

Ipswich Borough Local Plan Review 2018-2036 Main Modifications Equality Impact Assessment

1. Introduction

- 1.1 This report sets out the results of the Equality Impact Assessment of the Main Modifications of the Ipswich Local Plan Review 2018-2036.

2. Profile of Ipswich

- 2.1 The Local Government Association's Equality Framework for Local Government states that local authorities should 'know' their communities and 'aim to base their policies, procedures and other actions on sound evidence and research around their needs'. The following outlines the population profile of Ipswich based upon the nine protected characteristics and forms the basis for assessing the impact of the Local Plan on each of the protected groups.

Age

- 2.2 The population of Ipswich is 137,532, 18.2% of the Suffolk population (757,000).
- 2.3 The Office for National Statistics' (ONS) 2018 Mid-Year Population Estimates show that Ipswich has a younger population than both the East of England and Great Britain. The ONS indicates that 88,300 or 63.8% of the population is aged 16-64, compared to 61.3% in the East of England and 62.9% in Great Britain.

Disability

- 2.4 The Equality Act states that a person has a disability if he or she 'has a physical or mental impairment' which has 'a substantial and long-term adverse effect on [his or her] ability to carry out normal day-to-day activities'.
- 2.5 According to the 2011 Census, 18% of Ipswich's population (23,542 people) suffers from a long-term health problem or disability which impacts upon their everyday activities. This is slightly more than in England, where 17.6% of the population live with a long-term health problem or disability.

Gender Reassignment

- 2.6 At present, there is no reliable local data on gender reassignment. The Office for National Statistics recognises that there is a lack of information on transgender people and has consulted on possible questions to be included in the 2021 Census.

Marriage and Civil Partnership

- 2.7 According to the 2011 Census, 46,691 people are married in Ipswich; this equates to 43% of the Borough's population who are aged 16 and over. The proportion of the population which is married in the Borough is less than in England (46.6%).

- 2.8 The Census also reports that 0.2% of Ipswich's population (260 people) is living in a registered same-sex civil partnership, an identical proportion to that in England.

Pregnancy and Maternity

- 2.9 The Office for National Statistics reports that there were 1,334 registered births in Ipswich in 2015. At 66.6%, the birth rate per 1,000 of the female population aged 15 to 44 in Ipswich is higher than that of Suffolk (60.9%) and England (62.5%).
- 2.10 The total fertility rate, the average number of live children that a woman is expected to bear in her lifetime, is also higher in Ipswich when compared to Suffolk and England.

Race

- 2.11 Ipswich is one of the most diverse areas in the East of England with 17.1% of the community from non-white British ethnicities. The following table summarises the ethnic diversity of Ipswich as of the 2011 Census, please note that persons with multiple ancestries could indicate their respective ethnic backgrounds under multiple ethnic groups.

Figure 1 - Ethic groups Ipswich

Ethnic Group	Number of people	Percentage
White	118,596	88.9
English/Welsh/Scottish/Northern Irish/British	110,624	82.9
Irish	610	0.5
Gypsy or Irish Traveller	149	0.1
Other White	7,213	5.4
Mixed/multiple ethnic groups	4,816	3.6
White and Black Caribbean	2,579	1.9
White and Black African	655	0.5
White and Asian	637	0.5
Other Mixed	945	0.7
Asian/Asian British	5,740	4.3
Indian	1,801	1.4
Pakistani	242	0.2
Bangladeshi	1,687	1.3
Chinese	666	0.5
Other Asian	1,344	1.0
Black/African/Caribbean/Black British	3,096	2.3
African	1,025	0.8
Caribbean	1,554	1.2
Other Black	517	0.4
Other ethnic group	1,136	0.9
Arab	151	0.1

Any other ethnic group	985	0.7
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- 2.12 Over 70 main languages were identified as being spoken in Ipswich (Census 2011). English is spoken as the main language by all people aged 16 and over in 91.16% of households (32,736) in Ipswich. This is more than in England overall (90.9%). The Census also indicates that 5.4% of households (3,086) in the Borough have no residents who speak English as a main language, whilst in England, the figures is 4.4%. It should be noted that this does not mean that the people within these households cannot speak English. The Office for National Statistics observes that many people identified their English proficiency as 'good' or 'very good' within these households.

Religion or Belief

- 2.13 According to the 2011 Census, 58% of Ipswich's population (77,048 people) has a religion. This is less than in the East and England, 65% and 68% of the population respectively.
- 2.14 The number of people in Ipswich who stated their religion as Christianity 53% (70,797 people) has declined compared to the last Census 68.10%. The number of people following different religions has increased. The following table shows the religious diversity of Ipswich.

Figure 2 - Religion Ipswich

Religion	Ipswich (Number)	Ipswich (%)	East (%)	England (%)
Has religion	77,048	57.7%	64.8%	68.1
Christian	70,797	53.1%	59.7	59.4
Buddhist	495	0.4%	0.4	0.5
Hindu	1,102	0.8%	0.9	1.5
Jewish	83	0.1%	0.6	0.5
Muslim	3,577	2.7%	2.5	5
Sikh	343	0.3%	0.3	0.8
Other	651	0.5%	0.4	0.4
No religion	46,687	35%	27.9	24.7
Not stated	9,649	7.2%	7.3	7.2

Sex

- 2.15 According to the Office for National Statistics, 50.2% (66,956) of the Borough's population is female and 49.8% (66,428 people) is male. In England's 50.7% of population is female and 49.3% is male.

Sexual Orientation

- 2.16 The Office for National Statistics' Annual Population Survey collects information on self-perceived sexual identity. However, the data is output only at the regional and national level. The 2013-2015 Survey reports that 94.8% of the East's population aged 16 and over is heterosexual or straight, 0.8% is gay or lesbian and 0.5% is bisexual. In England, it observes that 93.6% of the population is heterosexual, 1.1% is gay or lesbian, and 0.6% is bisexual.
- 2.17 There is limited local authority data on sexual orientation. The Office for National Statistics chose not to include a specific question on sexual identity in

the 2011 Census, observing that sexuality is multifaceted and difficult to define. However, as noted above, the Census reports that 0.2% of Ipswich's population is living in a registered same-sex civil partnership.

3. Equality Impact Assessment of Policies

- 3.1 Many of the policies within the Plan will benefit the wider community across Ipswich and not specifically those with protected characteristics.
- 3.2 Some policies will have the potential for some direct or indirect impact on different groups. The table below lists the Local Plan policies at Main Modifications stage and assesses the likely impact of the Plan's policies on equalities groups.

Figure 3 - Equality Impact Assessment of the Ipswich Local Plan at Main Modifications Stage

Local Plan Policy	Equality Groups									Explanation and evidence
	Age	Disability	Gender Reassignment	Race and Ethnicity	Religion	Gender	Sexual Orientation	Marriage and Civil Partnership	Pregnancy and Maternity	
Policy ISPA1 Growth in the Ipswich Strategic Planning Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy sets out the Council's role in supporting growth in the Ipswich Strategic Planning Area. The application of this policy will benefit all groups. There are likely to be no equality issues associated with this policy.
Policy ISPA2 Strategic Infrastructure Priorities	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy sets out strategic infrastructure priorities for the Ipswich Strategic Planning Area. The priorities include improved cycle and walking routes. The policy also supports the delivery of key strategic infrastructure including appropriate education provision to meet the needs resulting from growth. This policy will benefit children and young adults.
Policy ISPA3: Cross-boundary mitigation of effects on Protected Habitats and Species	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy supports the Recreational Avoidance and Mitigation Strategy and implementation of mitigation measures for the benefit of the European protected sites across the Ipswich Strategic Planning Area. There are likely to be no equality issues associated with this policy.

Policy ISPA4: Cross Boundary Working to Deliver Sites	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy ISP4 supports cross boundary working with neighbouring authorities to master plan and deliver appropriate residential development and associated infrastructure on identified sites. The policy aims to secure sufficient supply of housing to meet the needs of existing and future households. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, as a result of the resulting downward pressure on house prices and rents.
CS1 Sustainable Development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS1 supports the transition to a low carbon future and reflects the presumption in favour of sustainable development contained within the NPPF. The application of this policy will therefore benefit all groups. There are likely to be no equality issues associated with this policy.
CS2 The Location and Nature of Development	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS2 encourages development in locations where people can easily access jobs, goods and services by the most sustainable mode of travel. This policy will benefit less mobile groups such as older and disabled people as it will increase accessibility to services.
CS3 IP-One Area Action Plan	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS3 supports the implementation of an IP-One Areas Action Plan to help deliver the Ipswich Vision of a waterfront town centre. There are likely to be no equality issues associated with this policy.

CS4 Protecting our Assets	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS4 aims to protect and enhance the Boroughs built, historic, natural and geological assets. The application of this policy will benefit all groups. There are likely to be no equality issues associated with this policy.
CS5 Improving Accessibility	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS5 seeks to optimise the accessibility of new development. The policy is also aimed at ensuring the accessibility of the town centre and individual buildings and developments by people whose mobility is impaired. Good access benefits everyone. However, many people are disadvantaged by poor access to facilities and buildings and vulnerable and disadvantaged groups, such as the elderly, disabled people and pregnant women, can be particularly affected. Poor access can also be caused by difficulties in using the facilities themselves. This policy will benefit less mobile groups as it will increase accessibility to services.
CS7 The Amount of New Housing Required	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS7 aims to secure sufficient supply of housing to meet the needs of existing and future households. The housing requirement figure has been updated to reflect the governments new standard methodology. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, as a result of the resulting downward pressure on house prices and rents.

CS8 Housing Type and Tenure	Positive	Positive	Neutral	Positive	Neutral	Positive	Neutral	Neutral	Neutral	<p>Policy CS8 supports a mix of dwelling types to be provided in order to achieve strong vibrant and healthy communities. As identified above new housing including starter homes are more likely to benefit younger people as they are less likely to already be homeowners. Social rent and affordable rental sectors have a higher prevalence of households containing someone with a disability or long term illness than other housing sectors, therefore they may disproportionately benefit from increases in housing supply, depending on the tenure of housing resulting. Women could benefit indirectly from an increase in affordable rental properties as they are more represented in these affordable rental properties. Similarly, different ethnic groups may disproportionately benefit from increases in housing supply, depending on the tenure of housing resulting.</p>
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CS10 Ipswich Garden Suburb	Positive	Positive	Neutral	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Policy CS9 provides for residentialled development at Ipswich Garden Suburb. The Garden Suburb forms a key component of meeting Ipswich's housing need. The policy seeks 31% affordable housing at Ipswich Garden Suburb. The provision of affordable homes is most likely to help those groups identified above. Policy CS10 also identifies detailed infrastructure requirements, ensuring the accessibility of services. Good access benefits everyone, however particularly those whose mobility is impaired such as the elderly and disabled people.
CS11 Gypsy and Traveller Accommodation	Neutral	Neutral	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Through policy CS11 sufficient additional pitches will be delivered to meet the needs of Ipswich's Gypsies and Travelers by 2036. Romany Gypsies and Irish Gypsies are an ethnic group. The policy will benefit the gypsy and traveller community.
CS12 Affordable Housing	Positive	Positive	Neutral	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Policy CS12 seeks to ensure that a choice of homes is available to meet identified affordable housing needs in Ipswich. Many people with characteristics protected by the Equality Act are concentrated among lower income households.
CS13 Planning for Jobs Growth	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy sets out the general approaches to growth and specific locations to which growth will be focused. There are likely to be no equality issues associated with this policy.

CS14 Retail Development and Main Town Centre Uses	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy seeks to promote high quality development in Ipswich Central Shopping Area and increase the retail offer within Ipswich Central. This policy will benefit less mobile groups such as older and disabled people and people with young children as it will increase accessibility to services.
CS15 Education Provision	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy protects education facilities. This policy will benefit children and young adults.
CS16 Green Infrastructure, Sport and Recreation	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS16 safeguards, protects and enhances biodiversity and the environment in Ipswich. This proposal will benefit all groups. There are likely to be no equality issues associated with this policy.
CS17 Delivering Infrastructure	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS17 requires all development to meet the on and off site infrastructure requirements needed to support development and mitigate the impact. Childcare, early year and education infrastructure will be secured through this policy, as well as health and emergency services and community and cultural facilities. This policy will benefit all groups, but in particular those in poor health and children and young adults in education.
CS18 Strategic Flood Defense	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Much of Ipswich lies within the tidal floodplain of the River Orwell. This policy affirms the Councils continued commitment to work with its partners to implement the Ipswich Flood Defense Management Strategy to support regeneration in Ipswich.

CS19 Provision of Health Services	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive	Policy CS19 aims to protect existing health facilities and support provision of new ones. The policy will benefit groups with higher health related needs such as older and disabled people.
CS20 Key Transport Proposals	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy CS20 supports measures to improve sustainable travel options across the borough. The policy supports strategic transport improvements as well as measures to facilitate walking and cycling. The policy will benefit groups with higher health related needs such as older and disabled people. There are likely to be no equality issues associated with this policy.
DM1 Sustainable Construction	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM1 seeks a high standard of environmental sustainability in new residential developments and non-residential developments over 500 square meters. The potential effects of climate change include higher temperatures and increased risk of flooding. Evidence suggests that very young children, older people, people in poor health and those with mobility issues are most vulnerable to the effects of climate change. The application of this policy should benefit all groups however would have particular benefits for young children, older people and those in poor health.

DM2 Decentralised Renewable and Low Carbon Energy Systems	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM2 supports the delivery of renewable and low carbon energy. Renewable energy is non-polluting and a non-contributor to global warming. As discussed above evidence suggests that the young, old and those with certain health conditions are most vulnerable to the effects of climate change. The application of this policy will therefore benefit all groups, but will have particular benefit for young, old and those with certain health conditions.
DM3 Air Quality	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The new policy seeks to mitigate against the impact of development on air quality. Everyone can be affected by poor air quality when exposed over long periods, however research by the World Health Organisation has shown that babies, children, older adults and those with asthma, cardiovascular disease and lung disease are most likely to be affected by air pollution. This policy will therefore have particular benefits for these groups.
DM4 Development and Flood Risk	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM4 seeks to ensure that inappropriate development in areas at risk of flooding is avoided. It also requires development proposals at risk from flooding to mitigate against flood risk. Flood events do not distinguish between person or property type and therefore all groups should benefit from this policy. Certain groups with protected characteristics are also likely to benefit from the policy. Older people and disabled people who are less mobile are also likely to benefit from the policy.

DM5 Protection of Open Spaces, Sport and Recreational Facilities	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to protect existing open spaces, sport and recreational facilities. The policy will benefit groups with higher health-related needs such as older and disabled people.
DM6 Provision of New Open Spaces, Sport and Recreational Facilities	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy also seeks to support provision of new open spaces, sport and recreational facilities. Again, the policy will benefit groups with higher health-related needs such as older and disabled people.
DM7 Provision of Private Outdoor Amenity Space in New and Existing Developments	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that new residential developments deliver a high quality and environmentally sustainable living environment and include a requirement for all private garden and outdoor amenity space to be safely accessible to occupants. This is likely to have a positive impact upon those with disabilities and older adults with mobility issues.
DM8 The Natural Environment	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM8 seeks to enhance conditions for biodiversity throughout the borough for the benefit of all groups. There are likely to be no equality issues associated with this policy.
DM9 Protection of Trees and Hedgerows	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The Council will seek to protect green spaces, trees, gardens and habitats under this policy. It is considered that the policy will benefit all sections of the community, though the impact on protected characteristics is neutral.
DM10 Green and Blue Corridors	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy aims to protect and enhance the towns green and blue corridors, which are used for recreation, amenity, cycling and walking. All groups should benefit from the policy and there are likely to be no equality

										issues associated with this policy.
DM11 Countryside	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM11 seeks to ensure that development maintains the character of the Ipswich countryside for the benefit of all groups. There are likely to be no equality issues associated with this policy.
DM12 Design and Character	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Under this policy, the Council will require a high standard of design for all buildings and spaces in the borough. A key element of good design recognised in the policy is ensuring that buildings are accessible to all. Examples of features which improve accessibility could include wheelchair access, step free routes, way finding and non-slip surfaces. Those less mobile, including older and disabled people will benefit particularly in this respect.
DM13 Heritage and Conservation	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to preserve and enhance the borough's heritage assets for the benefit of all groups. There are likely to be no equality issues associated with this policy.
DM14 Archaeology	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to protect archaeological deposits. The application of this policy will benefit all groups. There are likely to be no equality issues associated with this policy.
DM15 Tall Buildings	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM15 seeks to ensure that tall buildings are developed in appropriate locations and are of the required quality. There are likely to be no equality issues associated with this policy.

DM16 Extensions to Dwellinghouses and the Provision of Ancillary Buildings	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy allows for the development of residential annexes in carefully considered locations. The provision of annexes often allows the elderly, young adults and those with disabilities to live semi independently providing alternative residential solutions.
DM17 Small Scale Infill and Backland Residential Development	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM17 seeks to protect against unsuitable backland development. Under this policy the Council will require new development to have safe and convenient access. Those less mobile, including the elderly and disabled users will benefit particularly in this respect.
DM18 Protection of Amenity	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM18 promotes a high standard of amenity. The application of this policy will benefit all groups. There are likely to be no equality issues associated with this policy.
DM19 The Subdivision of Family Dwellings	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to prevent the conversion of small and modest sized family houses. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
DM20 Houses in Multiple Occupation	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to ensure that applications for HMOs demonstrate that the building proposed for conversion is large enough to accommodate the number of occupants and provides an adequate living environment. Housing of this type can provide an important source of accommodation for younger people who will benefit from this policy.

DM21 Transport and Access in New Developments	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy seeks to promote opportunities for sustainable travel. The policy will benefit the less mobile including the elderly and disabled.
DM23 Car and Cycle Parking in New Development	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy includes the requirement to improve conditions for pedestrians and cyclists. The policy will be of particular benefit to young people and older people who are more likely to be reliant upon the existing public transport network.
DM23 The Density of Residential Development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy will make a positive contribution to the identified housing needs of the borough. The policy benefits everyone, though the impact on protected characteristics is neutral.
DM24 Protection and Provision of Community Facilities	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Community facilities will be protected and provision of new facilities promoted under this policy. The application of policy DM23 will benefit all groups.
DM25 Shopfront Design	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM25 seeks to ensure that shopfronts are well designed and respect local character. The policy also aims to ensure that safety is considered within the design of shopfronts and seeks the use of active frontages to encourage pedestrian use. Policy DM25 is therefore likely to benefit groups particularly affected by crime and fear of crime including the elderly. The policy also expects shopfronts to be 'suitably accessible'. Good access benefits everyone, but in particular the disabled and elderly who are disadvantaged by poor access to facilities and buildings.

DM26 Advertisement	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The policy provides guidance on the siting and design of advertisements. The policy will benefit all sections of the community, though the impact on protected characteristics is neutral.
DM27 The Central Shopping Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy seeks to protect the vibrancy and viability of Ipswich Town Centre. The policy will benefit all sections of the community, though the impact on protected characteristics is neutral
DM28 Arts, Culture and Tourism	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy seeks to support the retention and enhancement of arts, culture and tourism facilities. The policy will benefit all sections of the community, though the impact on protected characteristics is neutral.
DM29 The Evening and Night-time Economy	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy seeks to promote the towns evening and night-time economy, whilst protect the amenity of residential occupiers in town centre properties. Application of this policy would not specifically benefit those groups protected by the Equality Act.
DM30 District and Local Centres	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Increasing or maintaining the accessibility to local and district centres will be of particular benefit to less mobile groups such as disabled and older people.
DM31 Town Centre Uses Outside the Central Shopping Area	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM31 identifies appropriate town centre uses. The policy ensures that the town centre remains the most accessible part of the Borough. This policy will benefit less mobile groups as it will increase/maintain access to services.

DM32 Retail Proposals Outside Defined Centres	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM32 sets criteria under which retail proposals outside defined centres will be acceptable. The policy ensures that the town centre remains vibrant and viable. Again, this policy will benefit less mobile groups as it will increase/maintain accessibility to services.
DM33 Protection of Employment Land	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy DM33 ensures that defined Employment Areas are safeguarded for employment and ancillary uses. The policy is designed to safeguard significant employment clusters. The application of this policy will benefit all groups. There are likely to be no equality issues associated with this policy.
DM34 Delivery and Expansion of Digital Communications Network	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy is designed to encourage delivery of a high quality, reliable digital communications network. This policy will benefit less mobile groups.
SP1 The Protection of Allocated Sites	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy safeguards sites for the uses for which they have been allocated. There are likely to be no equality issues associated with this policy.
SP2 Land Allocated for Housing Outside the IP-One Area	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy commits the Council to allocating land for at least 4,431 new dwellings net to 2036. This policy lists sites allocated for solely residential outside the IP-One Area. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents.

SP3 Land with Planning Permission or Awaiting a S106 Outside the IP-One Area	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy lists sites with planning permission or awaiting a S106 agreements outside the IP-One Area. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents.
New Policy – Retail Site Allocation Outside the IP-One Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates sites for retail led development outside the IP-One Area. There are likely to be no equality issues associated with this policy.
SP5 Land Allocated for Employment Use Outside the IP-One Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Policy SP5 allocates sites for employment led development within use classes B1, B2 and B8. There are likely to be no equality issues associated with this policy.
SP7 Land Allocated for Leisure Uses or Community Facilities Outside the IP-One Area	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive	This policy allocates land for leisure and community uses including primary schools, early years centres and health facilities. It is essential that such facilities are provided to keep pace with growth in the Ipswich population. This policy will benefit all groups, but in particular those in poor health and children and young adults in education.
SP8 Orwell County Park Extension	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy allocates site IP149 at Pond Hall Carr and Farm for a country park extension, to better manage visitors to the Orwell Estuary Special Protection Area. There are likely to be no equality issues associated with this policy.

New Policy – Sustainable Travel Infrastructure Outside the IP-One Area	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy sets out the Council's intention to deliver specific sustainable travel infrastructure improvements outside the IP-One Area. The policy also requires development to improve linkages to the rights of way network and safeguards the park and ride site at Anglia Parkway for future re- use as park and ride. The policy will be of particular benefit to young people and older people who are more likely to be reliant upon the existing public transport network. The policy will also benefit groups with higher health related needs such as older and disabled people. There are likely to be no equality issues associated with this policy.</p>
New Policy – Sites off Nacton Road, South Ravenswood	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates five separate sites on land off Nacton Road, south of Ravenswood for a mix of uses including: outdoor sport or recreational uses, employment uses, sui generis employment uses and 160 dwellings. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents.</p>

New Policy – Felixstowe Road, IP010	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates 5ha of land at Felixstowe Road for mixed use residential and employment uses. The primary uses is residential with an indicative capacity of 137 dwellings. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. The policy includes a proposed extension to Rose Hill Primary School. It is essential that such facilities are provided to keep pace with growth in the Ipswich population. This policy will benefit all groups, but in particular young children.</p>
New Policy – Land opposite 674-734 Bramford Road, IP029	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates land opposite 674-734 Bramford Road for mixed employment and public open space uses and a possible link road joining Bramford Road and Europa Way, subject to impact testing. There are likely to be no equality issues associated with this policy.</p>
New Policy – King George V Playing Fields, IP032	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates land at King George V Playing Field, Old Norwich Road for mixed residential and public open space development. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. The requirement for public open space will</p>

											also benefit groups with higher health-related needs such as older and disabled people.
New Policy – Land at Bramford Road (Stocks), IP033	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The new policy allocates 2.03ha of land at Land at Bramford Road for mixed residential and public open space uses. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. The requirement for public open space will also benefit groups with higher health-related needs such as older and disabled people.
New Policy – Former School Site, Lavenham Road, IP061	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	The new policy allocates 0.9ha of land at the Former School Site, Lavenham Road for mixed residential and open space uses. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. The requirement for open space will also benefit groups with higher health-related needs such as older and disabled people.
SP11 The Waterfront											This policy sets out the preferred uses for development in the Waterfront area as defined on the IP-One Area Action Plan Inset Policies Map. The Waterfront area remains the focus for regeneration within central Ipswich to create high quality, mixed use neighbourhoods.

SP12 The Education Quarter										This policy sets out the preferred uses for development in the Education Quarter as defined on the IP-One Area Action Plan Inset Policies Map, including development for education and ancillary uses such as student accommodation or offices.
SP13 The Portman Quarter	Positive	Positive								This policy sets out the preferred uses for development in the Portman Quarter as defined on the IP-One Area Action Plan Inset Policies Map. The vision for the Portman Quarter is a mixed-use neighbourhood of residential use, open spaces and main town centre uses. The policy will also benefit groups with higher health-related needs such as older and disabled people.
New Policy – Opportunity Area A Island Site and Surrounding Area	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates the Island Site and surrounding area for the following mix of uses: residential, marina moorings, marine related industry, employment uses, small scale retail, cafes, restaurants, heritage/cultural based visitor attractions and public open space. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. The requirement for open space will also benefit groups with higher health-related needs such as older and disabled people.

New Policy – Opportunity Area B Merchant Quarter	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates land at the Merchant Quarter for the following mix of uses: residential, and non-residential uses including office/business, cafes/restaurants and small scale retail. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents.</p>
New Policy – Opportunity Area C Mint Quarter and Surrounding Area	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates land at the Mint Quarter for the following mix of uses including: residential, shopper short stay car parking, public open space, café/restaurant uses, retail and school. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. The requirement for public open space will also benefit groups with higher health-related needs such as older and disabled people.</p>
New Policy – Opportunity Area D Education Quarter and Surrounding Area	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates land in the Education Quarter and surrounding area for higher and further education and appropriate waterfront uses including: hotel, car park, small scale retail, café/restaurant and office business. There are likely to be no equality issues associated with this policy. It is essential that educational facilities are provided to keep pace with growth in the Ipswich population. This policy will benefit all groups, but</p>

										in particular young adults in education.
New Policy – Opportunity Area E Westgate	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land in the Westgate area of Ipswich for residential led mix of uses, with some retail on the former Civic Centre Site. The mixed uses will include retail, café/restaurant uses, shoppers carparking, improved cultural offering and uses which would complement the New Wolsey Theatre. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. This policy will also benefit less mobile groups such as older and disabled people and people with young children as it will increase accessibility to services.
New Policy – Opportunity Area F River and Princes Street Corridor	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land in the River and Princes Street Corridor area for leisure, car parking, Use Class E(g) including use offices, residential uses and public open space. There are likely to be no equality issues associated with this policy.

New Policy – Opportunity Area G Upper Orwell River and Canalside	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates land in the Upper Orwell River Corridor and Canalside for residential and non-residential uses including offices, small scale retail or leisure uses. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. This policy will also benefit less mobile groups such as older and disabled people and people with young children as it will increase accessibility to services.</p>
New Policy – Opportunity Area H Holywells	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	<p>This new policy allocates land at Holywells for residential led development, riverfront regeneration and associated leisure uses, secondary employment, community, leisure, arts and cultural development and public open space. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents. The policy will also benefit groups with higher health-related needs such as older and disabled people. This policy will also benefit less mobile groups such as older and disabled people and people with young children as it will increase accessibility to services.</p>

New Policy – Housing Allocations in the IP-One Area	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy lists sites allocated for solely residential use within the IP-One Area. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents.
New Policy – Land with Planning Permission or Awaiting a Section 106 Agreement in the IP-One Area	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy lists sites with planning permission or awaiting a S106 agreements within the IP-One Area. New housing is more likely to benefit younger people as they are less likely to be homeowners. They are therefore more likely to benefit from new homes being built, due to the resulting downward pressure on house prices and rents.
SP10 Retail Site Allocations in the IP-One Area	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy lists sites allocated for retail development in the Central Shopping Area within the IP-One Area. This policy will benefit less mobile groups such as older and disabled people and people with young children as it will increase accessibility to services.
SP4 Opportunity Sites	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy identifies Opportunity Sites within the IP-One Area. The Council's ambition is to see these sites redeveloped for residential-led uses. There are likely to be no equality issues associated with this policy.

New Policy – Land Allocated for Employment in the IP-One Area	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy lists sites allocated for employment use within the IP-One Area. The application of this policy will benefit all groups. There are likely to be no equality issues associated with this policy.
New Policy – Land Allocated and Protected as Open Space in the IP-One Area	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy lists sites allocated and protected as open space within the IP-One Area. The policy will benefit groups with higher health-related needs such as older and disabled people.
SP15 Improving Pedestrian and Cycle Routes in IP-One Area	Positive	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy sets out the Council's intention to support improvements to pedestrian and cycle routes within the IP-One Area and linking the town centre to residential areas and beyond. The policy will be of benefit to young people and older people who are more likely to be reliant upon the existing public transport network.
SP16 Transport Proposals in IP-One Area	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy sets out the Council's support for the aspiration identified in the Local Transport Plan for the provision of a new Wet Dock Crossing, linking the east bank in the vicinity of Toller Road with the west bank in the vicinity of Felaw Street. The policy also notes the Council's support for measures to improve pedestrian and cycle access between the Waterfront and Central Shopping Area.

Policy SP17 – Town Centre Car Parking in IP-One Area	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy sets out the Council's intention to pursue a town centre car parking policy to support the economy of the town centre and limit congestion, through encouraging the use of sustainable modes of transport. Within the whole IP-One Area, there will be no net addition to long-stay car parking provision but 4 sites are allocated for multi storey car parks providing additional short stay shopper and visitor parking or long stay commuter parking.
New Policy – Island Site, IP037	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land on the Island Site for housing, open space, early years facilities, existing boat related employment uses, small scale uses within Class E and additional pedestrian and cycle access provision. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Mint Quarter, IP048	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocated land within the Mint Quarter for a mix of planning uses including residential, a short stay shopper car park, retail floorspace, office space, open space and primary school. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.

New Policy – Waste Tip, IP003	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This policy allocates land north of Sir Alf Ramsey Way for residential and secondary uses including office in Use Class E(g)(i) or small scale retail and leisure. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Bus Depot, IP004	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at the Bus Depot on Sir Alf Ramsey Way for residential and offices uses. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – West End Road Surface Car Park, IP015	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at West End Road Surface Car Park for mixed residential and long stay car parking uses. There are likely to be no equality issues associated with this policy.

New Policy – Key Street/Star Lane/Burtons, IP035	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at Key Street, Star Lane, Burton's (St Peter's Port) for mixed use residential and office, leisure or small scale retail. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Former Civic Centre, IP040	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at the former Civic Centre site, Civic Drive for mixed residential, retail, restaurants and theatre-related uses and other leisure uses. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Land between Cliff Quay and Landseer Road, IP042	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at Cliff Quay and Landseer Road for mixed residential, employment, small scale retail and leisure. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Commercial Building, Star Lane, IP043	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land on Star Lane for residential uses and secondary uses including employment uses in Use Classes E(g)(i) offices and E(g)(ii) research and development. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to

											downsize, both groups will benefit from this policy.
New Policy – Land at Commercial Road, IP047	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at Commercial Road for mixed use residential, hotel, leisure, small scale retail uses and public open space. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Old Cattle Market, Portman Road, IP051	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at the Old Cattle Market for mixed office, hotel, leisure and long stay car parking uses. There are likely to be no equality issues associated with this policy.
New Policy – Land between Old Cattle Market and Star Lane, IP054b	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land between Old Cattle Market and Star Lane at the Old Cattle Market for residential, employment uses and small scale retail in Use Class E and an electricity substation. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Land east of West End Road, IP119	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land east of West End Road for residential and secondary leisure uses and employment uses. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.

New Policy – Former St Peter’s Warehouse, IP132	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at the former St Peter’s Warehouse, Bridge Street for residential dwellings and secondary uses including offices, leisure and small scale retail uses. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.
New Policy – Silo, College Street, IP136	Positive	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	This new policy allocates land at Silo, College Street for residential and secondary uses are offices E(g)(i), leisure and small scale retail uses. Housing of this type can provide an important source of accommodation for younger people starting out on the housing ladder and older people looking to downsize, both groups will benefit from this policy.

4. Conclusions

- 4.1 This Equality Impact Assessment demonstrates that none of the Local Plan policies at Main Modifications stage have a negative impact and therefore no modifications to any of these policies are required.
- 4.2 Many of the policies will benefit the wider community across Ipswich and not specifically those with protected characteristics.