk Wildlife Trust	Table 3-3 SA Objective ET8	Recommend that SBRC are included as a source of information under Objective ET8 in Table 3-3.	Included.
			Suffolk Wildlife Trust	5.5.1.2 Baseline Data	In para 5.5.1.2 we suggest that the same objectives are used as those identified in para 3.3.13. Specifically, 'conserve and enhance biodiversity as an integral part of economic, social and environmental development' and the 'need to protect and enhance biodiversity resources particularly sites of international importance'.	The same objectives are used for the assessment of both DPDs.
			Suffolk Wildlife Trust	Table 5-2 Issues and Opportunities	Suggest that the following wording is used in the "Key sustainability Opportunities" for "Biodiversity, Flora and Fauna". We consider that this better reflects the opportunities presented. <i>Development proposals should protect existing habitats and species and should maximise opportunities to enhance habitats or create new habitats in order to deliver the biodiversity objectives of the relevant BAPS. When allocating sites for development the current ecological value of the land should be taken into consideration, alongside the most appropriate use of the land and the proximity of the development to designated sites.</i>	N/A
			Suffolk Wildlife Trust	Appendix A	In 2012 the UK BAP (1994) was succeeded by the UK Post 2010 Biodiversity Framework (July 2012). The list of national plans and programmes in Appendix A should include reference to this document.	Included.
			Suffolk Wildlife Trust	Appendix B Section B-9	Appendix B Section B.9 should include reference to SBRC as a source of data for the first bullet point. This section should also be updated to make reference to the UK Post-2010 Bio Framework (July 2012) succeeding the UK BAP (1994).	Included.

			Suffolk Wildlife Trust	Map 1	Map 1 (Sites of Eco Importance). Update this map to include County Wildlife Sites. Whilst CWSs are recognised in the Scoping Report for the SA they should also be included on this map in order to show an accurate reflection of sites designated for their ecological importance across the borough.	CWSs are included in the GIS maps used in the assessment.
6	Brian	Samuel	Northern Fringe Protection Group	General comment / Appendix B - evidence based approach	A more robust and evidence-based approach for the SA is required that better takes account of the views of the general public which have been shown to be informed and accurate. The NFPG has always supported an employment-led strategy. However, we argued that IBC's Core Strategy (CS) was not sustainable and therefore unsound as it was based on job targets that had no supporting evidence base and were clearly unrealistic and unachievable. The previous SA failed to recognise these legitimate and material concerns and omitted any form of assessment of the implications of the jobs target being unrealistic. Evidence now shows that the jobs target was indeed unsustainable and that the original SA was incorrect in assessing the CS as sustainable.	The employment targets used in the adopted Core Strategy were based on the East of England Plan and its background data, and the 2005 Haven Gateway Employment Study. Delivery is a separate issue and is to do with economic recession.
			Northern Fringe Protection Group	General Comment - consideration of alternatives	We are disappointed that IBC has ditched the employment-led strategy despite this being widely supported by officials, councillors, politicians, businesses and the general public in favour of a housing-led approach. This has been done without any assessment or evidence of the relative merits of such an approach compared to a realistic jobs-led strategy and the associated impacts on sustainability. Such an approach is fundamentally flawed.	The revised strategy set out in Core Strategy Focused Review combines a focus on development delivery with an approach which is policy compliant to the National Planning Policy Framework.

			Northern Fringe Protection Group	General comment - scope of SA	The SA needs to consider the implications of this key change in IBC's strategy and in particular consider the implications of new homes being constructed in Ipswich Borough that will result in either higher unemployment levels in the Borough or new residents having to travel outside the Borough to sites of employment. Previously one of the main arguments that the NF housing development is sustainable was that residents will walk/cycle or travel by bus to new jobs created in Ipswich town centre, which will no longer be the case in a housing-led strategy. The SA of the NF will also need to be revised to take account of this.	The Council has prepared a topic paper on population and household projections and this considers the alternative strategies available to the Council including whether they are policy compliant and realistic in market and deliverability terms. It does not necessarily follow that a larger local workforce will be competing for a smaller number of jobs. For example, some of the population and household growth will be accounted for by people over the retirement age; some residents can travel to jobs using sustainable modes e.g. at Felixstowe, BT Martlesham or London; and at the 2001 Census there was net travel to work into Ipswich.
			Northern Fringe Protection Group	General Comment - consideration of alternatives	We support Paragraphs 2.20 and 2.21 of the IBC Executive paper REF NO: E/13/60 Northern Fringe - Draft Supplementary Planning Document Ipswich Garden Suburb and Sustainability Appraisal confirming that the Core Strategy Focused Review (CSFR) 'will look at alternatives to the Northern Fringe allocation itself'. The Scoping study must include details of how this will be carried out. This should include a 'mapping' of the proposed sites of major employment and new homes in and around Ipswich and analysis of the potential impact and sustainability of likely travel routes. The process should also include an assessment of whether the proposed numbers of proposed new homes and jobs in the area are feasible and sustainable.	See above re separate paper.

			Northern Fringe Protection Group	General Comment - Part One	Clearly sustainability is not just about building sufficient homes to meet anticipated demand but about wider social and environmental issues. The implications of a larger local workforce competing for a relatively smaller number of jobs, for example on average salary levels which have already fallen substantially in Ipswich, need to be fully considered in the SA of the CSFR. Lower average salary levels will inevitably result in higher levels of deprivation and poverty with associated health implications especially in relation to increased fuel poverty. Unless property prices fall to mirror lower average salaries, homes will become even less affordable.	See above. Also refer to City Deal which is being used to address skills issues in the workforce.
			Northern Fringe Protection Group	General Comment - evidence base	The full sustainability implications of the change in the focus of the CS on the wider transport network must also be fully assessed in the SA of the CSFR and in considering alternatives to the Northern Fringe allocation itself. Clearly this can only be completed through detailed traffic assessment and modelling on an integrated basis across Ipswich Borough and in neighbouring authorities that takes full account of relevant employment sites and proposed new housing developments. This needs to assess the impact on air pollution as traffic from the NF will pass through AQMAs and areas of pollution concern as residents travel to work.	The SA assesses the implication of each policy with regards to travel through <i>ET4 To reduce the effects of traffic upon the environment</i> and air pollution through <i>ET1 To improve air quality</i> .

			Northern Fringe Protection Group	General Comment - Part One / Consideration of alternatives	<p>The SA of the CSFR must assess and compare the sustainability benefits of a realistic jobs-led CS to a housing-led strategy. This needs to include relative assessments of a co-operative approach between Ipswich Borough and neighbouring authorities where new homes are built near to the location of new jobs across. Such an approach is required under the NPPF requirement for local authorities to co-operate. We are concerned that the Ipswich Housing Market Area Strategic Housing has not taken full account of neighbouring authorities and could result in sub-optimal decision-making.</p>	<p>Refer to NPPF requirement to meet objectively assessed housing need. The Ipswich SHMA looked at the whole housing market area (Ipswich, Mid Suffolk, Babergh, and Suffolk Coastal).</p>
			Northern Fringe Protection Group	General Comment - Part One / Consideration of alternatives	<p>In particular, the SA of the CSFR needs to consider whether there are alternative brownfield sites outside of the Borough that can accommodate new housing with better access to new sites of employment, such as the Sroughton Sugar Beet site, which would be a more sustainable option than building on the high grade agricultural land of the NF with residents commuting through Ipswich to access employment sites. The impact of utilising sites such as Grafton Rd, Cox Lane and Westgate for a larger number of new homes, rather than leaving them vacant, needs to be appraised.</p>	<p>Sugar Beet Factory site is outside IBC's control. Babergh Core Strategy identifies it for employment to meet job needs. People living there would still need to travel through Ipswich to job opportunities. Plan has to be realistic - in terms of Coastal and Babergh which have just completed Core Strategy processes and market delivery of housing on brownfield sites.</p>

			Northern Fringe Protection Group	General Comment - Part One	<p>The current CS allows for a phased approach for the development of the NF and the previous Suffolk County Council Northern Fringe Sustainability Appraisal and the Core Strategy independent Inspection judged multiple starts as unsustainable. However, the revised CS now allows simultaneous multi-site development across the entire NF without any locational restrictions. A detailed examination of the implications of this change must be included in the new SA along with a full assessment of the rationale behind the proposed changes. This should include analysis of the comparative risks of unfinished sites and/or stalled developments being left on the NF for whatever reason. This is already a major problem for Ipswich in relation to the waterfront developments, as a result of the unsustainable multi-starts that were allowed to commence and become a major blight on Ipswich.</p>	<p>The SA of revised policy CS10 fully consider the implications of multiple starts compared to the original CS10. The majority of mitigation measures proposed to reduce significant negative effect will involve a number of infrastructure improvements (SuDS, pedestrian and public transport infrastructure such as bus stops, etc.) and multiple starts will allow a more comprehensive construction planning.</p>
			Northern Fringe Protection Group	Table 2-1 Stages in SA Process	<p>Stage A runs from September to October 2013 and includes this consultation process, which has a submission date of 28th November 2013. Clearly Stage A needs to be extended and allow time for the inclusion of comments from the consultation process.</p>	<p>Updated.</p>

			Northern Fringe Protection Group	Table 2-1 Stages in SA Process	Stage B, running to the end November 2013 does not provide sufficient time given the proposed shift to a housing-led strategy. The DPD assessment and evaluation process needs consider the relative merits of a realistic jobs-led strategy compared to a housing-led approach and the cross-boundary implications between Ipswich Borough and neighbouring authorities.	Updated.
			Northern Fringe Protection Group	Table 2-1 Stages in SA Process	Stage D. We object to the proposed consultation of the SA during the summer holiday period given its importance. We are pleased that IBC has listened to our concerns with other proposed major consultations being released over the Xmas holidays by commencing them in early January instead. We would be grateful if similar consideration be given to the scheduling of the SA consultation. The timetable should also allow for the SA to go before the Executive/Council.	IBC aims to avoid holiday periods but it is not always possible.

			Northern Fringe Protection Group	Table 2-1 Stages in SA Process	Given the work required in the new SA and the previous delays/issues with the NF SPD appraisal, we have some concerns with the timescales. Sufficient resources need to be made available to ensure a robust SA is completed in a timely manner.	IBC has appointed consultants to undertake the work and they will provide the necessary resources.
			Northern Fringe Protection Group	3.2.1 Review of Core Strategy	Paragraph 3.2.1 needs to reference the proposal for the Core Strategy to no longer be jobs-led but a housing-led strategy. The SA must compare and assess the relative benefits of these alternative strategic approaches and alternatives to the NF allocation itself as committed to by IBC in the recently approved Executive paper REF NO: E/13/60.	The emphasis now through the NPPF is on delivery so the strategy is more delivery focused. For housing it aims to meet needs, for employment local and regional strategies aim to play to the area's sectoral strengths.



			Northern Fringe Protection Group	3.3.2, 3.3.11, Table 3-1, PPPs	Paragraphs 3.3.2 and 3.3.11 and Table 3-1 need to specifically reference the CSs of neighbouring authorities and the critical work of the Ipswich Policy Area Board given the duty to cooperate and the proposed approach to build homes in Ipswich Borough for people working outside the Borough. These are more important than the New Anglia Local Enterprise Partnership 'Towards a Growth Plan' 2013, which is more of a wish list than an evidence-based document. The quoted growth forecasts are out of date.	Table 3-1 just summarises the NALEP plan. Reference to the neighbouring Core Strategy is included.
			Northern Fringe Protection Group	Table 3-1 PPPs	Table 3-1 should refer to Ipswich Borough-specific data rather than quoting East of England data and should reference the most recent data e.g. the EEFM August 2013 modelling. This projects a lower level of jobs than previously. Population 2011: 133.7k 2031: 163.4k Increase: 29.7k (22.21%) Resident jobs 2011: 63.2k 2031: 71.4k Increase: 8.2k (12.97%) This means that additional residents will either have to commute outside of Ipswich Borough to find work or will be unemployed; neither of which is sustainable.	Aug 2013 modelling results came out too late to inform this draft but will be taken into account in future drafts of the plan.

			Northern Fringe Protection Group	3.3.9 PPPs	The East of England Plan is no longer relevant.	3.3.10 indicates that it has been revoked.
			Northern Fringe Protection Group	3.3.12 PPPs	PPPs needs to be defined here rather than later in the document.	Agreed and will be updated in final SA Report.

			Northern Fringe Protection Group	3.4.1.3 Question B	Ipswich Central's vision for Ipswich needs to be considered <a href="http://ipswichcentral.com/thebigdebate/">http://ipswichcentral.com/thebigdebate/</a> along with the work of the Ipswich Policy Area Board especially in relation to employment and the 2012 Air Quality Updating and Screening Assessment for Ipswich Borough Council (January 2013), which concludes that 'St Matthews Street and Woodbridge Road are both areas where NO2 results were high. These areas have therefore undergone a detailed assessment and as a result AQMA's will be declared.'	The additional AQMAs have not yet been declared - boundaries are being considered.
			Northern Fringe Protection Group	Table 3-2 Issues and Opportunities / Appendix B7	Table 3-2 needs to reference the proposed new AQMAs (as does Appendix B.7) as referenced above and utilise more recent data where available. There are also opportunities to improve cross-town transport infrastructure and access to the A14/A12. This will become a fundamental requirement if the CS is changed to housing-led as residents will need to be able to easily commute to employment sites outside the Borough.	See above

			Northern Fringe Protection Group	4.1 Geographical Scope	As the CSFR proposes to a housing-led strategy with residents commuting to jobs outside of Ipswich Borough, the SA clearly needs to undertake a full and detailed assessment of the associated travel implications outside of Ipswich Borough.	<p>The purpose of the SA is not to undertake detailed transport assessments. That would be considered through transport modelling once 2011 Census Travel To Work data has been published.</p> <p>The SA assesses the implication of each policy with regards to travel through <i>ET4</i> To <i>reduce the effects of traffic upon the environment.</i></p>
			Northern Fringe Protection Group	4.2.1.1 Aspects of DPD to be assessed	<p>Paragraph 4.2.1.1 needs to make clear that the proposed CSFR is no longer a jobs-led strategy but a housing-led strategy. To fail to mention this fundamental change is misleading and lacks transparency. Likewise the major proposed changes to CS10 need to be outlined here i.e. the intention to allow simultaneous multiple starts across all three areas of the NF without restricting the number of construction sites at any one time etc and prior to the agreement of a Masterplan also needs to be specifically mentioned.</p>	See above.

			Northern Fringe Protection Group	4.2.2 Assessment of Alternatives	As stated above, the SA of the CSFR needs to assess the alternative of an evidenced-based jobs-led strategy. It also needs to assess the alternative of a phased and controlled development of the NF that does not allow multi-site starts or places restrictions on when the three areas of the NF can be developed and/or on the number of sites that can be developed in any one area at the same time.	Done through the assessment process of alternatives.
			Northern Fringe Protection Group	6.2.2 Aspects of DPD to be assessed	Paragraph 6.2.2 the SA of site allocations DPD needs to consider the relative benefits of having new housing built in neighbouring authorities nearby new employment sites compared to housing being built in Ipswich that requires residents to commute to new employment sites outside of Ipswich. It also needs to assess the relative benefits of more housing being built in the town centre for example on the Westgate site as proposed in the Ipswich Central vision for Ipswich and on the Grafton Way site.	The SA cannot assess the effects of developments located outside the boundary of the Borough.
7	Barbara	Robinson	Save our Country Spaces	N/A	SOCS strongly object to the change by IBC within the SPD issued on 15th November by removal of text from 'Establishing Priorities' within its Chapter 2 Vision and Core Objectives for Core Strategy Policy Area CS10 as this is likely to have a significant adverse impact on the steer and sustainability of the Core Strategy Focused Review.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.

			Save our Country Spaces	General comment	SOCS to date have failed to see a Sustainable Development Strategy which outlines the over-arching Government objective to raise the quality of life in our communities referenced within the Hyder SASR. Assessed need is weak within the document.	Core Strategy sets out the sustainable development strategy. Assessed housing need will be identified in a separate paper. This scoping report sets the framework for the future assessment of the plans.
			Save our Country Spaces	General comment / Core Strategy CS10	As an Environmental Impact Study will not be delivered until the end of the exercise and will be done by the developers, - almost at a point of no return- it is hard to securely ascertain whether the revision of the Core Strategy and changes to CS10 are sustainable.	The purpose of the scoping report is to set the framework for the SA not to undertake the SA.
			Save our Country Spaces	General comment	SOCS feel the NPPF guidance structured around specific sections indicates a predominantly negative ( N) rather than a positive outcome, specifically for: Building a strong, competitive economy; Ensuring the vitality of town centres; Supporting a prosperous rural economy; Promoting sustainable transport; Supporting high quality communications infrastructure; Promoting healthy communities; Protecting Green Belt land; Meeting the challenge of climate change, flooding and coastal change; Conserving and enhancing the natural environment; Plan-making; Decision-taking.	The purpose of the scoping report is to set the framework for the SA not to undertake the SA.
			Save our Country Spaces	N/A	Having appraised the available evidence base and applied a grass roots knowledge of the area and the town, SOCS feel that the deliverability and viability of the NF developments together with potential short, medium and long term adverse social, economic and environmental impacts of proposals present possible unacceptable adverse effects for the entire Ipswich population. SOCS suggest that sustainable development proposed on the NF is, in its present form, highly questionable.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.

			Save our Country Spaces	General comment	The Hyder SASR is highly selective and imbalanced.	The scoping report is produced in compliance with the relevant legislation and baseline data are gathered from various available sources.
			Save our Country Spaces	Appendix A	Ipswich Housing Market Area Strategic Housing is unsound as it failed to assess this with other LAs required under Duty to Cooperate.	See earlier comment re NFPG - SHMA was joint research and looked at whole housing market area.
			Save our Country Spaces	Appendix A	The Suffolk Growth Strategy March 2013 - referenced with in the Hyder SR appears more hot air and aspiration than substance. The language it uses is unwise and cannot be validated. It applies less to IBC than other LAs.	As a Suffolk strategy for growth it is a key document for Ipswich and is therefore included in the list of plans policies and programmes.
			Save our Country Spaces	Appendix A	New Anglia Local Enterprise Partnership 'Toward A Growth Plan 2013- SOCS suggest the Confidence Factor here is totally misplaced with respect to Ipswich's situation.	The NALEP Growth Plan is a key document for Ipswich and is therefore included in the list of plans policies and programmes.

			Save our Country Spaces	Appendix A	Suffolk Haven Gateway Employment Land Review-Flags up the importance of the A14 and surrounding area, which is a more realistic scenario for employment as suggested by NFPG and SOCS.	This document has been included in the list of plans policies and programmes.
			Save our Country Spaces	Appendix B	Population data has been selectively and subjectively presented and should show the pattern over a range of time scales, bearing in mind the population of Ipswich in 1960 mid way was 126,000 when a similar level of expansion was being planned AND got halted after an initial start; the problematic legacy which still exists within Ipswich today and is recently paralleled within Ipswich Docks.	Population change is shown annually from the 2001 Census and the course is the ONS. A separate topic paper on population will be prepared as part of the evidence base for the plan to fully set out the modelling the Council has used.
			Save our Country Spaces	N/A	Sewage and water issues constraints and resolutions need further confirmation. Community Steering panel were promised an update on this from Anglian Water March 2013.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.
			Save our Country Spaces	Appendix B	There is added dissatisfaction with reliance on questionable and previously unreliable projections and modelling of future needs which translate into targets. (Projections which agency such as OEM readily admits are an imprecise science and were overly optimistic). These targets themselves appear, on close scrutiny, to be unsustainable. Lack of consistency by the Borough in using consistent modelling methodology adds to the problem	A separate topic paper on population will be prepared as part of the evidence base for the plan to fully set out the modelling the Council has used.



			Save our Country Spaces	General Comment / Appendix B	With regard to Sustainability Appraisals, Strategic Environmental Assessments and Scoping work, there has been criticism of the fitness for purpose of this vital work by the main residents groups. This may be in part due to paucity of available data and available information being provided by IBC at the outset to the independent company. It may have been in part due to unrealistic expectations by IBC as to the necessity and extent of the work which would be required.	This is the first stage in the SA for the Core Strategy Focused Review and Site Allocations DPD. Data have been made available and/or is accessible via the Internet.
			Save our Country Spaces	N/A	The initial failure of IBC to conduct a formal SEA Screening Exercise to evaluate potential social, economic and environmental impacts of their emerging plans for the Northern Fringe at the outset of the masterplanning work was unfortunate. If this had been addressed properly, it would have clearly demonstrated their obligation under the SEA Directive 2001/42/EC. The statement below from Executive paper E/13/60 26th November 2013, 2.2, finally validates resident groups' stance on this obligation with the final recognition and acceptance by IBC's Executive of obligation under the SEA Directive 2001/42/EC2 for the IBC's North Fringe/Ipswich Garden Suburb SPD. '2.2 The development of the Northern Fringe involves major challenges due to its large-scale, multiple ownership, the need to incorporate a wide range of supporting infrastructure and the mitigation of impacts on local communities.'	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.

			Save our Country Spaces	N/A	SOCS feel the following comment from Executive paper E/13/60 26th November 2013 is disingenuous and misplaced. (SOCS emphasis) '2.21 NFPG/SOCS were, at their request, afforded the opportunity to comment on earlier draft versions of the SEA/SA and their views are attached as appendices 3-5. The SEA/SA as well as the draft SPD has been amended in response, e.g. by removing sequencing diagrams which it is agreed were too prescriptive at this stage. However, many comments made by these groups conflate the principle of the development with its environmental effects.' If proper consideration of the environmental and wider concerns and had taken place in a timely fashion, then current difficulties with the scope of the SPD may have been avoided. SOCS always held the view it had been wrong to re classify the North Fringe work from a DPD to an SPD status. Rather than conflating the principle of development, SOCS believe the environmental effects and possible impacts are fundamental to that principle of development on Sustainability grounds. As already stated, an Environmental Impact Study will not be delivered until the end of the exercise and will be done by the developers; - almost at a point of no return- it is hard to securely ascertain whether the revision of the Core Strategy and changes to CS10 are sustainable.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.
			Save our Country Spaces	General Comment	It appears, following SOCS conversation with Wild Anglia, that IBC have failed to meet their obligations to inform all Statutory stakeholders for the SASR. Does this mean the statutory notice period for consultation may need to be extended?	The Council consulted Wild Anglia on the draft Scoping Report but received no comments from them.

			Save our Country Spaces	Part One Core Strategy	<p>The manner and delivery of last minute, poorly drafted revisions and additions to the Executive paper on the 15th October on CS10 were, in SOC's view totally unacceptable, and in breach of their own policies, (protocols and SCI) . The unacceptably poor practice, was possible outside proper process in the public's view. The subsequent failure by IBC to properly clarify the changes and place them in the public domain in a timely and transparent fashion added to the confusion and was not in the best public interest. SOCS consider this breach of process to be further example of maladministration and may pursue this as a complaint or further, at the appropriate time through examination of the CSFR. Whilst this may appear to digress from the purpose of this response to the SA Scoping Consultation, SOCS feel the above criticism of the process is key and material to it. SOCS is still unclear about the full future implications these last minute changes might have on the soundness and sustainability of the Core Strategy and DPD as there has been insufficient time to appraise this situation and seek our own independent legal opinion. It is SOCS (&amp; NFPG ) worry, that the changes and revision to CS10, are essentially so great and so fundamental a change in direction and steer for the Borough , that there may be seriously undesirable unintended consequences which should be properly referenced, appraised and evaluated within this SA Scoping report. The CS10 revision /changes currently are not even properly referenced nor track changed within the SASR.</p>	<p>This Scoping Report sets the framework for the appraisal of policies including revised CS10. The policy appraisal itself follows on from this scoping stage.</p>
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			Save our Country Spaces	Part One Core Strategy	<p>It is SOCS (&amp; NFPG) worry, that the changes and revision to CS10, are essentially so great and so fundamental a change in direction and steer for the Borough, that there may be seriously undesirable unintended consequences which should be properly referenced, appraised and evaluated within this SA Scoping report. The CS10 revision /changes currently are not even properly referenced nor track changed within the SASR. Equally, there is no reference or evaluation as to whether an SPD status document was/is a suitable vehicle to take these proposals forward to a proper sustainable conclusion. This therefore does not follow best practice guidance issued by the Chief Planner and DCLG in 2012. The verbal claim by IBC officers that changes and revision to policy CS10 within the CSFR were deemed necessary to prevent the risk of unfettered development via early planning applications before the due processes were completed is as yet, an untested and unevaluated opinion. It should be a proposal that is referenced and explored within this scoping document. If planning consents by legal challenge was deemed to be a risk, references should be made to the guidance 2012 from DCLG 6 and an evaluation of the relative risks incorporated within the SA SR.</p>	<p>It is not the role of the Scoping Report to list the policies. The Scoping Report sets the framework for the appraisal of policies.</p>
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				N/A	<p>SOCS have always pragmatically supported a jobs-led / employment - led Local Plan and Core Strategy. This is deemed as a proportionate, balanced and sensible approach which would engender much public support. However, the public cannot and will not support a skewed and unsustainable homes led policy approach which they consider to be unsound. The public look to Spain, Ireland and Portugal who have learnt this fundamental fact to their cost. The public feel attempting to build your way out of recession is not going to work, especially in Ipswich. Yes, IBC have repeatedly consulted the public but have repeatedly failed to listen and respond to the public's majority common sense view. As Russell Williams CEO stated at the IBC Examination in public 2011, the danger is of the tail wagging the dog; with Central Government and business landowner /developer pressure taking precedence over the publics' expressed views and wishes for the town. SOCS key concern is that if this development were to be allowed to proceed in it's current form, the long term success of the proposals are questionable, and likely to be unsustainable on viability and deliverability grounds -due to insufficient profits being generated to reliably deliver the necessary infrastructure and mitigation, together with sufficient resources being reliably available for medium and long term maintenance obligations generated by the sites needs. The Environment Agency already is looking to local resolution and mitigation by neighbourhood voluntary groups to address the likely shortfall of resources. The new prospective home owners may balk at the imposition of a long term maintenance levy applied in perpetuity for services which are to be accessed and enjoyed by the whole of the Ipswich population and the IPA.</p>	<p>Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.</p>
			Save our Country Spaces	General comment - omission	<p>No mention is made in this Scoping report, nor in earlier iterations by Hyder of the long standing requirement to mitigate for the pressures inter authority on the RAMSAR sites, Deben and Orwell as per their joint SA/SEA commitment agreed with Suffolk Coastal District Council and further strengthened by legal challenge by Suffolk Wildlife Trusts evaluation on impacts.</p>	<p>An Appropriate Assessment is being carried out and it will be referenced in the final Sustainability Report.</p>

			Save our Country Spaces	General comment - alternatives	Where is the Plan B or alternatives referenced? Where is there evidence of wiggle room; where is an evaluation of what will happen if one or more landowners/developers face either logistical difficulties (unforeseen or in the natural course of events) or financial difficulties, or both?	This comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report, however the consideration of reasonable alternatives for the Core Strategy Focused Review and Site Allocations DPD will take place at the next stage in the SA process.
			Save our Country Spaces	N/A	What are the contingency measures proposed if, having started development, (especially with the prospect of multiple starts), a default situation arises or Central government yet again moves the goal posts on anticipated Section 106 or CIL infrastructure funding. This may allow the impact of viability considerations to override local identified needs? This may lead to non delivery of vital infrastructure and render the development unsustainable.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.
			Save our Country Spaces	N/A	Where is the independent market surveillance and anecdotal, but valuable evidence to halt matters if unsustainable development ensues and the need arises? What efficacy does the IBC AMR have to directly influence the phasing and rate of development and halt it if necessary? Should not this be given equal weight and material consideration within the Courts if there is a developer landowner challenge?	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.
			Save our Country Spaces	General Comment	Where is the empirical evidence that IBC is paying due attention and heeding National Plans and Programmes cited in the Hyder Scoping Report (such as one of the most important documents reviewed) namely the Sustainable Development Strategy which outlines the overarching Government objective to raise the quality of life in our communities?	One of the tests of soundness is that a plan is justified, which means it should be based on proportionate evidence.

			Save our Country Spaces	Appendix B	<p>Raising the quality of life in our communities is vital considering the identified problems highlighted within IBC AMR and in the current difficult climate of economic problems facing Ipswich, many of which are effectively beyond their capacity to control; re Traffic /congestion/ pollution, educational underachievement, ( all SCC ) unemployment rates economic inactivity- (Local Business &amp; market forces) - inaccurately portrayed within the Hyder document as below national averages but are they not higher in Ipswich? - urban cramming and resultant deprivation, and difficulties experienced with lack of social housing and inadequate health and social care service delivery (SCC CCGs and Central Government). Effectively the Borough only has control over urban cramming (and resultant deprivation), and difficulties experienced with lack of social housing - both areas which they also appear to have limited control over due to developer and landowner pressure under the steer of the current Central Government Build at All cost/ Build at Any Cost Agenda! The revision CS10 and Focused Review of the Core Strategy reflects that central dilemma. SOCS recognise this is a difficult place to be.</p>	Quality of life is picked up in sustainability objective HW2.
			Save our Country Spaces	General comment - omission	<p>Environmental constraints such as the recent 50% cut in direct government funding to the Environment Agency for flood re-mediation and maintenance will have a significant impact on sustainability and need to be explored within the SA/SEA.</p>	<p>Flooding issues are picked up in sustainability objective ET7. The Ipswich flood defences are due for completion in 2018.</p>

			Save our Country Spaces	General Comment - omission	Equally important bearing in mind Ipswich's BC obligations on formal AQMA problems is the referencing of the recent DEFRA consultation which ended September 2013 and IBC's responses to it in the light of their identified and ever growing air quality problems which will be further impacted by the NF proposals. This should be covered within this report. There is a need therefore to reinvigorate and refocus LAQM on action to help the UK meet EU air quality standards and to clarify its role alongside other actions to improve air quality (by national government etc) and to highlight what local authorities can do through working together to improve air quality. Failure to incorporate, reference and evaluate this important information, which has been identified as one of the key environmental issues and constraints on the NF proposals, weakens and devalues the purpose of this Scoping report. SOCS would suggest if IBC's specialist Public Health and Air Quality Management / Climate Change Officers have not been formally invited to contribute to this Scoping exercise, this is tantamount to negligence.	Air quality is picked up in sustainability objective ET1.
			Save our Country Spaces	General Comment	<b>SOCS sign up to the NFPG Comments also (see above). Those where SOCS add further comments are listed below with SOCS' additions shown in italics.</b>	N/A
			Save our Country Spaces	General Comment	We are disappointed that IBC has ditched the employment-led strategy despite this being widely supported by officials, councillors, politicians, businesses and the general public in favour of a housing-led approach. This has been done without any assessment or evidence of the relative merits of such an approach compared to a realistic jobs-led strategy and the associated impacts on sustainability. Such an approach is fundamentally flawed. <i>It may also be unnecessary as just as IBC jobs target deficit was addressed at inspection by alternative arrangements to met the jobs quota from the Ipswich Policy Area IPA so likewise can the housing targets under Duty to Cooperate and Localism.</i>	The revised strategy set out in Core Strategy Focused Review combines a focus on development delivery with an approach which is policy compliant to the National Planning Policy Framework.



			Save our Country Spaces	General Comment	<p>Clearly sustainability is not just about building sufficient homes to meet anticipated demand but about wider social and environmental issues. The implications of a larger local workforce competing for a relatively smaller number of jobs, for example on average salary levels which have already fallen substantially in Ipswich, need to be fully considered in the new SA. Lower average salary levels will inevitably result in higher levels of deprivation and poverty with associated health implications especially in relation to increased fuel poverty.</p> <p><i>This is particularly relevant to IBC as it is essentially a relatively low waged economy, compared to other local LAs, with comparatively young demographic.</i></p>	<p>The Council has prepared a topic paper on population and household projections and this considers the alternative strategies available to the Council including whether they are policy compliant and realistic in market and deliverability terms. It does not necessarily follow that a larger local workforce will be competing for a smaller number of jobs. For example, some of the population and household growth will be accounted for by people over the retirement age; some residents can travel to jobs using sustainable modes e.g. at Felixstowe, BT Martlesham or London; and at the 2001 census there was net travel to work into Ipswich.</p>
			Save our Country Spaces	General Comment	<p>The full sustainability implications of the change in the focus of the CS on the wider transport network must also be fully assessed in the new SA. This can only be completed through detailed traffic assessment and modelling on an integrated basis across Ipswich Borough and in neighbouring authorities that takes full account of relevant employment sites and proposed new housing developments. This needs to assess the impact on air pollution as traffic from the NF will pass through AQMAs and areas of pollution concern as residents travel to work.</p> <p><i>Fit for the 21century solutions are already causing problems at Civic Drive, where removal of a perfectly serviceable roundabout appears to be further exacerbating congestion and pollution. A review of SCC transport solutions for Tuddenham Road and Westerfield will be required to address these unsustainable transport solutions.</i></p>	<p>See above.</p>

			Save our Country Spaces	General Comment	<p>The new SA must assess and compare the sustainability benefits of a realistic jobs-led CS to a housing-led strategy. This needs to include relative assessments of a co-operative approach between Ipswich Borough and neighbouring authorities where new homes are built near to the location of new jobs across. Such an approach is required under the NPPF requirement for local authorities to cooperate.</p> <p><i>The Actions under Duty to Cooperate issued by DCLG in 2012 requires a statement of actions by IBC. The regulations also require you to report to your communities on the actions you have undertaken under the Duty to Cooperate. In addition to the transparency benefits this brings, it will be beneficial when it comes to showing compliance with the Duty to Cooperate at examination on any forthcoming Local Plans, either yours or ones you have an interest in.</i></p>	Refer to NPPF requirement to meet objectively assessed housing need. The Ipswich SHMA looked at the whole housing market area (Ipswich, Mid Suffolk, Babergh, Suffolk Coastal).
			Save our Country Spaces	General Comment	<p>In particular, the SA needs to consider whether there are alternative brownfield sites outside of the Borough that can accommodate new housing with better access to new sites of employment, such as the Sproughton Sugar Beet site, which would be a more sustainable option than building on the high grade agricultural land of the NF with residents commuting through Ipswich to access employment sites.</p> <p><i>SOCS are pleased there is recognition within the Executive report 26th November that acknowledges this requirement and states suitable alternatives will be explored at SA of the CSFR.</i></p>	Sugar Beet Factory site is outside IBC's control. Babergh Core Strategy identifies it for employment to meet job needs. People living there would still need to travel through Ipswich to job opportunities. Plan has to be realistic - in terms of Coastal and Babergh which have just completed Core Strategy processes and market delivery of housing on brownfield sites.

			Save our Country Spaces	General Comment	<p>The current CS allows for a phased approach for the development of the NF and the previous Suffolk County Council Northern Fringe Sustainability Appraisal and the Core Strategy independent Inspection judged multiple starts as unsustainable. However, the revised CS now allows simultaneous multi-site development across the entire NF without any locational restrictions. A detailed examination of the implications of this change must be included in the new SA along with a full critique of the rationale behind the proposed changes.</p> <p><i>The suggested possibility of a multi start approach, whilst appearing to easy delivery of infrastructure may also pose the risk if one or more developer / landowner hits financial or other problems. As stated earlier in SOCS response, what contingency is there within the proposals if to market forces or other difficulties impact on infrastructure delivery ,the added burden which may fall on remaining landowners /developers , thereby making their operation unviable and halting their delivery? The land having been committed, will be blighted for years will little sound chance of resolution as happened locally at the Ipswich Dock/Waterfront and in Ireland. This is a fundamentally unsustainable situation. A safety net fund needs to be arranged and established as mitigation, -reserve matters? - or perhaps Grampian Conditions with front loaded finance ahead of any planning permission being granted and started. Grampian Conditions are not referenced or mentioned within the Hyder Scoping report.</i></p>	See above.
			Save our Country Spaces	3.4.1.3	<p>Paragraph 3.4.1.3 Ipswich Central's vision for Ipswich needs to be considered <a href="http://ipswichcentral.com/thebigdebate/">http://ipswichcentral.com/thebigdebate/</a> along with the work of the Ipswich Policy Area Board especially in relation to employment and the 2012 Air Quality Updating and Screening Assessment for Ipswich Borough Council (January 2013), which concludes that 'St Matthews Street and Woodbridge Road are both areas where NO2 results were high. These areas have therefore undergone a detailed assessment and as a result AQMA's will be declared.'</p> <p><i>Or substantive changes, additional AQMA or enlargement made to existing AQMA which are being impacted by NF proposals.</i></p>	The additional AQMAs have not yet been declared - boundaries are being considered.

			Save our Country Spaces	4.1	As the revised CS proposes to a housing-led strategy with residents commuting to jobs outside of Ipswich Borough, the SA clearly needs to undertake a full and detailed assessment of the associated travel implications outside of Ipswich Borough. <i>Any update on out of date SCC Survey data?</i>	This is not a job for the SA and would be considered through transport modelling once 2011 Census Travel To Work data has been published.
8	Katharine	Fletcher	English Heritage	General comment / Appendix B Baseline Data / Table 3-3 ET9	The draft report is lacking in detail at this stage in relation to the historic environment. We would request that further consideration is given to how can be strengthened.	The detailed assessment will be undertaken at the next stage.

				<p>General comment</p>	<p>With regard to the scope of the policies to be appraised, we note that this is a focused review, particularly relating to the delivery of housing and employment. Notwithstanding this, we would recommend that the implications of the National Planning Policy Framework (NPPF) in relation to other, generic, policies should be considered. The NPPF identifies the historic environment as a key dimension of sustainable development in para 7, and it is included within the core planning principles in para 17. We would wish the local plan allocations, and general policies, to take account of the contribution that the historic environment makes to sustainable development at both a strategic and detailed level.</p>	<p>The Scoping Report picks up historic environment matters under sustainability objective ET9 and in the baseline data at Appendix B B10. The Core Strategy Focused Review also proposes minor amendments to policies including those on historic environment to reflect the NPPF. A detailed consideration of the impact of the NPPF on the adopted Core Strategy was considered by the Council's Executive Committee on 14th August 2012</p> <p><a href="https://democracy.ipswich.gov.uk/Data/Executive/20120814/Agenda/E-12-30_-_Impact_of_the_National_Planning_Policy_Framework_on_the_Adopted_Ipswich_Core_Strategy_-_Appendix.pdf">https://democracy.ipswich.gov.uk/Data/Executive/20120814/Agenda/E-12-30_-_Impact_of_the_National_Planning_Policy_Framework_on_the_Adopted_Ipswich_Core_Strategy_-_Appendix.pdf</a></p> <p><a href="https://democracy.ipswich.gov.uk/Data/Executive/20120814/Agenda/E-12-30_-_Impact_of_the_National_Planning_Policy_Framework_on_the_Adopted_Ipswich_Core_Strategy.pdf">https://democracy.ipswich.gov.uk/Data/Executive/20120814/Agenda/E-12-30_-_Impact_of_the_National_Planning_Policy_Framework_on_the_Adopted_Ipswich_Core_Strategy.pdf</a></p>
				<p>General comment / Appendix B Baseline Data</p>	<p>A further requirement of the NPPF is that local plans should set out a positive strategy for the historic environment (para 126). In relation to this, it will be essential to ensure that there is a solid foundation in the SA/SEA relating to the evidence base for the historic environment, and the issues and trends that are evident in the local plan area that can potentially be influenced by the plan. To enable the SA/SEA to play its full part, it may be helpful to prepare a brief topic paper for the historic environment, bringing together the baseline data and the relevant issues. English Heritage has published guidance in relation to SA/SEA and the historic environment, which is available on the Historic Environment Local Management (HELM) website. This refers to a range of data sets that can be publically accessed. The document also includes recommendations relating to potential indicators.</p>	<p>The assessment takes into consideration the protection and conservation of the historic environment by assessing the potential effects of the plan with regards to following objectives: ET9 <i>To conserve and enhance the historic environment, heritage assets and their settings</i> and ET10 <i>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes.</i></p> <p>The revised policies are not directly related to conservation of the historic environment, other policies previously assessed address this topic.</p>

				Table 3-3 ET9	We note in the report that you refer to heritage assets at risk, and this an issue underlined in para 126 of the NPPF. In order to ensure that the SA/SEA report is up to date, we recommend that you refer to the latest information in English Heritage's 2013 register, which is available on our website: <a href="http://www.english-heritage.org.uk/publications/har-2013-registers/">http://www.english-heritage.org.uk/publications/har-2013-registers/</a>	The latest register will be used during the assessment of potential effects. (Heritage at risk register 2013, East of England).
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Appendix D



Alternatives

**Table D-1 Sites included in the Site Allocations & Policies DPD**

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP004	Bus depot, Sir Alf Ramsey Way	50% residential use, 50% B1 office use; historic depot to be retained and converted as part of B1.	DM39 DM42	UC004	50% Residential 50% Employment B1	100% Residential 100% Employment	<p>Small site - 1.07 ha. Alternative of 100% residential use will have more negative impacts on air quality and water resources but contribute to housing SA objective and health.</p> <p>The alternative of 100% employment use will have a more significant contribution to economic objectives. The current allocation would contribute to both social and economic objectives.</p>
IP005	Former Tooks Bakery, Old Norwich Road	80% residential and c. 20% is safeguarded for the provision of a new health centre	DM39 DM44	UC005	80% Residential 20% Community facilities - health centre	Leave as existing (employment use) 100% residential	<p>The proposed use will have negative impacts on air quality, and water use.</p> <p>The alternative to leave as existing use would have a neutral effect on air quality and traffic.</p> <p>The alternative of 100% residential will not provide a health centre and would not make as much positive contribution to the SA Objective on health but other impacts are expected to be the same.</p>
IP006	Coop Warehouse, Pauls Road	100% Residential	DM39	UC006	80% Residential 20% Employment	Leave as existing (employment use) Allocate for employment redevelopment	<p>The proposed allocation of residential use will contribute to SA social and health objectives while the alternative allocation for employment will contribute to economic objectives. The site is located in central Ipswich and is well served by public transport. The allocation has scored positive effects against SA Objectives.</p>



Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP009	Victoria Nurseries, Westerfield Road	100% Residential	DM39	UC009	100% Residential	Retain existing use (plant nursery and small shop) or employment	<p>This is a small site (0.39ha), has TPOs, within a Conservation Area and relatively far from key services at present. There is one bus route near the site and housing development may increase traffic in the area. However, only 14 homes are proposed, so that the impact will not be significant.</p> <p>The alternative of retaining existing use or employment use will contribute to economic objectives but housing will contribute to social objectives. Employment use may not be feasible, due to its location.</p>
IP010 a	Co-op Depot, Felixstowe Road	80% Residential Approximately 20% of the site is safeguarded for an extension to Rosehill School	DM39 DM44	UC010 (west part) UC010 has been split into 2 sites a and b to reflect multiple ownerships and uses.	80% residential 20% community facilities - school extension	Leave as existing (west part mix of vacant and in use employment premises).	<p>The proposed allocation would contribute to housing and educational objectives.</p> <p>Retaining depot uses would contribute to employment objectives.</p>
IP010 b	Felixstowe Road	60% Residential (remainder retains existing employment uses)	DM39	UC010 (east part)	80% residential 20% community facilities - school extension	Leave as existing (mainly in-use employment premises)	<p>The proposed allocation would contribute to housing and employment objectives but would result in increased traffic from private car use.</p> <p>The alternative of retaining employment uses would contribute to employment and economic objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP011 b	Smart Street, Foundation Street	Allocated for mixed use development consisting of 80% residential and 20% B1 business	DM39 DM42	UC011 (part)	80% residential 20% Employment	100% housing 100% B1 employment 100% leisure Mix of the above (30% each plus retail.	The proposed uses will make contributions to housing needs and employment generation. 100% housing will increase traffic in the area, which is within an AQMA. 100% B1 employment will contribute to economic SA Objectives but employment use may not address housing needs in Ipswich. 100% leisure alternative would contribute to social and health objectives Mixed use alternative (housing, employment and leisure) would contribute to social, health and economic objectives.
IP012	Peter's Ice Cream	100% Residential	DM39	UC012	100% Residential	100% B1 employment 100% Leisure Mix of the above plus housing (30% each) plus 10% retail  100% retail not tested as it is outside the Central Shopping Area and therefore large scale retail would be contrary to policy.	100% housing will increase traffic in the area, which is near an AQMA. 100% B1 employment will contribute to economic SA Objectives but will employment use may not address housing needs in Ipswich.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP015	West End Road Surface Car Park	20% residential plus long stay car parking and 10% B1 office use	DM39 DM42 DM57	UC015	20% Residential 10% Employment c. 70% car park	<p>Housing, employment, retain existing use (surface car park) or a mix of the above.</p> <p>50% car parking 50% housing</p> <p>50% car parking 50% B1 employment</p> <p>100% car parking</p>	<p>IP015 has an area of 1.21ha and is near an AQMA. Since the site is currently a car park, and the proposed residential use, employment plus a car park would have neutral effect on air quality and traffic when compared to the existing baseline. The allocated use would contribute to housing and economic objectives. However, an alternative to have less parking should be considered to reduce impacts on air quality and traffic.</p> <p>The alternative of 100% parking, which is the existing use, would have a neutral effect on air quality and traffic. However, the opportunity to contribute to social (housing) and economic (offices) objectives as the proposed allocation would be lost.</p> <p>50% parking and 50% housing would contribute to the housing SA objective and would have less impact on air quality than its existing use.</p> <p>50% parking and 50% employment would contribute to economic objectives and would have less negative effects on traffic and air quality in relation to the baseline.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP029	Land opposite 674-734 Bramford Road	70% residential and 30% open space	DM39 DM43	UC030	50% Residential 50% Open space	100% housing, 100% employment, and 100% open space	<p>The proposed allocation will contribute to the social objectives on housing and health but may impact on air quality due to increased use of private cars.</p> <p>100% housing will contribute to housing and health but will have a more significant negative impact on traffic and the quality of life for future residents since 100% housing would require developing right up to the railway line and A14..</p> <p>100% employment may contribute to economic objectives but would have less contribution to social objectives. The site is located within a residential area, near the boundary of Ipswich, where there are open spaces nearby.</p> <p>Allocating the site for 100% open space would contribute to environmental objectives but not social or economic objectives.</p>
IP031	Burrell Road	100% Residential	DM39	UC032 (part)	100% Residential	<p>100% retain existing use (car parking)</p> <p>50% housing 50% B1 employment</p> <p>100% employment not considered realistic, as the preferred locations for office development are</p>	<p>The site allocation is proposed as 100% residential, which would contribute to social objectives and health objectives.</p> <p>Retaining the existing use as car parking would continue to generate traffic in the area and negatively impact on air quality and the site is near an AQMA. Therefore this option is not sustainable.</p> <p>A 50-50 housing and employment mix would contribute to both social and economic objectives but the site is within a conservation area and nearby are residential areas, so residential use would fit in better in terms of townscape, amenity and existing quality of life.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						the town centre and Ipswich Village.	
IP032	King George V Field, Old Norwich Road	80% residential and 20% open space	DM39 DM43	UC033	50% Residential 50% Open space	Housing or retain existing use (playing fields)  100% housing and 100% open space	This 3.54 ha site is currently a playing field. Development would result in negative impacts on air quality, water use, and soil quality.  100% housing will increase traffic in the area.  Retaining the site as open space will contribute to health objectives but would have less contribution to social objectives as housing. However, there are 3 other playing fields in the vicinity of the site, replacement provision would have to be made and residential use is proposed for the adjacent site, IP005.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP033	Land at Bramford Road (Stocks site)	50% residential and 50% open space	DM39 DM43	UC034	20% Residential 80% Open Space	100% housing and 100% open space.  100% employment would not be something the Council would realistically encourage in this area where much of the recent development has been changing uses from employment to housing.	This is a former landfill site with an area of 2.03 ha. The proposed use is predicted to have negative impacts on air quality and traffic since housing developments are expected to increase the use of private cars. 100% housing would have a more significant impact on traffic. 100% open space would not contribute to social objectives but would contribute to health and environmental objectives. The site is in the vicinity of residential areas and open spaces are located approximately 500m from the site and as such, there may be no requirement for open space in the areas.
IP035	Key Street / Star Lane / Burtons (also known as St Peter Port)	Employment B1, hotel, retail, car parking (planning permission was renewed 11/00708/FUL Nov 2011 for 3 hotels - total 335 bedrooms - 411 sq m retail, 1278 sq m retail/restaurant, 8342 sq m offices, & 420 car parking spaces, plus conversion & renovation of 1-5 College St to bar/restaurant. )	DM42	UC 036	30% Employment 50% Hotel 10% small scale retail 10% parking	80% housing and 20% employment; and 60% large scale retail, 20% leisure and 20% car parking.	The allocation for employment use will contribute to economic SA objectives.  The alternative proposed, which is 80% housing will contribute to SA objectives but not as significantly to economic objectives. Also, it may have negative effects on air quality and traffic and the site is already with an AQMA.  The alternative of large scale retail, leisure and car parking would have the greatest potential for traffic generation.
IP037	Island Site	50% Housing, 30% employment and leisure, 15% open space, 5% small scale	DM39 DM42 DM43 DM45	UC038	50% Residential 30% Employment 15% Open	70% housing, 20% employment and small scale food and drink (including	This 6.02ha site is close to an area designated as AQMA along Star Lane, College Street, and Bridge Street located to the north and northeast of the island. The site will contribute to an increase of new residents in the area as it is anticipated that 50% of the land will be

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
		retail/café/restaurant See also Opportunity Area development principles and guidelines in Part C			Space 5% Small scale retail	retaining boat building), 10% open space; and 20% housing, 20% open space and 60% employment, cultural (e.g. museum or concert venue) and small scale food and drink (including retaining boat building). 100% open space is considered undeliverable on viability grounds.	<p>allocated for residential use with indicative capacity of 271 new homes. As a result of the influx of a significant number of new residents the traffic is likely to increase on the road that connects the island to the mainland. In addition, IPO37 has the potential to generate traffic in peak hours from users of the office or leisure facilities. The site is currently not served by public transport (due to its existing use) and the additional vehicular access may lead to increase in the use of private cars in the area. Potential negative effects may occur as a result of congestion at junctions with Grey Friars Road/A1022 and Bridge Street/A137.</p> <p>The alternative option of 70% housing, 20% employment and 10% open space would generate more traffic on surrounding roads but would have a greater contribution to housing and health SA Objectives.</p> <p>The alternative option of 20% housing, 20% open space and 60% employment would generate less traffic than the proposed allocation but would have a greater contribution to economic objectives and less contribution to housing and health.</p>
IPO39 a	Land between Gower Street & Gt Whip Street	100% Residential.	DM39	UC040 (part)	80% Residential 20% Community use & workshops (on a slightly different site)	100% retain existing employment uses, and a mix of 50% employment 50% residential. 100% leisure is not realistic here because it is outside the town centre.	<p>This site is located adjacent to an AQMA, has listed buildings adjacent, abuts a conservation area and lies within an archaeological area of importance. The allocated use of 100% residential will increase traffic and air quality impacts. The alternatives are to retain employment uses or a mix of employment and residential. Employment uses will contribute to economic objectives but not social objectives. A mix of employment and residential will contribute to both social and economic objectives. However, this is a small site, with an area of 0.48 ha and the contributions to the SA Objectives would not be significant.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP040 and IP041	Civic Centre Area / Civic Drive - Land at Westgate	This site is primarily allocated for 80% retail development but will incorporate some residential e.g. over retail uses	DM49 DM39	UC041 & UC042	Was 2 separate sites- UC041 20% Residential, 60% Retail, 20% Employment ; UC042 50% Residential, 50% Employment	50% B1 employment and 50% housing, and 60% retail and 40% leisure.	<p>The 1.31 ha site is located next to a secondary shopping area and the allocated use will contribute to the achievement of plan economic objectives related to retail development , the vitality and viability of centres. and extension of the Central Shopping Area.</p> <p>The alternative option of 50% employment and 50% housing may generate more traffic along Crown Street and St. Margaret Street and deteriorate the air quality in an existing AQMA. However, as a central location, there would be opportunities for residents and workers to choose more sustainable options. This alternative would contribute to social and economic objectives.</p> <p>The alternative option of 60% retail and 40% leisure may have some positive effects on the economic objectives by attracting more investment in a central area. However, it would not contribute to social objectives by limiting the amount of housing provision in the town centre.</p>
IP043	Commercial Buildings and Jewish Burial Ground, Star Lane	80% Residential 20% Employment B1	DM39 DM42	UC044	No allocation as it had planning permission for mixed use at the time	60% B1 employment and 40% leisure; and a mix of 60% residential, 20% employment and 20% small scale retail which broadly reflects a previous planning application ref 07/00643.	<p>This site (0.70 ha) seeks to provide 61 dwellings. The site is within an AQMA and residential use will result in extra traffic, which will impact on air quality.</p> <p>The alternative 60% employment and 40% leisure would have less traffic impacts than the allocated use but would not contribute to the SA housing objective. The leisure use would contribute to health and other social objectives, such as reducing social exclusion and providing opportunities for public participation.</p> <p>The alternative 60% residential, 20% employment and 20% small scale retail would result in less traffic than the proposed allocation and still provide contribution to housing.</p>



Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP048	Mint Quarter / Cox Lane regeneration area	60% Residential development to the east of Cox Lane, retaining the locally listed façade to Carr Street. Development to include 40% new public open space and short stay parking in a medium sized multi-storey car park	DM39 DM43 DM57	UC051	80% retail, car park & food & drink 20% Residential	80% housing and 20% open space;  80% retail and 20% residential;  50% retail and 50% retain existing use as car park.  .	<p>The proposed allocation would contribute to housing and health objectives. The proposed new public space would contribute to social objectives. It would provide a space where people could meet and may contribute to reducing social exclusion. The public open space would also potentially contribute to environmental objectives by improving air quality and biodiversity. This option would be more sustainable than the alternatives.</p> <p>The alternative of 80% housing and 20% open space would increase traffic and impact on air quality in this site which is near to three AQMAs.</p> <p>The alternative 80% retail and 20% residential will contribute to economic objectives but less so towards the social objective of housing and indirectly, health objective.</p> <p>The alternative 50% retail and 50% retain existing use as car park would increase traffic and impact on air quality in the area.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP049	No 8 Shed Orwell Quay	University uses plus car parking University uses could include teaching space, student accommodation or accommodation for spin off businesses associated with the University - so a range of use classes C2, D1 or B1. 30% office employment, 30% teaching space, 20% conference facility and 20% public car parking .	DM53 DM57	UC052	50% Housing 20% Hotel 10% small scale retail/leisure 20% public car park	50% student housing and 50% teaching space; a mix of 60% housing, 20% B1 employment, 10% hotel and 10% leisure & small scale retail which broadly reflects a previous planning application (now withdrawn) ref 09/00756.	<p>This site has an area of 0.76ha. The proposed allocation will contribute to educational, employment, and economic objectives.</p> <p>The alternative of 50% student housing and 50% teaching space would contribute to housing, educational and employment objectives.</p> <p>The alternative mix of 60% housing, 20% employment, 10% hotel and 10% leisure would have more contribution to health than the proposed allocation and the other alternative due to its leisure component.</p>
IP051	Old Cattle Market Portman Road	80% Employment B1 20% Main town centre uses excluding retail	DM42	UC054	40% large scale leisure 20% Employment 20% residential 10% Hotel 10% Small scale retail	80% housing and 20% employment;  the preferred option of 40% large scale leisure 20% Employment 20% residential 10% Hotel 10% Small scale retail; and 50% retaining the existing use as car	<p>The proposed allocation of 80% employment and 20% main town centre uses would contribute to employment and economic objectives.</p> <p>The alternative of 80% housing and 20% employment will increase traffic and impact air quality. The site is near the football club stadium and there may be increase in traffic in the area during major sport events. Although Portman Road gets closed during events at the football ground, there could be noise and disturbance issues for housing adjacent to the ground.</p> <p>The preferred option of 40% large scale leisure, 20% employment, 20% residential, 10% hotel and 10% small</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						<p>parking and 50% B1 office employment.</p> <p>100% housing is considered unrealistic as is it in the flood zone and would need less vulnerable uses on the ground floor.</p>	<p>scale retail would contribute to economic and social objectives.</p> <p>The alternative of 50% retaining the existing use as car parking and 50% B1 office employment would contribute to employment objectives but the car parking would increase traffic in the area and adversely impact on air quality. This is the least sustainable option.</p>
IP052	Land between Lower Orwell Street & Star Lane	80% residential 20% Employment	DM42	UC055	80% Residential 20% Employment B1	<p>100% employment and 100% leisure. The latter reflects the recently permitted temporary bowling use on part of the site. The former would probably take the form of light industry B1c. Currently part of the site is used as a hand car wash. 12/00811/VC pp renewal for student accommodation approved Jan '13; 13/00649/ FUL temporary pp for</p>	<p>This is a small site (0.40). The proposed allocations would contribute to housing, health and economic objectives but residential use will increase traffic in this area which is within an AQMA.</p> <p>The alternative of 100% employment would contribute to employment and economic objectives.</p> <p>The alternative of 100% leisure would contribute to health and social objectives, such as reducing social exclusion. It would also contribute to the vitality of the town centre.</p> <p>The alternatives of 100% employment and 100% leisure would have less impact on traffic than the proposed allocation.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						bowling alley & adult gaming approved Sept '13.	
IP054	Land between Old Cattle Market and Star Lane	The part of the site to the west of Turret Lane (30%) is allocated primarily for residential use. The remaining 70% is allocated for office, leisure possible short stay car parking, some small scale retail and an extended or replacement electricity sub station	DM39 DM42 DM57	UC057	50% Residential 30% Employment & Elec substation 20% Small scale retail / leisure / food & drink	40% retain existing uses (W of Turret Lane) 60% mix of offices, leisure and car parking (this mix broadly reflects the Link proposal);  25% housing 25% B1 employment 25% large scale retail 25% car parking.	<p>This 1.72ha site is allocated for mixed use development which may generate traffic on Star Lane and key town centre roads. Although the site is well served by public transport and near two bus stations, the number of new residents suggests potential for congestion at key junctions in the town centre.</p> <p>The alternative of 40% retain existing uses (W of Turret Lane) and 60% mix of offices, leisure and car parking (this mix broadly reflects the Link proposal) would contribute to economic, social and health objectives, but the car parking would increase traffic to the area.</p> <p>The alternative of 25% housing 25% B1 employment 25% large scale retail and 25% car parking would contribute less to the SA objective on housing but would contribute to employment and economic objectives; car parking would increase traffic in the area.</p>
IP055	Crown Street	100% Car parking	DM57	UC058 (only part)	For much larger site: 30% Retail 20% Residential 25% Employment B1 25% Car parking	50% leisure (sport or culture) and 50% public car park; and 50% housing, 30% leisure and 20% public car park. Leisure/cultural uses could relate to Crown pools or	<p>The alternatives would have less impact on traffic and air quality than the proposed allocation. It would not contribute to health, housing or employment. This is the least sustainable option because of its potential environmental impacts. However, the allocation of 100% short term parking would support the vitality and viability of town centre shops.</p> <p>The alternative of 50% leisure (sport or culture) and 50% public car park would have less impact on traffic and will contribute more positively to social and health objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						to the High Street museum hub.	The alternative of 50% housing, 30% leisure and 20% public car park would contribute more positively to the housing, social and health objectives and there will be less increase in traffic than the proposed allocation.
IP058	Former Volvo Site Raeburn Road South	100% Employment	DM42	UC061	50% Residential 50% Employment	<p>Employment, housing or retail. IBC</p> <p>Environmental Health advised that housing was inappropriate due to odour from nearby sewage works.</p> <p>The site is outside the town centre therefore retail and leisure would not comply with policy.</p> <p>A mix of 50% open space and 50% employment.</p>	<p>The site has an area of 5.82 ha. The site is in existing employment use (storage) and is also identified as a County Wildlife Site, but as the Wildlife Audit update 2012 recommends, its CWS status should be reviewed because the species for which it was designated is no longer evident. The proposed allocation would impact on biodiversity, amenity and health. Since the site is currently designated as a country wildlife site, more consideration is required prior to its allocation for employment. <i>A detailed ecological assessment of the impact on biodiversity from development should be undertaken.</i></p> <p>The alternative of a mix of 50% open space and 50% employment would also impact biodiversity, health and amenity. <i>As above, a more detailed ecological assessment of the impact on biodiversity should be undertaken.</i></p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP059a	Elton Park Industrial Estate, Hadleigh Road	100% Residential - this is the western part of the employment area, formerly occupied by a factory	DM39 DM45	UC062 (part)	50% Residential 50% Employment (on larger site)	100% employment use, which reflects the current or most recent use, and a mix of 50% housing and 50% employment.	<p>This site has an area of 2.63 ha. The proposed allocation of 100% residential use will increase in traffic and impact on air quality in the area. Any development has potential to impact on trees with Tree Preservation Orders in the area.</p> <p>The alternative of 100% employment would contribute to economic and employment objectives but not to housing and indirectly, health objectives.</p> <p>The alternative of 50% housing and 50% employment would contribute to social and economic objectives and there would be less traffic from residential use. This site is adjacent to an employment area and its current use is employment.</p>
IP061	Former School Site, Lavenham Road	70% Residential 30% Open space	DM39 DM43	UC064	New School	100% retaining as open space, and 50% housing 50% open space. Site is currently open space. SCC have confirmed the school site is no longer required.	<p>The proposed allocation would contribute to housing and health objectives.</p> <p>The alternative of 100% retaining as open space would indirectly contribute to health as people may use the open space, but would not contribute to SA objective on housing.</p> <p>The alternative of 50% housing 50% open space alternative would contribute to the SA housing objective and the health objective.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP065	Former 405 Club, Bader Close	100% Residential	DM39	UC068	50% Housing 50% Open Space	40% open space and 60% housing (the 2010 SHLAA envisaged 60% residential). IBC is building council housing on this site.	<p>IP065 replaces open space with 100% housing, associated drainage and necessary road infrastructure. This could increase the surface run-off, but would be offset by adequate drainage and gardens. However, there will be increase in traffic and impact on air quality. This is less sustainable than the alternative.</p> <p>The alternative of 40% open space and 60% housing will contribute to housing but will also increase traffic.</p> <p>The site is adjacent to a railway line and any development would have potential impact on the wildlife corridor.</p>
IP066	JJ Wilson, White Elm Street	100% Residential	DM39	UC069 (a smaller site)	100% Residential (on a slightly smaller site)	100% retaining existing employment use (warehousing).	<p>This is a small site (0.32 ha). The site is within an AQMA and residential use will increase traffic to the area but contribute to social and housing objectives.</p> <p>The alternative of retaining the current 100% employment use as warehousing will contribute to economic and employment objectives but this will not be significant</p>
IP067	Former British Energy Site	100% Employment	DM42	UC070	50% Residential 50% Employment	Housing, employment or open space. IBC Environmental Health advised that housing was inappropriate due to odour from nearby sewage works.	No Comment.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						Employment use is the only realistic alternative as the landowner would be unlikely to deliver open space.	
IP080	240 Wherstead Rd	100% Residential	DM39	UC085	100% Residential	100% employment as this was the previous use (offices).	<p>The area of this site is 0.49ha. This site is not within an AQMA but residential use may generate traffic northwards towards the centre or employment areas. The area is prone to flooding, located adjacent to a Flood zone, so residential use may have potential risks to residents and properties. The allocation would contribute to the housing objective.</p> <p>The 100% employment alternative would contribute to employment and economic objectives and have less impact on traffic than the proposed allocation.</p>
IP083	Banks of River upriver from Princes Street	80% open space 20% Residential  To be planned comprehensively with IP015.	DM43	UC089	Primarily open space and public transport route plus some limited small scale retail, leisure or food & drink	<p>Open space or housing To be planned comprehensively with IP015 An element of open space will be required to protect the river path and its setting. The site is in the flood zone.</p>	<p>The site is near an AQMA. Only 20% of site IP083 will be allocated for residential uses; therefore it is not considered that new residents will contribute significantly to increase in the traffic on the key roads in the area.</p> <p>The alternative of 100% open space will have less contribution to SA objective on housing but this would not be significant but would contribute more significantly to biodiversity, amenity and health.</p> <p>The mix of 60% open space, 20% housing and 20% retail and food and drink would contribute to housing and economic objectives. Since the area is within a flood zone,</p>



Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						100% open space, and 60% open space, 20% housing and 20% small scale retail and food and drink.	housing may be a problem.
IP089	Waterworks Street	100% Residential	DM39	UC096	100% Residential	50% employment 50% car parking which broadly reflects the current uses, and 50% housing 50% car parking.	<p>The proposed allocation would contribute to housing and health objectives. The influx of new residents may increase traffic in the area although it is served well by public transport.</p> <p>The alternative of 50% employment, 50% car parking would contribute to employment and economic objectives but would increase traffic in the area. The site is near an AQMA and this alternative would have a greater negative effect on traffic and air quality than the proposed allocation.</p> <p>The alternative 50% housing and 50% car parking would increase traffic in the area and would have less contribution to the SA housing objective than the proposed allocation.</p>
IP094	Land to rear Grafton House	100% Employment	DM42	UC104	100% Employment B1	100% hotel or 20% employment and 80% residential (the site is in the flood zone so the Council would look for non-residential use on the ground floor).	<p>The proposed allocation would contribute to employment and economic objectives.</p> <p>The alternative of 80% residential and 20% employment would contribute to the housing objective but being in the flood zone, would have a negative score against the health objective.</p> <p>The alternatives of 100% hotel and of 100% employment would have similar impacts although being in a flood zone, a hotel would have a negative impact on health.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP096	Car Park Handford Road	100% Residential	DM39	UC109	100% Residential	100% car parking (existing use) 50% employment and 50% housing	<p>The area of this site is 0.22 ha. The area is well served by public transport and so although housing may generate traffic, the alternative of 100% car parking would have a greater negative impact on traffic and air quality.</p> <p>The alternative of 50% housing and 50% employment would contribute to employment and economic objectives as well as housing objective. It would result in less increase in traffic than the proposed allocation.</p>
IP099	Part of Former Volvo Site Raeburn Road	100% Employment	DM42	UC113	100% Employment	Only employment is appropriate because of proximity to sewage works. No realistic alternative except non allocation.	Non allocation would not contribute to employment or economic objectives.
IP098	Transco, south of Patteson Road	100% Residential	DM39	UC111	100% Residential	<p>Employment or retain existing use (gas governor / Transco depot)</p> <p>100% retain existing use (although it is quite an inefficient use of land)</p> <p>20% employment 80% residential</p>	<p>The area is 0.57 ha. Residential use may increase road traffic but the area is well served by public transport, so the increase may not be significant.</p> <p>Retaining use as a depot within IP-One would not contribute to social or economic objectives.</p> <p>The alternative of 20% employment and 80% residential would contribute to both economic and social objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP105	Depot, Beaconsfield Road	100% Residential	DM39	UC129	100% Residential	None - retaining existing depot use inappropriate on access and amenity grounds	<p>The area of this site is 0.33 ha. Residential use would contribute to housing and health objectives.</p> <p>The existing use would contribute to employment objectives but this would not be significant. This option is not sustainable because of access problems and also it is near residential areas.</p>
IP116	St Clements Hospital Grounds	<p>80% Residential and 20% open space</p> <p>The site is a former mental hospital. Some mental health services are retained on part of the site excluded from the allocation. The remainder is vacant or becoming vacant. The allocation includes converting and refurbishing the Victorian hospital building and new build in the grounds</p>	DM39 DM43	UC185	80% Residential 20% Open space	<p>Retaining existing use not practical as it has already part relocated to Heath Road Hospital.</p> <p>80% leisure/hotel and open space (country club type facility), as it is already adjacent to a golf course, with 20% housing as enabling development</p>	<p>This is a large site, 12.51 ha. The proposed allocation would contribute to housing objectives. However, it may have potential negative impacts on health and biodiversity as development would be built on the grounds. This allocation would increase traffic in the area and reduce air quality.</p> <p>The alternative of 80% leisure/hotel and open space and 20% housing would contribute to economic, employment, and housing objectives. The leisure component would potentially contribute to health. However, this alternative would increase traffic in the area.</p> <p>Any development on the grounds will have potential impact on biodiversity.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP121	Front of Pumping Station Belstead Rd	100% Residential	DM39	UC209	100% Residential	Currently landscaped grounds screening pumping station. Alternative: 100% retaining existing use as the alternative.	<p>The proposed allocation would contribute to housing objectives but would impact on biodiversity and amenity.</p> <p>The alternative of retaining the existing use would not contribute to housing objectives but would retain its biodiversity and amenity value.</p>
IP131	488-496 Woodbridge Rd / Milton Street	100% Residential	DM39	UC245	Was not allocated as had pp for residential at the time. Site now reduced in size from that which formerly had pp.	Alternative uses as 100% retaining existing use (vehicle workshops) or 100% a new employment allocation.	<p>The proposed allocation would contribute to housing objectives.</p> <p>Retaining existing use as 100% vehicle workshops would contribute to employment and economic objectives.</p> <p>The alternative of 100% new employment use would contribute to employment and economic objectives.</p>
IP136	Silo College Street	80% Residential Assume other 20% is B1 office or retail or leisure.	DM39	UC251	80% Residential 20% Small scale retail / employment	Alternative use as 100% hotel (based on market information).	<p>This 0.16ha site has a proposed allocation of 21 dwellings would contribute to housing and health objectives. It would also contribute to employment.</p> <p>The alternative use of 100% hotel would contribute to employment and economic objectives.</p>
IP140a	Land north of Whitton Lane	Park and ride extension	DM45	UC257	No allocation	100% employment as the alternative (B1, B2 or B8).	IP140a has an area of 1.1ha, which is a greenfield site. IP140a is proposed for a park and ride extension. The site is on grassland and would have the potential for transboundary effects attracting workers from Mid Suffolk and potentially having an effect on traffic moving in and out of Ipswich concentrated in the north west and particularly on the A14.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							<p>The alternative of 100% employment could also result in increase in traffic but the impact would be less than the park and ride facility.</p> <p>Any development on the site would have significant impacts on biodiversity and soil quality. There could also be a significant impact due to loss of potential for food production from the loss of agricultural land.</p>
IP140 b	Land north of Whitton Lane	100% Employment	DM42	UC257	No allocation	<p>50% employment 30% housing 20% open space An alternative of 100% housing is not realistic due to the Core Strategy commitment to deliver the 'green rim' in this vicinity.</p>	<p>IP140b has an area of 5.92ha, which is a greenfield site. The site is on grassland and would have the potential for transboundary effects attracting workers from Mid Suffolk and potentially having an effect on traffic moving in and out of Ipswich concentrated in the north west and particularly on the A14. However, the allocation would contribute to economic and employment objectives</p> <p>The alternative of 50% employment and 30% housing and 20% open space could also result in increase in traffic but would contribute to housing, health, economic and biodiversity objectives.</p> <p>Any development on the site would have significant impacts on biodiversity and soil quality. There could also be a significant impact due to loss of potential for food production from the loss of agricultural land.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP142	Land at Duke St	75% Residential 25% Open space  Site is currently part vacant land and part employment premises. SCC have confirmed the school site is no longer required.	DM39 DM43	UC259	New School	100% open space and 50% residential and 50% public car park.	<p>The site has an area of 0.39 ha. The proposed allocation would contribute to housing and health objectives. The area is well served by public transport but there may be increased traffic due to private cars, impacting on the nearby AQMA.</p> <p>The alternative of 100% open space would contribute to SA Objectives on biodiversity and health. The nearest open space is approximately 400m from the site, so it would benefit nearby residents.</p> <p>The alternative of 50% residential and 50% car park would increase traffic in the area and impact on air quality. The area is well served by public transport, so that the increase in traffic would be mainly from the car park. This is the least sustainable alternative.</p>
IP146	Ransomes Europark (east)	100% Employment	DM42	UC263	100% Employment (on a larger site)	This site lies in a designated employment area therefore there is no realistic alternative except non-allocation.	<p>The allocation for 100% employment would contribute to employment and economic objectives.</p> <p>Non allocation would have the same effects as the proposed allocation since the site lies within a designated employment area.</p>
IP147	Land between railway junction and Hadleigh Road	100% Employment	DM42	UC264	100% Employment plus land for rail chord (on larger site) Rail chord nearing completion hence	None This site lies in a designated employment area therefore there is no realistic alternative except non-allocation.	<p>The allocation for 100% employment would contribute to employment and economic objectives.</p> <p>Non allocation would have the same effects as the proposed allocation since the site lies within a designated employment area.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
					smaller site now allocated for employment		
IP149	Pond Hall Carr & Farm	Country park and visitor centre	DM44	UC266	No allocation	Retain existing use (agriculture)	<p>This 27.4ha site has access constraints, possible contamination and is adjacent to a Ramsar Site and Special Protection Area for Birds.</p> <p>The allocated use would result in loss of agricultural land, which would impact on food production. However, a country park has potential to contribute to health, amenity, and soil resource objectives. There may also be potential for biodiversity enhancements. Providing a country park and visitor area would provide an opportunity to manage recreational impacts on the SPA, as recommended by the Appropriate Assessment of the adopted Core Strategy..</p> <p>The alternative of retaining the existing agricultural use would mean that there would be continued food production and no loss of agricultural land.</p>
IP150c	Land south of Ravenswood	100% Residential	DM39	UC267	No allocation. Not allocated in 2007 as covered by Outline planning	100% employment and 50% employment 50% residential.	<p>This is part of a large site, covering 4.62 ha out of a total of 34.78 ha. The site is greenfield land, which is used for informal open space. Any development may have drainage constraints and would have biodiversity impacts. The site has potential wildlife interest – reptile and invertebrate surveys will be needed prior to any vegetation clearance and mitigation where appropriate.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
					permission since lapsed. Previous local plan allocation was for residential, employment and sports park.		<p>The proposed allocation would contribute to housing and health objectives. However, residential use would result in increased traffic in the area due to private car use and reduce air quality. There will be loss of amenity to nearby residents due to the loss of informal open space.</p> <p>The alternative of 100% employment would contribute to employment and economic objectives. There would be no contribution to housing or health objectives.</p> <p>The alternative 50% employment and 50% residential would contribute to economic and housing objectives. This alternative may be more sustainable than the 100% employment as it contributes to both social and economic objectives.</p>
IP150 b	Land at Ravenswood	100% Sports Park	DM44	UC267	<p>No allocation.</p> <p>Not allocated in 2007 as covered by outline planning permission since lapsed. Previous local plan allocation was for residential, employment and sports park.</p>	<p>100% residential, 100% open space and 50% residential 50% open space.</p>	<p>Any development on this greenfield site has potential to impact on biodiversity. The proposed allocation will contribute to health, amenity and social objectives.</p> <p>The alternative of 100% residential would contribute to housing objective and indirectly to health objectives for the new residents. The sports park, however, would have potential direct health benefits for anyone in the Borough who would like to use the Sports Park.</p> <p>The alternative of 100% open space would have a similar contribution to health and amenity as the sports park but may have less contribution to community cohesion. However, this use would not impact on biodiversity.</p> <p>The alternative of 50% residential and 50% open space would contribute to housing, amenity and health objectives but less towards community cohesion. The sports park would have the potential to contribute to the health of the</p>



Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							wider community.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP152	Airport Farm Kennels	100% Employment	DM42	UC269	50% Park & ride 50% Retain existing use (agriculture)	50% Park & Ride and 50% agriculture;  80% residential and 20% open space; and  50% P & R and 50% employment.	<p>This has an area of 7.37 ha, which is currently in agricultural use and is a greenfield site. The site is adjacent to the proposed sports park (IP150b) and housing (IP150c) and countryside. The allocation is for 100% employment, which would contribute to economic objectives. However, a greenfield site, there are potential impacts on biodiversity, food production and the quality of soil resources.</p> <p>The alternative of 50% park and ride and 50% agriculture would result in increased traffic and impact on air quality in the area but would have a benefit within central Ipswich. 50% retained as agriculture would benefit soil and food production.</p> <p>The alternative of 80% residential and 20% open space would contribute to the housing, health, amenity and biodiversity objectives but not economic objectives.</p> <p>The alternative 50% park and ride and 50% employment would increase traffic in the area but the park and ride may benefit the town centre.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP165	Eastway Business Park Europa Way	100% Residential	DM39	N/A	N/A  The site had planning permission for residential use in 2007.	100% employment	<p>This site is 2.08 in area. IP165 seeks to provide 100 new dwellings which in the long term would result in the influx of private cars. Currently there is limited access to the site and this has the potential to put pressure on Bramford Road/B1067 to the north and Europa Way to the south of the site. Development on the site would result in the loss of grassland and scrubland. IP165 would provide homes located within 200m of an existing Local Centre and in close proximity to two bus routes and a proposed District Centre.</p> <p>The alternative use for 100% employment would contribute to economic objectives whilst the allocation would contribute to housing and indirectly, health objectives. The site is near a railway track, so noise may be a problem. There are employment areas nearby and employment use in the site may complement those areas.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP172	15-19 St Margaret's Plain	Residential and town centre uses (non-retail) Assume 75% residential, 25% office/leisure/A2	DM39	UC088	No allocation as had permission for flats	50% residential 50% open space.	<p>The site is within an AQMA. The main use of the land will be residential, which may lead to additional use of private cars of any new residents. However, the site is relatively small in size (0.08ha) and the overall effect on traffic may be negligible due to the central location near most community facilities. Whilst the provision of decent housing associated with the development of the site may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects on human health are likely to occur due to the close proximity of Christchurch park which may encourage people to walk and participate in sport events.</p> <p>The alternative of 50% residential and 50% open space would contribute less to the housing objective and but would have a greater contribution to health objectives. There would be less contribution to economic objectives.</p>
IP175	47-51 Waveney Road	Residential	DM39	N/A	New site	Alternative: 100% retaining the existing use (small workshop).	<p>This is a small site (0.15 ha) which is currently used as a vehicle repair workshop and it is proposed to use the land to develop 12 dwellings. It is not expected to have significant impacts on traffic or air quality. However, when considered together with the other proposed allocations (IP029, IP165 and IP033) in the area, the cumulative effects on traffic may be significant. Residential use would contribute to housing objectives whilst retaining the existing use as a small workshop would contribute to providing employment locally as well as providing a service to the local community.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP188	Webster's Saleyard Site, Dock Street	100% Residential	DM39	N/A	New site	100% employment use	<p>This is a small site (0.11 ha) and near an AQMA, designated due to air pollution along Vernon Street and Bridge Street. Although currently the site is located near existing employment areas to the southeast, the influx of new residents may cause congestion and deteriorate air pollution to the north of the sites in the vicinity of Bridge Street, Star Lane and Commercial Road. However, because the site is small, the impact is not considered to be significant. However, when considered together with the other proposed allocations, the cumulative effects on traffic may be significant. Also, the site is in a flood zone and residential use may not be appropriate because of the flood risk.</p> <p>The alternative of 100% employment use would contribute to economic objectives and would complement the other employment uses in the vicinity.</p>
IP221	Flying Horse PH, 4 Waterford Road	50% Residential 50% pub to be retained	DM39	N/A	New site	100% residential	<p>This is a small site with an area of 0.35 ha. The allocation includes a pub will contribute to social objectives and provide a service to the local community.</p> <p>The alternative of 100% housing will contribute to housing objective but won't provide a service to the community.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP256	Artificial Hockey Pitch Ipswich Sports Club Henley Road	100% Residential	DM39	N/A	New site	Alternative: retaining the existing use (sports facility).	<p>This is a small site (0.6 ha), which is located next to open space and surrounded by residential areas. The development of 30 homes on the site would cumulatively result in an influx of people and private vehicles which in the medium to long term may contribute to an increase in vehicular emissions locally. There is, however, one local bus route in close proximity which may encourage more sustainable travel. Residential use would contribute to housing objectives. However, the site backs on to the Northern Fringe, so that there may be cumulative impacts on traffic in the area.</p> <p>The alternative of retaining the existing use (sports facility) would contribute to health, community participation and key services to the local community.</p>
IP257	Land at Felixstowe Road east of Malvern Close	100% Residential	DM39	N/A	New site	Alternative: retaining the existing use (care facility).	<p>This site (0.78ha) would provide for 27 dwellings which could result in extra traffic and emissions. The site is located within a residential area and residential use would contribute to the housing objective.</p> <p>The alternative of retaining the existing use as a care facility would provide a service to children in the community as well as providing housing. The care facility would result in less traffic, as traffic would be generated mainly by employees.</p>
IP258	Land at University Campus Suffolk	New primary school	DM44	N/A	New site	100% student accommodation and 100% retaining existing teaching uses.	<p>This site (2.58ha), allocated as a primary school, is near an AQMA. As a primary school, the allocation would contribute to educational objective and provide a key service to the community.</p> <p>The alternatives of 100% student accommodation or retaining existing teaching uses are not expected to have a significant impact on traffic since the site is well served by public transport. The 100% student accommodation would</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							contribute to the housing objective but the primary school and retaining the site for teaching uses would contribute to the education objective.
IP259	Former Holywells High School	100% Residential	DM39	N/A	New site. The school is now an academy relocating to new buildings on a new site.	100% retain as community facility (e.g. free school) and 50% residential 50% community facility.	<p>This 1.82 ha site is not within an AQMA for Ipswich. However, the provision of housing would contribute to the housing objective but could result in extra traffic and emissions. There is, however, current public transport provision along Lindbergh Road, which is close to the site, which may encourage new residents to use more sustainable transport choices. Sporting facilities, open space and sports fields will be kept as part of the plan. These would increase access to recreational and sporting facilities for the larger Priory Heath area as a whole.</p> <p>The alternative of retaining the site as a community facility would contribute to the services in the community, which could in turn contribute to community participation and cohesiveness but it would not contribute to the housing SA objective.</p> <p>The 50% residential and 50% community facility would provide benefits both to housing and social objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP260	The former Odeon Cinema	100% Leisure uses	DM44	N/A	New site	100% residential	<p>Leisure use would complement the nearby theatre and provides access to a leisure service to the community. It would therefore contribute to the vitality of the centre and provide a place for people to meet, thereby reducing social exclusion.</p> <p>The alternative of 100% residential would contribute to housing objectives but would not contribute to the other social objectives.</p>
IP261	Land at River Hill	100% Gypsy and Traveller Site	DM41	New site	New site	<p>Alternatives: retaining existing use (grazing), or housing, or allocating a larger area of the site for a greater number of G &amp; T pitches (approx. 20 pitches on up to 1ha).</p>	<p>This is 3 ha greenfield site which seeks to provide 5 pitches on part only for use by Gypsies and travellers on farmland. This allocation may cause disturbance to the land, lead to drainage problems and potentially contamination of the land from business activities if they are conducted on site.</p> <p>The alternative of retaining existing use (grazing) would retain soil quality and help support food production but would not meet a housing need.</p> <p>Housing would result in extra traffic and impact on air quality. As the site is next to the A14 there may be noise and access constraints.</p> <p>Allocating a larger area of the site for a greater number of pitches would increase negative impacts on soil and drainage. It would also increase traffic and air quality impacts but would provide more homes for Gypsies and travellers.</p>



Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP262	Ash Tip, Cliff Quay	100% Port related uses	DM46	N/A	Old Local Plan allocation carried forward	100% general employment use or 100% retain existing use (as habitat)	<p>The site (3.12ha) will support port activities by providing an area for expansion. However, it will also create further traffic and machinery emissions through designation as port use. The site is presently on an area of unused/derelict land. Development on this area would result in disturbance to potential contaminants due to the historic use as an ash tip. Remediation works in this area could improve the quality of the soils. Port use and general employment use would both contribute to economic objectives. However, the site borders the SPA/Ramsar site to the east and is close to a SSSI to the south and port and general employment may potential impact the designated sites.</p> <p>The alternative to retain existing use would contribute to biodiversity and water resources objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP263	West of Bridge Street north of the River Orwell	Public open space  This site is part of a far larger one which has planning permission for a large retail-led mixed use scheme.	DM43	Small part of UC048	Larger site was suggested for: 20% Residential 20% Open space 20% Leisure 40% Employment B1	80% hotel 20% open space;  and 80% residential 20% open space.	<p>The site may contribute partially to the achievement of the air quality SA objective through the provision of 0.17ha open space at the Waterfront part within the AQMA. The open space would also contribute to biodiversity, water, leisure, and indirectly, health objectives.</p> <p>The alternative of 80% hotel and 20% open space and 80% residential and 20% open space would contribute less to these objectives but the hotel would contribute to economic objectives and the residential, to the housing objective. Since this area is in the flood zone, there may be health risks from flooding.</p>

**Table D-2 Sites included in the Site Allocations & Policies DPD - Table 2, Sites with PP / Awaiting a S106**

<b>Site ref.</b>	<b>Address</b>	<b>Allocated use(s)</b>	<b>Sites DPD policy ref</b>	<b>Pref options ref</b>	<b>Pref options use(s)</b>	<b>Alternatives considered</b>	<b>SA Comments</b>
IP11a	Smart St Foundation St (part of former UC011 between Shire Hall Yard and Lower Orwell Street)	Residential / residential-led mixed use  Has planning permission for student accommodation.	DM40	UC011 (part)	80% residential 20% Employment	Housing, employment, leisure or retail	This site is 0.16ha and the indicative capacity is 17 dwellings. The relatively central location of the site may result in reduced need to travel by private car. The area is very well served by public transport and the alternative - housing, employment, leisure or retail would have similar impacts as the proposed allocation.  Residential use will contribute to the housing objective but employment use would contribute to economic objectives.
IP016	Funeral Director's Suffolk Road	Residential / residential-led mixed use  Has planning permission for 14 dwellings; ground works have started.	DM40	UC016	100% Housing	Employment, housing or open space	Employment would contribute to employment and economic objectives.  Housing would contribute to housing and indirectly, health objectives. There may be increased traffic from private cars but due to the number of proposed dwellings, the impact is not considered significant.  The alternative of open space would contribute to amenity and health and would provide an opportunity for biodiversity enhancement.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP042	Land between Cliff Quay and Landseer Road	Residential / residential-led mixed use  Development as permitted would deliver a new use for the listed former brewery building.	DM40	UC043 (part only)	Retain existing uses (various - port related, walk in clinic, pub, AW yard) Some employment / small scale retail on part	Employment or retain existing uses	<p>This 3.78ha site is located near AQMA designated due to air pollution along Duke Street. As a result of the influx of new residents, traffic may be generated in the vicinity of Duke Street, the A1156, and Fore Street. The area is currently very well served by public transport and the indicative capacity of the site does not suggest a significant increase in traffic. Residential use will contribute to the housing SA objective and there may also be contribution to economic objectives from other mixed uses.</p> <p>The alternative of employment would contribute to economic and employment objectives.</p> <p>Retaining existing uses, which are port related, clinic, and pub would provide benefits to the community and contribute to social objectives as well as providing vitality to this area.</p> <p>Any development should be sensitive to the listed building designation.</p>
IP059b	Arclion House, Hadleigh Road	Residential / residential-led mixed use	DM40	UC062 (part)	50% Residential 50% Employment (on larger site)	Employment, housing, or retain existing uses (in-use and vacant employment premises)	<p>The proposed allocation would contribute to housing and indirectly, health objectives. Its mixed use component would contribute to employment and economic objectives.</p> <p>The alternative of housing would contribute to the housing objective but will not contribute to economic objectives.</p> <p>The alternatives of employment and of retaining existing uses (employment and vacant employment premises) have potential to contribute to economic objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP074	Church and land at Upper Orwell Street	Residential / residential-led mixed use	DM40	UC078	No allocation as the site had planning permission	None	No comment since there is no reasonable alternative.
IP084	Land adjacent to County Hall, St Helen's Street	Residential / residential-led mixed use	DM40	UC091 (part)	No allocation as the site had planning permission	Employment use.	<p>This site (0.84ha) has an indicative capacity for 50 dwellings. The site is located close to AQMA (in the area of St. Helens Street), and potential negative effects are associated with dust and air pollution during construction.</p> <p>The main use of the land will be residential, which may lead to additional use of private cars by new residents. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for increased traffic in the town centre. Residential use will contribute to the housing objective and indirectly, health objective.</p> <p>The alternative of employment use would contribute to economic objectives.</p>
IP088	79 Cauldwell Hall Road	Residential / residential-led mixed use	DM40	UC095	No allocation as the site had planning permission	Housing or retain existing use (church hall)	<p>The proposed allocation would contribute to the housing objective and indirectly, to the health objective. It would also contribute to economic objectives.</p> <p>The alternative of housing would contribute to the housing objective and indirectly, to health objectives but there will be no contribution to economic objectives.</p> <p>The alternative of retaining its existing use as a church hall would contribute to providing a key service to the community and may support</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							community cohesion.
IP090	Europa Way	Residential / residential-led mixed use	DM40	UC100	No allocation as the site had planning permission	Retail use (the site is also allocated as a new district centre)	<p>This 1.43 ha site seeks to provide 142 dwellings, which would result in an influx of private vehicles and an increase in emissions which may negatively affect local air quality. The significant number of homes provided by the allocation would support the District Centre. The site is located adjacent to an employment area and there are a number of housing sites proposed nearby (IP65, IP033 and IP029), all of which may result in cumulative effects on traffic and air quality</p> <p>The alternative of retail use may contribute to economic and employment objectives. Its effect on traffic and air quality is not anticipated to have as significantly adverse an effect as the proposed housing allocation.</p>
IP109	The Drift Woodbridge Road	Residential / residential-led mixed use	DM40	UC156	100% residential	Retain existing use (gardens and garages)	This 0.42ha site seeks to provide 13 dwellings. Due to the number of dwellings proposed, it is not expected that there will be significant impacts on traffic and air quality. The loss of gardens would have biodiversity impacts.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP129	BT Depot Woodbridge Road	Residential / residential-led mixed use	DM40	UC237	100% residential	Employment or retain existing use (as BT depot)	<p>This 1.07ha site seeks to provide 39 dwellings, which would contribute to the housing SA objective. The residential use would increase private vehicles which in the medium to long term would contribute to an increase in vehicular emissions locally. There are however local bus routes in close proximity to the site, which may encourage more sustainable travel.</p> <p>The alternative, employment or retaining existing use would contribute to employment objectives and would have less impact on vehicular emissions locally.</p>
IP130	South of South Street	Residential / residential-led mixed use	DM40	UC241	No allocation as the site had planning permission	Car parking use.	This 0.22ha site seeks to provide 11 dwellings, which would not have significant effects on traffic but a car parking would increase traffic in this residential area.
IP132	Bridge Street, Northern Quays	Residential / residential-led mixed use	DM40	UC247	No allocation as the site had planning permission	None	No comment since there are no alternatives.
IP133	South of Felaw Street	Residential / residential-led mixed use	DM40	UC248	No allocation as the site had planning permission	None	No comment since there are no alternatives.
IP135	112-116 Bramford Road	Residential / residential-led mixed use	DM40	UC250	100% residential	Employment	<p>The proposed allocation would contribute to housing and indirectly, health objectives. The mixed use component would contribute to economic objectives. However, the allocation would result in increased traffic from private cars.</p> <p>The alternative of employment would contribute to employment and economic objectives and would</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							generate less traffic than housing
IP150a	Land south of Ravenswood - Ravenswood S & T	Residential / residential-led mixed use	DM40	UC267	Not allocated 2007 as covered by outline pp since lapsed. Previous local plan allocation was for residential, employment and sports park.	Leisure, employment, housing, retain existing use (open land)	<p>This 4.1 ha site for residential use will increase traffic in the area. However, Ravenswood has a District Centre and a primary school so that shops and facilities are accessible by foot. The allocation includes the development of sporting facilities which will likely increase visitors and traffic to the area. Increase to public transport provision could mitigate this. Residential and residential led mixed use would contribute to housing and economic objectives.</p> <p>The alternative of retaining existing as open land would contribute to biodiversity, leisure and air quality.</p>
IP169	23-25 Burrell Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	Employment use as an alternative	<p>The proposed allocation would contribute to housing and indirectly, health objectives. The mixed use component would contribute to economic objectives. However, the allocation would result in increased traffic from private cars, although it is situated very close to the railway station to encourage sustainable travel.</p> <p>The alternative of employment would contribute to employment and economic objectives and would generate less traffic than housing.</p>
IP176	7-9 Woodbridge Road	Residential / residential-led mixed use	DM40	UC081	No allocation as the site had planning permission for apartments, retail and office	Housing or employment	<p>The proposed allocation would contribute to housing and indirectly, health objectives. The mixed use component would contribute to economic objectives. However, the allocation would result in increased traffic from private cars.</p> <p>The alternative of housing only would contribute to housing and health objectives but there would be no</p>



Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							contribution to economic objectives.  The alternative of employment would contribute to employment and economic objectives and would generate less traffic than housing.
IP178	Island House, Duke Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission for student accommodation	Leisure use.	This is a small site (0.09ha) with an indicative capacity of 9 dwellings and would have a minor contribution to the housing objective.  The alternative of leisure use would contribute to health and amenity in the area.
IP200	Griffin Wharf, Bath Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives
IP205	Burton's, College Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives
IP206	Cranfields, College Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site was under construction in 2007	None	No Comment since there are no alternatives  This is a stalled development at the Waterfront
IP209	158 Foxhall Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives
IP211	Regatta Quay, Key Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site was under construction in 2007	None	No Comment since there are no alternatives.  This is a stalled development at the Waterfront

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP214	300 Old Foundry Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives
IP215	7-15 Queen Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives
IP223	Hayhill Road, Woodbridge Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives.  The site is part built with 106 additional dwellings yet to be completed
IP245	12-12a Arcade Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	Leisure use as an alternative	This is a small site (0.06ha) located near an AQMA (along Crown Street and St. Margaret Street), and potential negative effects are associated with dust and air pollution during construction.  The main use of the land will be residential which may lead to additional use of private cars of any new residents. However, the site is relatively small in size and the overall effect on traffic may be negligible due to the central location near most community facilities. The site is well served by public transport therefore it is considered that effects will be neutral in the long term.  Residential use would contribute to housing objectives and indirectly, health objectives.  The alternative of leisure use, assuming a cinema or gym, would have less impact on traffic but would contribute to health, community cohesion and the vitality of the area.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP246	158-160 London Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	Employment use as an alternative.	<p>This is a small site (0.06ha) and the site is currently in use therefore due to the proposed number of housing at the site, it is not considered that the increase in private cars as a result of development would significantly increase vehicular emissions. The residential use would contribute to the housing objective.</p> <p>The alternative of employment use would not generate as much traffic and contribute to economic objectives.</p>
IP253	Electric House, Lloyds Avenue	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	Employment use as an alternative.	<p>The main use of the land will be residential which may lead to additional use of private cars of any new residents. However, the site is relatively small in size and the overall effect on traffic may be negligible due to the central location near most community facilities. The site is well served by public transport therefore it is considered that effects will be neutral in the long term.</p> <p>The alternative of employment would contribute to economic objectives while residential use would contribute to the housing objective.</p>
IP226	Helena Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site has a resolution to grant planning permission for 566 dwellings subject to a Section 106 Agreement.	Employment use as an alternative.	<p>This site is 1.87ha in size and the relatively central location of the site may result in reduced need to travel by private car. The area is very well served by public transport (three local buses running on Duke Street and two buses running on Bishops Hill). In addition, the site is located near a District Centre on Duke Street. The indicative 566 dwellings would have a major positive contribution to the housing SA objective.</p> <p>The alternative of employment use would contribute</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							to economic objectives.

## Sustainability Matrix Area Based Policies

## Area Based Policies

- Policy DM33 – Green Corridors**
- Policy DM34 – The Ecological Network**
- Policy DM35 – Countryside**
- Policy DM36 – Employment Areas**
- Policy DM37 – District and Local Centres**

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET1 To improve air quality	DM33: +	Medium and Long-term Indirect Reversible Medium Certainty	Green and Ecological Corridors, Employment Areas, District and Local Areas	<p>Policy DM33 and DM34 seek to establish and enhance green corridors and an ecological network within the Borough. These policies would make partial contributions to air quality in the Borough as the provision of tree and vegetation planting would enable vegetation to improve air quality through the removal of carbon particles (e.g. soot) in the air. These policies would also promote the use of sustainable modes of transport through the convenience of connected links within the Borough which would contribute to reducing reliance on private vehicles and improve air quality.</p> <p>Similarly Policy DM35 seeks to permit development that respects the character of the countryside and also to conserve the landscape and scenic beauty of the AONB and contribute to the green rim and other strategic walking and cycling routes and wildlife corridors. There are no significant direct effects to air quality associated with this Policy however there may be partial indirect contributions related to encouraging sustainable modes of transport.</p> <p>Policy DM36 and Policy DM37 seek to safeguard employment areas and develop District and Local Centres. These policies may result in an increased use of private cars particularly in relation to people that may be travelling to employment areas from outside Ipswich or travelling to larger District Centres and this may negatively impact on air quality. However the provision of green and ecological corridors associated with Policy DM33 and DM34 would mean that local areas are more accessible and with the provision of additional Local and District Centres in the Core Strategy, centres will be more locally accessible which should encourage people to make more sustainable travel choices and reduce impacts to air quality.</p>
	DM34: +			
	DM35: +			
	DM36: +/-			
	DM37: +/-			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<i>It is recommended that Policy DM36 make reference to transport facilities associated with the new employment areas at Ipswich Business Park north of Whitton Lane and Airport Kennels Farm south of Ravenswood.</i>
ET2 To conserve soil resources and quality	DM33: + DM34: + DM35: + DM36: - DM37: 0	Medium and Long-term Direct / Indirect Reversible Medium Certainty	Ipswich Green Corridors Suffolk Coast and Heaths AONB	<p>Policy DM33 and DM34 seek to establish and enhance green corridors and an ecological network within the Borough which would have some benefits in protecting soil through the provision of green corridors.</p> <p>Policy DM35 seeks to encourage development within the countryside that retains its character. With regards to the Suffolk and Heaths Area AONB the Policy seeks to conserve the landscape of the AONB and avoid the loss of the best and most versatile agricultural land where possible. This will serve to support the objective through conserving these soil resources and quality.</p> <p>The new designated employment areas in Policy DM36 at Ipswich Business Park and Airport Farm Kennels are greenfield sites therefore proposed development at these sites would result in the loss of soil quality and greenfield land.</p> <p>The proposed development of additional District and Local Centres would be on brownfield land therefore would not make any contributions to the SA Objective.</p>
ET3 To reduce waste	DM33: 0 DM34: 0 DM35: 0 DM36: - DM37: +/-	Medium and Long-term Indirect Reversible Low Certainty	Employment Areas District and Local Centres	<p>The designation of two new employment areas at Ipswich Business Park and Airport Kennels Farm in Policy DM36 and the provision of facilities within Policy DM37 District and Local Centres would contribute towards generating a level of increased presence within these areas and this could potentially lead to an increase in waste within these employment areas and the District and Local Centres though the increase would be limited.</p> <p>The provision of segregated bins within these areas could contribute towards reducing waste and encouraging residents to recycle. It would also serve to maintain an attractive image of the Local and District Centres and employment areas by keeping them tidy and free from litter.</p> <p><i>It is recommended that Policy DM36 and DM37 should include reference to the provision of adequate waste facilities and where possible recycling facilities within</i></p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<i>employment areas and District and Local District Centres.</i>
ET4 To reduce the effects of traffic upon the environment	DM33: + DM34: + DM35: + DM36: +/- DM37: +/-	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	<p>Policy DM33 seeks to establish and enhance green corridors within the Borough and to link to adjacent open spaces and walking, cycling or riding routes while Policy DM34 seeks to establish and enhance an ecological network across the Borough in accordance with the ecological network map. These policies would contribute partially towards reducing traffic levels within the Borough as they would encourage the use of sustainable modes of transport. The provision of biodiversity features within these policies such as tree planting may also serve to partially counteract some of the effects of traffic upon the environment.</p> <p>The increase in connectivity from these policies combined with the provision of employment areas across the Borough within DM36 and key Local and District centre services and facilities within DM37 will provide convenient access for people to go to work and use local services. This in turn may help to encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment. However, the employment areas and District Centres may also increase the influx to private cars to these areas.</p>
ET5 To improve access to key services for all sectors of the population	DM33: + DM34: + DM35: 0 DM36: 0 DM37: ++	Medium and Long-term Direct/Indirect Reversible High Certainty	Borough wide	<p>The establishment and enhancement of green corridors combined with the establishment and enhancement of ecological corridors with Policy DM33 and DM34 both seek to improve green corridors within the Borough which would provide increased connectivity and accessibility to key services within the Borough.</p> <p>Policy DM37 directly supports the SA Objective and highlights the important serving role of District and Local Centres as places to provide key service needs for the local surrounding population. The Core Strategy also proposes additional centres of both types which will mean that accessibility to key services and facilities will continue to improve within the Borough over the medium term to long term.</p>
ET6	DM33: 0	N/A	N/A	There are no significant effects considered



Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To limit and adapt to climate change	DM34: 0			likely between the Policies DM33, DM34 and DM35 and SA Objective. Policy DM36 and Policy DM37 seek to safeguard employment areas and develop District and Local Centres. These policies may result in an increased use of private cars particularly in relation to people that may be travelling to employment areas from outside Ipswich or travelling to larger District Centres, which would increase emissions. However, the provision of employment areas across the Borough within DM36 and key Local and District centre services and facilities within DM37 will provide convenient access for people to go to work and use local services. This in turn may help to encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment.
	DM35: 0			
	DM36: +/-			
	DM37: +/-			
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM33: 0	Long-term Direct Reversible High Certainty	Employment Areas	Policy DM36 contains employment areas, some of which are located within areas considered to be at risk of flooding. Though not referred to in the Policy, the incorporation of Sustainable Urban Design Systems into employment areas (SuDS) would have the potential to contribute to reducing flood risk. <i>It is recommended that Policy DM36 should make some reference to the use of SuDS features against flood risk.</i>
DM34: 0				
DM35: 0				
DM36: 0				
DM37: 0				
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	DM33: ++	Long-term Direct Reversible High Certainty	Borough wide	Policy DM33 supports the SA Objective as it seeks to establish and enhance green corridors within Ipswich which would provide vital connections between habitats for use by wildlife.  Policy DM34 directly supports the SA Objective as it seeks to protect designated wildlife sites and protect, enhance and restore where possible the links between them. The Policy favours proposals that have regard to the wildlife corridor function in their design and layout and it supports new tree planting and soft landscaping that encourages biodiversity. The Policy also specifies that sites of international and national importance for biodiversity and geodiversity identified on the policies map will be protected from development that would directly or indirectly have an adverse effect on their natural value. This includes 1 Ramsar site, 1 SPA and 3 SSSIs. Similarly development that would
DM34: ++				
DM35: +				
DM36: 0				
DM37: 0				

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>cause the loss or deterioration of ancient woodland would be discouraged.</p> <p>Policy DM35 seeks to protect the countryside and retain its character. The countryside around Ipswich urban area provides an attractive setting for the town and links into its ecological and green networks. Under this Policy, the Suffolk Coast and Heaths AONB, will be protected and the Policy will seek that proposals conserve the landscape and scenic beauty of the AONB, and contribute to the green rim and wildlife corridors where appropriate which will support the conservation of biodiversity.</p> <p>DM36 and DM37 define district and local centres on the policy map and are not expected to have an impact on biodiversity.</p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>DM33: 0</p> <p>DM34: 0</p> <p>DM35: 0</p> <p>DM36: 0</p> <p>DM37: -</p>	<p>Short, Medium and Long Term</p> <p>Direct</p> <p>Reversible</p> <p>Medium Certainty</p>	<p>Borough wide</p> <p>New District and Local Centres</p>	<p>New employment areas are defined through policy DM36 e.g. Ipswich Business Park designated employment area of DM36 and Airport Farm Kennels. Ipswich Business Park designated employment area of DM36 is located approximately 125m north west of Whitton Lodge Grade II Listed Building. Corporation Farmhouse Grade II Listed Building is approximately 100m west of an existing employment area. However as the Listed Buildings are not within very close proximity of employment areas, no negative effects are considered likely.</p> <p>There is also the potential for the development new District and Local Centres through the Core Strategy and Policy DM37 to have an impact on sites of historical importance during construction periods.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>DM33: +</p> <p>DM34: +</p> <p>DM35: +</p> <p>DM36: -</p> <p>DM37: +</p>	<p>Medium and Long-term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium Certainty</p>	<p>Borough wide</p>	<p>Policy DM33 seeks to establish attractive green corridors within the Borough that contribute to the public realm and setting of the Borough. Within defined green corridors, only development that maintains and where possible, enhances the corridor's amenity and function will be permitted. This will contribute to enhancing landscape and local distinctiveness within the Borough. The periphery of the Borough contains important areas of natural and semi-natural green space which provide corridor functions and serve to maintain the landscape of the Borough.</p> <p>Policy DM34 seeks to establish and enhance the Borough's ecological network through encouraging development to incorporate measures such as retaining existing habitat</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>features, tree planting, comprehensive landscaping and wildlife beneficial landscaping. All of these features will serve not only to protect biodiversity but will contribute to creating distinctive landscapes within the Borough.</p> <p>Policy DM35 seeks to retain the character of the countryside which will help to conserve the local distinctiveness of the landscape and townscape. One of the principles of planning set out in the NPPF is that it should recognise the intrinsic character and beauty of the countryside and this is reflected within the Policy through discouraging development that does not respect the character of the countryside.</p> <p>Policy DM36, relates to identifies new employment areas at the Ipswich Business Park which is not likely to affect townscape or landscape. The Airport Farm Kennels site is partly located in an Area of Outstanding Natural Beauty and changing its current agricultural use to a park and ride facility is likely to affect landscape character.</p> <p>Policy DM37 would support the SA Objective as it recognises the important role of District and Local Centres and the provision of additional centres will contribute to local distinctiveness and townscape</p>
<p>HW1 To improve the health of those most in need</p>	<p>DM33: +</p> <p>DM34: +</p> <p>DM35: +</p> <p>DM36: 0</p> <p>DM37: 0</p>	<p>Short, Medium and Long-term</p> <p>Indirect</p> <p>Reversible</p> <p>Low Certainty</p>	<p>Borough wide</p>	<p>Policy DM33, DM34 and DM35 would each make contributions towards the SA Objective. The establishment of attractive green corridors and ecological networks that provide connectivity within the Borough as well as links to open spaces would encourage people to make use of open spaces as well as actively use more sustainable modes of transport such as walking and cycling this would contribute towards promoting healthier lifestyles and would make some contributions to improving health. Indirect benefits for human health will occur through the provision of jobs (DM36 and DM37) which will result in reduction of poverty.</p>
<p>HW2 To improve the quality of life where people live</p>	<p>DM33: +</p> <p>DM34: +</p> <p>DM35: +</p>	<p>Medium and Long-term</p> <p>Indirect</p> <p>Reversible</p>	<p>Borough wide</p>	<p>Policy DM33, DM34 and DM35 would each make contributions towards the SA Objective. The establishment of attractive green corridors and ecological networks that provide connectivity within the Borough as well as links</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
and encourage community participation	DM36: 0	Medium Certainty		<p>to open spaces would contribute to public realm and the setting of Ipswich whilst providing areas for recreational use for residents. These provisions will contribute towards improving the quality of life where people live.</p> <p>Policy DM37 recognises the important role that Local and District Centres play within communities with the provision of key services and facilities that meet the needs of residents. With the approach to development focused on higher density housing development in and around centres, contributions can be made to the vitality and vibrancy and will help to improve quality of life as well as contribute towards encouraging community participation.</p>
	DM37: +			
ER1 To reduce poverty and social exclusion	DM33: 0	Medium and Long-term	District and Local Centres	<p>Policy DM 36 will contribute to the achievement of the SA objective through the provision of jobs. Policy DM37 and the additional District and Local Centres proposed through the Core Strategy would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.</p>
	DM34: 0	Indirect		
	DM35: 0	Reversible		
	DM36: +	Low Certainty		
	DM37: +			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM33: 0	Medium and Long-term	Employment Areas, District and Local Centres	<p>Policy DM36 directly supports the SA Objective as it seeks to safeguard employment areas and provide accessible employment across the Borough within areas identified on the policies map. New employment areas at Ipswich Business Park north of Whitton Lane and Airport Farm Kennels south of Ravenswood reflect employment land allocations set out in Policy DM42 which are needed to provide an adequate employment land supply in terms of quantity and quality. Over the long term these land allocations will serve to provide the opportunity for rewarding and satisfying employment within the Borough.</p> <p>Policy DM37 and the additional District and Local Centres proposed through the Core Strategy will see housing development focused in and around centres which will provide the opportunity for employment in the long term for local residents.</p>
	DM34: 0	Direct/Indirect		
	DM35: 0	Reversible		
	DM36: ++	High Certainty		
	DM37: +			
ER3 To help meet the housing	DM33: 0	N/A	N/A	<p>There is no link between the policies and the SA Objective.</p>
	DM34: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
requirements for the whole community	DM35: 0			
	DM36: 0			
	DM37: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM33: +	Medium and Long-term	District and Areas and Employment Areas	<p>Policy DM36 recognises the importance of safeguarding against the loss of employment areas. The distribution of employment areas across the Borough means that they will be widely accessible to all the main residential neighbourhoods, providing the possibility of job opportunities close to where people live. The protection of employment areas for employment uses also retains choice of location across the Borough for businesses to locate in. Such choice and accessibility would prove attractive to new businesses and would serve to support economic growth.</p> <p>Policy DM37 supports the SA Objective as Local and District Centres perform roles within their respective communities such as day to day convenience, food and service needs of the local residents. Additional centres proposed through the Core Strategy would provide the opportunity to encourage new business formation and would promote local areas as places to live and work which would support economic growth within the plan area.</p> <p>Policy DM33 and DM34 would partially support the Objective through providing key links and connectivity across the Borough giving convenient routes to services which would support prosperity and in the long term support economic growth.</p>
DM34: +	Direct/Indirect			
DM35: 0	Reversible			
DM36: +	Low Certainty			
DM37: +				
ER5 To support vital and viable town, district and local centres	DM33: +	Medium - Long-term	Town, District and Local Centres	<p>Policy DM37 directly supports the SA Objective. The Policy recognises that District and Local Centres perform an important serving role including day to day convenience, food and services needs of their local resident catchment populations. These centres provide a focus for community facilities and higher density housing development. With the focus of development in and around centres, residents will have the opportunity to make more sustainable travel choices. The Core Strategy proposes additional District and Local Centres within Ipswich and this will serve to provide more facilities locally which will support the vitality and viability of centres.</p>
DM34: 0	Direct			
DM35: 0	Reversible			
DM36: +	High Certainty			
DM37: ++				

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>The establishment of green corridors (Policy DM33) will provide vital links within the Borough and increase connectivity and convenience of access to District and Local Centres which will help to increase footfall and support the vitality and viability of centres.</p> <p>Policy DM36 will safeguard employment areas and provide key employment areas for businesses to locate. The provision of adequate employment areas will increase the Boroughs attractiveness and will help to support the vitality and viability of the town centre.</p> <p>DM34 and DM35 will have a neutral effect on town, district, and local centres as these policies focus on the establishment of ecological networks and maintaining the character of the countryside.</p>
<p>ER6 To encourage efficient patterns of movement in support of economic growth</p>	<p>DM33: + DM34: 0 DM35: 0 DM36: + DM37: +</p>	<p>Medium-Long-term Direct Reversible Medium Certainty</p>	<p>Borough wide</p>	<p>Policy DM33 seeks to establish and enhance green corridors, which would increase connectivity and accessibility and would encourage people to use sustainable modes of transport such as walking and cycling. Policy DM33 will seek opportunities that will link existing green corridors into a more continuous network through the layout of new development which will increase connectivity within the Borough. These provisions will not only contribute to the public realm and the Boroughs setting, it will support economic growth.</p> <p>DM34 and DM35 will have a neutral effect on patterns of movement as these policies focus on the establishment of ecological networks and safeguarding the character of the countryside.</p> <p>Policy DM36 recognises the importance of protecting against the loss of employment areas. The distribution of employment areas across the Borough means that they will be accessible to all the main residential neighbourhoods, providing the possibility of job opportunities close to where people live. The protection of employment areas for employment will also retain choice of locations across the Borough for businesses to locate in. This ensures that sufficient land and premises will be available to accommodate business start-up and growth.</p> <p>Policy DM37 recognises that Local and District</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				Centres perform important role serving within Ipswich. Similarly to policy DM36, the provision of centres would provide the premises to accommodate businesses and this would support economic growth. The increased connectivity associated with the provision of green corridors will particularly benefit District and Local Centres giving residents convenient access to goods and services which will serve to sustain economic growth over the long term.
ER7 To encourage and accommodate both indigenous and inward investment	DM33: 0	Short, Medium and Long-term Indirect Reversible Low Certainty	Employment Areas, District and Local Areas	<p>Policy DM36 recognises the importance of protecting against the loss of employment areas. The distribution of employment areas across the Borough means that they are accessible to all the main residential neighbourhoods, providing the possibility of job opportunities close to where people live. The protection of employment areas for employment uses also retains choice of locations across the Borough for businesses to locate in. Such choice and accessibility would prove attractive and would serve to encourage and accommodate both indigenous and inward investment.</p> <p>Policy DM37 would encourage and accommodate indigenous and inward investment particularly within District Centres. Local and District Centres perform important role serving within Ipswich to varying degrees including day to day convenience and food and service needs of the local residents. Additional centres proposed through the Core Strategy would provide the opportunity to encourage new business formation and would promote local areas as places to live and work which would encourage indigenous and inward investment.</p>
	DM34: 0			
	DM35: 0			
	DM36: +			
	DM37: +			
CL1 To maintain and improve access to education and skills for both young people and adults	DM33: 0	Short, Medium and Long-term Indirect Reversible Low Certainty	Local and District Centres and areas immediately surrounding these centres	Policy DM37 would partially support the SA Objective as the existing District and Local Centres combined with those proposed within the Core Strategy would allow for the provision of community facilities which could be used for training, skills and educational purposes. This would improve access and benefit young people and adults within the community.
	DM34: 0			
	DM35: 0			
	DM36: 0			
	DM37: +			
CD1	DM33: +	Short, Medium and	Borough wide	Through Policy DM33 the Council will seek to

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To minimise potential opportunities for crime and anti-social activity	DM34: <b>0</b>	Long-term		<p>establish attractive green links and to provide for public access wherever safe and practicable which would contribute towards minimising potential opportunities for crime and anti-social behaviour.</p> <p><i>It is recommended that Policy DM33 makes reference to incorporating safety by design which would contribute towards reducing the potential for crime and anti-social activities.</i></p>
	DM35: <b>0</b>	Indirect		
	DM36: <b>0</b>	Reversible		
	DM37: <b>0</b>	Medium Certainty		





## Site Allocations Sustainability Appraisal

# Ipswich North West

## Whitton

- IP140a: Land north of Whitton Lane, extension to Bury Road park and ride
- IP140b: Land north of Whitton Lane, employment land
- IP032: King George V Field, Old Norwich Road, 99 homes and open space
- IP005: Former Tooks Bakery, Old Norwich Rd, 100 homes and a health centre

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP140a +/- IP140b +/- IP032 - IP005 -	Short, medium and long term Direct and indirect Reversible Medium	North West Central Ipswich transboundary, Mid Suffolk	IP140a would help contribute to improving air quality in central Ipswich by providing a park and ride facility however it may also provide a parking facility close to the Borough edge which could encourage inward movement and a minor increase of vehicles in the local area adjacent to the A14 junction. IP140b has potential for positive and negative effects, depending on whether there is public transport provision to mitigate growth in cars. IP032, IP005 are sites where large scale residential development is proposed, which cumulatively could contribute to higher levels of greenhouse gas emissions through increased private car use. <i>It is recommended that public transport provision should be provided or enhanced in this area.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP140a - IP140b - IP032 - IP005 +	Medium and long term Direct and indirect Irreversible Medium	North West	<p>IP140a and IP140b would result in the loss of greenfield land and its associated soil resource.</p> <p>IP032 would see 80% of land used for housing provision which would see the loss of land currently used as playing fields. IP005, the Former Tooks Bakery, is a PDL. The site will require a contaminated land risk assessment if developed. Some land at the site IP032 would be retained for use as open space/playing fields which would offer some minor benefits to the SA Objective.</p> <p><i>Remediation of land (if needed) would help to improve soil quality.</i></p> <p><i>Provision of wildlife and recreational green corridor functions associated with the 'green rim' (Core Strategy Policy CS16, Site Allocations and Policies DPD draft policies DM33 and DM34) should be encouraged as this could provide partial benefits to the SA Objective.</i></p>
ET3 To reduce waste	IP140a 0 IP140b - IP032 - IP005 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>Employment park provision with IP140b in the long term would lead to an increase in waste. Similarly the provision of homes with an indicative capacity of 99 for IP032 and 100 with IP005 would increase waste in the long term however the provision of adequate waste facilities and where possible recycling facilities would encourage recycling.</p> <p>IP140a the extension to Bury Road park and ride is unlikely to have a significant effect on reducing waste.</p> <p><i>It is recommended that adequate waste facilities should be provided with development at IP140b, IP032 and IP005 and where possible provision of recycling facilities. Where possible, waste reduction initiatives should also be encouraged.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP140a+/-</p> <p>IP140b+/-</p> <p>IP032 +/-</p> <p>IP005 +/-</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West transboundary, Mid Suffolk</p>	<p>The provision of a park and ride facility with IP140a would provide the opportunity for the local community and those travelling from further afield to travel locally in a more sustainable manner which would contribute towards reducing the effects of traffic upon the environment and easing congestion within central Ipswich though ultimately it would lead to a minor localised increase in vehicles. The provision of an employment park with IP140b and homes with IP032 and IP005 would lead to an increase of people and vehicles which could potentially increase traffic within the local area. However these site allocations would provide homes in close proximity to a large existing employment area as well as bus routes in the north west and proposed employment use land IP140b. This would provide the opportunity for convenient and sustainable travel and could help to reduce the effects of traffic upon the environment.</p> <p><i>A traffic assessment at IP140a/IP140b would help to confirm the effectiveness of the park and ride facility in reducing congestion within central Ipswich and around the A14 junction it would also help to inform medium to long term public transport provision in this area.</i></p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP140a +</p> <p>IP140b +</p> <p>IP032 -</p> <p>IP005 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West and central Ipswich</p>	<p>The provision of a park and ride facility with IP140a would contribute to improving access to key services within the north west and would have positive transboundary effects.</p> <p>The provision of homes with IP032 and IP005 close to an existing District Centre and the provision of a new health centre with IP005 will improve access to key services in the long term.</p> <p>IP032 would also see the loss of open space though some of this would be retained.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP140a +/-</p> <p>IP140b +/-</p> <p>IP032 +/-</p> <p>IP005 +/-</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West and central Ipswich</p>	<p>The provision of a park and ride facility with IP140a would encourage the use of public transport for travel into central Ipswich which would contribute to decreasing local CO<sub>2</sub> emissions.</p> <p>The provision of an employment park with IP140b and homes with IP032 and IP005 would see a localised increase in people and cars which would increase CO<sub>2</sub> emissions, however, the location of this proposed development within close proximity of existing and proposed employment land and a District Centre would contribute to reducing reliance on personal cars.</p> <p>These sites are not located in flood risk areas.</p> <p><i>A traffic assessment at IP140a/IP140b would help to confirm the effectiveness of the park and ride facility in reducing congestion and emissions within central Ipswich and around the A14 junction it would also help to inform medium to long term public transport provision in this area.</i></p> <p><i>It is recommended that housing development for IP032, IP005 and IP073 should meet Code for Sustainable Homes standards.</i></p> <p><i>It is recommended that the employment park in IP140b should meet BREEAM standards and where possible SuDS features should be incorporated into design.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP140a -</p> <p>IP140b -</p> <p>IP032 -</p> <p>IP005 -</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Site</p>	<p>The development of residential homes with IP032 and IP005 would lead to an increase in water use. IP140a and IP140b would replace greenfield sites and this could increase surface run-off, but could be offset by adequate drainage and gardens.</p> <p><i>It is recommended that where possible SuDS features should be incorporated into design at these sites.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP140a -</p> <p>IP140b -</p> <p>IP032 0</p> <p>IP005 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Site</p>	<p>IP140a and IP140b contain hedgerows and mature trees which have great wildlife value with the potential presence of nesting birds and other wildlife which would be lost as a result of development. but further surveys will be needed prior to any vegetation clearance to establish the full wildlife interest, including for birds and reptiles, and mitigation where appropriate.</p> <p>There would be a minor loss of green space at IP032 though this would not significantly affect biodiversity. The site allocations could offer benefits to biodiversity through incorporating soft landscaping and tree planting.</p> <p><i>Where possible the site allocations should include provision of soft landscaping as this could provide some benefits to biodiversity.</i></p> <p><i>It is recommended that where possible the wildlife and recreational green corridor functions associated with the 'green rim' Core Strategy Policy CS16, Site Allocations and Policies DPD draft policies DM33 and DM34 should be supported particularly at IP140a and IP140b. The hedgerows and mature trees have the greatest wildlife value, but further surveys will be needed prior to any vegetation clearance to establish the full wildlife interest, including for birds and reptiles, and mitigation where appropriate.</i></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP140a 0</p> <p>IP140b 0</p> <p>IP032 0</p> <p>IP005 0</p>	<p>N/A</p>	<p>N/A</p>	<p>There are no Listed Building or other heritage assets within close proximity of the sites therefore no negative effects are considered likely.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP140a -</p> <p>IP140b -</p> <p>IP032 +</p> <p>IP005 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West</p>	<p>Development could contribute towards enhancing quality and local distinctiveness though IP140a and IP140b would see the loss of greenfield sites.</p> <p>Ipswich Borough Council proposes to prepare a supplementary planning document (SPD) on urban character and distinctiveness to provide additional guidance to support policies set out in their development plan documents. On production, this document should be consulted upon when at the developmental design stage.</p> <p><i>It is recommended that development at each of the sites should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping and should be incorporated into design.</i></p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP140a +</p> <p>IP140b +</p> <p>IP032 +</p> <p>IP005 ++</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>The provision of a new health centre at IP005 would directly support the SA Objective as it would provide a health facility which in the medium term would serve existing residents in the local area and in the long term would serve the surrounding new residential development within this site allocation and IP032.</p> <p>Housing developments would provide high quality housing to local areas which would help to support the SA Objective.</p> <p>Each of the sites are located close to playing fields which would contribute to improving health by helping to encourage healthier lifestyles.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP140a +</p> <p>IP140b +</p> <p>IP032 +</p> <p>IP005 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>The provision of a new health centre with IP005 would contribute to improving the quality of life of where people live.</p> <p>Housing developments would provide high quality housing to local areas alongside the creation of an employment area (IP140b) which would help to support the SA Objective.</p> <p>Each of the sites are located close to playing fields which would help to encourage healthier lifestyles and</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				encourage community participation.
ER1 To reduce poverty and social exclusion	IP140a + IP140b + IP032 + IP005 +	Medium and long term Direct and indirect Reversible Medium	Localised	The provision of a new health centre with IP005 would make a small contribution towards reducing social exclusion.  Housing provision would improve the quality of housing stock and could contribute towards increasing quality of life for residents.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP140a + IP140b ++ IP032 + IP005 +	Short, medium and long term Direct and indirect Reversible High	North West, transboundary, Mid Suffolk	During the construction phase of development, there would be the opportunity for construction related employment.  IP140b directly supports the SA Objective and during operation would provide the opportunity for rewarding and satisfying employment.
ER3 To help meet the housing requirements for the whole community	IP140a 0 IP140b 0 IP032 ++ IP005 ++	Medium and long term Direct Reversible Medium	North West Ipswich	IP032 seeks to provide homes with an indicative capacity of 99 and 101 for IP005 which directly support the SA Objective. Ensuring homes are designed to minimise energy use and maximise energy efficiency may also offer some benefits to reducing fuel poverty.  IP140a and IP140b would not have an effect in achieving the SA Objective.  The Ipswich Affordable Housing Statement is due for publication in late 2013 and is likely to include a stipulation that there will be a proportion of new housing allocated as affordable.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP140a + IP140b ++ IP032 0 IP005 0	Medium and long term Indirect Reversible Medium	North West Ipswich	The provision of a park and ride facility and employment areas with these site allocations would support and encourage employment and investment which would support the SA Objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP140a + IP140b 0 IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West and central Ipswich	The provision of homes within 600m of an existing District Centre with IP032 and IP005 will provide an increase of people to local areas which in the long term will serve to support the vitality and viability of the local centre.  IP140a would help to improve access to local centres which serve to support the SA Objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP140a ++ IP140b + IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West Ipswich	The provision of a park and ride facility and employment area at IP140a and IP140b will serve to support the SA Objective.  The provision of homes with IP032 and IP005 close to existing employment areas and land allocated for employment will also encourage efficient patterns of movement and in the long term this could help to support economic growth.  <i>Frequent transport provision from the park and ride facility will help to support the SA Objective.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP140a + IP140b + IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West Ipswich	Development at each of these sites would encourage investment and in the long term the increase of people associated with housing and employment would support economic growth which would contribute to encouraging and accommodating indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	IP140a 0 IP140b 0 IP032 0 IP005 0	Medium and long term Direct and indirect Reversible Medium	North West Ipswich	The provision of homes within 1km of more than 10 educational facilities for IP032 and IP005 could contribute to maintaining access to education and skills for both young people and adults in the long term though this would not be a significant effect.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP140a +/- - IP140b +/- - IP032 +/- - IP005 +/- -	Medium and long term Direct and indirect Reversible Medium	Localised	Development at the previously undeveloped greenfield sites could increase crime from a previously crime free piece of land though development design may help to deter criminal activity. <i>Safety by design should be considered during the design phase in order to deter crime.</i>

## Whitehouse

IP221 Flying Horse PH, 6 homes plus retention of pub

IP261 Land at River Hill, 5 pitches

IP029 Land opposite 674-734 Bramford Rd, 71 homes and open space

IP165 Eastway Business Park, Europa Way, 100 dwellings

IP175 47-51 Waveney Road, 12 homes

IP033 Land at Bramford Rd (Stocks Site), 46 homes and open space

IP090 Europa Way, 142 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP221 <span style="color: blue;">0</span> IP261 <span style="color: blue;">0</span> IP029 <span style="color: green;">+/-</span> IP165 <span style="color: red;">-</span> IP175 <span style="color: blue;">0</span> IP033 <span style="color: green;">+/-</span> IP090 <span style="color: red;">-</span>	Short, medium and long term  Direct and indirect  Reversible  Medium	Localised	<p>70% of the land at IP029 is proposed to accommodate 71 homes. In the medium to long term the localised increase in population could have a minor contribution to increasing vehicular emissions which may negatively affect local air quality in conjunction with the A14 to the east of the site.</p> <p>IP165, IP033, and IP090 cumulatively in the long term would result in localised population increase which could have a minor negative effect on air quality. However, the provision of open space (IP029 and IP033) will help improve local air quality. There is currently limited access at IP165 and development has the potential to put pressure on Bramford Road/B1067 to the north and Europa Way to the south of the site.</p> <p><i>It is recommended that adequate public transport provision should be provided or enhanced in this area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP221 - IP261 - IP029 - IP165 - IP175 + IP033 +/- IP090 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>IP221 seeks to develop 6 dwellings and 6 flats, IP029 seeks to develop 71 homes, IP165 seeks to develop 100 homes and IP090 seeks to develop 142 homes. Each of these sites would result in the loss of grassland and scrubland.</p> <p>IP261 is currently greenfield land and scored negatively against the SA Objective as development would adversely impact on soil quality. Development at IP175 would be on previously developed land however the existing use of the site is as a vehicle repairs facility and there is potential for development to encounter contaminated land which could be remediated. <a href="#">The site will require a contaminated land risk assessment if developed.</a></p> <p>Development at IP033 would result in the loss of grass and scrubland. There is the potential for contaminated land to be encountered at this site as land here was previously used for landfill purposes.</p> <p><i>It is recommended that land at and IP033 should be assessed for contamination and where appropriate remediation should take place.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP221 <b>0</b> IP261 <b>0</b> IP029 - IP165 - IP175 <b>0</b> IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>The proposed development of 12 units with IP221 and 5 pitches at IP261 would not result in significant waste production.</p> <p>The provision of a significant number of homes with IP02, IP165, IP033 and IP090 would result in a localised increase in people and increase waste as well as construction waste.</p> <p>IP175 site is currently used as a vehicle repair workshop and it is proposed to use the land to develop 12 dwellings therefore waste produced at this site would increase though not on a significant scale.</p> <p><i>It is recommended that adequate waste facilities should be provided with development at IP029, IP165, IP175, IP033 and IP090. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP221 0 IP261 0 IP029 - IP165 - IP175 0 IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	North West and North Ipswich	<p>Due to the number of units proposed with IP221, IP175 and the number of traveller pitches proposed with IP261 it is not expected these sites would have a significant impact on the SA Objective.</p> <p>The provision of 71 homes with IP029 would result in an increase of people and private vehicles which could potentially increase traffic within the local area and the A14. This site would also experience traffic noise. However the site is served by two local bus routes. It is also located in close proximity to two Local Centres, three existing employment areas and one allocated employment site and this would provide the opportunity for convenient and sustainable travel which could help to reduce the effects of traffic upon the environment in the long term.</p> <p>The increase of private vehicles associated with IP165 could potentially put pressure on Bramford Road/B1067 to the north and Europa Way to the south of the site particularly at peak times which could exacerbate congestion and its effects to the environment.</p> <p>The provision of homes at IP033 would result in the increase of private vehicles to this site which would put pressure on access routes to this site.</p> <p><i>It is recommended that green buffers are used around IP029 to account for the close proximity of the A14 and the main railway line to the south of the site.</i></p> <p><i>It is recommended that adequate access at IP165 and IP033 is provided where possible to avoid exacerbating peak time congestion issues.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP221 +</p> <p>IP261 0</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP175 +</p> <p>IP033 +</p> <p>IP090 ++</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North Ipswich</p>	<p>The proposed units with IP221 would be well served with two existing Local Centres and an existing District Centre in close proximity. The site is directly adjacent to playing fields and is also in close proximity to open spaces and an allotment.</p> <p>IP029 would provide homes located in close proximity to local bus routes which in the medium to long term would improve access to key services around the site including open space and two Local Centres.</p> <p>IP165 would provide homes located within 200m of an existing Local Centre and in close proximity to two bus routes and a proposed District Centre.</p> <p>IP175 would provide homes close to 3 bus routes, two Local Centres, open space and an allotment which would improve access to key services.</p> <p>IP033 would provide homes close to a Local Centre and a proposed District Centre.</p> <p>IP090 would provide a significant number of homes would contain a District Centre which in the long term would directly support the SA Objective.</p> <p>IP261 is a Gypsy and Travellers site and not likely to provide key services.</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP221 0</p> <p>IP261 0</p> <p>IP029 +/-</p> <p>IP165 +/-</p> <p>IP175 0</p> <p>IP033 +/-</p> <p>IP090 +/-</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North Ipswich</p>	<p>IP029, IP165, IP033 and IP090 each seek to provide a significant number of homes which would result in a localised population increase and private cars. The increase in vehicular emissions could have a negative effect on local air quality however these sites are located in close proximity to local bus routes, Local Centres a proposed District Centre and employment areas which may offer some mitigation. IP221 and IP175 each have an indicative capacity of 12 and are not thought to have significant impacts upon the SA Objective.</p> <p>The removal of derelict and former use replaced with more energy and water efficient buildings could support the SA Objective.</p> <p>IP261 is a Gypsy and Travellers site. Although there will be vehicles going to and from the site, significant impacts on traffic is not expected. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP221 0</p> <p>IP261 0</p> <p>IP029 0</p> <p>IP165 0</p> <p>IP175 0</p> <p>IP033 0</p> <p>IP090 0</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>None of these site allocations are located within areas at risk of flooding. There would be no significant effects on water resources with development at grassland sites due to the size of development. However replacement of this land with development could increase the surface run-off, but this could be partially offset by adequate drainage and gardens.</p> <p><i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP221 ?</p> <p>IP261 0</p> <p>IP029 -</p> <p>IP165 -</p> <p>IP175 0</p> <p>IP033 -</p> <p>IP090 -</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>IP221 is located close to a TPO. This site currently contains trees and vegetation which would require clearance and there is the potential for some trees to contain nesting birds.</p> <p>The majority of the perimeter at IP029 is surrounded by trees and areas within IP165 and IP090 contain trees and vegetation some of which may require removal for access during the construction period. There is the potential for the trees and vegetation to contain nesting birds.</p> <p>IP033 is a local wildlife site which would be lost to development. The site contains trees, vegetation and a pond which have the potential to contain nesting birds and reptiles.</p> <p>IP0261 and IP175 are not considered to have any effects on the SA Objective.</p> <p><i>It is recommended that bird and reptile surveys should be undertaken prior to construction at IP221, IP029 and IP165. Should any nesting birds or reptiles be found, appropriate mitigation measures should be put in place.</i></p> <p><i>Where possible IP221, IP029 IP033, and IP090 should include provision of soft landscaping and where possible should seek to retain existing trees and the pond at IP033 as this may offer some benefits to biodiversity.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP221 0 IP261 0 IP029 0 IP165 0 IP175 0 IP033 0 IP090 0	N/A	N/A	The site allocations are not located close to any Listed Buildings or known heritage assets and are therefore not considered to have a significant effect on conserving or enhancing areas and sites of historical importance.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP221 + IP261 - IP029 + IP165 + IP175 + IP033 + IP090 +	Medium and long term Direct and indirect Reversible Medium	Localised	Development with IP221, IP029, IP165, IP175, IP033 and IP090 could contribute towards enhancing quality and local distinctiveness. Ipswich Borough Council proposes to prepare a supplementary planning document (SPD) on urban character and distinctiveness to provide additional guidance to support policies set out in their development plan documents. On production, this document should be consulted upon when at the developmental design stage. IP261 has potential to impact landscape character since it is identified as countryside and a Gypsy and traveller site would have mobile homes, touring caravans, cars, amenity blocks, etc. <i>It is recommended that development at IP221, IP029, IP165, IP175, IP033 and IP090 should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping and should be incorporated into design.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP221 +</p> <p>IP261 +</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP175 +</p> <p>IP033 +</p> <p>IP090 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>Development at IP221, IP029, IP165, IP175, IP033 and IP090 are located close to areas of open space and the provision of quality development could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.</p> <p>IP261 may make small contributions to improving health as this site is located in close proximity to a large open space area as well as providing Gypsies and Travellers somewhere to live.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP221 +</p> <p>IP261 +</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP175 +</p> <p>IP033 +</p> <p>IP090 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>Development at IP221 and the provision of pitches at IP261 both close to Local and District Centres, open space and an allotment could make partial contributions towards improving the quality of life by promoting healthier lifestyles encouraging community participation.</p> <p>IP165 and IP175 seek to provide homes in close proximity to open spaces and close to Local Centres and a proposed District Centre which collectively could make some contributions towards improving the quality of life where people live.</p> <p>Development at IP033 and IP090 will provide homes close to and immediately surrounding the new District Centre which could make partial contributions towards achieving the SA Objective.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP221 + IP261 + IP029 + IP165 + IP175 + IP033 + IP090 +	Medium and long term Indirect Reversible Low	Localised	Each of the site allocations are located close to an existing or proposed District Centre which could provide community facilities which would serve each of the site allocations and contribute towards reducing social exclusion.  Housing provision would improve the quality of housing stock and could contribute towards increasing quality of life for residents.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP221 0 IP261 0 IP029 0 IP165 0 IP175 0 IP033 0 IP090 0	Short term Indirect Reversible High	North Ipswich	During the construction phase of development, there would be some opportunity for construction related employment, though this would be limited to the construction phase.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP221 +</p> <p>IP261 +</p> <p>IP029 ++</p> <p>IP165 ++</p> <p>IP175 ++</p> <p>IP033 ++</p> <p>IP090 ++</p>	<p>Medium and long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>North Ipswich</p>	<p>IP221, IP029, IP165 and IP175 each support the SA Objective and seek to provide 12 units, 71 new homes, 100 new homes and 12 new homes respectively which would help to meet the housing requirements for the whole community.</p> <p>IP033 and IP090 seek to provide 46 and 142 homes respectively which would directly support the SA Objective.</p> <p>IP261 would provide an area which would meet housing needs of Gypsies and Travellers and would therefore contribute to this objective..</p> <p><i>It is recommended that IP029, IP221, IP165, IP175 IP033 and IP090 should include a specific commitment to the provision of affordable and accessible housing.</i></p>
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP221 0</p> <p>IP261 0</p> <p>IP029 0</p> <p>IP165 0</p> <p>IP175 0</p> <p>IP033 0</p> <p>IP090 +</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North Ipswich</p>	<p>The site allocations are not considered to have a significant effect on achieving sustainable levels of prosperity and economic growth throughout the plan area.</p> <p>The provision of the District Centre at IP090 would be supported by the development of 142 homes and the localised increase in people would encourage economic growth at this site.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP221 0</p> <p>IP261 0</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP175 0</p> <p>IP033 +</p> <p>IP090 ++</p>	<p>Medium and Long term</p> <p>Indirect and direct</p> <p>Reversible</p> <p>Medium</p>	<p>North Ipswich</p>	<p>The provision of homes with IP221, IP175 and traveller pitches with IP261 each in close proximity to Local Centres and a proposed District Centre may offer some benefits to the SA Objective however due to the small number of units proposed at these sites benefits would be limited.</p> <p>The provision of a significant number of homes IP029, IP165 and IP033 in close proximity to Local Centres and a proposed District Centre would help to support the vitality and viability of these centres in the long term.</p> <p>IP090 would directly support the vitality and viability of the proposed District Centre at this site as it would provide an increase of people and would be conveniently located to meet their needs.</p>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>IP221 0</p> <p>IP261 0</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP175 +</p> <p>IP033 +</p> <p>IP090 +</p>	<p>Medium to long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>North Ipswich</p>	<p>The provision of the District Centre at IP090 would be supported by the development of 142 homes and the cumulative localised population increase from development at IP033, IP029, IP175 and IP165 which would encourage efficient patterns of movement as well as sustainable and convenient travel all of which would encourage economic growth at this site. The sites are located close to main roads and the A14 into Ipswich which could support movement into local areas.</p> <p>IP221 and IP261 are not considered to have a significant effect on encouraging efficient patterns of movement in support of economic growth.</p> <p><i>Public transport provision would support the SA Objective.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP221 0 IP261 0 IP029 + IP165 + IP175 + IP033 + IP090 +	Long term Indirect Reversible Low	North Ipswich	The provision of the District Centre at IP090 would be supported by the development of 142 homes and the localised increase in population cumulatively from the sites would encourage indigenous and inward investment.  IP221 and IP261 are not considered to have significant effects on the SA Objective due to the small scale of development proposed.
CL1 To maintain and improve access to education and skills for both young people and adults	IP221 0 IP261 0 IP029 0 IP165 0 IP175 0 IP033 0 IP090 0	N/A	N/A	Development at these sites is not considered to have a significant effect on maintaining and improving access to education and skills for both young people and adults.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP221 0 IP261 0 IP029 +/- IP165 +/- IP175 0 IP033 +/- IP090 +/-	Medium and Long term Indirect Reversible Low	Localised	The provision of homes with IP029, IP165 IP033 and IP090 may increase crime in the short term but natural surveillance which may help to minimise potential opportunities for anti-social behaviour. IP221, IP261 and IP175 are not considered to have a significant effect on the SA Objective, because of the small number of dwellings and pitches proposed.

## Ipswich North East

### Bixley and St Johns

IP109 R/O Jupiter Road & Reading Road, 13 homes  
 IP131 488-496 Woodbridge Road / Milton Street, 13 homes  
 IP088 79 Cauldwell Hall Road, 16 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP109 0 IP131 0 IP088 0	N/A	N/A	IP109 and IP131 both seek to provide 13 new homes and IP088 seeks to provide 16 homes and are unlikely to have a significant effect on air quality.
ET2 To conserve soil resources and quality	IP109 + IP131 + IP088 +	Medium and long term Indirect Irreversible Medium	Site	Each of the site allocations will be developed on previously developed land and will not involve land take of greenfield sites which will offer some benefits to the SA Objective.  <i>It is recommended that a contaminated land risk assessment be undertaken at IP109 and IP131.</i>
ET3 To reduce waste	IP109 - IP131 - IP088 -	Medium and long term Indirect Reversible Medium	Site	The proposed development of 13 homes with IP109 and IP131 and 16 homes with IP088 would each contribute to increasing waste production at these sites.  <i>It is recommended that adequate waste facilities should be provided with development at these sites. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP109 +  IP131 +  IP088 +	Medium and long term  Indirect  Reversible  Medium	North East Ipswich	IP109, IP131 and IP088 each have good access and due to the number of proposed homes at each of these sites it significant impacts are not considered. Each of the sites are located close to a District Centre, two Local Centres and areas of open space therefore this may encourage sustainable travel locally.
ET5 To improve access to key services for all sectors of the population	IP109 +  IP131 +  IP088 +	Medium and long term  Indirect  Reversible  Medium	North East Ipswich	IP109, IP131 and IP088 each have good access and are located close to a District Centre, Two Local Centres and areas of open space which would improve access to these services in the long term.
ET6 To limit and adapt to climate change	IP109 0  IP131 0  IP088 0	Medium and long term  Indirect  Reversible  Medium	North East Ipswich	IP109, IP131 and IP088 are not thought to have significant impacts upon the SA Objective due to the number of proposed homes. Though the close proximity of Local Centres, District Centres and bus routes would promote the use of public transport and sustainable travel modes. The removal of derelict and former use replaced with more energy and water efficient buildings could support the SA Objective.  <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP109 0 IP131 0 IP088 0	Medium and long term Indirect Reversible Medium	Localised	None of these site allocations are located within areas at risk of flooding. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP109 - IP131 0 IP088 0	Medium and long term Indirect Reversible Medium	Localised	There are areas of vegetation and trees at IP109 which have the potential to contain nesting birds. IP131 and IP088 are not considered to have a significant effect on achieving the SA Objective as they are not located close to any designated sites or significant vegetation that may affect biodiversity. <i>It is recommended that vegetation is not removed during bird nesting season at IP109. Soft landscaping and vegetation planting should be encouraged where appropriate at each development.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP109 0 IP131 0 IP088 0	N/A	N/A	St Johns Baptist Church Grade II Listed Building to the east of IP131 and IP088 which is within 200m of these sites. However at this distance it is not anticipated that there would be an effect on the setting of the Listed Building. IP109 is not considered to have any significant effect on conserving and where appropriate enhancing areas and sites of historical importance as there are no known heritage features close to the sites.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	Localised	Development with each of these site allocations could contribute towards enhancing quality and local distinctiveness through modern design and the replacement of existing structures. Ipswich Borough Council proposes to prepare a supplementary planning document (SPD) to provide additional guidance to support policies set out in their development plan documents. On production, this document should be consulted upon when at the developmental design stage. <i>It is recommended that development at each of the sites should be undertaken</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping and should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	Localised	Development at each of these sites is located close to protected playing fields which could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.  Housing developments would provide high quality housing to local areas which would help to support the SA Objective.
HW2 To improve the quality of life where people live and encourage community participation	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	Localised	Development at each of these sites would be close to District Centres, Local Centres and protected playing fields which collectively could make partial contributions towards improving the quality of life by promoting healthier lifestyles encouraging community participation.  Housing developments would provide high quality housing to local areas which would help to support the SA Objective.
ER1 To reduce poverty and social exclusion	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	North East Ipswich	IP109, IP131 and IP088 would be located close to an existing District Centre which could provide community facilities and could contribute to reducing social exclusion.  Housing developments would provide high quality housing to local areas which would help to support the SA Objective.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP109 0 IP131 0 IP088 0	Short term Indirect Reversible High	North East Ipswich	There would be the opportunity for construction related employment. Though this would be opportunities would be limited to the construction phase.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP109 ++ IP131 ++ IP088 ++	Medium and long term Direct Reversible High	North East Ipswich	IPP109 and IP131 each seek to provide 13 homes and IP088 seeks to provide 16 homes. Each of these site allocations directly support the SA Objective.  <i>It is recommended that the site allocation should each include a specific commitment to the provision of affordable and accessible housing.</i>
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP109 0 IP131 0 IP088 0	N/A	N/A	Housing provision would not significantly contribute to achieving sustainable levels of prosperity and economic growth.
ER5 To support vital and viable town, district and local centres	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	North East Ipswich	The provision of homes with each of these site allocations close to existing District Centre 18 and Local Centres 19 and 36 would encourage residents to use these facilities in the long term which would support the vitality and viability of these centres.
ER6 To encourage efficient patterns of movement in support of economic growth	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	North East Ipswich	IP109, IP131 and IP088 cumulatively would provide 42 homes which would provide an increase of people to the local area and would encourage efficient patterns of movement as well as sustainable and convenient travel to the existing District and Local Centres close by all of which would encourage economic growth at this site.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	North East Ipswich	The cumulative development at these sites would encourage investment and in the long term the local increase of people would cumulatively serve to support local business which would contribute to encouraging and accommodating indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	IP109 0 IP131 0 IP088 0	Medium and long term Indirect Reversible Low	North East Ipswich	There is one high school within 500m of IP19, IP131 and IP088 and the provision of homes at these sites would make some contributions towards maintaining access to education skills for young people and adults though contributions would be minor.
CD1 To minimise potential opportunities for crime and anti-social activity	IP109 0 IP131 0 IP088 0	Medium and long term Indirect Reversible Low	Localised	The size of the sites does not suggest any significant effect on the baseline conditions.

## St Johns

### IP116 St Clements Hospital Grounds- mixed greenspace and 227 housing units

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP116 -	Long term Indirect Reversible Medium	Localised	The provision of 227 homes with IP116 would see a localised population increase as well as cars, which would see an increase in vehicle emissions. However the site is currently partially used for mental health facilities and therefore it experiences vehicle contributions to local emissions already but the increase in dwellings would make a significant additional impact .
ET2 To conserve soil resources and quality	IP116 +/-	Medium and long term Direct Irreversible Medium	Site	Development at IP116 would be on previously developed land which would offer some benefits to the SA Objective. However, land to the rear is Greenfield Land, so development would have a negative impact.
ET3 To reduce waste	IP116 -	Medium and long term Direct Reversible Medium	Site	This site is currently used as a hospital and the proposed development of 227 homes at this site would see an increase in waste production. <i>It is recommended that adequate waste facilities should be provided with development Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>
ET4 To reduce the effects of traffic upon the environment	IP116 -	Medium and long term Direct Reversible Medium	Localised	The local increase in people and cars would have a significant effect on the traffic and the environment. . The site is located directly adjacent to an existing Local Centre and is relatively close to three bus routes therefore sustainable transport options are available, which may partially support the SA Objective.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP116 +</p>	<p>Long term Indirect Reversible Medium</p>	<p>Localised</p>	<p>This large site is located close to a Local Centre and in the long term access to this centre and its services would be improved.</p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP116 -</p>	<p>Long term Indirect Reversible Medium</p>	<p>North East Ipswich</p>	<p>The increase in people and cars at this site would be more than its current use as only part of the Hospital remains in use. The provision of homes and the replacement of inefficient buildings would help to increase sustainability performance which would support the SA Objective.</p> <p>The site is located directly adjacent to an existing Local Centre and is relatively close to three bus routes therefore it is thought that sustainable transport modes would be encouraged which may partially support the SA Objective.</p> <p><i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved. It should be ensured that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP116 -</p>	<p>Long term Indirect Reversible Medium</p>	<p>Localised</p>	<p>Development at this site would lead to an increase in water use, though it is not thought that this would be on a significant scale.</p> <p>The site is not located within an area at risk of flooding.</p> <p><i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP116 -	Long term Indirect Reversible Medium	Localised	There are a significant number of TPOs on the northern boundary of the site and within the site which may be affected as a result of the vast development proposed at this site.  <i>It is recommended that TPOs at the northern boundary of the site should be retained and TPOs within the site should be retained as far as possible. The sites should incorporate soft landscaping and tree planting where possible to support biodiversity.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP116+	N/A	N/A	The hospital building at this site is listed on the Ipswich Borough Council Local List as a building which should be retained. The conversion will provide a new use for the building and secure its future.  <i>Design should ensure that the St Clement's Hospital Building is retained and enhanced as appropriate.</i>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP116 +	Long term Indirect Reversible Low	North East Ipswich	Development at St Clements hospital may help to enhance existing building features and replace unsightly features with new buildings that integrate well with the existing character of the area.  <i>It is recommended that development at should be undertaken sensitively and the locally listed Hospital building should be retained within development and new features should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping and should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP116 +	Medium and long term Indirect Reversible Low	Localised	The reuse of the hospital building for housing could also contribute to achieving the SA Objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP116+	Medium and long term Indirect Reversible Low	Localised	Development at this site is located close to a Local Centre directly adjacent to an area of open space. The site is also located in close proximity to IP010a which is allocated for housing and community use. Each of these features could make contributions towards improving quality of life by promoting healthier lifestyles, encouraging the use of community facilities which could increase community participation.
ER1 To reduce poverty and social exclusion	IP116 ?	Medium and long term Indirect Reversible Low	Localised	Development at this site is located close to IP010a which is allocated for housing and community use. The provision of community facilities close to this large development area would serve to encourage people to use community facilities which could help to reduce social exclusion.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP116 0	Short term Indirect Reversible High	North East Ipswich	During the construction phase of development, there would be the opportunity for construction related employment though this would be short term.
ER3 To help meet the housing requirements for the whole community	IP116 ++	Medium and long term Direct Reversible High	North East Ipswich	The site allocation directly supports the SA Objective and seeks to provide 227 homes which would help to meet the housing requirements for the whole community.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP116 0	N/A	N/A	IP116 does not significantly contribute to achieving the SA Objective.
ER5 To support vital and viable town, district and local centres	IP116 +	Long term Indirect Reversible Medium	North East Ipswich	The provision of a large number of homes close to Local Centre 22 would increase the number of residents within its vicinity which would serve to support the vitality and viability of the Local Centre.
ER6 To encourage efficient patterns of movement in support of economic growth	IP116 +	Long term Indirect Reversible Medium	North East Ipswich	The increase in people close to the existing Local Centre 22 would encourage efficient patterns of movement. There are bus links close to this site which would encourage sustainable and convenient travel all of which would encourage economic growth.  The site is well located for access to the town centre and major employment areas. In addition, there are three bus routes nearby.
ER7 To encourage and accommodate both indigenous and inward investment	IP116 +	Long term Indirect Reversible Medium	North East Ipswich	Development would encourage investment and in the long term the local population increase would support local business which would contribute to encouraging and accommodating indigenous and inward investment.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP116 +	Medium and Long term Indirect Reversible Medium	North East Ipswich	The site allocation is well located for local schools (one primary school and one high school within 500m) but meeting the needs of 227 homes would depend on the capacity available.
CD1 To minimise potential opportunities for crime and anti-social activity	IP116 -	Medium and Long term Indirect Reversible Low	Localised	The provision of 227 homes with this site allocation would increase the likelihood of crime. <i>However, natural surveillance through design and incorporating safety by design may help to minimise potential opportunities for crime and anti-social behaviour.</i>

## Inner Western Ipswich

### Westgate

IP105 Depot, Beaconsfield Road, 15 homes

IP246 158-160 London Road, 13 homes  
 IP135 112-116 Bramford Road, 24 homes  
 IP130 South of South Street, 11 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP105 - IP246 - IP135 - IP130 -	Medium and long term Indirect Reversible Medium	Central	Cumulatively the housing proposed at IP135, IP130 and IP105 would have a very minor effect on local air quality. IP246 and IP105 are sites currently in use therefore due to the proposed number of housing at these sites it is not considered that the increase on private cars as a result of development would significantly increase vehicular emissions.  <i>It is recommended that where possible public transport links should be provided within 200m of development.</i>
ET2 To conserve soil resources and quality	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Irreversible Medium	Site	Each of these sites would be developed on previously developed land.  It is possible that contaminated land may be encountered at IP105 and IP135 remediation would benefit the soil resource.  <i>Contaminated land should be appropriately remediated at IP105 and IP135.</i>
ET3 To reduce waste	IP105 - IP246 - IP135 - IP130 -	Medium and long term Indirect Reversible Medium	Site	The proposed development with each of these site allocations would see a cumulative increase waste production from current use.  <i>It is recommended that adequate waste facilities should be provided with development at these sites. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP105 -</p> <p>IP246 -</p> <p>IP135 -</p> <p>IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>IP105 and IP246 propose 15 and 13 homes respectively. These sites are currently in use as local businesses therefore effects upon traffic during operational use would not increase significantly due to the number of new homes proposed though there would be a temporary increase in construction related traffic.</p> <p>IP130 proposes 11 new homes which would not contribute significantly to achieving the SA Objective. IP135 proposed 24 homes and is located in an area where access may be difficult. There would be highly localised minor increase in vehicular movement as a result of cumulative development and access difficulties may put pressure on the existing access.</p> <p><i>It is recommended that adequate access should be provided at IP135 in order to reduce pressure on current road access.</i></p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP105 +</p> <p>IP246 +</p> <p>IP135 +</p> <p>IP130 +</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>The provision of homes with IP105 relatively close to the existing Local Centre 35 would make partial contributions to improving access to key services.</p> <p>Similarly IP246, IP135 and IP130 are located relatively close to District Centre 7, and Local Centre 35 which would improve access to these services in the long term.</p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP105 +</p> <p>IP246 +</p> <p>IP135 0</p> <p>IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central</p>	<p>Housing provision at these sites is considered to have a very minor effect on vehicular emissions due to the number of houses proposed therefore no significant effects to the SA Objective are considered.</p> <p>The replacement of inefficient buildings with more energy and water efficient buildings could support the SA Objective.</p> <p><i>It is recommended that where possible public transport links should be provided within 200m of development. Where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>Homes standards are achieved. These sites should ensure that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP105 - IP246 - IP135 - IP130 -	Medium and long term Indirect Reversible Medium	Localised	Provision of houses would increase water use at each of these sites though not to a significant amount. With sites currently in use, no significant drainage problems would be envisaged.  None of these site allocations are located within areas at risk of flooding.  <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP105 0 IP246 0 IP135 - IP130 0	Medium and long term Indirect Reversible Medium	Localised	There are TPOs at IP135 which have the potential to be affected by development. IP131 and IP088 are not considered to have a significant effect on achieving the SA Objective.  <i>It is recommended that where possible TPOs should be incorporated into design at IP135. Each of the site allocations should maximise the use of soft landscaping and vegetation planting which would offer some benefits to the SA Objective.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	There are no Listed Buildings or know heritage features within 100m of the sites therefore no effects are considered feasible.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	Development with each of these site allocations could contribute towards enhancing quality and local distinctiveness by implementing careful design techniques that integrate with the local character of the area.  Ipswich Borough Council proposes to prepare a supplementary planning document (SPD) on urban character and distinctiveness to provide additional guidance to support policies set out in their development plan documents. On production, this document should be consulted upon when at the developmental design stage.  <i>It is recommended that development at each of the sites should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping and should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP105 + IP246 + IP135 0 IP130 0	Medium and long term Indirect Reversible Low	Central	Development at IP105 is located close to a protected playing field and IP246 is located close to an area of woodland which could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.  No significant effects with IP135 and IP130 are considered likely.
HW2 To improve the quality of life where people live and encourage community participation	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	The provision of housing with these site allocations would help to improve quality and availability of homes cumulatively within the local area. Housing would also be provided close to Local and District Centres which would contribute to healthier lifestyles and encouraging community participation.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Low	Central	The provision of housing close to Local and District Centres would contribute to improving access to community facilities and reducing social exclusion.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP105 0 IP246 0 IP135 0 IP130 0	Short term Indirect Reversible High	Central	There would be the opportunity for construction related employment though this would be limited to the construction phase.
ER3 To help meet the housing requirements for the whole community	IP105 + IP246 + IP135 + IP130 +	Medium and long term Direct Reversible High	Central	Each of these site allocations seeks to provide housing within the local area which directly supports the SA Objective.  The Ipswich Borough Council is due to publish the Affordable Housing Statement in late 2013 and it is envisaged that affordable housing will be included in future development.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	The sites do not have a significant effect on encouraging employment and investment which supports the SA Objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	The provision of homes with each of these site allocations close to existing District and Local Centres would help to encourage residents to use these facilities in the long term which would partially support the vitality and viability of these centres.
ER6 To encourage efficient patterns of movement in support of economic growth	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	The cumulative minor increase in population close to existing centres would help to encourage efficient patterns of movement. There are bus links close to each of these sites which would encourage sustainable and convenient travel all of which would encourage economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	Development at these sites may help to encourage investment and in the long term the cumulative population increase would support local business which would contribute to encouraging and accommodating indigenous and inward investment though effects would be minor due to development size.
CL1 To maintain and improve access to education and skills for both young people and adults	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	The site allocations are not considered to have an effect on maintaining and improving access to education and skills for both young people and adults.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP105 <b>0</b> IP246 <b>0</b> IP135 <b>0</b> IP130 <b>0</b>	Medium and long term Indirect Reversible Low	Central	The size of the sites does not suggest any significant effect on the baseline conditions.

## Castle Hill and St Margarets –a

IP009 Victoria Nurseries, Westerfield Road, 14 homes

IP256 Artificial hockey pitch, Ipswich Sports Club, subject to the requirements of policy DM28 being met, 30 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP009 - IP256 -	Medium and long term Indirect Reversible Medium	Central	The provision of 14 homes at IP009 and 30 homes IP256 would cumulatively result in a minor increase in private cars which in the medium to long term may have a very small contribution to an increase in vehicular emissions locally. However, IP256 is adjacent to the Core Strategy Northern Fringe Allocation so that there may be cumulative effects on traffic. There is however one local bus route in close proximity to each of these sites which may encourage more sustainable travel. <i>Provision of frequent public transport would help to reduce private car reliance.</i>
ET2 To conserve soil resources and quality	IP009 + IP256 +	Medium and long term Indirect Irreversible Medium	Central	Each of these sites would be developed on previously developed land. <i>It is recommended that contaminated land risk assessment take place at IP256.</i>
ET3 To reduce waste	IP009 - IP256 -	Medium and long term Indirect Reversible Medium	Central	The proposed development with each of the remaining site allocations would increase waste production. <i>It is recommended that adequate waste facilities should be provided with development at these sites. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP009 - IP256 -	Medium and long term Indirect Reversible Medium	Central	Housing provision will have a minor effect on emissions and their effect on the environment. There is one local bus route which serves each of these site allocations which may help to reduce the effects of traffic upon the environment the long term. <i>Provision of frequent public transport would help to reduce private car reliance.</i>
ET5 To improve access to key services for all sectors of the population	IP009 + IP256 +	Medium and long term Indirect Reversible Low	Central	IP256 is located close to Local Centre 4 and both of the site allocations are located close to a large open space area which partially supports the SA Objective.
ET6 To limit and adapt to climate change	IP009 - IP256 -	Medium and long term Indirect Reversible Medium	Central	Housing provision at these sites would have a minor effect on vehicular emissions however each of the sites are located close to a local bus route which could support climate change adaptation. <i>It is recommended that where possible public transport links should be provided within 200m of development. Where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i> <i>These sites should ensure that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP009 - IP256 -	Medium and long term Indirect Reversible Medium	Central	There may also be a drainage constraint at IP256 due to the previous use of the site as a sports pitch. None of the site allocations are located within areas at risk of flooding. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP009 0 IP256 0	N/A	N/A	Each of these sites contains TPOs which could be affected by development. <i>Development should be undertaken sensitively as each site contains TPOs. Where possible TPOs should be incorporated into design and soft landscaping and tree planting should be encouraged to support biodiversity.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP009 0 IP256 0	N/A	N/A	The Spinney including Car Port and Log Store Grade II Listed Building is located within 100m of IP009. However as development would not affect the Listed Building setting no negative effects are considered likely.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP009 + IP256 +	Medium and long term Indirect Reversible Medium	Central	Development with each of these site allocations could contribute towards enhancing quality and local distinctiveness. Ipswich Borough Council proposes to prepare a supplementary planning document (SPD) to provide additional guidance on urban character and distinctiveness to support policies set out in their development plan documents. On production, this document should be consulted upon when at the developmental design stage. <i>It is recommended that development at each of the sites should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping and should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP009 + IP256 +/-	Medium and long term Indirect Reversible Low	Central	Each of these proposed developments are located close to a large area of open space which could make minor contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles. It is expected that IP009 would have a positive impact. However, there will also be a loss of an outdoor recreation facility at IP256, which would have a negative impact on HW1. Therefore, it is

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				considered that the effects will be both positive and negative for IP256.
HW2 To improve the quality of life where people live and encourage community participation	IP009 + IP256 +	Medium and long term Indirect Reversible Medium	Central	The provision of housing with these site allocations would improve quality and availability of homes within the local area. Housing would also be provided close to a Local Centres at IP256 which would contribute to healthier lifestyles and encouraging community participation.
ER1 To reduce poverty and social exclusion	IP009 0 IP256 +	Medium and long term Indirect Reversible Low	Central	The provision of housing close to a Local Centre at IP256 would contribute to improving access to community facilities and reducing social exclusion. IP009 is not considered to have a significant effect on the SA Objective.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP009 0 IP256 0	Short term Indirect Reversible High	Central	During the construction phase of development, there would be the opportunity for construction related employment though due to the scale of development this would be minor.
ER3 To help meet the housing requirements for the whole community	IP009 + IP256 +	Medium and long term Direct Reversible High	Central	Each of these site allocations seeks to provide housing within the local area which directly supports the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP009 0 IP256 0	N/A	N/A	The provision of homes would not significantly support the SA Objective.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP009 0 IP256 +	Medium and long term Indirect Reversible Medium	Central	The provision of homes at IP256 close to an existing Local Centre would encourage residents to use these facilities in the long term which would support the vitality and viability of these centres.  IP009 is not considered to have a significant effect on the SA Objective as it is not located close to any Local/District Centres.
ER6 To encourage efficient patterns of movement in support of economic growth	IP009 0 IP256 +	Medium and long term Indirect Reversible Medium	Central	The minor population increase associated with IP256 close to the existing Local Centre would encourage efficient patterns of movement. There are bus links close to this site which would encourage sustainable and convenient travel all of which would encourage economic growth.  IP009 is not considered to have a significant effect on the SA Objective due to its location.
ER7 To encourage and accommodate both indigenous and inward investment	IP009 0 IP256 0	Medium and long term Indirect Reversible Medium	Central	In the long term the increase in people would support local business which would contribute to encouraging and accommodating indigenous and inward investment.  IP009 and IP256 are not considered to have a significant effect on the SA Objective due to their location and size.
CL1 To maintain and improve access to education and skills for both young people and adults	IP009 0 IP256 0	N/A	N/A	The site allocations are not considered to have an effect on maintaining and improving access to education and skills for both young people and adults.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP009 <b>0</b>  IP256 <b>0</b>	Medium and long term Indirect Reversible Low	Central	The size of the sites does not suggest any significant effect on the baseline conditions.

## St Margarets- b

IP016 Funeral Directors, Suffolk Road, 14 homes  
 IP223 Hayhill Road/Woodbridge Road, over 100 homes (111)  
 IP129 BT Depot, Woodbridge Road, 39 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP016 - IP223 - IP129 -	Medium and long term Indirect Reversible Medium	Central	IP223 proposes 106 homes and the cumulative local population increase associated with the development of homes at IP016 and IP129 would increase private cars vehicles which in the medium to long term would contribute to a minor increase in vehicular emissions locally. There are however local bus routes in close proximity to each of these sites which may encourage more sustainable travel.
ET2 To conserve soil resources and quality	IP016 + IP223 + IP129 +	Medium and long term Indirect Irreversible Medium	Central	IP129 would be developed on developed on previously developed land. <i>It is recommended that a contaminated land risk assessment be undertaken on the sites.</i>
ET3 To reduce waste	IP016 - IP223 - IP129 -	Medium and long term Indirect Reversible Medium	Central	The proposed development with each of the site allocations would cumulatively increase waste production. <i>It is recommended that adequate waste facilities should be provided with development at these sites. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>
ET4 To reduce the effects of traffic upon the environment	IP016 - IP223 - IP129 -	Medium and long term Indirect Reversible Medium	Central	Housing provision will have a minor effect on emissions and their effect on the environment. However there are local bus routes which serve each of these site allocations which may help to reduce the effects of traffic upon the environment the long term.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Low	Central	Each of the sites are located relatively close to Local Centre 37 and are central to areas of open space which supports the SA Objective.
ET6 To limit and adapt to climate change	IP016 - IP223 - IP129 -	Medium and long term Indirect Reversible Medium	Central	Housing provision at these sites would have an effect on vehicular emissions particularly at IP223 however each of the sites are located close to local bus routes which could support climate change adaptation.  <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i>  <i>These sites should ensure that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP016 - IP223 - IP129 -	Medium and long term Indirect Reversible Medium	Central	Provision of houses would increase water use at each of these sites. Though these sites are not located in flood risk areas.  <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP016 0 IP223 0 IP129 0	N/A	N/A	IP223, IP129 and IP016 each contain TPOs and it is possible that these may be affected by development.  <i>Development should be undertaken sensitively on account of the presence of TPOs. Where possible TPOs should be incorporated into design and soft landscaping and tree planting should be encouraged to support biodiversity.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP016 0 IP223 ? IP129 ?	N/A	N/A	Sunny Hill Grade II Listed Building is located within 50m of IP223 and Milestone 70 outside number 325 Albion Hill Grade II Listed Feature is located within 50m of IP129.  <i>It is recommended that the Council be notified of works at IP223 and development should be undertaken sensitively to avoid negative effects to the Listed Building and structure.</i>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Medium	Central	Development with each of these site allocations could contribute towards enhancing quality and local distinctiveness through improved development from current use. IP016 is located close to a Conservation Area though due to the distance it is not considered that the setting of the Conservation Area would be affected.  Ipswich Borough Council proposes to prepare a supplementary planning document (SPD) to provide additional guidance on urban character and distinctiveness to support policies set out in their development plan documents. On production, this document should be consulted upon when at the developmental design stage.  <i>It is recommended that development at each of the sites should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping and should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Low	Central	Each of these proposed developments are located close to areas of open space which could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Medium	Central	The provision of housing with these site allocations would improve quality and availability of homes within the local area. Housing would also be provided close to a Local Centres for each site which would contribute to healthier lifestyles and encouraging community participation.
ER1 To reduce poverty and social exclusion	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Low	Central	The provision of housing close to a Local Centre for each site would contribute to improving access to community facilities and reducing social exclusion.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP016 0 IP223 0 IP129 0	Short term Indirect Reversible High	Central	During the construction phase of development, there would be the opportunity for construction related employment this would be limited to the construction phase.
ER3 To help meet the housing requirements for the whole community	IP016 ++ IP223 + IP129 +	Medium and long term Direct Reversible High	Central	Each of these site allocations seeks to provide housing within the local area which directly supports the SA Objective.  The Ipswich Borough Council is due to publish the Affordable Housing Statement in late 2013 and it is envisaged that affordable housing will be included in future development.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP016 0 IP223 0 IP129 0	N/A	N/A	No significant effects are considered against the SA Objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Medium	Central	The provision of homes close to an existing Local Centre would help to encourage residents to use these facilities in the long term which would support the vitality and viability of these centres.
ER6 To encourage efficient patterns of movement in support of economic growth	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Medium	Central	The increase in people associated with these sites close to the existing Local Centre would encourage efficient patterns of movement particularly at IP223 with the provision of 106 homes. There are bus links close to these sites which would encourage sustainable and convenient travel all of which would encourage economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP016 + IP223 + IP129 +	Medium and long term Indirect Reversible Medium	Central	Development at these sites and IP223 in particular would encourage investment and in the long term the increase in people would support local business which would contribute to encouraging and accommodating indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	IP016 0 IP223 0 IP129 0	N/A	N/A	The site allocations are not considered to have an effect on maintaining and improving access to education and skills for both young people and adults.
CD1 To minimise potential opportunities for crime and anti-social activity	IP016 0 IP223 - IP129 0	Medium and long term Indirect Reversible Low	Central	The indicative capacity of IP016 and IP129 does not suggest any significant effect on the baseline conditions. The increase in population (IP223) may result in increase in crime. However, the incorporation of safety by design measures may help to increase natural surveillance which may in turn help to minimise potential opportunities for crime and anti-social behaviour.





## Ipswich South East

### Holywells

IP209 – 158 Foxhall Road , 5 homes  
 IP066 - JJ Wilson, White Elm Street 14 homes  
 IP010a - Co-op Depot, Felixstowe Road, 98 homes and extension to Rosehill School  
 IP010b - Felixstowe Road, 75 homes and some employment uses retained  
 IP257 - Land at Felixstowe Road east of Malvern Close, 27 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP209: - IP066: -- IP010a: - IP010b: - IP257: -	Long term Indirect Reversible Medium	Localised	Provision of extra housing at IP209, IP010a, IP010b and IP257 and could result in minor traffic and emissions increases.  IP066 is within the AQMA and the additional traffic associated with housing provision could increase emissions.  <i>Public transport provision would mitigate effects of increased traffic within all of these areas.</i>
ET2 To conserve soil resources and quality	IP209: 0 IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Irreversible Low	Site	Housing within all of these areas will increase the green space through the provision of gardens and open spaces.  The existing land use associated with commercial and industrial properties at IP010a and IP010b will be removed and replaced. <i>A contaminated land risk assessment should be conducted during design of any scheme and particularly along the railway track.</i>
ET3 To reduce waste	IP209: - IP066: - IP010a: - IP010b: - IP257: -	Long term Direct Reversible High	Site	The provision of housing in all of these areas will potentially increase the volume of household waste produced within these areas. <i>Recycling household waste initiatives would mitigate any potential increase.</i>  Industrial and commercial waste will be reduced at IP010a and IP010b through removal of these land uses. However, there will be associated removal of construction and demolition waste.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP209: - IP066: - IP010a: 0 IP010b: 0 IP257: -	Long term Indirect Reversible High	Localised	All units will realise an increase in residential traffic. Construction traffic will increase temporarily.  IP010a and IP010b will realise a reduction in commercial and industrial traffic, through elimination of this land use. This may broadly offset the increase in residential traffic.  <i>Provision of public transport will enable the increase in traffic volumes to be minimised.</i>
ET5 To improve access to key services for all sectors of the population	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Reversible High	Localised	IP010a, IP010b and IP257 are in close proximity to the existing district centre 23 (along Felixstowe Road) and development within these areas would not hinder access to key services.  IP209 and IP066 are in close proximity to district centre 21 (along Foxhall Road) and central Ipswich, therefore development would allow access to key services.  As part of the development of IP010a, Rose Hill Primary School will be extended and provide an increased level of service to the immediate area.  <i>Any development should include provision to maintain and improve accessibility and connectivity to the green spaces within the district.</i>
ET6 To limit and adapt to climate change	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Reversible High	Ipswich – South East	Residential development is expected at IP209, IP066, IP010a, IP010b and IP257. This will replace existing buildings and land use with modern methods including insulation and heating; therefore replacing existing inefficient practices with modern standards. These would be in line with the Code for Sustainable Homes Level 5 (2013-2016) and level 6 (2016 - onwards).
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Irreversible Low	Sites	All sites are not within the floodplain. Removal of existing hard standing and car parks and replacement with open space and landscaping will improve run off and aid ground absorption.  The implementation of SUDS will positively impact drainage and may reduce flood risk

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				within the area. These methods should be studied and applied to any proposals where applicable.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP209: 0 IP066: 0 IP010a: 0 IP010b: 0 IP257: 0	Long term Indirect Irreversible Low	Localised	All of the sites are presently of low biodiversity value. However, IP066 is located within close proximity to a County Wildlife Site. To the south of the site is an area of land designated open space (Holywells Park) and potential geologically important features. <i>Proposals for IP066 should be sensitive in nature and potentially increase access and connectivity to these sites.</i>  IP010a, IP010b and IP257 border the railway line, where a nature corridor exists. Proposals should not be accepted that detrimentally affect this site.  Tree Preservation Orders (TPOs) are present within (or nearby) IP010a and IP010b and IP209; any development would be required to adhere to any conditions associated with these TPOs.  <i>IP209 is not close to any wildlife or nature conservation sites, although proposals should encourage biodiversity where possible.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP209: 0 IP066: 0 IP010a: 0 IP010b: 0 IP257: 0	Long term Indirect Irreversible Low	Localised	There are three listed buildings within 150m of the development areas. The Church of St Bartholomew (Grade II), Uplands (Grade II) and Boundary Wall, Gate piers and Gate at Uplands (Grade II). None of the areas will directly impact on any known features of historical interest nor will the proposals affect the setting of these listed buildings.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP209: 0 IP066: 0 IP010a: 0 IP010b: 0 IP257: 0	Long term Indirect Irreversible Low	Localised	New housing developments at all sites should be designed to be sensitive and in-keeping with local character. It is likely that the construction of new housing at the sites in place of existing developments will have a slight positive impact upon the townscape. However, the impact is considered to be negligible.  There are no listed buildings or conservation areas within close proximity

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				to the sites.
HW1 To improve the health of those most in need	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Direct Irreversible Medium	Site	New development at IP209, IP066, IP257, IP010a and IP010b will add improved quality housing to the area. Associated recreational areas and gardens should improve the health and amenity for local residents.  IP010a is designated to include some community usage through extension to the local primary school.
HW2 To improve the quality of life where people live and encourage community participation	IP066: + IP010a: + IP010b: + IP257: +	Long term Direct Reversible High	Site	Provision of new housing in areas; IP209, IP066, IP010a, IP010b and IP257 will increase the quality and availability of housing stock in eastern Ipswich. New housing will be constructed to a higher standard and the council will ensure that affordable housing will be provided. The Affordable Housing Statement is due for publication in late 2013.
ER1 To reduce poverty and social exclusion	IP209: 0 IP066: 0 IP010a: + IP010b: 0 IP257: 0	Long term Indirect Reversible High	Localised	Provision of new housing in areas; IP209, IP066, IP010a, IP010b and IP257 will increase the quality and availability of housing stock in eastern Ipswich.  Community facilities and open spaces will be more accessible to the developments in all areas. IP010a and IP010b are situated in close proximity to the district centre 23 (along Felixstowe Road). IP010a is allocated for community usage, which is likely to include the extension to a local school.  Employment will be created within the construction sector for the new housing provision, the extension of Rose Hill School and associated amenity improvements.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP209: + IP066: + IP010a: - IP010b: - IP257: +	Short term Indirect Reversible Low	Localised	Employment will be created across all sites during the construction period of the new housing developments. However, some IP010a and IP010b existing employment site will be lost.  An increased workforce will be available for the district centre 21 (along Foxhall Road). <i>Any proposals should include provision for connectivity with nearby employment areas.</i>
ER3 To help meet the housing requirements for the whole community	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Reversible High	Localised	Provision of new housing in areas; IP209, IP066, IP010a, IP010b and IP257 will increase the quality and availability of housing stock in eastern Ipswich.  It is envisaged that an element of affordable housing will be included in any future development.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP209: 0 IP066: 0 IP010a: 0 IP010b: 0 IP257: 0	Long term Indirect Reversible High	Site	Employment and investment would be encouraged across IP209, IP066, IP010a, IP010b and IP257 during the design and construction of the proposed development. However, the short term nature of this employment results in a negligible assessment.  An existing employment area is located to the north of IP066. An increase in the number of local residents will provide a workforce and expansion opportunity for the businesses within this area. <i>Improved transport, connectivity and access routes should be encouraged to link the new developments to the employment area</i>
ER5 To support vital and viable town, district and local centres	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Reversible High	Localised	The developments at IP209, IP066, IP010a, IP010b and IP257 all offer new housing stock and are in close proximity to two local district centres 21 & 23 (along Foxhall Road and Felixstowe Road) containing shops and retail services. Although none of the development sites are primarily designated for commercial uses, their residents will use local services and add to the economy of the area and also that of Ipswich city centre.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Reversible High	Ipswich – South East	New housing created at IP209, IP066, IP010a, IP010b and IP257 will provide an available workforce to the surrounding district centres and designated employment area. There are presently bus routes in close proximity to the sites along Felixstowe Road to central Ipswich.
ER7 To encourage and accommodate both indigenous and inward investment	IP209: + IP066: + IP010a: + IP010b: + IP257: +	Long term Indirect Reversible High	Localised	IP209, IP066, IP010a, IP010b and IP257 are all housing developments. There will be investment into the areas for the design and construction of these sites. There are limited opportunities for new business to develop on these sites; however, the improvement in housing stock, population and accessibility will benefit surrounding business and attract investment.
CL1 To maintain and improve access to education and skills for both young people and adults	IP209: 0 IP066: 0 IP010a: + IP010b: 0 IP257: 0	Long term Direct Reversible High	Localised	The developments will provide new housing and some amenity in open space. IP010a will ensure that community facilities are maintained and extend a valuable resource in Rose Hill Primary School.  The extension to Rose Hill Primary School in IP010a could contribute to achieving higher educational attainment and increase living standards within the local area.
CD1 To minimise potential opportunities for crime and anti-social activity	IP209: +/- IP066: +/- IP010a: +/- IP010b: +/- IP257: +/-	Medium term Indirect Reversible High	Site	IP209, IP066, IP010a, IP010b and IP257 would provide new housing to the local area; The likelihood of crime may increase with the growth of population.  <i>Proposals should incorporate safety in design principles and increase natural surveillance.</i> Thereby minimising opportunities for crime and anti-social behaviour.

## Ipswich South East – Priory Heath A

IP065 - Former 405 Club, Bader Close; creation of 108 homes on open space

IP259 - Former Holywells High School (buildings); creation of 82 dwellings on a former school site subject to its being declared redundant

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP065: - IP259: -	Long term Indirect Reversible High	Localised	Provision of extra housing at IP065 and IP259 could result in extra traffic and emissions.  The area is not within an AQMA.  There is current public transport provision along Lindbergh Road, close to IP065 and IP259. Services along Felixstowe Road into Ipswich commence close to St Augustine's Church, which is close to both sites.
ET2 To conserve soil resources and quality	IP065: - IP259: +	Long term Direct Reversible High	Site	IP259 is on the site of a former high school and will involve the demolition of the site and potential disturbance of contaminated land. It is assessed to be a positive impact by redeveloping previously used land.  IP065 will provide housing on open or previously undeveloped land. This could result in disturbance and negative impact upon soil quality. <i>Gardens and landscaping could mitigate the impact.</i>
ET3 To reduce waste	IP065: - IP259: -	Long term Indirect Reversible High	Site	All sites are to provide additional housing provision and will therefore result in an increase in household waste. Recycling schemes will reduce the impact of this additional waste.  IP259 will involve the demolition of the former high school and will result in an increase in waste and spoil. Potential contaminated products e.g asbestos may be found and would require suitable disposal.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP065: -</p> <p>IP259: -</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>Provision of extra housing at IP065 and IP259 could result in extra traffic and emissions.</p> <p>IP065 will provide 108 homes and IP259 should provide 82 homes. All of these are likely to have provision for at least one vehicle per household.</p> <p>There is current public transport provision along Lindbergh Road, close to IP065 and IP259. Services along Felixstowe Road into Ipswich commence close to St Augustines Church, which is close to all sites.</p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP065: -</p> <p>IP259: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>IP065 will provide housing provision of 108 new homes on presently open space. Use of this open space by surrounding residents will be lost with the new proposals.</p> <p>IP259 will provide housing on a former high school site. Sporting facilities, open space and sports fields will be kept as part of the plan. These would increase access to recreational and sporting facilities for the larger Priory Heath area as a whole.</p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP065: -</p> <p>IP259: -</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Ipswich – South East</p>	<p>The provision of new housing at all sites could increase the traffic and associated emissions within the area.</p> <p>New housing will be built to current standards and will use sustainable resources and be designed to more efficient standards for water and energy consumption. In line with the Code for Sustainable Homes Level 5 (2013-2016) and level 6 (2016 - onwards).</p> <p>IP065 will place housing on previously undeveloped land, therefore adding to potential climate change effects.</p> <p>IP259 will replace an existing building with more sustainable homes.</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP065: - IP259: +	Long term Direct Reversible High	Sites	IP065 replaces open space with housing, associated drainage and necessary road infrastructure. This could increase the surface run-off, but be partially offset by adequate drainage and gardens. <i>Proposals should also investigate whether SUDS would be appropriate within this area.</i> IP259 will replace an existing area of hard standing and buildings with new housing. Associated landscaping and gardens should have a positive effect on run-off and water resources within this area.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP065: +/- IP259: 0	Long term Direct Irreversible Medium	Localised	IP065 will develop presently open space, whilst maintaining a small proportion of open space. It is possible that with appropriate landscaping and planting that some provision could be made for biodiversity within the development. However it is expected to have some negative impact on biodiversity since it is adjacent to the railway line and any development would have potential impact on the wildlife corridor. IP259 will replace an existing high school; landscaping, gardens and planting should improve the biodiversity within the area. It has been identified that there may be TPOs present within the area which should be considered whilst planning the development.
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP065: 0 IP259: 0	Long term Indirect Irreversible Low	Localised	There are no known designated historical sites, listed buildings or other heritage assets within proximity to IP065 and IP259.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP065: +/- IP259: +/-	Long term Indirect Irreversible Low	Site	New housing developments at all sites should be designed to be sensitive and in-keeping with local character. There are no listed buildings or conservation areas within close proximity to the sites. IP065 will develop and maintain some open space and could potentially add to

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>the townscape with sensitive design and amenities, such as green spaces and recreational areas. However, loss to open space at IP065 will lead to a negative impact upon landscape.</p> <p>IP259 will remove an existing aging building and replace it with housing of suitable design and quality. Therefore, this site allocation should bring a positive effect to the townscape.</p>
<p>HW1 To improve the health of those most in need</p>	<p>IP065: +/- IP259: +/-</p>	<p>Long term Indirect Reversible High</p>	<p>Site</p>	<p>New development at IP065 will add improved quality housing to the area. Associated recreational areas and gardens should improve the health and amenity for local residents. IP065 will include some open space which will provide a recreational use for residents.</p> <p>IP259 will retain the sports facilities and playing fields, allowing a valuable resource for the local area to be maintained.</p> <p>However, the loss of open space at IP065 will reduce amenity and recreational use. There will be loss of open space at IP065, however, this is considered negligible due to the presence of other open areas nearby.</p>
<p>HW2 To improve the quality of life where people live and encourage community participation</p>	<p>IP065: + IP259: +</p>	<p>Long term Indirect Reversible Medium</p>	<p>Site</p>	<p>Provision of housing at IP065 should include community facilities and recreational amenities to improve participation by all members of the community. <i>Green spaces could be linked to improve the accessibility to these resources.</i></p> <p>IP259 will provide housing and maintain sport facilities and playing fields. These will form a valuable community resource for all sections of society.</p> <p><i>All new developments should be designed to be sensitive to the surrounding residents, including adequate measures to minimise air, light and noise pollution.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP065: +</p> <p>IP259: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Localised</p>	<p>IP065 and IP259 are within the most deprived wards within Ipswich. The proposals must include a percentage of affordable housing to allow uptake by all sectors of the community.</p> <p>The provision of new housing in these deprived areas should raise the overall quality of the housing stock; therefore benefitting the community through more energy efficient housing and amenities.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP065: 0</p> <p>IP259: 0</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>Employment will be created across all sites during the construction period of the new housing developments.</p> <p>IP065 borders an existing designated employment area, so access to this site and opportunities for investment should increase.</p> <p>IP259 contains sporting facilities which could provide employment to the local community.</p> <p>There are no areas presently providing employment that are due to be removed or reduced as part of the development of IP065 and IP259.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP065: +</p> <p>IP259: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>Provision of 82 homes at IP259 and 108 homes at IP065 will increase the available housing stock within the area and Ipswich as a whole. The Affordable Housing Statement is due for publication in late 2013 but it is envisaged that there will be a proportion of housing within IP065 and IP259 that will be affordable. The Council proposes to build council housing on IP065.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP065: 0 IP259: 0	Long term Direct Reversible High	Site	Employment and investment would be encouraged across IP065 and IP259 during the design and construction of the proposed development.  An existing employment area is located to the east of IP259 and southeast of IP065. The influx of residents will provide a workforce and expansion opportunity for the businesses within this area. <i>Improved transport, connectivity and access routes should be encouraged to link the new developments to the employment area.</i>
ER5 To support vital and viable town, district and local centres	IP065: + IP259: +	Long term Direct Reversible High	Localised	The developments at IP065 and IP259 offer new housing stock and are in close proximity to three local / district centres 28, 29 & 30 (along Nacton Road, Queensway and Cobham Road) containing shops and retail services. Although none of the development sites are primarily designated for commercial uses, their residents will use local services and add to the economy of the area.
ER6 To encourage efficient patterns of movement in support of economic growth	IP065: + IP259: +	Long term Direct Reversible High	Ipswich – South East	New housing created at IP065 and IP259 will provide an available workforce to the Euro Retail Park and surrounding designated employment area. There are presently bus routes to the south of the sites, along Nacton Road which will allow access to these sites and to central Ipswich. Further public transport into Ipswich is available along Felixstowe Road, to the north of IP065 and IP259.
ER7 To encourage and accommodate both indigenous and inward investment	IP065: + IP259: +	Long term Direct Reversible High	Localised	IP259 and IP065 are housing developments. There will be investment into the areas for the design and construction of these sites. There are limited opportunities for new business to develop on these sites; however, the improvement in housing stock, population and accessibility will benefit surrounding business and attract investment.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>CL1</p> <p>To maintain and improve access to education and skills for both young people and adults</p>	<p>IP065: 0</p> <p>IP259: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>The developments will provide new housing and some amenity in open space. IP259 will ensure that sporting facilities are maintained and provide a community resource.</p> <p>There are no additional proposals for educational facilities within or nearby to these sites.</p>
<p>CD1</p> <p>To minimise potential opportunities for crime and anti-social activity</p>	<p>IP065: -</p> <p>IP259: +/-</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Site</p>	<p>The proposal at IP065 will develop a new housing estate of 108 homes may lead to increased crime levels in the short term. IP259 will provide recreational facilities for the local area and potentially reduce the levels of anti-social behaviour by creating activities for youths.</p>

## Gainsborough

IP067 – Former British Energy Site, employment uses

IP058 - Former Volvo site, Raeburn Rd South, employment uses

IP099 - Part of former Volvo Site, Raeburn Road South, employment uses

IP262 - Ash Tip, Cliff Quay, Port related uses

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP067: - IP058: - IP099: - IP262: -	Long term Direct Reversible High	Localised	<p>The area around IP262, IP067, IP099 and IP058 is presently affected by odour from the nearby sewage works. This has been identified as an existing barrier to development.</p> <p>The proposals create employment areas at IP067, IP099 and IP058, which will likely have an associated increase in traffic volumes and emissions. Public transport provision would mitigate for some of this increase in relation to staff access. The closest existing bus routes are to the north and east of the sites along Landseer Road; <i>improvements should be sought to reduce impacts on air quality if the proposals are completed.</i></p> <p>IP262 will also create further traffic and industrial emissions through designation as port use.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP067: + IP058: + IP099: + IP262: +	Long term Direct Irreversible High	Site	<p>IP262 is presently an area of unused/derelict land, which was historically used as an ash tip. A contamination risk assessment is recommended for this site.</p> <p>IP067 is formerly the British Energy site. Again a contamination risk assessment and landfill consultation would be required prior to any development.</p> <p>IP099 and IP058 are former Volvo sites and are presently consisting of hard standing car parking/depot and structures. <i>Due to the historic uses of these sites, contamination risk assessments are recommended.</i></p>
ET3 To reduce waste	IP067: - IP058: - IP099: - IP262: -	Long term Direct Reversible High	Site	<p>Creation of employment areas at IP067, IP099 and IP058 will create further commercial waste as the sites are not presently in use. These can be offset by the implementation of recycling schemes.</p> <p>Some demolition work and removal of contaminants may be required and this waste disposed of appropriately off-site.</p> <p>IP262 is presently vacant land, so any development will lead to an increase in waste attributable to this site. Recycling should be encouraged to mitigate this.</p>
ET4 To reduce the effects of traffic upon the environment	IP067: - IP058: - IP099: - IP262: -	Long term Indirect Reversible High	Localised	<p>The proposals create employment areas at IP067, IP099 and IP058 and will likely have an associated increase in traffic volumes and emissions. IP262 will also create further traffic and deliveries through designation as port use.</p> <p>Public transport provision would mitigate some of this increase. The closest existing bus routes are to the north and east of the sites along Landseer Road. <i>An improvement to the public transport network and green travel plans should be</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>developed to include access to these sites.</i>
ET5 To improve access to key services for all sectors of the population	IP067: 0 IP058: 0 IP099: 0+ IP262: 0	Long term Indirect Reversible Medium	Localised	It is unlikely that development for port use at IP262 and employment development will provide or improve any key services for the population.
ET6 To limit and adapt to climate change	IP067: +/- IP058: +/- IP099: +/- IP262: -	Long term Indirect Reversible Low	Ipswich – South East	New employment areas at IP067, IP058 and IP099 will remove derelict and vacant buildings and potentially replace them with more energy and water efficient structures. However, overall emissions would still increase.  IP262 may result in an increase in traffic movements and machinery, therefore having a negative impact upon this objective.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP067: + IP058: 0 IP099: + IP262: -	Long term Indirect Irreversible High	Localised	IP067 to IP099 are not within the floodplain. For IP067 and IP099, it is likely that the removal of existing structures and replacement with landscaped developments will decrease the potential run off by increasing ground absorption. However, IP058 in the Country Wildlife Site currently includes scrub areas which allows surface water run-off to permeate. IP262 is within the floodplain. Developments should recognise this and not add to increased flood risk in other locations. Appropriate design and assessment would be required along with consultation with the Environment Agency, to avoid any increase in flood risk.  <i>Suitable drainage systems should be encouraged to ensure flood risk is minimised.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable	IP067: - IP058: - IP099: - IP262: -	Long term Direct Irreversible High	Localised	IP058 is presently a County Wildlife Site. It would be beneficial for any development on this site to include open space to promote the wildlife associated with the CWS.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
conditions on SSSIs, SPAs and SACs				<p>IP067 and IP099 also have potential to create areas with rich biodiversity. A Local Nature Reserve lies close to the southern boundary of IP099 and IP058 and opportunities exist to create wildlife corridors to link the sections of habitat.</p> <p>IP262 borders the SPA/Ramsar site to the east and is close to a SSSI to the south.</p> <p><i>Any developments at these sites may require appropriate assessment under the Habitats Regulations. Consultation with Natural England should be conducted upon receipt of any proposals.</i></p> <p><i>Although port development is the designated use, it may be possible to increase the biodiversity of the site in keeping with the designated sites. It is important that any development is in keeping and does not deteriorate the sensitive nature of the protected sites.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP067: 0 IP058: 0 IP099: 0 IP262: 0	Long term Direct Irreversible Low	Localised	There are no known sites or areas of historical importance within close proximity of IP067, IP058, IP099 and IP262.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP067: +/- IP058: +/- IP099: +/- IP262: -	Long term Direct Irreversible Low	Localised	<p>Development at the disused sites; IP058, IP099 and IP067 should incorporate green spaces to add to the wildlife sites and corridors in the locality. Development should be sensitive and encourage an improvement to the natural and man-made landscape. It is likely that negative impacts will be realised on the landscape of the CWS, however positive impacts could be realised through the development of derelict sites. There are opportunities in IP058 for development to optimise views over the estuary.</p> <p>Development at IP262 will be upon currently unused land and within proximity to internationally designated wildlife sites. This could have a negative impact upon the landscape of the site. <i>Design of this</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>development should be sensitive.</i>
HW1 To improve the health of those most in need	IP067: 0 IP058: 0 IP099: 0 IP262: 0	Long term Direct Reversible Low	Localised	The creation of employment areas at IP067, IP058 and IP099 should attract investment into the area, potentially resulting in a slight increase in wages and standard of living for the local population, however this impact is assessed to be negligible.  <i>The improvement of the CWS and wildlife corridor function should be encouraged.</i>  Removal and appropriate disposal of potentially contaminated land within all areas could bring added health benefits.  It is unlikely that the development of port facilities at IP262 will have any health benefits for the local population.
HW2 To improve the quality of life where people live and encourage community participation	IP067: + IP058: + IP099: + IP262: +	Long term Direct Irreversible Low	Localised	The creation of employment areas at IP067, IP058 and IP099 and port facilities at IP262 would create jobs and an increase in wages and standard of living for the local population.  <i>The improvement of the local nature reserve and green space should be encouraged to allow access and recreational use within IP058 and IP067.</i>
ER1 To reduce poverty and social exclusion	IP067: + IP058: + IP099: + IP262: +	Long term Indirect Irreversible Low	Ipswich – South East	Creation of employment areas at IP058, IP067 and IP099 alongside further development of the port facilities at IP262 will attract investment and create jobs. Nearby residents north of Sandyhill Road should benefit from close proximity to employment areas.  The Index of Multiple Deprivation highlights that the area containing these development sites is toward the most deprived. Creation of employment and associated improvement in amenities, transport linkages and townscape will

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				benefit the area.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP067: + IP058: + IP099: + IP262: +	Long term Direct Reversible High	Ipswich – South East	Employment will be created within IP067, IP058, IP099 and IP262 as a result of the policies.  There will be permanent employment in the resulting business use and temporary employment creating during the construction period.
ER3 To help meet the housing requirements for the whole community	IP067: 0 IP058: 0 IP099: 0 IP262: 0	Long term Indirect Irreversible Low	Localised	There are no housing proposals associated with the development policies for IP058, IP067, IP099 and IP262.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP067: + IP058: + IP099: + IP262: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP058, IP067 and IP099 alongside further development of the port facilities at IP262 will attract investment and create jobs. Nearby residents north of Sandyhill Road should benefit from close proximity to employment areas.  <i>Linkages should be sought with the existing employment area to the south of Raeburn Road South to extend the scope of investment in the area.</i>
ER5 To support vital and viable town, district and local centres	IP067: + IP058: + IP099: + IP262: +	Long term Indirect Reversible High	Localised	Creation of employment areas at IP058, IP067 and IP099 alongside further development of the port facilities at IP262 will bring investment to an area where there are several disused industrial units, such as the Volvo site at IP099/IP058 and British Energy at IP067.  The proposals should support existing employment areas and alongside appropriate investment in public transport and connectivity should increase usage of the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				Development of further port facilities at IP262 will create employment and investment at a presently unused site. This will benefit the wider area and economy of local businesses around district centre 26. However, it is considered that these effects are likely to be very minor.
ER6 To encourage efficient patterns of movement in support of economic growth	IP067: + IP058: + IP099: + IP262: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP058, IP067 and IP099 alongside further development of the port facilities at IP262 should provide economic growth to the area.  Improvement of public transport links and green space connectivity should encourage efficient movement of a workforce. Access from the local residential area north of Sandyhill Lane should be encouraged to reduce traffic, commuting distances and provide an available local workforce to enable business investment.
ER7 To encourage and accommodate both indigenous and inward investment	IP067: + IP058: + IP099: + IP262: +	Long term Direct Reversible High	Ipswich – South East	The primary aim of the policies at IP067, IP058, IP099 and IP262 is to encourage and accommodate investment.  To encourage inward investment it would be beneficial to encourage existing businesses and employers within the nearby employment area and district centre 26 (along Landseer Road) by improving access and connectivity between the sites.
CL1 To maintain and improve access to education and skills for both young people and adults	IP067: 0 IP058: 0 IP099: 0 IP262: 0	Long term Indirect Reversible High	Localised	Creation of employment areas at IP058, IP067 and IP099 alongside further development of the port facilities at IP262 should provide economic growth to the area and potentially raise the standard of living within the local community.  An increase in public transport and green space connectivity could benefit the students of the school.  However, these effects are more likely to be cumulative in combination with other proposals, therefore the performance of the policy is assessed to be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>CD1</p> <p>To minimise potential opportunities for crime and anti-social activity</p>	<p>IP067: +</p> <p>IP058: +</p> <p>IP099: +</p> <p>IP262: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>Creation of employment areas at IP058, IP067 and IP099 alongside further development of the port facilities at IP262 should attract investment and job creation. The living standards within the local area could also rise.</p> <p>The development of disused sites at IP058, IP067, and IP099 will improve the local amenity and vibrancy. Disused sites can be associated with crime and anti-social behaviour. By bringing these back into acceptable use, then the community should benefit. Safety in design principles and an increase in natural surveillance through the design of suitable proposals may reduce crime levels within the area.</p>

## Priory Heath B - Ravenswood

IP149 - Pond Hall Farm; extension to a country park and provision of visitor centre

IP150a - Land south of Ravenswood (sites S, T, U, V & W); creation of 78 new dwellings

IP150b - Land south of Ravenswood; sports facilities

IP150c - Land south of Ravenswood; 162 new dwellings

IP152 - Airport Farm Kennels, north of the A14; employment area

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Reversible High	Localised	<p>Extension to the country park in IP149 is unlikely to have a significant effect on air quality issues. There could be a slight increase in vehicle numbers visiting the site, but this is negligible.</p> <p>New housing provision at IP150a and IP150c will likely lead to an increase in traffic movements due to population increase. <i>To mitigate these effects, proposals to extend the frequency and scope of the public transport system should be considered.</i></p> <p>IP150b includes the development of sporting facilities which will likely increase visitors and traffic to the area. Increasing public transport provision could mitigate this.</p> <p>IP152 proposes the establishment of an employment area, which will likely increase traffic to the area. <i>This could be mitigated by increasing public transport provision.</i></p>
ET2 To conserve soil resources and quality	IP149: + IP150a: +/- IP150b: +/- IP150c: +/- IP152: +/-	Long term Indirect Reversible Low	Site	<p>Proposal to extend the country park at IP149 will extend the level of protection afforded to the soils within this area.</p> <p>New housing developments, sporting facilities and employment areas at IP150a, IP150b, IP150c and IP152 are likely to cause some disturbance to the soils and any built development will sterilise land which is currently open.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET3</p> <p>To reduce waste</p>	<p>IP149: <b>0</b></p> <p>IP150a: -</p> <p>IP150b: -</p> <p>IP150c: -</p> <p>IP152: -</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Site</p>	<p>Creation of new housing provision at IP150a and IP150c will result in an increase in household waste generated within the area. <i>This could be offset by the promotion of recycling schemes throughout the area.</i></p> <p>IP150b involves creating sporting facilities which will generate a degree of waste throughout its operation. <i>It will be possible to offset this with recycling schemes.</i></p> <p>Creation of a new employment zone at IP152 will lead to an increase in waste as businesses locate to the site. <i>This could be offset by recycling schemes.</i></p> <p>Contaminated land within these areas could be present and will need detailed survey prior to any development. <i>Should any be found then appropriate disposal will be required.</i></p> <p>It is considered unlikely that the extension of the country park at IP149 will lead to any further waste.</p>
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP149: <b>0</b></p> <p>IP150a: -</p> <p>IP150b: -</p> <p>IP150c: -</p> <p>IP152: -</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>Extension to the country park in IP149 could realise a slight increase in vehicle numbers visiting the site, but this is negligible.</p> <p>New housing provision at IP150a and IP150c will likely lead to an increase in traffic movements due to population increase. <i>To mitigate these effects, proposals to extend the frequency and scope of the public transport system should be considered.</i></p> <p>IP150b includes the development of sporting facilities which will likely increase visitors and traffic to the area. <i>Increase to public transport frequency and scope provision could mitigate this.</i></p> <p>IP152 proposes the establishment of an employment area, which will likely increase traffic to the area. <i>Increase to public transport frequency and scope provision could mitigate this.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP149: + IP150a: 0 IP150b: + IP150c: 0 IP152: 0</p>	<p>Long term Direct Reversible Low</p>	<p>Localised</p>	<p>Extension to the country park in IP149 will provide an increase in recreational facilities for the local population.</p> <p>Housing developments at IP150a and IP150b will not provide key services directly, however, increases in population should encourage key service provision and this should be considered during the planning and design stage. It is also considered that the development could lead to an increase in the viability of local centres.</p> <p>IP150b adds sporting facilities and will directly benefit the key service provision within the area.</p> <p>IP152 does not add any key services to the area.</p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -</p>	<p>Long term Indirect Irreversible Low</p>	<p>Ipswich – South East</p>	<p>Proposals to extend the country park at IP149 will not have an impact upon climate change.</p> <p>New housing development, sporting facilities and employment areas at IP150a, IP150b, IP150c and IP152 should be constructed using energy efficient techniques and materials. The increase in traffic associated with these developments could have an adverse impact; this could be offset by improvement to the public transport system. <i>Proposals to extend the frequency and scope of the public transport system should be considered.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -</p>	<p>Long term Direct Irreversible High</p>	<p>Sites</p>	<p>None of the sites are presently within the floodplain.</p> <p>Housing developments, sporting facilities and location of businesses within IP150a, IP150b, IP150c and IP152 could replace areas of open space with housing, structures, associated drainage and necessary road infrastructure. This could increase the surface run-off, but offset by adequate drainage and gardens.</p> <p><i>Proposals should also investigate whether SUDS would be appropriate within this area.</i></p> <p>Extension to the country park in IP149 is unlikely to have any impact upon flooding</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				or water resources.
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP149: ++ IP150a: - IP150b: - IP150c: - IP152: -</p>	<p>Long term Direct / Indirect Irreversible High</p>	<p>Localised</p>	<p>The extension of the country park at Pond Hall Farm (IP149) could enhance the biodiversity within the area. The site is bordered by the internationally designated SPA/Ramsar and nationally designated SSSI. Opportunities to develop IP149 could also have a positive effect on these designated sites.</p> <p>Housing developments at IP150a and IP150c could benefit biodiversity if adequate planting and landscaping is included within any proposals, however existing habitat will be changed by new development. <i>Consideration to the bird population of the adjacent River Orwell/Stour Estuaries SAC/Ramsar should be sought. Where necessary appropriate assessment should be completed under the Habitats Regulations.</i></p> <p>IP150b has been highlighted as an area where reptiles and invertebrate species are potentially present. <i>Development of any proposals in this area will be required to be sensitive to any protected species discovered. Appropriate surveys should be conducted prior to any development.</i></p> <p>Allocation as sporting facilities could have a negative effect if there is not sufficient mitigation put in place.</p> <p>Creation of the employment area at IP152 will likely have an adverse impact upon biodiversity. At present approximately one third of the site is designated as countryside, which would be lost if development proceeds. <i>Mitigation measures to offset the effects on species and habitats should be included within the proposals.</i></p> <p>For the area as a whole, the increase in connectivity through retention of a network of green space will ensure further impacts upon biodiversity are minimised.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP149: 0 IP150a: 0 IP150b: 0 IP150c: 0 IP152: 0	Long term Indirect Irreversible Low	Localised	There are no known sites of historical importance within close proximity to any of the policy areas.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP149: + IP150a: 0 IP150b: 0 IP150c: 0 IP152: -	Long term Indirect Irreversible Low	Localised	<p>There is the possibility that these developments may result in adverse impact upon views and open space. Therefore, the new housing developments, sporting facilities and employment areas at sites IP150a, IP150b, IP150c and IP152 should be designed to be sensitive and in-keeping with local character. There are no listed buildings or conservation areas within proximity to the sites.</p> <p>Existing countryside characteristics should be maintained at IP152. Part of the site overlaps the Suffolk Coastal Heath AONB. IP149 will develop the existing country park and would potentially add positively to the landscape character. Proposed facilities should be designed to blend in with the surroundings.</p> <p><i>Where possible linkages between the green spaces should be encouraged to improve the landscape characteristics.</i></p>
HW1 To improve the health of those most in need	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Site	<p>New development at IP150a and IP150c will add improved quality housing to the area. Associated recreational areas and gardens should improve the health and amenity for local residents. <i>The area is surrounded by large expanses of open space/countryside, therefore connectivity and use by local residents should be encouraged where possible.</i></p> <p>IP150b will develop sports facilities and playing fields, allowing a valuable resource for the local area to be maintained.</p> <p>IP149 will extend the existing countryside park and increase the recreational area for use by the public.</p>
HW2 To improve the quality	IP149: + IP150a: +	Long term	Site	New housing development at IP150a and IP150c will improve the quality of the

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
of life where people live and encourage community participation	IP150b: + IP150c: + IP152: +	Direct Reversible High		housing stock within the area. Associated recreational areas should improve both the health and the amenity for local residents to increase community participation. <i>Any proposals should include provision for open spaces for community use.</i>  IP152 will provide additional employment opportunities adding to the local economy. AP149 and AP150b will provide additional recreational facilities for the local population. AP149 will provide positive benefit to the area through preservation and extension of the country park.  <i>The area is surrounded by large expanses of open space/countryside, therefore connectivity and use by local residents should be encouraged where possible.</i>
ER1 To reduce poverty and social exclusion	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Indirect Reversible High	Localised	The area containing IP149, IP150a, IP150b, IP150c and IP52 is ranked as third most deprived on the national scale. (1 most deprived – 10 least deprived).  Therefore the creation of employment at IP152 could have a positive impact on the quality of life and standard of living within the area.  New housing provision will improve the quality of the stock and increase the quality of life for residents.  Community amenities, such as the sporting facilities at IP150b and the country park extension at IP149 will improve the community inclusion by improving the assets. The proposals should include plans to develop these community assets still further and provide linkages and connectivity where possible.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP149: + IP150a: + IP150b: + IP150c: 0 IP152: +	Long term Direct Reversible High	Localised	Short term employment will be created with the construction of new housing and improvements to sporting and country park facilities at IP149, IP150a, IP150b and IP150c. It is unlikely that these provisions would provide long term opportunities for employment. However, public transport links should be encouraged and developed to link these areas to existing and proposed employment areas.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				Development at IP152 has the potential to offer long term employment to the local population.
ER3 To help meet the housing requirements for the whole community	IP149: 0 IP150a: + IP150b: 0 IP150c: + IP152: 0	Long term Direct Reversible High	Localised	IP149, IP150b and IP152 will not create further housing provision for the community.  IP150a and IP150c will create 155 (when complete) and 162 new homes respectively. The Ipswich Affordable Housing Statement is due for publication in late 2013 and is likely to include a stipulation that there will be a proportion of new housing allocated as affordable.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP149: 0 IP150a: 0 IP150b: 0 IP150c: 0 IP152: ++	Long term Direct Reversible High	Site	Creation of employment areas at IP152 will attract investment and create jobs. Nearby residents along Nacton Roach and Landseer Road should benefit from close proximity to the employment areas.  Linkages should be sought with the existing employment area to the east of Nacton Road to extend the scope of investment in the area. <i>Improved linkages to major road and rail infrastructure should be encouraged.</i>  Improved housing and community facilities at IP149, IP150a, IP150b and IP150c will assist in regeneration of the area and potentially attract further investment.
ER5 To support vital and viable town, district and local centres	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Localised	Creation of an employment area at IP152 will bring investment to an area where there are is none at the site at present  The proposals should support the existing employment areas to the east of Nacton Road and alongside appropriate investment in public transport and connectivity should increase usage of the area.  Improved housing and community facilities at IP149, IP150a, IP150b and IP150c will assist in regeneration of the area and potentially attract further investment. This will benefit the district centre 47 (around Nacton Road) as will additional population

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				attracted by new housing
ER6 To encourage efficient patterns of movement in support of economic growth	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP152 should provide economic growth to the area close to where people live. New housing and sporting facilities will provide temporary employment during the construction phase.  <i>The location of the sites at the periphery of Ipswich, will require Improvement of public transport links and green space connectivity should encourage efficient movement of a workforce. Pedestrian and cycle access between all the sites should be encouraged to reduce traffic, commuting distances and provide an available local workforce to enable business investment.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP149: + IP150a: + IP150b: + IP150c: + IP152: ++	Long term Direct Reversible High	Localised	The primary aim of the policies at IP152 is to encourage and accommodate investment.  An increase in high quality housing and an improvement in the landscape at IP149, IP150a, IP150b and IP150c could make the area more attractive to investors.  To encourage inward investment it would be beneficial to encourage existing businesses and employers within the nearby employment area and district centre 47 (around Nacton Road) by improving access and connectivity between the sites.
CL1 To maintain and improve access to education and skills for both young people and adults	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Irreversible Medium	Localised	Housing at 150a and 150c will have easy access to Ravenswood Primary School which will contribute to the achievement of the SA objective.  Creation of an employment area at IP152 should provide economic growth to the area and potentially raise the standard of living within the local community and

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>provide training opportunities.</p> <p>An increase in public transport and green space connectivity could benefit the students of the school.</p>
<p>CD1</p> <p>To minimise potential opportunities for crime and anti-social activity</p>	<p>IP149: 0</p> <p>IP150a: +/-</p> <p>IP150b: +/-</p> <p>IP150c: +/-</p> <p>IP152: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	<p>Site</p>	<p>Creation of an employment area at IP152 should attract investment and job creation. The living standards within the local area could also rise as a result.</p> <p>The development of IP150a, IP150b and IP150c should improve the housing and sporting facilities within the area and result in economic regeneration, which should raise living standards. However, in the short term, crime levels may increase as a result of influx of new residents.</p> <p><i>Therefore, safety by design principles should be considered during the assessment phase.</i></p> <p>It is unlikely that the extension of the county park at IP149 will have an impact upon crime or anti-social behaviour.</p>

## Priory Heath C – The Havens

IP146 - Ransomes Europark East; three employment areas

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP146: -	Long term Direct Reversible High	Localised	The proposals create employment areas at three locations at IP146, these will likely have an associated increase in traffic volumes and emissions. It is likely that these traffic effects will be in combination with the effect of the other employment areas nearby. <i>Therefore, an increase in public transport provision would mitigate for some of this increase.</i> There are bus routes through the Euro Retail Park, with connection close to the Makro store.
ET2 To conserve soil resources and quality	IP146: -	Long term Direct Irreversible High	Site	IP146 is presently on an area of unused land. Development on this area would result in disturbance to soils and could cause detriment to the soil resource. Appropriate site and construction techniques should be encouraged to mitigate any adverse impacts.
ET3 To reduce waste	IP146: -	Long term Direct Reversible High	Site	The proposed employment area at IP146 will be constructed on open space/farmland. There will be an inevitable increase in waste from the site when it is occupied. <i>However, this can be partly mitigated for by encouraging recycling schemes.</i>
ET4 To reduce the effects of traffic upon the environment	IP146: -	Long term Direct Reversible High	Localised	The proposals create employment areas at IP146 and will likely have an associated increase in traffic volumes and emissions. It is likely that these traffic effects will be in combination with the effect of the other employment areas nearby. <i>Therefore public transport provision and improvements would mitigate for some of this increase.</i> The closest existing bus routes are along Central Avenue and Bluestem Road. <i>An improvement to the public transport network should be</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>developed to include access to these sites.</i>
ET5 To improve access to key services for all sectors of the population	IP146: 0	Long term Indirect Reversible Low	Localised	Creation of employment areas at IP146 will not provide any key services to the local area.
ET6 To limit and adapt to climate change	IP146: -	Long term Indirect Irreversible Low	Ipswich – South East	New employment areas at IP146 will be constructed on previously undeveloped land. To mitigate this, the proposals should include energy and water efficiency measures in line with the BREEAM requirements specified in Policy DM1, which stipulate excellent from 2013 onwards.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP146: -	Long term Direct Reversible High	Sites	None of the areas designated for employment use are within the floodplain. It is likely that the removal of existing grassland and replacement hard standing or buildings will increase run off and decrease ground absorption.  <i>Adequate drainage and potential for SUDs schemes should be included within any proposals along with landscaped areas where possible.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP146: -	Long term Direct Irreversible High	Localised	IP146 is presently located close to a small Local Wildlife Site. It would be beneficial for any development on this site to include open space to encourage the biodiversity and wildlife associated with the LWS.  The three development sites are located on previously undeveloped land and are close to the periphery of Ipswich and the countryside; therefore any proposed development should be sensitive to ecological receptors. <i>Surveys for protected species should be conducted prior to any proposals being approved.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP146: 0	Long term Indirect Reversible Low	Localised	There are no known sites or areas of historical importance within close proximity of IP146.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP146: 0	Long term Indirect Reversible Low	Site	Development at IP146 will be upon previously unused land, therefore will likely have a slightly negative impact compared with open land. Cumulative loss of the urban fringe and development of the site for employment is reduced by the existing industrial backdrop. <i>Design of this development should be sensitive and encourage a continuation of the features contained within the surrounding countryside.</i>
HW1 To improve the health of those most in need	IP146: 0	Long term Indirect Reversible Low	Site	The creation of employment areas at IP1469 should attract investment into the area, resulting in an increase in wages and standard of living for the local population. The proposals do not include for the provision of any medical or recreational facilities.
HW2 To improve the quality of life where people live and encourage community participation	IP146: 0	Long term Indirect Reversible Low	Site	The creation of employment areas at IP146 would create some jobs. However, this is unlikely to have a significant impact in isolation.
ER1 To reduce poverty and social exclusion	IP146: +	Long term Indirect Reversible Low	Localised	Creation of employment areas at IP146 will attract investment and create some jobs. Nearby residents in the Gainsborough area should benefit from close proximity to employment areas. However, the location of the site at the edge of the borough and close to a large road results in a reduced effect upon the local population.  The Index of Multiple Deprivation highlights that the area containing these development sites is toward the least deprived. <i>The development should include some improvements for public transport and local amenity to benefit local residents.</i>
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP146: ++	Long term Direct Reversible High	Localised	Employment will be created within IP146 as a result of the policies.  There will be permanent employment in the resulting business use and temporary employment creating during the construction period.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP146: 0	Long term Indirect Reversible Low	Localised	There are no housing proposals associated with the development policies for IP146.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP146: ++	Long term Direct Reversible High	Site	Creation of employment areas at IP146 will attract investment and create jobs. Nearby residents in Gainsborough should benefit from close proximity to employment areas. <i>Linkages between businesses should be sought with the existing employment area and those under consideration to the west of Nacton Road, this would extend the scope of investment in the area. The cumulative effect of these sites is likely to be positive in combination with the existing employment areas.</i>
ER5 To support vital and viable town, district and local centres	IP146: +	Long term Direct Reversible High	Localised	Creation of employment areas at IP146 will attract investment and employment. The proposals should support existing employment areas and alongside appropriate investment in public transport and connectivity should increase usage of the employment area and the surrounding Europark. The proposals are likely to have little impact upon town centres when considered in isolation, however, the effect on District Centre 47 Ravenswood will be positive.
ER6 To encourage efficient patterns of movement in support of economic growth	IP146: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP149 should complement and increase economic growth to the area. <i>Improvement of public transport links and green space connectivity should be encouraged to provide efficient movement of a workforce. Access from the local residential area around Ravenswood Park should be encouraged to reduce traffic, commuting distances and provide an available local workforce to enable business investment.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP146: ++	Long term Direct Reversible High	Localised	The primary aim of the policies at IP149 is to encourage and accommodate investment.  To encourage inward investment it would be beneficial to encourage existing businesses and employers within the nearby employment area and district centre 47 (along Nacton Road with the junction of Ransomes Way) by improving access and connectivity between the sites. Cumulative effects on the larger employment area will likely be positive.
CL1 To maintain and improve access to education and skills for both young people and adults	IP146: 0	Long term Indirect Reversible Low	Localised	There will be no impact upon educational assets as a result of IP146. There could be the provision of training to the workforce, but is assessed to be of negligible impact.
CD1 To minimise potential opportunities for crime and anti-social activity	IP146: 0	Long term Indirect Reversible Low	Site	Creation of employment areas at IP146 should attract investment and job creation.  <i>Proposals should include connectivity and the opening of spaces to further community use and lower anti-social behaviour incidences. Safety by design principles should be considered during the assessment phase.</i>

# Ipswich South West

## Gipping

IP147 - Land between railway junction and Hadleigh Road; creation of an employment area  
 IP059a - Elton Park Industrial Estate; creation of 105 new dwellings  
 IP059b – Arclion House, Hadleigh Road; creation of 18 new dwellings  
 IP061 - School Site, Lavenham Road; creation of 30 new dwellings and retention of some open space

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP147: - IP059a: - IP059b: - IP061: -	Long term Indirect Reversible High	Localised	Provision of extra housing at IP059a, IP059b, IP061 and the creation of an employment area at IP147 could result in extra traffic and related emissions through an influx of residents and workers.  The area is not within an AQMA.  There is current public transport provision along nearby London Road and Dickens Road. The effect of additional traffic within the area could be offset by the improvement of public transport services to increase the frequency and geographical scope.
ET2 To conserve soil resources and quality	IP147: + IP059a: + IP059b: + IP061: -	Long term Direct Irreversible High	Site	IP061 proposes to use previously undeveloped grassland/open space to create an allocation of 30 homes. This will create disturbance to the existing soil resource and reduce the quality.  Creation of housing developments at IP059a, IP059b and an employment area at IP147 will disturb previously developed soil and therefore a contaminated land risk assessment would be recommended.  <i>All construction should be completed to high standards to limit the impact to the soil resource.</i>
ET3 To reduce waste	IP147: - IP059a: - IP059b: - IP061: -	Long term Direct Reversible High	Site	Sites IP059a, IP059b and IP061 provide additional housing provision and IP147 an employment area from existing unused land; therefore an increase in household and commercial waste could be realised.  <i>Recycling schemes will reduce the impact of this additional waste.</i>
ET4 To reduce the effects	IP147: - IP059a: -	Long term	Localised	The provision of additional housing at IP059a, IP059b and IP061 will likely add to

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
of traffic upon the environment	IP059b: - IP061:-	Direct Reversible High		an increase in traffic as a result of population influx into the area.  The creation of additional designated employment area at IP147 will potentially lead to an increase in traffic movements through commuting to places of work.  There are existing bus services along Dickens Road to the south and east of the sites and London Road to the south. Improvements in these services, such as geographical scope and frequency will offset any impacts from increased traffic as a result of the developments.
ET5 To improve access to key services for all sectors of the population	IP147: 0 IP059a: 0 IP059b: 0 IP061: -	Long term Indirect Reversible Low	Localised	Housing developments at IP059a, IP059b and IP061 will not provide key services directly, however, increases in population should encourage key service provision and this should be considered during the planning and design stage.  IP061 is developing an area of open space/playing fields. Some will be retained for use by the existing and new residents. <i>Improvements to the amenity of this space should be considered to offset impacts of the development.</i>
ET6 To limit and adapt to climate change	IP147: - IP059a: - IP059b: - IP061: -	Long term Indirect Irreversible Low	Ipswich – West	New housing development and employment areas at IP147, IP059a, IP059b and IP061 should be constructed using energy efficient techniques and materials. The increase in traffic associated with these developments could have an adverse impact, which could be offset by the improvement to public transport services.  The retention of some area of open space at IP061 will also offset some of the impacts.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP147: 0 IP059a: 0 IP059b: 0 IP061: -	Long term Direct Reversible High	Sites	Housing developments at IP059a, IP059b and IP061 could replace areas of open space with housing, ancillary structures and necessary road infrastructure. This could increase the surface run-off, but be offset by adequate drainage and gardens.  The creation of an employment area at IP061 is potentially within the floodplain of

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				the River Gipping. A small section to the north of the allocated site is highlighted by the Environment Agency as in moderate risk of flooding. This will be a negative impact unless flood risk issues are mitigated. <i>Therefore measures should be taken to increase defences within this area in cooperation with the Environment Agency. Any development within this area should be sensitive to the flood risk issues and not increase downstream residual issues.</i>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP147: 0 IP059a: 0 IP059b: 0 IP061: 0</p>	<p>Long term Direct Irreversible High</p>	<p>Localised</p>	<p>Housing developments at IP061, IP059a and IP059b could benefit biodiversity if adequate planting and landscaping is included within any proposals. There are potential tree preservation orders (TPOs) in place at IP059a and IP059b; any proposals should be sensitive to these natural assets.</p> <p>The creation of an employment area at IP147 is adjacent to the River Gipping, which is a County Wildlife Site. <i>Mitigation measures should be put in place to ensure a negligible impact upon the site and local nature reserves. Development should be sensitive to the natural environment of the river and not impact biodiversity resources.</i></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP147: 0 IP059a: 0 IP059b: 0 IP061: 0</p>	<p>Long term Indirect Reversible Low</p>	<p>Localised</p>	<p>There are no known sites of historical importance within close proximity to IP147, IP059a and IP059b.</p> <p>There is a listed milestone at Crane Hill near to the proposed housing development site at IP061. The proposal should not have a direct impact upon the listed structure.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP147: 0 IP059a: 0 IP059b: 0 IP061: -</p>	<p>Long term Indirect Reversible Low</p>	<p>Site</p>	<p>New housing developments and employment areas at sites IP147, IP059a, IP059b and IP061 should be designed to be sensitive and in-keeping with local character.</p> <p>IP061 is to be constructed on open space therefore will have a negative impact.</p> <p>There is a listed structure in proximity to IP061, therefore construction and setting considerations should be studied prior to</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				development. Where possible linkages between the green spaces should be encouraged to improve the landscape characteristics.
HW1 To improve the health of those most in need	IP147: + IP059a: + IP059b: + IP061: -	Long term Indirect Reversible Low	Site	New housing development at IP059a and IP059b will add improved quality housing to the area. Associated recreational areas and gardens should improve the health and amenity for local residents. IP061 will include some open space which will provide a recreational use for residents. However, this proposal will develop land presently used for recreation so there will be a net loss.  The creation of an employment area at IP147 should attract investment and the creation of jobs and services within the area.
HW2 To improve the quality of life where people live and encourage community participation	IP147: 0 IP059a: 0 IP059b: 0 IP061: 0	Long term Indirect Reversible Low	Site	New housing development at IP059a, IP059b and IP061 will improve the quality of the housing stock within the area. Associated recreational areas should improve both the health and the amenity for local residents to increase community participation. <i>Any proposals at IP059a and IP059b should include provision for open spaces for community use.</i> These are already provided for within the development at IP061 and should include proposals to improve the existing open space to allow further community use.  The creation of an employment area at IP147 should attract investment and employment to the area, therefore raising the standard of living within the area. <i>Linkages should be encouraged to ensure that the local population can access the employment opportunities.</i>
ER1 To reduce poverty and social exclusion	IP147: + IP059a: + IP059b: + IP061: +	Long term Indirect Reversible Low	Localised	The area containing all sites is ranked at 5828 on the national deprivation scale (1=most deprived, 32482=least deprived). Therefore the creation of employment at IP152 could have a positive impact on the quality of life and standard of living within the area.  New housing provision will improve the quality of the stock and increase the

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>quality of life for residents.</p> <p>The creation of an employment area at IP147 will attract investment and should result in jobs for the local residents.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP147: ++ IP059a: 0 IP059b: 0 IP061: 0</p>	<p>Long term Direct Reversible High</p>	<p>Localised</p>	<p>Short term employment will be created with the construction of new housing facilities at IPIP059a, IP059b and IP061. It is unlikely that these provisions would provide long term opportunities for employment. However, public transport links should be encouraged and developed to link these areas to existing and proposed employment areas.</p> <p>Development at IP147 has the potential to offer long term employment to the local population.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP147: 0 IP059a: + IP059b: + IP061: +</p>	<p>Long term Indirect Reversible Low</p>	<p>Localised</p>	<p>IP059a will create 105 new homes, IP059b will create 18 and IP061 will create 30. The Ipswich Affordable Housing Statement is due for publication in late 2013 and is likely to include a stipulation that there will be a proportion of new housing allocated as affordable.</p> <p>There is no provision for new housing within the employment area at IP147.</p>
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP147: ++ IP059a: + IP059b: + IP061: +</p>	<p>Long term Direct Reversible High</p>	<p>Site</p>	<p>Creation of an employment area at IP147 will attract investment and create jobs. Nearby residents along London Road, Kelly Road and the surrounding estate should benefit from close proximity to the employment areas.</p> <p>Improved housing and community facilities at IP059a, IP059b and IP061 will assist in regeneration of the area and potentially attract further investment when studied in combination with each other. The District Centre (8) at the eastern end of Kelly Road should also benefit from the influx of new residents and employees.</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP147: + IP059a: + IP059b: + IP061: +</p>	<p>Long term Direct Reversible High</p>	<p>Localised</p>	<p>Creation of an employment area at IP147 will bring investment to an area where there is not any at present.</p> <p>The proposals should support the existing employment areas to the east of IP147; the industrial estate centred on Brunel Road. Alongside appropriate investment in public transport and connectivity from surrounding residential and commercial areas, the sites should realise and increase in usage.</p> <p>Improved housing and community facilities at IP059a, IP059b and IP061 will assist in regeneration of the area and potentially attract further investment. This will benefit the District Centre (8) along Kelly Road and Dickens Road.</p>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>IP147: + IP059a: + IP059b: + IP061: +</p>	<p>Long term Direct Reversible High</p>	<p>Ipswich – West</p>	<p>Creation of employment area at IP147 should provide economic growth to the area. New housing at IP059a, IP059b and IP061 will provide temporary employment during the construction phase. The location of the housing developments and employment areas in close proximity will have a positive impact.</p> <p>Improvement of public transport links and green space connectivity should encourage efficient movement of a workforce. <i>Access between all the sites should be encouraged to reduce traffic, commuting distances and provide an available local workforce to enable business investment.</i></p>
<p>ER7</p> <p>To encourage and accommodate both indigenous and inward investment</p>	<p>IP147: ++ IP059a: + IP059b: + IP061: +</p>	<p>Long term Direct Reversible High</p>	<p>Localised</p>	<p>The primary aim of the policies at IP147 is to encourage and accommodate investment.</p> <p>An increase in high quality housing and an improvement in the landscape at IP059a, IP059b and IP061 could make the area more attractive to investors.</p> <p><i>To encourage inward investment, it would be beneficial to encourage existing businesses and employers within the nearby employment area and district centre 8 (at the junction of Kelly Road and Dickens Road) to invest in the newly created sites, by improving access and</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>connectivity.</i>
CL1 To maintain and improve access to education and skills for both young people and adults	IP147: + IP059a: 0 IP059b: 0 IP061: 0	Long term Indirect Reversible Low	Localised	The proposals at IP059a, IP059b, IP061 and IP147 will not directly affect the educational assets within the area. Creation of an employment area at IP147 should provide economic growth to the area and including the provision of training would have a positive impact.
CD1 To minimise potential opportunities for crime and anti-social activity	IP147: + IP059a: +/- IP059b: +/- IP061: +/-	Long term Indirect Reversible Low	Site	Creation of an employment area at IP147 should attract investment and job creation. The living standards within the local area could also rise as a result in combination with other interventions. The development of IP059a, IP059b and IP061 should improve the housing stock within the area and result in economic regeneration, which should raise living standards. However, crime could increase as a result of the influx of new residents.

## Stoke Park

IP121 – Front of Pumping Station, Belstead Road; provision of 27 new dwellings

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP121: <b>0</b>	Long term Indirect Reversible High	Localised	Provision of up to 27 dwellings at IP121 will likely result in a very minor increase in traffic and related emissions.  A bus service is currently available along Belstead Road, but improvements to frequency and geographical scope of the public transport provision should be sought to offset the increase in traffic emissions.
ET2 To conserve soil resources and quality	IP121: <b>-</b>	Long term Direct Irreversible High	Site	Construction of the new housing provision will take up currently undeveloped land. The development will therefore have an impact upon soil resources and quality.
ET3 To reduce waste	IP121: <b>-</b>	Long term Direct Reversible High	Site	IP121 could create up to 27 new dwellings on a previously undeveloped parcel of land. As a result, there will be an increase in the household waste created. This could be partly offset by the uptake of a suitable recycling scheme.
ET4 To reduce the effects of traffic upon the environment	IP121: <b>0</b>	Long term Direct Reversible High	Localised	The provision of additional housing at IP121 could attract further traffic to the area, although this is likely to be negligible. Existing bus routes are present along Belstead Road. Improvements to this service would assist in mitigating for further traffic.
ET5 To improve access to key services for all sectors of the population	IP121: <b>0</b>	Long term Indirect Reversible Low	Localised	The provision of additional housing at IP121 will not provide any further key services to the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP121: -	Long term Indirect Irreversible Low	Ipswich – South East	The provision of new housing at IP121 could increase the traffic and associated emissions within the area. However, this is believed to be very small given the size of the proposal site.  New housing will be built to current standards and will use sustainable resources and be designed to more efficient standards for water and energy consumption.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP121: 0	Long term Direct Reversible High	Sites	IP121 is not within the floodplain. However, the replacement of unused land with housing and associated hard standing could increase run off and reduce ground absorption. <i>Appropriate landscaping and drainage should mitigate this.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP121: 0	Long term Direct Irreversible High	Localised	There are three local wildlife sites within close proximity of IP121. After mitigation, there will not be an impact upon these sites.  The proposals include the construction of 27 new dwellings on previously undeveloped land; this could have a negative impact on biodiversity through habitat loss and disturbance. However, the urban setting and no direct loss of designated habitat will result in a negligible impact.  <i>To mitigate any impacts, gardens and landscaping should be included within any proposals. Biodiversity should be encouraged and in keeping with the characteristics of the local wildlife sites.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP121: 0	Long term Indirect Reversible Low	Localised	There are no known sites of heritage importance within close proximity of IP121.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP121: -	Long term Indirect Reversible Low	Site	New housing developments at the site should be designed to be sensitive and in-keeping with local character. There are no listed buildings or conservation areas within proximity.  The previously undeveloped land will be negatively impacted upon by the creation of a new housing development.
HW2 To improve the quality of life where people live and encourage community participation	IP121: +	Long term Indirect Reversible Low	Site	Provision of new housing in IP121 will increase the quality and availability of housing stock in southeast Ipswich. New housing will be constructed to a high standard and the council will ensure that affordable housing will be provided. The Affordable Housing Statement is due for publication in late 2013 which should specify affordable housing requirements.
ER1 To reduce poverty and social exclusion	IP121: 0	Long term Indirect Reversible Low	Site	Provision of new housing at IP121 will increase the quality and availability of housing stock in southeast Ipswich.  Employment will be created within the construction sector for the new housing provision.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP121: 0	Long term Direct Reversible High	Localised	Employment will be created at IP121 during the construction period of the new housing development only. No long term employment will be created by the proposals.
ER3 To help meet the housing requirements for the whole community	IP121: +	Long term Indirect Reversible Low	Localised	Provision of 27 new homes at IP121 will increase the quality and availability of housing stock in eastern Ipswich.  It is envisaged that an element of affordable housing will be included in any future development. Ipswich Borough Council is due to publish the Affordable Housing Statement in late 2013 which should specify affordable housing requirements.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP121: 0	Long term Direct Reversible High	Localised	Employment and investment would be encouraged at IP121 during the design and construction of the proposed development. An increase in the available workforce and customers for local businesses should also prove valuable. However, the size of the site will result in the impact being negligible.
ER5 To support vital and viable town, district and local centres	IP121: +	Long term Direct Reversible High	Site	The development at IP121 offers new housing stock and is in close proximity to the local district centre (11) along Stoke Park Drive, containing shops and retail services. Although the development site is only for housing, the residents will use local services and add to the economy of the area.
ER6 To encourage efficient patterns of movement in support of economic growth	IP121: +	Long term Direct Reversible High	Localised	New housing created at IP121 will provide an available workforce to the nearby district centre (11) at Stoke Park Drive. There are presently bus routes in close proximity to the site along Belstead Road which will allow for workers to commute to central Ipswich and other employment areas in south Ipswich.
ER7 To encourage and accommodate both indigenous and inward investment	IP121: 0	Long term Direct Reversible High	Ipswich – South East	IP121 is predominantly a housing development. There will be investment into the area for the design and construction of this site. There are limited opportunities for new business to develop; however, the improvement in housing stock, population and accessibility will benefit surrounding business and attract investment. However, the scale of the proposals and isolated nature of the site will result in the impact being neutral.
CL1 To maintain and improve access to education and skills for both young people and adults	IP121: 0	Long term Indirect Reversible Low	Localised	There is no provision within the current allocation for educational facilities within or nearby to this site.
CD1 To minimise potential opportunities for crime and anti-social activity	IP121: 0	Long term Indirect Reversible Low	Localised	IP121 would provide new housing stock to the local area; this will likely be an improvement on existing stock and potentially attracting investment for the local population. This could in turn raise

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				the standard of living and reduce crime. However, the scale of the proposals and isolated nature of the site will result in the impact being neutral.

## IP – One Area

### Central – St. Margaret's, Alexandra

IP172: 15-19 St. Margaret's Green, 9 homes and town centre uses excluding retail

IP176: 7-9 Woodbridge Road, 14 homes

IP214: 300 Old Foundry Road, 11 homes

IP260: The Former Odeon Cinema, leisure uses

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP172 0 IP176 0 IP214 0 IP260 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>IP172, IP176, and IP214 are already within AQMA, and IP260 is in close proximity to AQMA. The development of the sites may potentially increase air pollution during construction.</p> <p>The main use of the land (IP172, IP176, and IP214) will be residential, which may lead to additional use of private cars of any new residents. However, the sites are relatively small in size and the overall effect on traffic may be negligible due to the central location near most community facilities.</p> <p>IP260 is allocated for leisure uses/community facility and the increase of traffic to the site may be determined by the available car parking spaces and frequency of the local bus service that runs through the area.</p> <p><i>Opportunities should be sought to encourage sustainable modes of transport through enhancement of the pedestrian infrastructure and creation of cycling routes.</i></p>
ET2 To conserve soil resources and quality	IP172 + IP176 + IP214 0 IP260 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in urban Ipswich, on brownfield land and are relatively small in size. A contaminated land risk assessment is recommended for IP172, IP176 and IP260. It is considered that the effect in the medium and long term is likely to be beneficial.</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP172 0 IP176 0 IP214 0 IP260 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The capacity of sites IP172, IP176, and IP214 is low in number of residential units, therefore on their own the development of the sites is not anticipated to result in any significant negative effects. IP260 is allocated for leisure uses and waste is likely to be generated in the long term as a result of increased number of visitors. Cumulative effects are likely to occur when the site allocations are considered along with other sites in IP-one area. <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP172 + IP176 + IP214 + IP260 - / ?	Short, medium and long term Direct Irreversible Low	Central Ipswich	The sites are located in close proximity to the primary and secondary shopping areas (walking distance) which may reduce the need to travel by private car. Users of the leisure facility (IP260) may increase traffic in the area but the level of certainty of prediction of potential effects is low. <i>The use of sustainable modes of transport should be encouraged through improvements of the pedestrian and cycling infrastructure in the area.</i>
ET5 To improve access to key services for all sectors of the population	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich and no major access constraints are identified.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP172 0 IP176 0 IP214 0 IP260 ?	Short, medium and long term Direct Irreversible Medium	The whole borough	The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low. The traffic generated by IP172, IP176, and IP214 is likely to be low due to the size and the central location of the sites. <i>The use of sustainable modes of transport should be encouraged through improvements of the pedestrian and cycling infrastructure in the area.</i> Cumulatively, the effects on climate change can be reduced through encouraging people to use more sustainable modes of transport.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no wildlife sites/TPOs near or adjacent to the site allocations. Therefore it is considered that the effects on biodiversity will be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP172 +/-</p> <p>IP176 0</p> <p>IP214 +/-</p> <p>IP260 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>The development of IP176 will have neutral effect on areas of historical importance due to no heritage assets located in the vicinity of the site.</p> <p>Potential for any negative effects on sites of historical importance are identified with the development of sites IP172, IP214 and IP260 as there listed buildings located opposite or directly adjacent to the sites.</p> <p>4 Soane Street (Grade II), Freemasons Hall (Grade II), Clarence House (Grade II), Milestone (Grade II), 35, St Margaret's Street (Grade II*), Olde Tudor Café (Grade II*)</p> <p><i>Appropriate design of buildings should be considered (through the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings) to maintain the local distinctiveness of the area in order to avoid any negative effects on the listing buildings opposite or adjacent to new development.</i></p> <p>There is potential for any archaeological remains at IP214 and IP172 as they are located in Area of Archaeological importance and conservation area.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP172 +/-</p> <p>IP176 0</p> <p>IP214 +/-</p> <p>IP260 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings are identified with the development of IP172, IP214 and IP260.</p> <p>The local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the listed building.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP172 +/-</p> <p>IP176 +/-</p> <p>IP214 +/-</p> <p>IP260 +/-?</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Whilst the provision of decent housing associated with the development of sites IP172, IP176, and IP214 may have some positive indirect effects on health, it is considered that the overall effect will be negligible. The housing sites are in or close to AQMAs and therefore the design will need to have regard to air quality. However, positive indirect effects on human health are likely to occur due to the close proximity of Christchurch park which may encourage people to walk and participate in sport events.</p> <p>IP260 is allocated for leisure uses and during the operation of the site, potential indirect benefits could result from the use of indoor sport facilities that may be available depending on the leisure use.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP172 +</p> <p>IP176 +</p> <p>IP214 +</p> <p>IP260 +</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Community participation will be encouraged through the allocation of land for leisure and community facilities at IP260. Sites IP172, IP176, and IP214 will contribute to the achievement of the SA objective through the provision of decent housing and thus improving the quality of life.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP172 0</p> <p>IP176 0</p> <p>IP214 0</p> <p>IP260 0</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>N/A</p>	<p>There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP172 0 IP176 0 IP214 0 IP260 0	Short Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are likely to arise with the development of leisure facilities at IP260 and temporary construction jobs with each new development. However, on the whole, the predicted positive effects are unlikely to be significant.
ER3 To help meet the housing requirements for the whole community	IP172 + IP176 + IP214 + IP260 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Site allocations IP172, IP176, and IP214 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments and a leisure facility will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP172 0 IP176 0 IP214 0 IP260 +	Short, medium and long term Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of IP172, IP176, and IP214 and the achievement of the SA objective and/or the effect will be negligible.  The allocation of IP260 for leisure use may attract visitors in the area and benefit the SA objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings (IP172 and IP176, IP214) and a leisure facility (IP260) close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP172 0 IP176 0 IP214 0 IP260 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Some local economic benefits are associated with the development of IP260.
CL1 To maintain and improve access to education and skills for both young people and adults	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate safety by design principles within new developments regardless of their size.</i>  <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## Central – Alexandra

IP055 Crown Street

IP253: Electric House, Lloyds Avenue, 13 homes

IP245: 12-12a Arcade Street, 14 homes

IP215: 7-15 Queen Street, 12 homes

IP040: Civic Centre Area / Civic Drive, 80% retail, 20% residential (29 homes)

IP055 Crown Street

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP253 0 IP245 0 IP215 0 IP040 - IP055 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>The majority of sites (IP253, IP245, and IP040) are located in or near AQMA (along Crown Street and St. Margaret Street), and potential negative effects are associated with dust and air pollution during construction.</p> <p>The main use of the land (IP253, IP245, and IP215) will be residential which may lead to additional use of private cars of any new residents. However, the sites are relatively small in size and the overall effect on traffic may be negligible due to the central location near most community facilities. The sites are well served by public transport therefore it is considered that effects will be neutral in the long term.</p> <p>IP040 has the potential to generate traffic from users of the retail services to be provided. Therefore, <i>the use of public transport should be encouraged through appropriate location of bus stops in the area.</i></p> <p>IP055 is allocated for short stay car parking which will attract cars and impact on air quality.</p>
ET2 To conserve soil resources and quality	IP253 0 IP245 + IP215 0 IP040 + IP055 0	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in urban Ipswich, on brownfield land and are relatively small in size.</p> <p>IP245, IP040 occupy previously used land and opportunities <i>should be sought to undertake a contamination risk assessment.</i> It is considered that the effect in the medium and long term is likely to be beneficial.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP253 0 IP245 0 IP215 0 IP040 - IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste and waste from retail operations). The indicative capacity of sites IP215, IP245, and IP253 is low in number of residential units, therefore on their own the development of the sites is not anticipated to result in any significant negative effects.  IP055 is allocated for short stay car parking with a negligible effect on the SA objective. Cumulative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.  <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP253 + IP245 + IP215 + IP040 +/- IP055 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Sites IP253 and IP215 are located within speciality and secondary shopping areas where community facilities and employment hubs are available at walking distance which may result in reduced need to travel by private car. The area of the all four site allocations is well served by public transport.  However IP040 could attract car borne journeys to the retail facility and IP055 will attract such journeys.  <i>The use of sustainable modes of transport should also be encouraged through improvements of the pedestrian and cycling infrastructure in the area.</i>
ET5 To improve access to key services for all sectors of the population	IP253 + IP245 + IP215 + IP040 + IP055 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping and community facilities and no major access constraints are identified.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP253 0 IP245 0 IP215 0 IP040 0 IP055 -	Short, medium and long term  Direct Irreversible Medium	The whole borough	None of the sites are located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be rather low.  IP055 is allocated for short stay car parking which will attract cars and result in increased greenhouse emissions. The central location of the rest of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Therefore, cumulative positive effects may occur in the long term.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP253 0 IP245 0 IP215 0 IP040 0 IP055 0	Short, medium and long term  Direct Irreversible Medium	Central Ipswich	The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP253 - IP245 0 IP215 0 IP040 0 IP055 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	There are no wildlife sites near or adjacent to any of the site allocations. Therefore it is considered that the effects on biodiversity will be negligible.  IP253 has TPO nearby and application for Tree Works may be required.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP253 +/- IP245 +/- IP215 +/- IP040 +/- IP055 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>Potential for any negative effects on sites of historical importance are identified with the development of site IP245 as there is a listed building located adjacent to the site (14&amp;16 Arcade Street, Grade II). <i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of the designated site.</i></p> <p>There is potential for any archaeological remains at all the sites except IP055 as they are located in Area of Archaeological importance, and four of them are in or near a conservation area (IP215, IP245, IP040 and IP055).</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP253 0 IP245 - IP215 0 IP040 0 IP055 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>Potential negative effects on listed buildings are identified only with the development of IP245. The site is also located in a Conservation area and the local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the listed building and maintain the local distinctiveness of the area.</i></p>
HW1 To improve the health of those most in need	IP253 0 IP245 0 IP215 0 IP040 0 IP055 0	Short, medium and long term  Indirect Irreversible Medium	Localised area in Central Ipswich	<p>Whilst the provision of decent housing and car parking associated with the development of the sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP253 + IP245 + IP215 + IP040 + IP055 0	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities. The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the quality of life. IP055 is allocated for short stay car parking with a negligible effect on the SA objective.
ER1 To reduce poverty and social exclusion	IP253 0 IP245 0 IP215 0 IP040 0 IP055 0	Short, medium and long term Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP253 0 IP245 0 IP215 0 IP040 + IP055 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are likely to arise with the retail development of IP040 and temporary construction jobs with each new development. However, on the whole, the predicted positive effects are unlikely to be significant.
ER3 To help meet the housing requirements for the whole community	IP253 + IP245 + IP215 + IP040 + IP055 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP253, IP245, IP215, and IP040 will contribute to the achievement of the SA objective through the delivery of residential dwellings.  IP055 is allocated for short stay car parking with a neutral effect on the SA objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP253 0 IP245 0 IP215 0 IP040 + IP055 0	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments and car parking facility will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own IP253, IP245, IP215 , and IP055 will have a negligible effect.  Some employment opportunities are likely to arise with the retail development of IP040 with direct benefits to the SA objective.
ER5 To support vital and viable town, district and local centres	IP253 0 IP245 0 IP215 0 IP040 + IP055 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	The development of IP040 will contribute to the achievement of the SA objective through opportunity to offer additional retail services in the central urban Ipswich.  IP055 will contribute to the achievement of the SA objective through the provision of short stay car parking improving the overall access to the town centre.  There is no clear relationship between the allocation of the rest of the sites and the achievement of the SA objective and/or the effect will be negligible.
ER6 To encourage efficient patterns of movement in support of economic growth	IP253 + IP245 + IP215 + IP040 + IP055 0	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP253 0 IP245 0 IP215 0 IP040 + IP055 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Some local economic benefits are associated with the development of IP040 for retail use and IP055 for short stay car parking.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP253 0 IP245 0 IP215 0 IP040 0 IP055 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP253 0 IP245 0 IP215 0 IP040 +/- IP055 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Increase in crime could be associated with a major new retail development IP040. Therefore, <i>it would be beneficial to incorporate safety by design principles within new developments regardless of their size.</i>  <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## Group 17 – Central – Alexandra

IP048: Mint Quarter / Cox Lane – open space, short stay parking, 73 homes, open space and car parking

IP074: Church and land at Upper Orwell Street, 12 homes

IP084: County Hall, St. Helen's Street, 50 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP048 - IP074 - IP084 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	The sites (IP048, IP074, and IP084) are located in or close to AQMA (in the area of St. Helens Street), and potential negative effects are associated with dust and air pollution during construction.  The main use of the land (IP048, IP074, and IP084) will be residential which may lead to additional use of private cars by new residents. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for increased traffic in the town centre.  <i>Therefore, sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP048 + IP074 + IP084 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land and opportunities <i>should be sought for a contaminated land risk assessment</i> . It is considered that the effect in the medium and long term is likely to be beneficial.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP048 - IP074 0 IP084 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of sites IP048 and IP084 suggest potential for negative effects if mitigation measures are not in place.  Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.  <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP048 + IP074 + IP084 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites.  Therefore, it is considered that the site allocation is likely to contribute to the achievement of the SA objective.
ET5 To improve access to key services for all sectors of the population	IP048 + IP074 + IP084 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping and community facilities and no major access constraints are identified.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP048 + IP074 + IP084 +	Short, medium and long term Direct Irreversible Medium	The whole borough	None of the sites are located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be rather low.  The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport, e.g. walking at short distances.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP048 0 IP074 0 IP084 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP048 - IP074 - IP084 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no biodiversity/geodiversity designated sites within or near the site allocations. TPOs are identified at IP048 and IP074 and <i>application for Tree Works may be required.</i>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP048 +/-</p> <p>IP074 +/-</p> <p>IP084 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP048 and IP084 are located or part located in Conservation areas.</p> <p>Potential for any negative effects on sites of historical importance are identified with the development of all three sites as there are listed buildings located adjacent to the sites:</p> <ul style="list-style-type: none"> <li>• Church of St. Pancras (Grade II)</li> <li>• 70-74 Upper Orwell Street (Grade II)</li> <li>• 13 Orwell Place (Grade II)</li> <li>• County Hall (Grade II)</li> </ul> <p>The locally listed façade to Carr Street will be retained.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated site.</i></p> <p>There is also potential for any archaeological remains at all three sites as they are located in Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets. <i>Where appropriate the mitigation measures can included completion of a licensed excavation and recording of remains before development commences.</i></p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP048 +/-</p> <p>IP074 +/-</p> <p>IP084 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings are identified with the development of the sites. Sites IP048 and IP084 are located in or part within a Conservation area and the local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP084 +</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Whilst the provision of decent housing associated with the development of the sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible.</p> <p>However, positive indirect effects are likely to occur with regards to the potential use of Christchurch park and Alexandra Park located near the sites.</p> <p>The creation of new public open space at IP048 will also have an indirect positive effect on health in a localised area.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP084 +</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities. The sites will also contribute to the achievement of the SA objective through the provision of decent housing and open space and thus improving the quality of life.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP084 +</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Social exclusion will be reduced through the development of residential dwellings near a wide range of community facilities easily accessible by different means of transport.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP048 0</p> <p>IP074 0</p> <p>IP084 0</p>	<p>Short, medium</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>The allocation of sites detracts from the SA objective as the land use is primarily residential and any jobs during construction will be only temporary.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP048 + + IP074 + IP084 + +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	All three site allocations are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP048 0 IP074 0 IP084 0	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments will contribute to the achievement of the SA objective through improved quality of life, it is considered that on its own each site will have a negligible effect on the economic growth of the borough.
ER5 To support vital and viable town, district and local centres	IP048 + IP074 + IP084 +	Short, medium and long term Indirect Irreversible Low	Localised area in Central Ipswich	Positive effects are identified with regards to a Local centre located to the north of the sites, which may benefit from the increase of new residents in the area. However, the level of certainty is low due the close proximity of the main shopping area to the west of the site allocations.
ER6 To encourage efficient patterns of movement in support of economic growth	IP048 + IP074 + IP084 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP048 + IP074 + IP084 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, with some infrastructure improvements (car parking) at IP048, the provision of new public open space which may increase the attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP048 0 IP074 0 IP084 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP048 0 IP074 0 IP084 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate safety by design principles within new developments regardless of their size.</i> <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## Central – Alexandra

IP052: Land between Lower Orwell Street and Star Lane, 44 homes + employment use

IP011a: Smart Street, Foundation Street (former Gym and Trim), 17 homes

IP011b: Smart Street / Foundation Street, 61 homes + employment use

IP054: Land between Old Cattle Market and Star Lane, 28 homes + 70% for office/leisure use, small scale retail use, short stay car parking

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP052 - IP011a 0 IP011b - IP054 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	Two sites (IP052 and IP054) are located in or close to AQMA, and parts of IP011a and IP011b are within AQMA.  Sites IP052 and IP054 are allocated for mixed use developments and may generate traffic on Star Lane and key town centre roads. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for congestion at key junctions in the town centre.  IP011a is a small site and not likely to have significant impacts.  Therefore, <i>sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP052 + IP011a + IP011b + IP054 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land. Due to previous use of the land <i>opportunities should be sought to carry out a contaminated land risk assessment.</i> It is considered that the effect in the medium and long term is likely to be beneficial.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP052 0 IP011a 0 IP011b - IP054 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of sites IP011b and IP054 suggest potential for negative effects if mitigation measures are not in place.  Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.  <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites. In addition, the main shopping area is adjacent to IP011a, IP052 and IP054 and land is allocated to the south of the sites (IP035) for employment use. For all these reasons it is considered that the sites will contribute to the achievement of the SA objective.
ET5 To improve access to key services for all sectors of the population	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping areas and community facilities and no major access constraints are identified.
ET6 To limit and adapt to climate change	IP052 +/- IP011a +/- IP011b +/- IP054 +/-	Short, medium and long term Direct Irreversible Medium	The whole borough	Parts of the sites are located in Flood Zones 2 and 3 with a risk of flooding of the southern parts of new development.  <i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p><i>Flood Zone 2 and 3 (e.g. through design). New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP052 +/-</p> <p>IP011a +/-</p> <p>IP011b +/-</p> <p>IP054 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Parts of the sites are located in Flood Zones 2 and 3 and there is a risk of flooding of the southern parts of new development. In the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence. <i>However, flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design).</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP052 0</p> <p>IP011a +/-</p> <p>IP011b +/-</p> <p>IP054 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>There are no biodiversity/geodiversity designated sites within or near the site allocations. TPO nearby is identified in IP011a, IP011b and IP054 and an <i>application for Tree Works may be required.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP052 -</p> <p>IP011a 0</p> <p>IP011b 0</p> <p>IP054 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP052 and IP011a are adjacent to a Conservation area and IP054 is located partly within a Conservation area.</p> <p>Potential for any negative effects on sites of historical importance are identified with the development of IP052 and IP054 as there are listed buildings located adjacent to the sites (32 Lower Brook Street – Grade II, 24 Fore Street – Grade II*, Conservative Office – Grade II).</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated site.</i></p> <p>There is also potential for any archaeological remains at all four sites as they are located in Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP052 +/-</p> <p>IP011a +/-</p> <p>IP011b +/-</p> <p>IP054 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings are identified with the development of IP052 and IP054. IP052 and IP011a are adjacent to a Conservation area and IP054 is located within a Conservation area.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP052 +</p> <p>IP011a +</p> <p>IP011b +</p> <p>IP054 +</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Whilst the provision of decent housing associated with the development of sites all four sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible.</p> <p>However, positive indirect effects are likely to occur with regards to the</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				potential use of Christchurch park Alexandra Park located near the sites. The sites are also near designated river paths and close to community facilities (restaurants, cinemas, churches) which may encourage more people to choose walking as the main mode of transport.
HW2 To improve the quality of life where people live and encourage community participation	IP052 ++ IP011a + IP011b + IP054 ++	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. football club, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and some employment opportunities (mixed use developments IP052 and IP054) thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/mixed use near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP052 + IP011a 0 IP011b + IP054 ++	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The allocation of IP052, IP011b and IP054 will contribute to the SA objective part of the sites will be for business/employment use.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP052 + IP011a 0 IP011b + + IP054 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP052, IP011b and IP054 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP052 + IP011a 0 IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The SA objective will be achieved through the delivery of decent housing, employment opportunities and opportunities for inward investment with the development of IP052, IP011b, and IP054.
ER5 To support vital and viable town, district and local centres	IP052 + IP011a 0 IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	IP052, IP011b, and IP054 would support new business formation through the allocation of land for business/employment use and thus increasing the number of new jobs. IP054 also supports the SA Objective through the delivery of car parking which may improve access to essential services and facilities for both existing and new residents.
ER6 To encourage efficient patterns of movement in support of economic growth	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential/mixed use dwellings and student accommodation close to existing/future employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP052 0 IP011a 0 IP011b 0 IP054 + +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	IP054 strongly supports the achievement of the SA objective through the allocation of land for various uses including office, leisure and retail. On its own, IP052, IP011a and IP011b are unlikely to contribute to the achievement of the SA objective due to their size and purpose. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, with some infrastructure improvements (car parking) at IP0054, the replacement of an electricity substation which may increase the business attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP052 0 IP011a 0 IP011b 0 IP054 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively low indicative capacity of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP052 0 IP011a 0 IP011b 0 IP054 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate safety by design principles within new developments regardless of their size.</i> <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## Central – Alexandra

IP089: Waterworks Street, 29 homes

IP012: Peter's Ice Cream, 35 homes

IP258: Land at University Campus Suffolk as part of the Education Quarter, new primary school

IP043: Commercial Buildings and Jewish Burial Ground, Star Lane, 61 homes + employment use

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP089 - IP012 - IP258 - IP043 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	IP089, IP012, IP258 and IP043 are located near an AQMA.  As a result of the influx of new residents and pupils using the school, traffic may be generated in the vicinity of Fore St, Star Lane and Grimwade Street.  Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for congestion at key junctions in the town centre.  <i>Therefore, sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP089 + IP012 + IP258 ? IP043 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land. Due to previous use of the land opportunities <i>should be sought to carry out a contaminated land risk assessment</i> . It is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP089 0 IP012 0 IP258 0 IP043 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of IP043 suggests potential for negative effects if mitigation measures are not in place.  Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.  <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP089 + IP012 + IP258 0 IP043 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites. In addition, the IP089 and IP043 are adjacent to speciality shopping area and IP012 is near existing Local Centre. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective.
ET5 To improve access to key services for all sectors of the population	IP089 + IP012 +/- IP258 + IP043 +/-	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping areas and community facilities. Access constraints are identified at IP012 and IP043 associated with potential negative effects on the local highway network (A1156 and Star Lane).  <i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes particularly around the vicinity of the university buildings.</i>
ET6 To limit and adapt to climate change	IP089 0 IP012 0 IP258 0 IP043 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP043 is located in Flood Zones 2 and 3 with a risk of flooding of the southern parts of new development. <i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design). New development should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i>  The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that most community facilities are within walking distance.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP089 0 IP012 0 IP258 0 IP043 +/-	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP043 is located in Flood Zones 2 and 3 and there is a risk of flooding of the southern parts of new development. In the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence.  <i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP089 - IP012 0 IP258 - IP043 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no biodiversity/geodiversity designated sites within or near the site allocations. TPO nearby is identified in IP089 and IP258 and so an <i>application for Tree Works may be required.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP089 -</p> <p>IP012 0</p> <p>IP258 0</p> <p>IP043 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Listing buildings are adjacent or near IP089 and IP043 with potential for negative effects from new developments:</p> <ul style="list-style-type: none"> <li>• 44 Fore Street (Grade II)</li> <li>• 54-58 Fore Street (Grade II*)</li> <li>• Walls Enclosing Jews' Burial Ground (Grade II)</li> <li>• The Lord Nelson Inn (Grade II)</li> <li>• 13-25 Waterworks Street (Grade II)</li> </ul> <p>These three sites also fall within the boundary of a Conservation area.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for any archaeological remains at all five sites as they are located in Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP089 -</p> <p>IP012 0</p> <p>IP258 0</p> <p>IP043 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of IP089 and IP043.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the development of the sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible.  However, positive indirect effects are likely to occur with regards to the potential use of Christchurch park Alexandra Park located near the sites. The sites are also near designated river paths and close to community facilities (restaurants, cinemas, churches) which may encourage more people to choose walking as the main mode of transport.
HW2 To improve the quality of life where people live and encourage community participation	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and a new primary school (IP258) thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/education uses near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The only site with potential to contribute to the achievement of the SA objective is IP043 where 20% of the land is allocated for B1 leisure use. However, the size of the site suggests a negligible change from the baseline.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP089 + IP012 + IP258 0 IP043 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP089, IP012, IP043 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and a leisure facility will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	All the sites will support the vitality and viability of the town centre because of their location. IP012 is located near a Local centre with a potential to attract new residents and contribute directly to the achievement of the SA objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential/mixed use dwellings and student accommodation close to existing/future employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, through the provision of new primary school (IP258), new decent housing (IP089, IP012, and IP043) and improve the business attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP089 + IP012 + IP258 + + IP043 +	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to University Campus Suffolk which may contribute to the achievement of the SA objective. In addition, IP258 is allocated for new primary school which will have a direct positive effect on education in the area.
CD1 To minimise potential opportunities for crime and anti-social activity	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate safety by design principles within new developments regardless of their size.</i> <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## Central – Alexandra

IP035: Key Street / Star Lane / Burtons (St. Peter Port) office, hotel, small scale retail, car parking

IP132: Former St Peter's Warehouse Site 4 Bridge Street, 64 homes

IP136: Silo, College Street, 21 homes

IP205: Burton's, College Street, 125 homes

IP206: Cranfields, College Street, 142 homes

IP211: Regatta Quay, Key Street, 226 homes

IP263: West of Bridge Street, open space

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 - IP263 +	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>The area along Star Lane, College Street, and Bridge Street is designated as AQMA.</p> <p>Five site allocations will contribute to an increase of new residents in the area as it is anticipated new developments will be primarily residential (IP132, IP136, IP205, IP206, and IP211). As a result of the influx of a significant number of new residents the traffic is likely to increase on key roads adjacent to the new developments. In addition, IP035 has the potential to generate traffic in peak hours from users of the office or hotel buildings. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for congestion issues.</p> <p>IP263 may contribute partially to the achievement of the SA objective through the provision of 0.17ha open space at the Waterfront.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian/cycle routes in the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 + IP263 +	Medium and long term  Direct  Irreversible  Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land. Due to previous use of the land, opportunities <i>should be sought to carry out a contaminated land risk assessment on the land before use on those sites yet to be developed</i> . It is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP035 - IP132 0 IP136 0 IP205 - IP206 - IP211 - IP263 0	Short, medium and long term  Direct  Irreversible  Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The size of the sites and the indicative capacity of IP205, IP206, and IP211 suggest significant increase of new residents and potential for negative effects if mitigation measures are not in place. IP132 and IP136 and IP263 are small sites and are not likely to have significant impacts on waste.  Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area and the whole borough.  <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP035 +/- IP132 +/- IP136 +/- IP205 +/- IP206 +/- IP211 +/- IP263 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Whilst there are two bus stations and Ipswich Railway Station are located near the sites, the area is not currently served by local public transport. In addition, the main shopping area is located north of the sites and existing employment areas are further south and west which may result in increase of the use of private cars and congestion issues. However, It is noted that the Core Strategy is committed to extending the free shuttle bus, which may reduce impacts. <i>Mitigation measures at project level can be included in Section 106 Agreement with regards to pedestrian infrastructure improvements or new bus stops (if any bus route is diverted to meet the local needs).</i>
ET5 To improve access to key services for all sectors of the population	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 - IP263 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Although the sites are located in the central urban area of Ipswich near main community facilities, access constraints are identified with the majority of sites associated with potential negative effects on the local highway network (Star Lane). <i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 - IP263 0	Short, medium and long term  Direct  Irreversible  Medium	Central Ipswich	<p>All the sites are located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures. New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p><i>As previously identified, the use of sustainable modes of transport should be encouraged due to potential of increased traffic and congestion issues in the vicinity of the sites.</i></p> <p>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 - IP263 0	Short, medium and long term  Direct  Irreversible  Medium	Central Ipswich	<p>All the sites are located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell.</p> <p>Although in the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence, <i>flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP035 0</p> <p>IP132 0</p> <p>IP136 0</p> <p>IP205 0</p> <p>IP206 -</p> <p>IP211 -</p> <p>IP263 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP206 and IP211 are adjacent to County Wildlife Site (the river Orwell) designated as an important wildlife corridor with high conservation value. Potential negative effects are associated with noise, air pollution and disturbance of species in the Wet Dock and along the river.</p> <p><i>As above, mitigation should include the use of sustainable modes of transport. In addition, opportunities should be sought to enhance the area allocated for an open space (IP263).</i></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP035 -</p> <p>IP132 -</p> <p>IP136 -</p> <p>IP205 0</p> <p>IP206 0</p> <p>IP211 0</p> <p>IP263 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Listing buildings are adjacent or near IP035, IP132 and IP136 with potential for negative effects from new developments:</p> <ul style="list-style-type: none"> <li>• 1-5 College Street (Grade II)</li> <li>• 4 College Street (Grade II)</li> <li>• Church of St. Peter (Grade II*)</li> </ul> <p>These three sites also fall within the boundary of a Conservation area.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for any archaeological remains at all seven sites as they are located in Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 - IP263 +	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of IP035, IP132 and IP136. In addition, IP205, IP206, and IP211 are located at the Waterfront and consideration should be given to any negative impacts on the local character of the Wet Dock.</p> <p>Potential positive effects are likely to occur if a habitat is created / enhanced at IP263.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>
HW1 To improve the health of those most in need	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 + IP263 +	Short, medium and long term  Direct / Indirect Irreversible Medium	Localised area in Central Ipswich	<p>The provision of decent housing associated with the development of IP132, IP136, IP205, IP206, and IP211 may have some positive indirect effects on health as it will result in improvement of the quality of life of residents in new developments.</p> <p>Positive indirect effects are also likely to occur with regards to the potential use of open space (IP263). The sites are also near designated river paths at the Waterfront which may encourage more people to lead healthy life styles.</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 + IP263 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and some employment opportunities (IP035) and thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 + IP263 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion is likely to be reduced through the allocation of sites for residential uses near a wide range of community facilities.  <i>However, opportunities to improve the public transport provision in the vicinity of the new developments can be beneficial in terms of access.</i>
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP035 + IP132 0 IP136 + IP205 0 IP206 0 IP211 0 IP263 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The only sites with potential to contribute to the achievement of the SA objective are IP035 and IP136 through the allocation of land for business, small scale retail and mixed use.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP035 0</p> <p>IP132 +</p> <p>IP136 +</p> <p>IP205 + +</p> <p>IP206 + +</p> <p>IP211 + +</p> <p>IP263 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>IP205, IP206, IP211 strongly support the SA objective through the delivery of significant number of residential dwellings. However, these dwelling are all anticipated to be flats and may lead to oversupply of this type of housing in central Ipswich.</p>
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP035 +</p> <p>IP132 0</p> <p>IP136 0</p> <p>IP205 0</p> <p>IP206 0</p> <p>IP211 0</p> <p>IP263 0</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Whilst the provision of decent housing and some employment opportunities will improve the overall attractiveness of the area making it a better place to live, on its own each residential development is unlikely to contribute to achievement of the SA objective. Some direct benefits are associated with the provision of office space and hotel at IP035. Cumulative positive effects are likely to occur as a result of regeneration of the Waterfront area and enhancement of the existing land use.</p>
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP035 +</p> <p>IP132 0</p> <p>IP136 +</p> <p>IP205 0</p> <p>IP206 0</p> <p>IP211 0</p> <p>IP263 0</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>The development of IP035 and IP136 will contribute to the achievement of the SA objective through the allocation of small amount of land for retail and business uses to meet the demands of the growing number of residents in the area.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP035 +/- IP132 +/- IP136 +/- IP205 +/- IP206 +/- IP211 +/- IP263 0	Short, medium and long term Direct/Indirect Irreversible Low	Central Ipswich	The central location of the sites may lead to more efficient patterns of movement. However, it is uncertain whether sustainable modes of transport will be used unless public transport services are provided and pedestrian routes are enhanced.
ER7 To encourage and accommodate both indigenous and inward investment	IP035 + IP132 0 IP136 0 IP205 0 IP206 0 IP211 0 IP263 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective with the exception of IP035. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, with the provision of new hotel (IP035), retail units and car parking (IP035), new decent housing (IP132, IP136, IP205, IP206 and IP211), open space (IP263) and improve the business attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 + IP263 0	Short, medium and long term Indirect Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to University Campus Suffolk which may contribute indirectly to the achievement of the SA objective.
CD1 To minimise potential opportunities for crime and anti-social activity	IP035 0 IP132 0 IP136 0 IP205 0 IP206 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should be noted that the sites are located in an area ranked as most deprived. Therefore, <i>it would be beneficial to incorporate safety by design principles</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
	IP211 <b>0</b> IP263 <b>0</b>			<i>within new developments.</i> <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## South East – Holywells – Island site

IP037: Island site, 271 homes, open space, B1 uses, leisure, small scale retail/café/restaurant

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP037 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>The site is close to an area designated as AQMA along Star Lane, College Street, and Bridge Street located to the north, north-west and north-east of the island.</p> <p>The site will contribute to an increase of new residents in the area as it is anticipated 50% of the land will be allocated for residential use with indicative capacity of 271 new homes. As a result of the influx of a significant number of new residents the traffic is likely to increase on the road that connects the island to the mainland (and/or new traffic be generated on any alternative new access provided). In addition, IP037 has the potential to generate traffic in peak hours from users of the office or leisure facilities. The site is currently not served by public transport (due to its existing use) and the additional vehicular access may lead to increase in the use of private cars in the area. Potential negative effects may occur as a result of congestion at junctions Grey Friars Road/A1022 and Bridge Street/A137.</p> <p>Therefore, <i>sustainable modes of transport should be encouraged through the provision of safe pedestrian/cycle bridge at an appropriate location.</i></p>
ET2 To conserve soil resources and quality	IP037 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The site is located in urban Ipswich, on brownfield land. Due to existing use a <i>contaminated land risk assessment should be sought before use.</i> It is considered that the effect in the medium and long term is likely to be beneficial.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP037 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The size of the site suggests significant increase of new residents and potential for negative effects if mitigation measures are not in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area and the whole borough.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP037 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>Whilst there are two bus stations and Ipswich Railway Station are located near the site, the area is not currently served by local public transport. In addition, the main shopping area is located north of the site and existing/future employment areas are further west and east from the Island which may result in increase of the use of private cars and congestion issues on the approach roads to and from the Island. For these reasons it is considered that negative effects are likely to occur unless appropriate mitigation measures are put in place.</p> <p><i>Mitigation measures at project level can be included in Section 106 Agreement with regards to pedestrian/cycle infrastructure improvements (new bridge) with extensions where appropriate along the existing river walks or along roads leading to key facilities. Due to the size of the site a separate Transport Impact assessment may be required to identify the need to provide a new bus service in the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP037 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Although the site is located in the central urban area of Ipswich, access constraints are identified associated with the potential increase of the residents and the need to provide vehicular/pedestrian/cycle access via a new bridge. Potential positive effects are associated with the provision of some services on site as it anticipated that the development will be mixed use and land will be allocated for leisure and small scale retail uses.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian and cycle infrastructure.</i></p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP037 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>The entire site is located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Therefore <i>highly vulnerable development should not be permitted unless there are no alternative sites available.</i></p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures if the site is taken forward.</i></p> <p>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport. However, currently limited opportunities exist for sustainable movements to and from the site.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP037 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>The entire site is located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Providing open space would have a positive impact on flood risk as the area has potential to absorb flood waters. However, it should be noted that the open space would be within developments, which has the potential to increase flood risk.</p> <p>Although in the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence, <i>the flood risk is considered to be high. Therefore highly vulnerable development should not be permitted unless there are no alternative sites available.</i></p> <p>There is also potential for deterioration of water quality of the river Orwell as a result of construction activities and increased development along the river and on the island.</p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP037 -</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p> <p>The river Orwell</p>	<p>The site is surrounded by designated County Wildlife site and is close to a designated SPA site located south of the island along the river Orwell. Potential negative effects are associated with deterioration of air or water quality, and disturbance of protected birds (from noise and dust). However, it should be noted that an Appropriate Assessment under the Habitats Regulations has been carried out to consider any potential impacts of the plan on the SPA, which does not identify potential impacts on the SPA from the Island Site redevelopment.</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP037 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Whilst there are no Listing Buildings located on the island, the entire site is located within a Conservation area and Area of Archaeological importance.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the local character particularly with regards to the Neptune marina and the Neptune quay.</i></p> <p>Mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP037 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP037 is located at the Waterfront and consideration should be given to any negative effects on the local character of Neptune Marina and the quays in the area.</p> <p>Potential positive effects are likely to occur with the allocation of 15% of the site for open space.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area. It would be beneficial if more land is allocated for open space along the banks of the island to enhance the landscape/townscape of the site.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP037 +/-</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Indirect positive effects are likely to occur through the provision of new decent homes. Potential negative indirect effects are associated with the high level of flood risk, the lack of easily accessible parks nearby (in order to reach Holywells Parks the residents currently need to use busy roads east of Bridge Street). The proposal for a pedestrian link across the lock gate will mitigate the impacts and improve the access to Holywells Park (see Policy DM55).</p> <p>Negative indirect effects are also likely to occur as a result of deterioration of the air quality.</p> <p>Although some positive effects may be associated with the allocation of open space with new development, <i>mitigation measures will be required to improve the access of residents to parks and playing grounds and to encourage more healthy life styles. Opportunities should be sought to use the river Orwell for leisure activities where appropriate.</i></p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP037 -</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Although the site is located in the Central IP-One area, severance occurs due to the river Orwell playing a role of a barrier from all sides of the island. The only road connecting the site with the main land is located to the northwest. Although some transport infrastructure improvements are envisaged with regards to the redevelopment of the site, <i>careful consideration should be given to the ancillary facilities that may be required within a new mixed use development in order to ensure the quality of life of new residents is improved.</i> .</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP037 +/-	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion is likely to be reduced through the allocation of the site for mixed use and the provision of open space on-site. <i>However, improvements with regards to access to the site will be crucial to ensure residents are not affected by the existing movement barrier of the river Orwell and Wet Dock.</i>
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP037 +	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are identified with regards to the allocation of 30% of the land to employment/leisure use and 5% small scale retail use. In addition, temporary jobs will be created during construction of the envisaged transport infrastructure and residential dwellings.
ER3 To help meet the housing requirements for the whole community	IP037 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The site allocation supports the SA objective through the delivery of 271 residential dwellings. However, some of these dwellings are likely to be flats and may lead to oversupply of this type of housing in central Ipswich.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP037 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of decent housing and some employment opportunities will improve the overall attractiveness of the area making it a better place to live. Cumulative positive effects are likely to occur as a result of regeneration of the Waterfront area and enhancement of the existing land use.
ER5 To support vital and viable town, district and local centres	IP037 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	The development of IP037 has the potential to contribute to the achievement of the SA objective through generating additional residents to support town centres facilities, and the allocation of land for small scale retail and leisure uses to meet the demands of the growing number of residents in the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP037 ?	Short, medium and long term Direct/Indirect Irreversible Low	Central Ipswich	Efficient patterns of movement could be encouraged if a pedestrian/cycling route is provided linking to the east bank to connect residents to key community facilities and some employment areas in Holywells. It is uncertain whether sustainable modes of transport will be used unless <i>public transport services are provided in the area of Bridge Street and pedestrian routes are enhanced.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP037 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The site will contribute to the regeneration / redevelopment of the Waterfront through the provision of new retail units and open space, new decent housing and thus improve the business attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP037 +	Short, medium and long term Indirect Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the site to University Campus Suffolk which may contribute indirectly to the achievement of the SA objective.
CD1 To minimise potential opportunities for crime and anti-social activity	IP037 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The site is located in an area ranked as less deprived when compared to adjacent areas to the north and west of the site. However, in the short term, crime levels may increase as a result of influx of new residents. Therefore, <i>it would be beneficial to incorporate safety by design principles within new development.</i> <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## South East – Holywells

IP178: Island House, Duke Street, 9 homes

IP142: Land at Duke Street, 32 homes + 25% open space

IP098: Transco, south of Patteson Road, 63 homes

IP226: Helena Road, 566 homes

IP042: Land between Cliff Quay and Landseer Road, 36 homes

IP049 Number 8 Shed, education and ancillary uses plus car parking

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP178 +/- IP142 +/- IP098 +/- IP226 +/- IP042 +/- IP049 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	IP178, IP142, and IP098 are located near AQMA designated due to air pollution along Duke Street. As a result of the increase in residents traffic may be generated in the vicinity of Duke Street, the A1156, and Fore Street. The provision of open space at IP142 would help improve local air quality. IP049 is allocated for car parking which will attract cars and impact on air quality. The area is currently very well served by public transport and the indicative capacity of each site does not suggest a significant increase in traffic. Cumulatively, there is potential for congestion at key junctions of approach roads to the town centre or some employment areas.  <i>Therefore, sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP178 + IP142 + IP098 + IP226 + IP042 + IP049 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land. Due to previous use of the land a contaminated land risk assessment should be <i>sought before use</i> . It is considered that the effect in the medium and long term is likely to be beneficial.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP178 0 IP142 0 IP098 0 IP226 - IP042 0 IP049 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of IP226 suggests potential for negative effects if mitigation measures are not in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP178 + IP142 + IP098 + IP226 +/- IP042 + IP049 -	Short, medium and long term  Direct Irreversible Medium	Central Ipswich	<p>The relatively central location of the sites may result in reduced need to travel by private car. The area is very well served by public transport (three local buses running on Duke Street and two buses running on Bishops Hill). In addition, the sites are located near a District Centre on Duke Street. For all these reasons it is considered that the majority of sites are likely to contribute to the achievement of the SA objective.</p> <p>IP049 is allocated for car parking which will attract cars and negatively affect the environment.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP178 +/- IP142 + IP098 + IP226 +/- IP042 + IP049 +	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are located in a central urban area of Ipswich near a District centre, parks, university buildings, etc.</p> <p>Potential access constraints are identified with IP178 and IP226 associated with potential negative effects on the local highway network at junction B1458.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes connecting major developments such as IP226 to the town centre, parks and gardens, etc.</i></p> <p><i>A separate Transport Impact assessment may be required to identify any significant negative effects from the development of IP226 due to its size and proposed use.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP178 - IP142 - IP098 - IP226 - - IP042 - IP049 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP049 is allocated for car parking which will attract cars and result in increased greenhouse emissions. IP178 and IP098, and IP226 are located in Flood Zones 2 and 3 with a risk of flooding across the entire site. Western parts of IP142 and IP042 also fall within a Flood zone 2 and 3.</p> <p><i>Although the implantation of the tidal barrier and raised defences would raise the level of protection, the area will still be within Flood Zone 3 as the Flood Zones are developed without flood defences. In addition there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.</i></p> <p><i>Therefore highly vulnerable development should not be permitted unless there are no alternative sites available.</i></p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development (IP042 and IP142) that fall within Flood Zone 2 and 3 (e.g. through design).</i></p> <p><i>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</i></p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP178 -</p> <p>IP142 -</p> <p>IP098 -</p> <p>IP226 - -</p> <p>IP042 -</p> <p>IP049 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>IP178 and IP098, and IP226 are located in Flood Zones 2 and 3 with a risk of flooding across the entire site. Western parts of IP142 and IP042 also fall within a Flood zone 2 and 3.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP178 0</p> <p>IP142 -</p> <p>IP098 0</p> <p>IP226 -</p> <p>IP042 -</p> <p>IP049 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP042 is adjacent to a CWS located to the northeast (Holywells Park) but the relatively low capacity of the site is likely to result in only negligible effects on the designated site. The close proximity of IP226 to the river Orwell to the west may result in some significant negative effects associated with pollution, noise and disturbance of species. TPO nearby is identified within the northern parts of IP142 and IP042 <i>and an application for Tree Works may be required.</i></p> <p><i>Potential indirect positive effects are associated with remediation of previously contaminated land and improved air quality due to reduced need to travel.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP178 - IP142 0 IP098 0 IP226 - IP042 - IP049 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>Listing buildings are adjacent or near IP042 with potential for negative effects from new development (Cliff Cottage – Grade II and Tolly Cobbold Brewery – Grade II). The only site adjacent to a Conservation area is IP226.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for any archaeological remains at IP178 and IP226 as they are located in/adjacent Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP178 0 IP142 0 IP098 0 IP226 - IP042 - IP049 0	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of IP042 and IP226.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>
HW1 To improve the health of those most in need	IP178 + IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term  Indirect Irreversible Medium	Localised area in Central Ipswich	<p>Positive indirect effects are likely to occur with regards to the close proximity of all the sites to Holywells and Alexandra Park to the east and north east. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthier lifestyle.</p> <p>IP049 is allocated for car parking and as such will have a neutral effect on the SA objective.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP178 + IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and open space (IP142) and public car parking (IP049) thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP178 + IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/education uses near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP178 0 IP142 0 IP098 0 IP226 0 IP042 0 IP049 0	Short Direct Reversible Medium	Localised area in Central Ipswich	The only employment opportunities likely to arise from the development of the sites are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.
ER3 To help meet the housing requirements for the whole community	IP178 ? IP142 + IP098 + IP226 + + IP042 + IP049 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP142, IP098, IP226, and IP042 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings. IP178 may potentially be allocated for residential use at a later period of the plan but currently allocated for student accommodation.  IP049 will have a neutral effect with regards to the SA objective as the site is allocated for private car parking.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP178 0 IP142 0 IP098 0 IP226 0 IP042 0 IP049 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and car parking will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP178 + IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	The vitality of the nearby District Centre will be supported through the increase of the potential users and the easy access via Duke Street from all new developments.
ER6 To encourage efficient patterns of movement in support of economic growth	IP178 + IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings and student accommodation/car parking close to existing/future employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP178 0 IP142 0 IP098 0 IP226 0 IP042 0 IP049 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective as the focus is primarily on residential developments. Cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of student accommodation (IP178), car parking (IP049), new decent housing (IP142, IP098, IP226 and IP042) and improve the business attractiveness of the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP178 + IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term  Direct  Reversible  Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to University Campus Suffolk which may contribute to the achievement of the SA objective.  IP049 will also contribute to the achievement of the SA objective through the expansion of University Campus Suffolk.
CD1 To minimise potential opportunities for crime and anti-social activity	IP178 0 IP142 0 IP098 0 IP226 - IP042 0 IP049 0	Short, medium and long term  Direct  Irreversible  Medium	Localised area in Central Ipswich	The site is located in an area ranked as less deprived when compared to adjacent areas to the north and west of the site. However, in the short term, crime levels may increase as a result of influx of new residents, particularly with regards to major developments such as IP226.  Therefore, <i>it would be beneficial to incorporate safety by design principles within new development.</i>  <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## South West – Bridge

IP188: Websters Saleyard site, Dock Street, 9 homes  
 IP039a: Land between Gower Street & Gt Whip Street, 43 homes  
 IP133: South of Felaw Street, 47 homes  
 IP200: Griffin Wharf, Bath Street, 132 homes  
 IP080: 240 Wherstead Road, 27 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP188 - IP039a - IP133 +/- IP200 +/- IP080 +/-	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>IP188 and IP039a are located near AQMA designated due to air pollution along Vernon Street and Bridge Street. Although currently the sites are located near existing employment areas to the southeast, the influx of new residents may cause congestion and deteriorate air pollution to the north of the sites in the vicinity of Bridge Street, Star Lane and Commercial Road. IP133, IP200, and IP080 are located at a significant distance from the AQMA; however it is likely that residents from the new housing dwellings within these sites generate traffic northbound to access shopping areas and community services in the town centre area.</p> <p>The area is currently very well served by public transport. However, <i>sustainable modes of transport should be encouraged through improved pedestrian routes and where appropriate the creation of cycling infrastructure in the area.</i></p>
ET2 To conserve soil resources and quality	IP188 + IP039a + IP133 + IP200 + IP080 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in urban Ipswich, on brownfield land. Due to previous use of the land a contaminated land risk assessment <i>should be sought before use</i>. It is considered that the effect in the medium and long term is likely to be beneficial.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP188 0 IP039a 0 IP133 0 IP200 - IP080 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of IP200 suggests potential for negative effects if mitigation measures are not in place. Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area. <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The relatively central location of the sites may result in reduced need to travel by private car. The area is very well served by public transport (local buses running on Vernon Street, Hawes Street, and Burrell Road). In addition, the sites are located near major employment areas to the south and northwest. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective <i>if mitigation measures to encourage the use sustainable modes of transport are in place.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP188 + IP039a + IP133 - IP200 - IP080 +	Short, medium and long term  Direct  Irreversible  Medium	Localised area in Central Ipswich	<p>All the sites are located in a central urban area of Ipswich near parks, schools, river paths, with good public transport access to the main shopping area to the north.</p> <p>Potential access constraints are identified with IP133 and IP200 associated with potential negative effects on the local highway network at junction A137.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes connecting major developments such as IP200 to the town centre, parks and gardens, etc.</i></p> <p><i>A separate Transport Impact assessment may be required to identify any significant negative effects from the development of IP200 due to its size and proposed use.</i></p>
ET6 To limit and adapt to climate change	IP188 - IP039a - IP133 - IP200 - IP080 0	Short, medium and long term  Direct  Irreversible  Medium	Central Ipswich	<p>IP188, IP039a, IP133, IP200 are located in Flood Zones 2 or 3 and are prone to flooding from the river Orwell. IP080 is adjacent to Flood zone 2 or 3.</p> <p><i>Although the implementation of the tidal barrier and raised defences would raise the level of protection, there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.</i></p> <p><i>Therefore flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 or 3 (e.g. through design).</i></p> <p><i>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</i></p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP188 -</p> <p>IP039a -</p> <p>IP133 -</p> <p>IP200 -</p> <p>IP080 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>The majority of sites are located in Flood Zones 2 or 3 with a risk of flooding from the river Orwell.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP188 0</p> <p>IP039a 0</p> <p>IP133 0</p> <p>IP200 +/-</p> <p>IP080 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP200 is adjacent to a Country Wildlife Site (CWS) located to the east (river Orwell) and the indicative capacity of the sites suggests potential negative effects on the designated site associated with pollution, noise and disturbance of species. <i>Potential indirect positive effects are associated with improved air quality due to reduced need to travel.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP188 - IP039a - IP133 - IP200 0 IP080 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Listing buildings are adjacent IP188 and IP039a with potential for negative effects from new development (Gipping House – Grade II and Old Bell Inn – Grade II). The only site to fall entirely within the boundary of a Conservation area is IP188. Part of IP133 is adjacent to a Conservation area. <i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i> There is also potential for any archaeological remains at IP188, IP039a, and IP200 as they are located in/adjacent Area of Archaeological importance. Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets ( <i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i> ).
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP188 - IP039a - IP133 - IP200 0 IP080 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of IP188, IP039a, and IP133. The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i>
HW1 To improve the health of those most in need	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur with regards to the close proximity of all the sites to Gippeswyk Park, Stoke Park Wood and The People's Community Garden located to the west of the site allocations. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthier lifestyle.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP188 0 IP039a 0 IP133 0 IP200 0 IP080 0	Short Direct Reversible Medium	Localised area in Central Ipswich	The only employment opportunities likely to arise from the development of the sites are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.
ER3 To help meet the housing requirements for the whole community	IP188 + IP039a + IP133 + IP200 ++ IP080 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP200 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings. IP188, IP039a, IP133, and IP080 are also allocated for residential use with lower indicative capacity.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP188 0 IP039a 0 IP133 0 IP200 0 IP080 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP188 + IP039a + IP133 + IP200 + IP080 0	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	The vitality of the nearby District Centre (located to the west of the site allocations) will be supported through the increase of the potential users and the easy access via public transport services from most new developments.
ER6 To encourage efficient patterns of movement in support of economic growth	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP188 0 IP039a 0 IP133 0 IP200 0 IP080 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective as the focus is primarily on residential developments. Cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing and improve the business attractiveness of the borough.
CL1 To maintain and improve access to education and skills for both young people and adults	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to St. Joseph's College and University Campus Suffolk which may contribute to the achievement of the SA objective.
CD1 To minimise potential opportunities for crime and anti-social activity	IP188 0 IP039a 0 IP133 0	Short, medium and long term Direct Irreversible	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should also be noted that the sites are located in an area ranked as most deprived.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
	IP200 - IP080 0	Medium		<p>In the short term, crime levels may increase as a result of influx of new residents, particularly with regards to major developments (IP200).</p> <p>Therefore, <i>it would be beneficial to incorporate safety by design principles within new development.</i></p> <p><a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a></p>

## South West – Bridge

IP031: Burrell Road, 19 homes

IP169: 23-25 Burrell Road, 14 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP031 <b>0</b> IP169 <b>0</b>	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	Both sites are located near AQMA designated due to air pollution along Vernon Street and Bridge Street. It is considered likely that residents from the new housing dwellings could generate additional traffic eastbound along Burrell road to access shopping areas and community services in the town centre area via Bridge Street. However, the number of dwellings does not suggest a significant change from the baseline.  The area is currently very well served by public transport and the use of <i>sustainable modes of transport should be further encouraged through improved pedestrian routes and where appropriate the creation of cycling infrastructure.</i>
ET2 To conserve soil resources and quality	IP031 <b>+</b> IP169 <b>0</b>	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich on previously developed land. A contaminated land risk assessment <i>should be undertaken before use.</i> It is considered that the effect in the medium and long term is likely to be beneficial.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP031 0 IP169 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste).</p> <p>The capacity of both sites is low in number of residential units, therefore on their own the development of the sites is not anticipated to result in any significant negative effects.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP031 + IP169 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The relatively central location of the sites may result in reduced need to travel by private car. The area is very well served by public transport (one local bus running on Burrell Road connecting the area with facilities on the other side of the river). Ipswich railway station is at a walking distance from both site allocations. In addition, the sites are located near major employment areas to the south and northwest. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective.</p>
ET5 To improve access to key services for all sectors of the population	IP031 + IP169 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are located in a central urban area of Ipswich near parks, schools, river paths, Ipswich railway Station, with a good public transport access to the main shopping area to the north.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP031 - IP169 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP031 is located in Flood Zones 2 or 3 being prone to flooding from the river Orwell. IP169 is adjacent to Flood Zone 2 or 3. <i>Although the implementation of the tidal barrier and raised defences would raise the level of protection, there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.</i> <i>Therefore flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 or 3 (e.g. through design).</i> Cumulatively, positive effects are likely to occur as a result of the allocation of sites near community facilities with a reduced need to travel by car.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP031 +/- IP169 +/-	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP031 is located in Flood Zones 2 or 3 being prone to flooding from the river Orwell. IP169 is adjacent to Flood Zone 2 or 3. <i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP031 0 IP169 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no designated sites/TPOs located near the site allocations. Potential indirect effects are likely to occur with regards to air pollution. However, due to the small size of the site allocations, it is considered that the effect will be negligible.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP031 0 IP169 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no listing buildings located in the vicinity of the site allocations. Part of IP031 falls within an Area of Archaeological Importance and adjacent to a Conservation Area in its most eastern parts.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP031 - IP169 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Potential negative effects on local distinctiveness and the conservation area are associated with deterioration of the waterfront townscape character.  The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i>
HW1 To improve the health of those most in need	IP031 + IP169 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur with regards to the close proximity of all the sites to Gippeswyk Park, Stonebridge Park and Chantry Park located to the west and southwest of the site allocations. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthy lifestyle.
HW2 To improve the quality of life where people live and encourage community participation	IP031 + IP169 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, playing fields, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP031 + IP169 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP031 0 IP169 0	Short Direct Reversible Medium	Localised area in Central Ipswich	The only employment opportunities likely to arise from the development of the sites are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.
ER3 To help meet the housing requirements for the whole community	IP031 + IP169 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP031 and IP169 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP031 0 IP169 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP031 0 IP169 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.
ER6 To encourage efficient patterns of movement in support of economic growth	IP031 + IP169 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP031 0 IP169 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective as the focus is only on residential developments. Cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing and improve the business attractiveness of the borough.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP031 0 IP169 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP031 0 IP169 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should also be noted that the sites are located in an area ranked as most deprived.  In the short term, crime levels may increase as a result of influx of new residents.  <i>Therefore, it would be beneficial to incorporate safety by design principles within new development.</i>  <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## South West – Gipping

IP083: Banks of the river upriver from Princess Street, open space and a small amount of housing if planned comprehensively with IP015

IP015: West End Road Surface Car Park, 27 homes + employment use

IP094: Land to rear of Grafton House, employment use

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP083: + IP015: - IP094: -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>IP094 is allocated for employment use and could potentially generate traffic in peak hours. Only 20% of sites IP083 and IP015 will be allocated for residential uses; therefore it is not considered that new residents will contribute significantly to increase in the traffic on the key roads in the area. However, a large part of IP015 is allocated for car parking which may result in additional traffic and deterioration of the air quality on the main roads.</p> <p>Positive effects on air quality are identified with the allocation of open space on the north bank of the river where <i>opportunities could be sought to enhance the existing habitat.</i> (IP083).</p> <p>The area is currently served by one bus and the use of <i>sustainable modes of transport should be further encouraged through improved pedestrian routes and where appropriate the creation of cycling infrastructure.</i></p>
ET2 To conserve soil resources and quality	IP083: + IP015: + IP094: +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in urban Ipswich on previously developed land. Due to previous use of the land, <i>a contaminated land risk assessment should be undertaken</i> It is considered that the effect in the medium and long term is likely to be beneficial.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP083: 0 IP015: 0 IP094: -	Short, medium and long term  Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation.</p> <p>Only 20% of IP083 and IP015 is allocated for residential use, therefore on their own the development of the sites is not anticipated to result in any significant negative effects. IP094 may have negative effects on waste if no mitigation measures are put in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP083: 0 IP015: - IP094: -	Short, medium and long term  Direct Irreversible Medium	Central Ipswich	<p>The relatively central location of the sites may result in reduced need to travel by private car. The sites are located near major employment areas to the north. The area is served by public transport (one local bus running on Princess Street connecting the sites with facilities and residential areas on the both sides of the river). However, the purpose of IP015 (car parking) may encourage the use of private cars. For all these reasons it is considered that site allocations IP015 and IP094 are likely to detract from the achievement of the SA objective.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP083: +</p> <p>IP015: +</p> <p>IP094: +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>The sites are located in a central urban area of Ipswich near parks, sport facilities, river paths, Ipswich railway Station, with a good public transport access to the main shopping area to the north.</p> <p>Access constraints are identified only with IP094 due to potential congestion issues on A137.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i></p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP083: +</p> <p>IP015: -</p> <p>IP094: 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>IP083 and IP015 are located in Flood Zones 2 or 3 prone to flooding from the river Orwell. Retaining IP083 for an open space will contribute to the achievement of the SA objective as less impervious surface area in the floodplain reduces runoff, which can decrease peak discharge for rainfall events and lower flood heights.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the site allocations where housing may be built (e.g. through design).</i></p> <p>Negative effects are likely to occur as a result of the allocation of site IP015 for car parking uses which may increase the use of private cars.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP083: + IP015: +/- IP094: +/-	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Retaining IP083 for an open space will contribute to the achievement of the SA objective as less impervious surface area in the floodplain reduces runoff, which can decrease peak discharge for rainfall events and lower flood heights.  <i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP083: + IP015: 0 IP094: -	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	There are no designated sites located near the site allocations. Potential direct positive effects are likely to occur at IP083 where the majority of land will be retained as open space or vegetation supporting wildlife habitats. Consequently, indirect positive effects may occur with regards to air quality, water quality, and soil resources. One TPO is identified at IP094 and <i>application for Tree Works may be required.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP083: 0 IP015: - IP094: 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	None of the sites fall within an Area of Archaeological Importance or Conservation Area. There is one listed building adjacent to IP015 (Paul's Maltings - Grade II) and negative effects may occur if housing is developed in the eastern part of the land.  <i>Appropriate design of residential buildings should be considered in order to avoid any negative effects on the setting of the designated site.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP083: + IP015: 0 IP094: 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Potential positive effects on local distinctiveness are associated with improved waterfront landscape /townscape through the retention of open space and enhancement of the river path.
HW1 To improve the health of those most in need	IP083: + IP015: - IP094: 0	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur as a result of the retention of 80% of IP083 as an open space and the enhancement of the river path in this section. Residents (IP083/IP015) may also benefit from the close location of sport facilities at the Ipswich Stadium and playing fields located to the north of the site allocations. The provision of a new car parking may result in indirect negative effects on health if people are discouraged to choose walking or cycling as a mode of transport.
HW2 To improve the quality of life where people live and encourage community participation	IP083: + IP015: + IP094: +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, Ipswich Football Club, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and open space thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP083: + IP015: + IP094: +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport. Some positive effects may occur with the allocation of land for employment use and thus improving the employment opportunities in the borough.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP083: 0 IP015: 0 IP094: +	Short Direct Reversible Medium	Localised area in Central Ipswich	IP094 will contribute to the achievement of the SA objective through the allocation of land for employment use (B1 Class). It is anticipated that IP083 and IP015 will have a negligible effect due to only temporary short term employment opportunity during construction of residential units.
ER3 To help meet the housing requirements for the whole community	IP083: + IP015: + IP094: 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP083 and IP015 will contribute to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP083: + IP015: + IP094: +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	New residential development (IP083 and IP015) and new employment opportunities (IP094) will contribute to the achievement of the SA objective.
ER5 To support vital and viable town, district and local centres	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.
ER6 To encourage efficient patterns of movement in support of economic growth	IP083: + IP015: + IP094: +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment areas and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP083: + IP015: + IP094: +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing, office buildings, open space and car parking facilities and thus improving the business attractiveness of the town centre.
CL1 To maintain and improve access to education and skills for both young people and adults	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small proportion of housing development of IP083 and IP015 the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should also be noted that the sites are located in an area ranked as relatively deprived. Crime levels may increase in the vicinity of the new multi-storey car park. Therefore, <i>it would be beneficial to incorporate safety by design principles within new development.</i> <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

## South West – Gipping

IP004: Bus depot Sir Alf Ramsey Way, 59 homes + 50% employment use

IP051: Old Cattle Market Portman Road, 80% B1 development + 20% town centre uses such as leisure

IP096: Car park Handford Road East, 24 homes

IP006: Coop Warehouse, Pauls Road, 28 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP004 + IP051 + IP096 + IP006 +	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	None of the site allocations are located near or in an AQMA.  The indicative capacity of the IP004, IP051 and IP096 suggest that traffic may be generated in the vicinity of Sir Alf Ramsey Way particularly during peak hours. The area is served by public transport (two bus routes running on Handford Road) which may reduce the need to travel by private car. In addition the close location of a number of employment sites provides an opportunity to encourage the implementation of car-share schemes  <i>Sustainable modes of transport should be further encouraged through improved pedestrian routes in the area and/or through provision of cycling facilities at major employment hubs.</i>
ET2 To conserve soil resources and quality	IP004 + IP051 + IP096 + IP006 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land. Due to previous use of the land, a contaminated land risk assessment should be undertaken. It is considered that the effect in the medium and long term is likely to be beneficial.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP004 - IP051 - IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste + office waste). The indicative capacity of IP004 and IP051 suggests potential for negative effects if mitigation measures are not in place.  Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.  <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP004 + IP051 - / ? IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport: Tower Ramparts Bus Station and Old Cattle Market Bus Station are located to the east, Ipswich Railway Station is located to the south, and two local bus lines connect the north bank with residential areas and facilities on the south bank. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective.  <i>A separate transport assessment may be required for IP051 due its size and close proximity to Ipswich football club stadium which may result in potential negative effects on traffic particularly during major sport events.</i>
ET5 To improve access to key services for all sectors of the population	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping areas and community facilities.  No major access constraints are identified.  <i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes particularly around the vicinity of the office buildings.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP004 - IP051 - IP096 +/- IP006 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that most community facilities are within walking distance.</p> <p>IP004 and IP051 are entirely located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Part of IP096 is also located in a zone prone to flooding.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design).</i></p> <p><i>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP004 - IP051 - IP096 +/- IP006 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP004 and IP051 are entirely located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Part of IP096 is also located in a zone prone to flooding.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP004 0 IP051 0 IP096 - IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	IP096 is located near local nature reserve and negative effects are likely to occur during construction with regards to dust and air pollution, noise and disturbance of species. <i>However, mitigation measures, such as an implementation of a Construction Environmental Management Plan (CEMP), are likely to reduce any significant negative effects.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP004 0 IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no designated sites located in or near the site allocations and none of the sites fall within an Area of Archaeological Importance/Conservation area.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP004 0 IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst none of the site allocations is anticipated to have any negative effects on the local distinctiveness of townscape, <i>opportunities should be sought to enhance the quality of the townscape through appropriate design of office buildings ((IP051) and residential dwellings (IP004, IP096, and IP006).</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP004 +</p> <p>IP051 +</p> <p>IP096 +</p> <p>IP006 -</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Whilst the provision of decent housing and employment opportunities may have some positive indirect effects on health, it is considered that the effect from the development of each site will be negligible. Some negative effects are likely to occur with the development of IP006 as result of the location of rail lines adjacent to the site and potential noise disturbance.</p> <p>Positive indirect positive effects are likely to occur with regards to the use of the playing grounds and sport facilities near IP004, IP051, IP096. The sites are also near designated river paths and close to community facilities (restaurants, cinemas, churches) which may encourage more people to choose walking as the main mode of transport.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP004 +</p> <p>IP051 +</p> <p>IP096 +</p> <p>IP006 +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, playing grounds, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and employment opportunities and thus improving the overall quality of life.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP004 +</p> <p>IP051 +</p> <p>IP096 +</p> <p>IP006 +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Social exclusion will be reduced through the allocation of sites for residential/business uses near a wide range of community facilities easily accessible by different means of transport.</p> <p>The main benefits are associated with the existing playing fields and the close proximity of Ipswich Football Club Stadium.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP004 0 IP051 + IP096 0 IP006 0	Short, medium, and long term Direct Reversible Medium	Localised area in Central Ipswich	The only site with potential to contribute to the achievement of the SA objective is IP051 allocated for B1 business use. IP004, IP096, and IP006 are allocated for residential use and employment opportunities will be temporary during construction of new development.
ER3 To help meet the housing requirements for the whole community	IP004 + IP051 0 IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP089, IP012, IP043 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP004 0 IP051 + IP096 0 IP006 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and a new office building (IP051) will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	There are no District or Local centres in the vicinity of the sites. However, the site allocations will contribute to the achievement of the SA objective through regeneration of a central town area and influx of new residents/employees.
ER6 To encourage efficient patterns of movement in support of economic growth	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential and office buildings close to existing/future employment hubs, shopping areas, and community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP004 0 IP051 + IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas.  IP051 will contribute directly to the achievement of the SA objective through the provision of office/hotel/leisure space in a central part of Ipswich next to existing employment sites.
CL1 To maintain and improve access to education and skills for both young people and adults	IP004 0 IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP004 - IP051 - IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average and the close proximity of Ipswich Football Club has potential to result in anti-social activities during sport events. Therefore, <i>it would be beneficial to incorporate safety by design principles within new developments.</i>  <a href="http://opendatacommunities.org/deprivation/map">http://opendatacommunities.org/deprivation/map</a>

# Sustainability Matrix IP-One Policies

## IP- One Policies

**Policy DM47 – Central Shopping Area**

**Policy DM48 – Primary, Secondary and Specialty Shopping Areas and Frontages**

**Policy DM49 – Retail Site Allocations**

**Policy DM50 – Districts and Local Centres within IP-One**

**Policy DM51 – Town Centre Boundary**

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	DM47: +/-	Medium and Long-term	Central Area Shopping Areas, Retail Areas, District Centres within IP-One, town centre	<p>The approach of Policy DM47 is to focus retail activity within a concentrated area and recognise that the Central Shopping Area should be accessible by walking, cycling, public transport and private car. This policy is likely to have both positive and negative impact on air quality by concentrating retail activity within the centre which may reduce travelling by private car within the centre but may also draw in additional car journeys by supporting a better retail offer in the centre.</p> <p>Policy DM48 defines primary, secondary and speciality shopping areas within the central shopping area and is not likely to have an impact on this SA Objective.</p> <p>Policy DM49 relates to the Land at Westgate, which is allocated for A1 retail-led mixed use development. The reasoned justification also addresses refurbishment of the Tower Ramparts, which is within the town centre. This policy is also likely to have both positive and negative impacts on air quality by concentrating retail activity within the centre which may reduce travelling by private car but may also draw in additional car journeys by supporting a better retail offer in the centre.</p> <p>DM50 supports the district centres at Duke Street and Wherstead which will serve the local residential communities. This policy will indirectly support this objective by providing services locally, whereby reducing the need to travel by private cars.</p> <p>DM51 is likely to have both positive and negative impacts on air quality since extending the townscape boundary would concentrate retail activity within this boundary but may also draw additional car journeys to the extended area.</p> <p><i>It is recommended that Policy DM51 make reference to transport facilities associated with</i></p>
	DM48: 0	Indirect		
	DM49: +/-	Reversible		
	DM50: +	Medium Certainty		
	DM51: +/-			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<i>the areas where the town centre boundary has been extended. Policy DM50 should make reference to walking and cycling routes to these centres.</i>
ET2 To conserve soil resources and quality	DM47: 0 DM48: 0 DM49: 0 DM50: 0 DM51: 0	Medium and Long-term Direct / Indirect Reversible Medium Certainty	Central Area Shopping IP-One Area	Policy DM47, DM48, DM49 and DM 50 seek to define where retail activities are to take place, which are within the town centre. Proposed developments would be on brownfield land and would not make any contributions to the SA Objective.  DM51 extends the boundary of the town centre where the area is built up and developments are likely to be on brownfield land.
ET3 To reduce waste	DM47: - DM48: - DM49: - DM50: - DM51: 0	Medium and Long-term Indirect Reversible Low Certainty	IP-One Area	DM47 and DM 48 focus retail activity within the centre, which would contribute towards generating a level of increased presence within the centre and this could potentially lead to an increase in waste within the Central Shopping Area. DM50 defines district centres in Wherstead and Duke Street shopping areas where new developments would also result in an increase in waste.  DM49 will result in an increase in waste from the Westgate retail allocation..  The provision of adequate and appropriately placed bins and where possible recycling facilities within these areas could contribute towards reducing waste and encouraging residents and businesses to recycle. It would also serve to maintain an attractive image of the Central Shopping Area and district centres by keeping them tidy and free from litter.  <i>It is recommended that Policy DM47, DM48, DM49 and DM50 should include reference to the provision of adequate waste facilities and where possible recycling facilities within the Central Shopping Area, Westgate and district centres.</i>
ET4 To reduce the effects of traffic upon the environment	DM47: +/- DM48: +/- DM49: +/- DM50: +	Short, Medium and Long-term Indirect Reversible Medium Certainty	IP-One Area	Policy DM47 approach is to focus retail activity within a concentrated area and recognise that the Central Shopping Area should be accessible by walking, cycling, public transport and private car. DM48 defines primary, secondary and speciality shopping areas within the central shopping area and is not

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	DM51: +/-			<p>likely to have an impact on this objective. DM49 relates to the Westgate site, which is within the town centre. These policies would contribute partially towards reducing traffic levels within the Borough as they would be located within the town centre, where sustainable modes of transport are available but may also draw additional car journeys to the area.</p> <p>The provision of retail uses in the district centres of Wherstead and Duke Street will provide convenient access for people to go to work and use local services. This in turn may help to encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment.</p> <p>DM51 is likely to have both positive and negative impacts on traffic since extending the townscape boundary would concentrate retail activity within this boundary but may also draw additional car journeys to the extended area.</p>
ET5 To improve access to key services for all sectors of the population	DM47: + DM48: + DM49: 0 DM50: + DM51: ++	Medium and Long-term Direct/Indirect Reversible High Certainty	Borough wide	Policies DM47, DM48, DM49 and DM50 directly support the SA Objective and highlight the important role of the town centre and district centres as places to provide key service needs for the local surrounding population. Policy DM51 extends the area, which would allow additional areas which could provide services and improve accessibility to key services and facilities within a wider area.
ET6 To limit and adapt to climate change	DM47: +/- DM48: +/- DM49: +/- DM50: +/- DM51: +/-	Long-term Direct Irreversible Low Certainty	Borough wide	Policies DM47, DM48, DM49, and DM50 promote retail uses within the town centre and District Centres in IP-One, which are accessible by public transport. This would help reduce the use of private cars and greenhouse gas emissions. However, policies DM47, DM48 and DM49 may result in increased use of private cars by people outside Ipswich to access centres and this would increase greenhouse emissions.  Policy DM50 applies to district and local centres which are within Flood Zones 2 or 3. Policy DM50 relates to the district centre at Wherstead Road, which is in the vicinity of the River Orwell and is located within Flood Zone

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>2 and 3. This district centre is accessible by local residents but may also result in increased use of private cars by people outside the area.</p> <p>DM51 extends the boundary of the town centre, which covers flood risk areas, particularly those near the Waterfront.</p> <p><i>It is recommended that these policies include reference to ensuring that new development does not exacerbate current flood risk issues in the area.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>DM47: <b>0</b></p> <p>DM48: <b>0</b></p> <p>DM49: <b>0</b></p> <p>DM50: -</p> <p>DM51: -</p>	<p>Short, Medium and Long-term</p> <p>Direct</p> <p>Reversible</p> <p>Medium Certainty</p>	<p>IP-One Area</p>	<p>DM47, DM48 and DM49 relate to areas which are not within flood zones and are not expected to have any impact on water resources or flood risk. Policy DM50 relates to the district centre and local centres, some of which are located in Flood Zones 2 and 3. Wherstead Road District Centre, which is in the vicinity of the River Orwell, is located within Flood Zone 2 and 3. In the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence. Though not referred to in the policies, the incorporation of Sustainable Urban Design Systems (SuDs) into shopping areas would have the potential to contribute to reducing flood risk.</p> <p><i>It is recommended that these policies should make some reference to the use of SuDS features against flood risk.</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>DM47: -</p> <p>DM48: -</p> <p>DM49: -</p> <p>DM50: -</p> <p>DM51: -</p>	<p>Long-term</p> <p>Direct</p> <p>Reversible</p> <p>High Certainty</p>	<p>Central Area Shopping Areas, Retail Areas, District and Local Centres within IP-One, town centre</p>	<p>There are a number of trees with preservation orders within the central shopping area. Policy DM47, DM48 and DM49 support development, which may have potential impact on the trees and therefore biodiversity resources.</p> <p><i>It is recommended that these policies should make some reference to protecting and enhancing biodiversity resources.</i></p> <p>DM50 relates to District and Local Centres, areas where there are trees with preservation orders and new developments may have potential impact on trees and therefore biodiversity resources.</p> <p>DM51 relates to extending the town centre boundary and identifies the area at the centre of Ipswich where the Council wishes to concentrate development of non-retail main town centre uses.</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	DM47: -	Short, Medium and Long Term Direct Reversible Medium Certainty	Central Area Shopping Areas, Retail Areas, District and Local Centres within IP-One, town centre	There is potential for the development of new shopping and retail areas through DM47, DM48, DM49, DM50 and DM51. The policies therefore have the potential to have an impact on sites of historical importance during construction periods. There are a large number of listed buildings within IP-One which may be directly affected or their settings. There are also Areas of Archaeological Importance within the central shopping area.  <i>It is recommended that Policies DM47, DM48, DM49, DM50 and DM51 include a reference to the protection of sites of historical importance.</i>
	DM48: -			
	DM49: 0			
	DM50: -			
	DM51: -			
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM47: -	Medium and Long-term Indirect Reversible Medium Certainty	Central Area Shopping Areas, Retail Areas, District and Local Centres within IP-One	DM47and DM48 relate to the central shopping area, DM50 relates to district and local centres within IP-One. DM51 extends the boundary of the town centre. There are parts of three Conservation Areas within the town centre - Central, Wet Dock and St Helen's. Any developments would have potential to affect the town centre's townscape. DM50 refers to the district centres at Wherstead Road and Duke Street, which are not within any Conservation Areas but are within the vicinity of the River Orwell.  <i>It is recommended that Policies DM47, DM48, DM49, DM50 and DM51 should include a reference to the design of new developments protection of sites of historical importance.</i>
	DM48: -			
	DM49: -			
	DM50: -			
	DM51: -			
HW1 To improve the health of those most in need	DM47: 0	N/A	N/A	There is no link between the policies and the SA Objective.
	DM48: 0			
	DM49: 0			
	DM50: 0			
	DM51: 0			
HW2 To improve the quality of life where people live and encourage	DM47: +	Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	Policies DM47, DM48, DM49, DM50 and DM51 recognise the important role that shopping areas and District Centres play within communities with the provision of key services and facilities that meet the needs of residents. With the approach to development focused on development in and around centres,
	DM48: +			
	DM49: +			
	DM50: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
community participation	DM51: +			contributions can be made to the vitality and vibrancy and will help to improve quality of life as well as contribute towards encouraging community participation.
ER1 To reduce poverty and social exclusion	DM47: +	Medium and Long-term	IP-One	Policies DM47, DM48, DM49, DM50 and DM51 would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.
	DM48: +	Indirect		
	DM49: +	Reversible		
	DM50: +	Low Certainty		
	DM51: +			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM47: +	Medium and Long-term	Borough wide	Policies DM47, DM48, DM49, DM50 and DM51 would make some contribution to the SA Objective through providing employment within the shopping area and allocation, the town centre and district centres.
	DM48: +	Direct/Indirect		
	DM49: +	Reversible		
	DM50: +	High Certainty		
	DM51: +			
ER3 To help meet the housing requirements for the whole community	DM47: 0	Medium and Long-term	Mint Quarter	There is no link between the policies DM47, DM48, DM50 and DM51 and the SA Objective. Policy DM49 seeks a retail-led scheme at Westgate which could include some housing,
	DM48: 0	Direct		
	DM49: +	Reversible		
	DM50: 0	Medium Certainty		
	DM51: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM47: +	Medium and Long-term	IP-One, District Areas and Employment Areas	Policies DM47, DM48, DM49 and DM51 would make some contribution to the SA Objective through providing employment within the shopping and employment areas. Developments in the town centre would prove attractive to new businesses because of accessibility and would serve to support economic growth.  Policy DM50 supports the SA Objective as District Centres perform roles within their respective communities such as day to day convenience, food and service needs of the local residents. This policy would provide the opportunity to encourage new business formation and would promote local areas as
	DM48: +	Direct/Indirect		
	DM49: +	Reversible		
	DM50: +	Low Certainty		
	DM51: +			



Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				places to live and work which would support economic growth within the plan area.
ER5 To support vital and viable town, district and local centres	DM47: + DM48: + DM49: + DM50: + DM51: +	Medium - Long-term Direct Reversible High Certainty	Central Shopping Area, Town Centre and District Centres	<p>Policies DM47, DM48, DM49 and DM51 directly support the SA Objective, particularly the vitality and viability of the town centre and central shopping area. Policy DM50 recognises that District Centres perform an important role serving the day to day convenience food and services needs of their local resident catchment populations and it protects that role.</p> <p>Policy DM47, DM48, DM49, DM50 and DM51 will safeguard the employment role of centres and provide key employment areas for businesses (including retail businesses in the central shopping area and district centres) to locate. This would increase the Borough's attractiveness and will help to support the vitality and viability of the centres.</p>
ER6 To encourage efficient patterns of movement in support of economic growth	DM47: + DM48: + DM49: + DM50: + DM51: +	Medium-Long-term Direct Reversible Medium Certainty	Town Centre and District Centres	<p>Policies DM47, DM48, and DM49 recognise the importance of protecting shopping areas within the town centre and allocating additional sites for retail investment. This ensures that shopping and retail services are accessible to residents and will ensure that sufficient land and premises will be available to accommodate business start-up and growth.</p> <p>Policy DM50 recognises that District Centres perform important role serving communities within Wherstead Road and Duke Street. The protection of the district centres would provide the premises to accommodate businesses and this would support economic growth close to residential areas.</p> <p>DM51 extends the boundary of the town centre and focuses office, cultural and leisure development into the centre, which may encourage new businesses.</p>
ER7 To encourage and accommodate both indigenous	DM47: + DM48: + DM49: + DM50: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Town Centre and District Centres	<p>Policies DM47, DM48, and DM49 recognise the importance of protecting shopping areas within the town centre and allocating additional sites for retail investment. This will ensure that sufficient land and premises will be available to accommodate new businesses.</p> <p>Policy DM50 recognises that District Centres</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
and inward investment	DM51: +			perform important role serving communities within Wherstead Road and Duke Street. The protection of the district centres would provide the premises to accommodate businesses and this would support investments.  DM51 extends the boundary of the town centre, which may encourage new businesses to the area.
CL1 To maintain and improve access to education and skills for both young people and adults	DM47: 0 DM48: 0 DM49: 0 DM50: 0 DM51: 0	N/A	N/A	There is no link between the policies and the SA Objective.
CD1 To minimise potential opportunities for crime and anti-social activity	DM47: - DM48: - DM49: - DM50: - DM51: -	Short, Medium and Long-term Indirect Reversible Medium Certainty	IP-One Area	There may be increased opportunities for crime within the shopping areas in the town centre and the district centres.  <i>It is recommended that Policies DM47, DM48, DM49, DM50 and DM51 make reference to incorporating safety by design which would contribute towards reducing the potential for crime and anti-social activities.</i>

## IP- One Policies continued

- Policy DM52 – Ipswich Waterfront**
- Policy DM53 – Education Quarter**
- Policy DM54 – Tourism and Culture**
- Policy DM55 – Pedestrian and cycle routes in IP-One**
- Policy DM56 – East-west Traffic**
- Policy DM57 – Town Centre Parking**

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	DM52: +/-	Medium and Long-term	The Waterfront, Education Quarter and IP-One	<p>Policy DM52 relates to the Waterfront, which remains the focus for regeneration within central Ipswich to create mixed use neighbourhoods – residential, community, office, arts, culture and tourism. Much of the 80 ha area is developed but a few key sites remain to be redeveloped. This policy may result in an increased use of private cars by future residents who may travel to areas outside Ipswich and by people that may be travelling to these cultural facilities and employment areas from outside Ipswich and this may negatively impact on air quality. However, the area is accessible by public transport, cycling and on foot, particularly for residents in the town centre.</p> <p>DM53 focuses development for education and ancillary uses, such as student accommodation or offices within the Education Quarter. This policy is likely to have a positive impact within the quarter and reduce travelling by private car since the developments would be within the Suffolk New College Campus and the University Campus Suffolk.</p> <p>DM54 support the retention and enhancement of existing facilities, providing for arts, culture and tourism facilities and the creation of new facilities including visitor accommodation within the town centre boundary and the Waterfront area. The facilities will be focused in the town centre, which is well served by public transport which may reduce impact on air quality. However, there may also be those who would travel by private car to these facilities.</p> <p>DM55 supports improvements to pedestrian and cycle routes within the town centre and those linking the town centres to residential areas and beyond, which is likely to contribute positively to air quality.</p> <p>DM56 safeguards provision of a new Wet Dock</p>
	DM53: +	Direct		
	DM54: +/-	Reversible		
	DM55: ++	Medium Certainty		
	DM56: +/-			
	DM57: -			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>Crossing. Upon completion, the Star Lane Gyratory will be reduced to one lane in each direction, which would facilitate access between the Waterfront and Central Shopping Area. The Star Lane Gyratory, which is a key east-west corridor, causes congestion and poor air quality as well as a barrier to pedestrian movement between the Waterfront and the Central Shopping Area. This policy is likely to have both positive and negative impact on air quality since reducing to one lane each way may reduce cars on the gyratory but it could also result in longer queues. DM57 provides for a Central Car Parking Core within town centre. Car parks are proposed in the Mint Quarter, Shed 8 Orwell Quay and Turret Lane, which are within or close to Air Quality Management Areas. The policy states that it supports the Travel Ipswich measures and encourages the use of sustainable modes of transport.</p> <p><i>It is recommended that Policy DM57 includes information on how it supports sustainable modes of transport within IP-One.</i></p>
ET2 To conserve soil resources and quality	DM52: <b>0</b> DM53: <b>0</b> DM54: <b>0</b> DM55: <b>0</b> DM56: <b>0</b> DM57: <b>0</b>	Medium and Long-term Direct / Indirect Reversible Medium Certainty	IP-One	<p>Policy DM52, DM53, and DM54 relate to the regeneration of the Waterfront, developments in the Education Quarter and the development of cultural and arts facilities in the town centre. Proposed developments would be on brownfield land and would not make any contributions to the SA Objective.</p> <p>DM55, DM56 and DM 57 relate to cycling and pedestrian routes, a pedestrian crossing and car parks respectively and these are likely to be in the built up area of the town centre.</p>
ET3 To reduce waste	DM52: <b>-</b> DM53: <b>-</b> DM54: <b>-</b> DM55: <b>0</b> DM56: <b>0</b>	Medium and Long-term Direct Reversible Low Certainty	Waterfront and Education Quarter and IP-One town centre	<p>The proposed developments in DM52 within the Waterfront could potentially lead to an increase in waste within the Waterfront. Similarly, developments proposed within DM53 could potentially lead to an increase in waste within the Education Quarter. The development of cultural facilities and visitor accommodation as proposed in DM54 could also lead to an increase in waste in association</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	DM57: 0			<p>with new development.</p> <p>DM55, DM56 and DM57 are not likely to result in increase in waste.</p> <p>The provision of adequate and appropriately placed bins and where possible recycling facilities within these areas could contribute towards reducing waste and encouraging residents to recycle. It would also serve to maintain an attractive image of the town centre, Waterfront and the Education Quarter by keeping them tidy and free from litter.</p> <p><i>It is recommended that Policy DM52, DM53 and DM54 should include reference to the provision of adequate waste facilities and where possible recycling facilities within the Waterfront, Education Quarter and town centre.</i></p> <p><i>The application of Code for Sustainable Homes and BREEAM standards as part of new development should lead to a progressive reduction in waste generation and encourage greater levels of re-use and recycling as part of new development.</i></p>
ET4 To reduce the effects of traffic upon the environment	DM52: + DM53: + DM54: + DM55: ++ DM56: +/- DM57: -	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	<p>Policy DM52 approach is to encourage regeneration within the Waterfront to create mixed use developments so that facilities and services would be accessible to residents. Similarly, Policy DM53 provides for education and ancillary uses within the Education Quarter, which would be accessible to those at the Suffolk New College and Suffolk University. DM54 provides for access to arts, culture and tourism facilities within the town centre. These policies would contribute partially towards reducing traffic levels within the Borough as they would be located within the town centre, where sustainable modes of transport are available.</p> <p>Policy DM55 would encourage cycling and walking and help reduce car use. DM56 would facilitate access between the Waterfront and the Central Shopping Area, which may reduce car use but it may also generate additional car based east west movements. Policy DM57 provides for car parking in the town centre and is likely to increase traffic congestion within the town centre. New car parks are proposed within or adjacent to AQMAs.</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<i>It is recommended that Policy DM57 includes information on sustainable modes of transport within IP-One.</i>
ET5 To improve access to key services for all sectors of the population	DM52: + DM53: + DM54: + DM55: + DM56: + DM57: +	Medium and Long-term Direct/Indirect Reversible High Certainty	Waterfront, Education Quarter, IP One	Policies DM52, DM53, and DM54 directly support the SA Objective and highlight the important serving role of the town centre, the Waterfront and Education Quarter as places to provide key service needs for the local surrounding population.  Policy DM55 would improve access to services within the town centre and also the wider area. Policy DM56 would improve access between the Waterfront and Central Shopping Area, serving both the Waterfront residents and those in the Central Shopping Area. DM57 would improve access services in the town centre from within or even outside the Borough.
ET6 To limit and adapt to climate change	DM52: +/- DM53: +/- DM54: + DM55: + DM56: +/- DM57: -	N/A	IP-One, Town Centre	Policies DM52, DM53, DM54 and DM55 would help reduce dependence on the private car. New housing proposed in Policy DM52 would be located in the Waterfront and accessible to the town centre. Student accommodation proposed in Policy DM53 would be accessible to the University and Suffolk New College. Visitor accommodation as proposed in DM54 would be within the town centre and the Waterfront. However, the waterfront area is within Flood Zone 2 and 3 and new developments may increase flood risk. It should be noted, however, that the flood defence barrier is important for release of the development sites at the Waterfront and those within the flood zones.  In addition, Policy DM55 provides for cycling and pedestrian routes while DM56 supports pedestrian access. DM56 would also facilitate movement of traffic along the Star Lane Gyratory and may alleviate congestion problems but it could also generate additional car based east west movements..  However, providing for public car parks within the town centre as proposed in DM57 would increase greenhouse emissions.  DM52, DM53, DM54 and DM55 apply to areas

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>within Flood Zones.</p> <p><i>It is recommended that these policies include reference to ensuring that new development does not exacerbate current flood risk issues in the area.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>DM52: -</p> <p>DM53: -</p> <p>DM54: -</p> <p>DM55: 0</p> <p>DM56: 0</p> <p>DM57: -</p>	<p>Long-term</p> <p>Direct</p> <p>Reversible</p> <p>High Certainty</p>	<p>Waterfront, Education Quarter, IP One, town centre</p>	<p>Policy DM52 relates to the Waterfront, which is adjacent to the River Orwell and is within Flood Zones 2 and 3.</p> <p>Policy DM53 – Education Quarter is located adjacent to the Wet Dock and this area is within Flood Zones 2 and 3.</p> <p>Policy DM54 includes proposals to develop visitor accommodation in the Waterfront, which is in a Flood Risk Zone.</p> <p>Policies DM55 and DM56 are not expected to have an impact on water resources or flood risk.</p> <p>Policy DM57 relates to car parks within the town centre. Car parks south and southwest of the town centre are within Flood Zones 2 and 3.</p> <p>Though not referred to in the Policy, the incorporation of Sustainable Urban Design Systems (SuDS) within the Waterfront and the town centre would have the potential to contribute to reducing flood risk.</p> <p><i>It is recommended that Policies DM52, DM53, DM54 and DM57 should make some reference to the use of SuDS features against flood risk.</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>DM52:-</p> <p>DM53: -</p> <p>DM54: -</p> <p>DM55: 0</p> <p>DM56: 0</p> <p>DM57: 0</p>	<p>Long-term</p> <p>Direct</p> <p>Reversible</p> <p>Medium Certainty</p>	<p>Waterfront, Education Quarter and Areas within IP-One, town centre</p>	<p>Policy DM52 relates to the Waterfront Area, which is adjacent to the River Orwell where developments have potential to have an impact on water species and habitats. The Appropriate Assessment on the adopted Core Strategy has not identified any threats from new developments. However, potential disturbance to birds during construction may be likely.</p> <p>DM53 relates to the University Quarter, where a section (open space and car parks) is adjacent to the Wet Dock and therefore potential negative impacts are likely to be negligible. However, the University Quarter has some mature trees and is adjacent to Alexandra Park, where there are also mature trees, which may be affected by new</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>developments.</p> <p>DM54 proposes arts, cultural and tourism facilities in the town centre and visitor accommodation in the Waterfront, where developments have potential to impact water species and habitats. There may be disturbance to birds during construction but the impact on biodiversity is expected to be negligible.</p> <p>DM55 and DM56 and DM57 relate to cycle and pedestrian routes, pedestrian access and car parks within central Ipswich and are not likely to impact biodiversity and geodiversity.</p> <p><i>It is recommended that Policies DM52 and DM53 should make some reference to protecting biodiversity resources.</i></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>DM52: -</p> <p>DM53: -</p> <p>DM54: -</p> <p>DM55: 0</p> <p>DM56: -</p> <p>DM57: -</p>	<p>Short, Medium and Long Term</p> <p>Direct</p> <p>Reversible</p> <p>Medium Certainty</p>	<p>Waterfront, Education Quarter and Areas within IP-One, town centre</p>	<p>There are several listed buildings in the vicinity of the Waterfront, which includes churches between Star Lane and Key Street, the old brewery building at the port and the Old Custom House. The area also includes the historic port area and is within the Wet Dock Conservation Area. New developments relating to Policy DM52 therefore have potential to impact listed buildings and sites of historical importance.</p> <p>There are a number of listed buildings within and in the vicinity of the Education Quarter, therefore there is potential for new developments relating to Policy DM53 to have an impact on the listed buildings and their settings during construction periods. The Education Quarter lies outside Conservation Areas. It adjoins the Central and St Helens Conservation Areas, so there is potential for new developments to impact on historical areas.</p> <p>Policy DM54 applies to the town centre, where there are a number of listed buildings or their settings which may be directly affected by new developments relating to arts, culture and tourism. Most of the town centre is within the Central Conservation Area, so there is potential for new developments to impact historical sites.</p> <p>All the above could also affect areas of archaeological importance.</p> <p>Policy DM55 is not expected to impact listed</p>



Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>buildings or sites of historical importance as these relate to pedestrian and cycle routes. Policy DM56 has potential to impact on the character of Conservation Areas. The Wet Dock Crossing would traverse the Wet Dock Conservation Area as parts of the gyratory pass through the Wet Dock and Central Areas. DM57 may have potential to impact Listed Buildings and their settings as there are listed buildings in the vicinity of the Crown Street, MInt Quarter, and Turret Lane, where car parks are proposed. Shed 8 Orwell Quay and Turret Lane are located in an Area of Archaeological Importance.</p> <p><i>It is recommended that Policies DM52, DM53 and DM54 should include a reference to the protection of sites of historical importance.</i></p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM52: - DM53: - DM54: - DM55: 0 DM56: - DM57: -	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One,	<p>Policies DM52, DM53, and DM54 relate to Waterfront, the Education Quarter and the town centre which are within Conservation Areas – Central and Wet Dock. Depending on the design of the new developments, there is potential to impact on townscape.</p> <p>Policies DM55 is not expected to have a significant impact on this SA Objective.</p> <p>Pedestrian and cycle routes may have a minor effect on townscape but this is expected to be negligible.</p> <p>DM56, which proposes a new road, has potential to affect townscape.</p> <p>DM57 supports the development of car parks, which have the potential to impact on the character of Conservation Areas. Shed 8 Orwell Quay is adjacent to a Conservation Area. Turret Lane is partly within a Conservation Area. Crown Street is adjacent to a Conservation Area. Depending on the design of the car parks, these have potential to impact on the character of the Conservation Areas.</p> <p><i>It is recommended that Policies DM52, DM53, DM54 and DM57 include a reference to the design of new developments taking account of the character of the Conservation Areas.</i></p>
HW1	DM52: +	Medium and Long-	Waterfront, Education	Policies DM2 and DM53 seek provision of

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To improve the health of those most in need	DM53: +	term Indirect Reversible Medium Certainty	Quarter and Areas within IP-One, town centre	residential accommodation which may have indirect health benefits from good quality housing. Policy DM54 is not expected to have a significant effect on this SA Objective as it only provides for visitor accommodation.  By improving pedestrian and cycle routes Policy DM55 may encourage people to cycle or walk and the exercise would have health benefits.  Policy DM56 and DM57 are not expected to contribute to this SA Objective.
	DM54: 0			
	DM55: +			
	DM56: 0			
	DM57: 0			
HW2 To improve the quality of life where people live and encourage community participation	DM52: +	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One, town centre	Policies DM52, DM53, and DM54 seek to provide residential, educational ancillary uses, arts, tourism and cultural facilities community uses within the Waterfront, the Education Quarter and the town centre. New developments will contribute to the vitality and vibrancy of these areas and help to improve quality of life of residents as well as contribute towards encouraging community participation. DM55, DM56 and DM57 will improve access to the town centre and the Waterfront areas but the effect would be negligible.
	DM53: +			
	DM54: +			
	DM55: 0			
	DM56: 0			
ER1 To reduce poverty and social exclusion	DM52: +	Medium and Long-term Indirect Reversible Low Certainty	Waterfront, Education Quarter and Areas within IP-One, town centre	Policies DM52, DM53, and DM54 would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.  DM55, DM56 and DM57 will improve access to the town centre and the Waterfront areas but the effect would be negligible.
	DM53: +			
	DM54: +			
	DM55: 0			
	DM56: 0			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM52: +	Medium and Long-term Direct/Indirect Reversible Low Certainty	Waterfront, Education Quarter and Areas within IP-One, town centre	Policies DM52, DM53, and DM54 would make some contribution to the SA Objective through providing employment in office developments in the Waterfront, in developments relating to educational ancillary uses within the Education Quarter and in the arts, culture and tourism employment areas in the town centre.  There are no significant effects considered likely between the Policies DM55, DM56, and DM57 and SA Objective.
	DM53: +			
	DM54: +			
	DM55: 0			
	DM56: 0			
	DM57: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ER3 To help meet the housing requirements for the whole community	DM52: +	Medium and Long-term Direct Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One, town centre	Policies DM2 and DM53 seek to provide residential accommodation. Policy DM54 is not expected to contribute significantly to this SA Objective as it supports visitor accommodation.  There are no significant effects considered likely between the Policies DM55, DM56, and DM57 and SA Objective.
	DM53: +			
	DM54: 0			
	DM55: 0			
	DM56: 0			
	DM57: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM52: +	Medium and Long-term Direct/Indirect Reversible Low Certainty	Waterfront, Education Quarter and Areas within IP-One, town centre	Policies DM52, DM53, and DM54 would make some contribution to the SA Objective through providing employment within the Waterfront, the Education Quarter and the town centre employment areas. Developments in these areas would prove attractive to new businesses because of accessibility and would serve to support economic growth within IP-One.  Policies DM55, DM56 and DM57 are not expected to have a significant effect on this SA Objective.
	DM53: +			
	DM54: +			
	DM55: 0			
	DM56: 0			
	DM57: 0			
ER5 To support vital and viable town, district and local centres	DM52: +	Medium - Long-term Direct Reversible High Certainty	Waterfront, and Areas within IP-One, town centre	Policies DM52, DM53, and DM54 directly support the SA Objective, particularly the vitality and viability of the Waterfront, the Education Quarter and town centre. These centres provide a focus for community facilities and services. With the focus of development in and around centres, residents will have the opportunity to make more sustainable travel choices. The provision of adequate employment areas will increase the Borough's attractiveness and will help to support the vitality and viability of the town centre.  DM55, DM56 and DM57 will improve access within the Waterfront, the town centre and areas beyond, which will help support the vitality of the town centre.
	DM53: +			
	DM54: +			
	DM55: +			
	DM56: +			
	DM57: +			
ER6 To encourage efficient patterns of	DM52: +	Medium-Long-term Direct/Indirect Reversible Medium Certainty	Waterfront, and Areas within IP-One, town centre	Policies DM52, DM53, and DM53 seek to protect existing developments and support new developments within the Waterfront, the Education Quarter and the town centre. This ensures that services and employment areas
	DM53: +			
	DM54: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
movement in support of economic growth	DM55: +			<p>are accessible to residents and will ensure that sufficient land and premises will be available to accommodate business start-up and growth.</p> <p>Policies DM55 and DM56 would make the town centre more accessible, which would support the businesses and contribute to economic growth. The effect of DM57 is uncertain; it will make the town centre accessible by private car as businesses and shoppers can park in the town centre but these may also contribute to traffic congestion.</p> <p><i>Policy DM57 includes a reference to Travel Ipswich and states the use of sustainable modes of transport. Additional text in this policy should be provided on measures to encourage people to use sustainable measures rather than the private car.</i></p>
	DM56: +			
	DM57: ?			
ER7 To encourage and accommodate both indigenous and inward investment	DM52: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Waterfront, and Areas within IP-One, town centre	<p>Policies DM52, DM53, and DM54 recognise the importance of protecting mixed use areas within the Waterfront, educational related areas within the Education Quarter and arts, cultural and tourism areas within the town centre as well as supporting new developments. This will ensure that sufficient land and premises will be available to accommodate new businesses.</p> <p>Policies DM55 and DM56 are not expected to have a significant effect on this SA Objective.</p> <p>DM57 recognises that providing sufficient car parking in the town centre may support the town centre economy and encourage investments.</p>
	DM53: +			
	DM54: +			
	DM55: 0			
	DM56: 0			
	DM57: +			
CL1 To maintain and improve access to education and skills for both young people and adults	DM52: +	Short, Medium and Long-term Direct Reversible Medium Certainty	IP-One, town centre	<p>Policy DM53 provides for education uses and ancillary uses relating to education within the Education Quarter, which would support this SA Objective. Policy DM52 also applies to the Education Quarter where the two overlap.</p> <p>There is no link between the policies DM54, DM55, DM56, and DM57 and the SA Objective.</p>
	DM53: ++			
	DM54: 0			
	DM55: 0			
	DM56: 0			
	DM57: 0			
CD1 To minimise potential	DM52: +/-	Short, Medium and Long-term Indirect	IP-One town centre	It is possible that development within, and overall regeneration of the Waterfront and the Education Quarter would increase natural
	DM53: +/-			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
opportunities for crime and anti-social activity	DM54: +/-	Reversible Low Certainty		surveillance and potentially contribute to a reduction in crime levels.
	DM55: 0			However, there may be increased opportunities for crime within the town centre due to increase in population and businesses.
	DM56: 0			<i>It is recommended that Policies DM52, DM53 and DM54 make reference to incorporating safety by design in new developments, which would contribute towards reducing the potential for crime and anti-social activities.</i>
	DM57: 0			<i>DM56 should also make reference to making cycling and pedestrian routes safe in relation to the potential for crime and anti-social activities. Although temporary car parks would not be permitted in the town centre, the development at IP049 No. 8 Shed Orwell Quay and IP054 Turret Lane will provide public car parking. DM57 should include a reference to incorporating safety design measures in car parks, which would contribute towards reducing crime and anti-social activities.</i>