



Strategic Environmental Assessment and Sustainability Appraisal

Northern Fringe Area SPD

Scoping Report

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Ipswich Borough Council

Strategic Environmental Assessment and Sustainability Appraisal

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Scoping Report

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Abbreviations

AQMA	Air Quality Management Area
DPD	Development Plan Document
ICT	Information and Communication Technology
LDF	Local Development Framework
LSOA	Lower Super Output Area
NOMIS	National Online Manpower Information System
NPPF	National Planning Policy Framework
NVQ	National Vocational Qualification
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage Systems

1 Introduction

1.1 Purpose of this Scoping Report

This Scoping Report has been prepared by Hyder on behalf of Ipswich Borough Council as part of the non-statutory combined Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) (hereinafter referred to as 'SA') of the Northern Fringe Area Development Brief Supplementary Planning Document (SPD) (hereinafter referred to as the Northern Fringe Area SPD).

A Scoping Report was prepared for the Local Development Framework (LDF) (now the Local Plan) as a whole in 2006 by Ipswich Borough Council. The Scoping Report included significant information about the borough and was subsequently updated through the SA of the Core Strategy. This Scoping Report has incorporated supporting data and evidence where relevant from the 2006 Scoping Report i.e. the SA Framework. However, this Scoping Report provides relevant information for setting the scope and level of detail of the Northern Fringe Area SPD and will be updated as the SA process progresses.

1.2 Sustainability Appraisal and Strategic Environmental Assessment

SA is a process for assessing the social, economic and environmental impacts of a plan and aims to ensure that sustainable development is at the heart of the plan-making process.

It is not a legal requirement that SPDs are subject to SA under the Planning and Compulsory Purchase Act 2004. However, Ipswich Borough Council wished to undertake a non-statutory SA of their Northern Fringe Area SPD and it was deemed appropriate to use a methodology that complies with the requirements of the SEA Directive¹ and the SEA Regulations².

1.3 Consultation

Although not a statutory requirement, this Scoping Report is being consulted upon in accordance with Regulation 12 (5) of the SEA Regulations. Therefore, this Scoping Report has been issued to statutory consultation bodies (Natural England, English Heritage and the Environment Agency).

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, June 2001

² S.I. 2004 No. 1633: The Environmental Assessment of Plans and Programmes Regulations, 2004

being carried out as part of the SPD process. The expectation is that final housing figures will be potentially between 3,500 and 4,500.

As such the SPD is an important document which should be read alongside the adopted Core Strategy, which sets out the main tests that the Council will take into account when deciding upon whether to grant planning permission for new development.

2.2 What will the Northern Fringe Area SPD cover?

The Northern Fringe Area SPD will comprise detailed guidance and development phasing for the area identified in Policy CS10 of the adopted Core Strategy for developers to take the sites further over the plan period. This is to ensure that the sites are developed in a way that meets the expectations of the Council / local population and the Core Strategy Vision. The Northern Fringe Area SPD will comprise the following elements:

- Vision and Core Objectives;
- Development Options;
- Detailed guidance including design codes;
- Social, economic and physical infrastructure; and
- Phasing and proposed delivery mechanisms.

In addition to providing new residential development the SPD will ensure that developers provide sufficient local amenities / facilities / infrastructure as part of new development to support an increased / new population; such as new schools, health facilities, a district centre and associated infrastructure.

It is also anticipated that developers would be expected to develop / provide contributions for the inclusion of a new country park within the Northern Fringe area.

3 The SA Process

3.1 Stages in the SA Process

Government guidance subdivides the SA process into a series of stages. These are identified in Table 3-1 with respect to the Northern Fringe Area SPD.

Table 3-1 Stages in the SA Process

SA Stage	Application to the Northern Fringe Area SPD	Indicative Timescale
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope		
A1: Identifying other relevant policies, plans and programmes and sustainability objectives	<p>Stage A corresponds to the scoping stage of the SA and the findings of this stage are presented in this Scoping Report.</p> <p>During this stage the scope of the SPD will be defined.</p> <p>Purpose of this Scoping Report is to seek feedback on the scope of the SA.</p>	September 2012
A2: Collecting baseline information		
A3: Identifying sustainability issues and problems		
A4: Developing the SA Framework		
A5: Consulting on the scope of the SA		
Stage B: Developing and Refining Options and Assessing Effects		
B1: Testing the SPD objectives against the SA Framework	<p>Stage B of the SA process is linked to the overall production of the SPD which includes the development of options and the selection of the preferred option.</p> <p>There should be a considerable degree of interaction between the plan-making and SA teams during this stage in the process to enable potential adverse effects of the SPD to be avoided/minimised and potential sustainability benefits maximised.</p> <p>All of these stages will be documented in the SA Report.</p> <p>Proposed measures to monitor the SPD would not be documented in the SA Report; the SPD forms part of the Core Strategy (Policy CS10), therefore would be monitored under the Local Plan.</p>	October – November 2012
B2: Developing the SPD Options		
B3: Predicting the effects of the SPD		
B4: Evaluating the effects of the SPD		
B5: Considering ways of mitigating adverse effects and maximising beneficial effects		
B6: Proposing measures to monitor the significant effects of implementing the SPD		
Stage C: Preparing the Sustainability Appraisal Report		
C1: Preparing the SA Report	The draft SPD will be prepared ready for consultation. An SA Report and Non-Technical Summary documenting the effects of the SPD will be prepared and will also include an assessment of the options considered during the SPD's development.	December 2012 – January 2013
Stage D: Consultation on the draft Documents and the SA Report		
D1: Public participation on the draft documents	The SA Report and the draft SPD will be consulted upon.	February 2013

SA Stage	Application to the Northern Fringe Area SPD	Indicative Timescale
D2: Appraising significant changes resulting from representations	Following the receipt of representations, the Council may need to update the SA Report to reflect comments received. It will be essential for the SA Report and the SPD to remain consistent.	March 2013
D3: Making decisions and providing information		
Stage E: Monitoring the significant effects of implementing the SPD		
E1: Finalising aims and methods for monitoring	Specific monitoring for the SPD will not be undertaken as part of the SA, however, the SPD forms part of the Core Strategy (Policy CS10), therefore would be monitored under the Local Plan.	N/A
E2: Responding to adverse effects		

3.2 Review of Relevant Plans, Programmes and Environmental Objectives

3.2.1 Introduction

Box 1 stipulates the SEA Directive requirements for this stage of the process.

Box 1: SEA Directive Requirements for the Review of Plans Programmes and Environmental Protection Objectives

The SEA Directive requires that the SEA covers:

‘an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes’ (Annex 1 (a)).

‘the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation’ (Annex 1 (e))

A review of other plans, programmes and environmental protection objectives that may affect the preparation of the SPD is being undertaken in order to contribute to the development of both the SA and the SPD. This includes:

- Identification of any external social, environmental or economic objectives, indicators or targets that should be reflected in the SA process.
- Identification of any baseline data relevant to the SA.
- Identification of any external factors that might influence the preparation of the plan, for example sustainability issues.
- Identification of any external objectives or aims that would contribute positively to the development of the SPD.
- Determining whether there are clear potential conflicts or challenges between other identified plans, programmes or sustainability objectives and the emerging SPD.

The review includes documents prepared at international, national, regional and local scale. A brief summary of the documents reviewed to-date and the main findings are presented below. Appendix B also provides a list of reviewed documents. Further details will be presented in future documents as the SA is progressed.

International Plans and Programmes

A review was undertaken of key International Conventions and European Directives that could potentially influence the development of the SPD and the SA. European Directives are transposed into national legislation in each individual Member State and, therefore, there should be a trickle-down effect of the key principles and an application to the relevant national, regional and local circumstances in other planning documents.

National Plans and Programmes

A review was undertaken of relevant White Papers, plans and strategies. One of the most important documents reviewed was the Sustainable Development Strategy³ which outlines the over-arching Government objective to raise the quality of life in our communities.

Central Government establishes the broad guidelines and policies for a variety of different topics which are now brought together in the National Planning Policy Framework (NPPF). The NPPF streamlines national planning policy into a consolidated set of priorities to consider when planning for and deciding on new development.

It sets national priorities and rules only where it is necessary to do so. It aims to ensure that planning decisions reflect genuine national objectives - such as the need to safeguard the natural environment, combat climate change, and to support sustainable local growth - while allowing for local authorities and communities to produce their own plans, reflecting the distinctive needs and priorities of different parts of the country. The principle of sustainable development is at the heart of the NPPF.

The NPPF guidance is structured around the following sections:

- Building a strong, competitive economy;
- Ensuring the vitality of town centres;
- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Supporting high quality communications infrastructure;
- Delivering a wide choice of high quality homes;
- Requiring good design;
- Promoting healthy communities;
- Protecting Green Belt land;
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment;
- Facilitating the sustainable use of minerals;
- Plan-making; and
- Decision-taking.

³ UK Sustainable Development Strategy: Securing the Future (2005) and the UK's Shared Framework for Sustainable Development, One Future – Different Paths (2005)

Regional Level Plans

A wealth of different plans and strategies have been produced at the regional (East Anglia / East of England) and county (Suffolk) level covering a variety of topics including; housing; economic development and performance; climate change; renewable energy; innovation; rural development; Information and Communication Technology (ICT), accessibility; equality and diversity; health; waste; cultural provision and diversity; tourism, sport and physical activity. All of the objectives of these plans as well as some of the challenges they raise need to be taken on board and driven forward by the borough as appropriate. However, it must be noted that the overarching goals of these plans and strategies may be outside the remit of the SPD which forms only an individual part of a number of different vehicles trying to deliver the regional and county level targets.

The Localism Act was granted Royal Assent on 15th November 2011. This Act seeks to rescind some regional planning documents. However, regional level plans such as the East of England Plan (Regional Spatial Strategy) (2008) have been included within the review along with relevant objectives and targets, as at present the Plan remains in force.

Local Policy

Plans produced at the local level specifically address issues relating to the economy; health; safety; tourism; sustainable communities; housing; employment; and physical activity. The SPD and the SA should draw from these documents and transpose their aims in their detailed guidance and proposals. These local plans have been instrumental in the development of the SA Framework (see below). These plans should in theory have included the main influences of international, national, regional and county level plans through the 'trickle-down effect'. They should also provide more of a local focus for the borough. It is through identifying these themes and incorporating them into the SPD that synergies can be achieved with other relevant documents and the SPD.

Key Results from the Review

There are many common themes emerging through the review of plans, programmes and environmental protection objectives and the list below provides a summary of the main themes and issues identified:

- The need to reduce greenhouse gas emissions and increase energy efficiency.
- The need to ensure that new housing development meets local needs (for all sections of society).
- The need to protect and enhance vibrancy of centres.
- The need for the protection and enhancement of the quality and character of urban and more rural areas.
- Recognising the need for the landscape to evolve and for development to be appropriate to the landscape setting and context.
- The need to conserve and enhance biodiversity as an integral part of economic, social and environmental development.
- The need to protect and enhance the historic environment. The Government has an overarching aim for the conservation and enjoyment of the historic environment and heritage assets.
- To need to promote sensitive waste management.
- To need to promote more sustainable transport choices and to improve accessibility.

- The need to promote the use of renewable energy and renewable technologies in appropriate locations.
- Recognising the importance of open spaces, sport and recreation and the contribution that they make to enhancing quality of life.
- The prudent use of natural resources.
- The need to promote and protect the water environment including issues such as quality and resource use.
- The need to protect and enhance air quality.
- The need to promote community cohesion and to establish an area where individuals want to both live and work.
- The need to adapt to the threat posed by climate change.
- The need to protect and enhance biodiversity resources particularly sites of international importance e.g. Special Protection Areas (SPAs) and Ramsar Sites.
- The need for long-term sustainable patterns of development that provide for the economic and social needs of all populations.
- The need to reduce crime and fear of crime.
- The need to protect and enhance ecosystem functions and services.
- Raising levels of health and well-being and promoting greater levels of physical activity.
- Establishing a housing market that meets the needs of all residents.
- Promoting sustainable economic development and a range of employment opportunities that meet the needs of all sectors of the population and all skills levels.
- Promoting higher levels of design quality including improvements to energy efficiency.
- The importance of education and knowledge based industries should be built upon.

The European Spatial Development Perspective identified a potential conflict that is likely to prevail in all countries, irrespective of their location and this concerns balancing the social and economic claims for spatial development with an area's ecological and cultural functions to ensure that the most sustainable patterns of development are achieved. Through the SA process and the inclusion of suitable sustainability objectives, indicators and targets it should be possible to identify where potential issues and conflicts may arise and to develop suitable policy modifications and mitigation measures.

Consultation Question (a)

Whilst it is recognised that this review is still taking place, are there any key emerging plans, initiatives and environmental protection objectives that should be identified as part of the assessment process?

3.3 The Sustainability Baseline and Key Sustainability Issues

Box 2 defines the SEA Directive requirements for this element of the process.

Box 2: SEA Directive Requirements for Baseline Data Collation

The SEA Directive requires that the SEA covers:

'the environmental characteristics of areas likely to be significantly affected' (Annex 1 (c))

'any existing environmental problems which are relevant to the plan or programme, including, in particular, those relating to any areas of particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EC' (Annex 1 (d)).

3.3.1 Methodology

Characterising the environmental and sustainability baseline, issues and context is an essential part of developing the SA Framework. This has been updated throughout the SA processes undertaken to-date for Ipswich and it is currently being updated again for the purposes of the Northern Fringe Area SPD. It comprises the following key elements:

- Characterising the current state of the environment within the Northern Fringe Area and the borough including social and economic aspects; and
- Using this information to identify existing problems and opportunities that could be considered in the SPD.

The environmental, social and economic baseline is being characterised through the following methods:

- Review of relevant local, regional and national plans, strategies and programmes; and
- Data research based around a series of baseline indicators developed from the SEA Directive topics (biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage and landscape), the Office of the Deputy Prime Minister's (ODPM) guidance, previous consultation recommendations from other SAs and the data available for the borough. Data is also being collated for additional socio-economic topic areas including deprivation, housing and employment to ensure that a broad range of environmental, social and economic issues are considered.

The collation of baseline data also enables the identification of key sustainability issues and opportunities affecting the area and borough. Those issues identified to-date are presented in Table 3-2.

The SEA Directive requires 'material assets' to be considered within the SA. Material assets refer to the stock of valuable assets within a study area and can include many things from valuable landscapes, natural and cultural heritage through to housing stock, schools, hospitals and quality agricultural land. It is considered that the material assets of the borough are appropriately covered in the following baseline sections, and consequently will not be repeated as a separate section:

- Biodiversity, flora and fauna.
- Soil and land quality.
- Cultural heritage.
- Landscape.
- Housing.
- Transportation.

3.3.2 Key Sustainability Issues and Opportunities

The baseline data collated to-date has been used to identify the key sustainability issues and opportunities in Ipswich. These will be updated as the baseline data is updated throughout the SA process. Although these have been grouped, many are indirectly or directly linked and are therefore closely related.

Consultation Question (b)

Can you recommend any important information sources to supplement the baseline data we are collating?

Consultation Question (c)

Do you agree with the sustainability issues we have identified? Are there additional issues that both the assessment and SPD should consider?

Table 3-2 Summary of Key Sustainability Issues and Opportunities in Ipswich

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Population	<p>There are potential challenges that could arise in the future relating to the type and tenure of housing provision on offer in the borough.</p> <p>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.</p> <p>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.</p>	<p>There are opportunities to improve the supply of education, health and other community facilities in the Northern Fringe area.</p>
Education and Qualifications	<p>Educational attainment across Ipswich is below the national average. However, the percentage population holding recognised qualifications is average across Ipswich with numbers of those with no qualifications and achieving an National Vocational Qualification (NVQ) Level 4 similar to regional and national averages.</p>	<p>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 SPD could contribute to improving educational attainment.</p>
Human Health	<p>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.</p> <p>Levels of teenage pregnancy are higher than regional and national levels and have implications for health service provision, housing and educational attainment.</p>	<p>There are opportunities to improve the health of the borough through the provision of new homes within the Northern Fringe area as there are links between housing and health.</p> <p>Health improvements would also benefit the local economy and would enhance overall quality of life in the borough.</p> <p>There are opportunities to provide recreational facilities within the Northern Fringe area which could improve levels of physical fitness. Opportunities should also be sought to encourage walking and cycling.</p>
Water	<p>There are a number of water features within the Northern Fringe area including a small watercourse, ponds and ditches which may impose constraints on future development.</p> <p>There is a small watercourse within the Northern Fringe area located to the north of Sparrow's Nest Farm and south of Lower Road which is at risk of flooding.</p>	<p>New developments and households within the borough should also 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.</p> <p>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.</p> <p>It should be ensured that groundwater quality is protected particularly during any construction works.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Soil and Land Quality	<p>The Northern Fringe area is located on Grade 2 Agricultural Land. This is considered to be the best and most versatile agricultural land.</p> <p>There is contaminated land (former builders yard) at the end of the Grove Henley Road.</p>	<p>Opportunities should be sought to include allotment space within the Northern Fringe area.</p>
Air Quality	<p>There are four Air Quality Management Areas (AQMA) within the Ipswich borough, all of which are designated for NO₂ levels. All of the AQMAs are located within urban Ipswich and the closest is an area incorporating the Bramford Road/Yarmouth Road/Chevallier Street junction and part of Chevallier Street.</p>	<p>Opportunities should be sought to promote the use of public transport, walking and cycling.</p> <p>The air quality impacts of additional traffic within the locality and on the AQMAs must be assessed and strategies for limiting adverse impacts on air quality identified.</p>
Climatic Factors	<p>A number of areas within Ipswich of lie within the floodplain. Largely these areas are associated with the River Gipping. However, this watercourse would not affect the Northern Fringe area. There is a small watercourse within the Northern Fringe area located to the north of Sparrow's Nest Farm and south of Lower Road that is at risk of flooding.</p>	<p>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).</p> <p>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.</p>
Biodiversity, Flora and Fauna	<p>There are a number of designated sites for biodiversity within the Ipswich borough; however none are located directly in or adjacent to the Northern Fringe area. The closest site appears to be The Dales Open Space Local Nature Reserve (approximately 500m south west).</p> <p>The Northern Fringe area is located on agricultural land which is home to a number of biodiversity resources. In addition, there are a number of hedgerows within the Northern Fringe area which have biodiversity value.</p>	<p>Although large scale residential development is proposed within the Northern Fringe area, opportunities to enhance biodiversity should be maximised.</p> <p>Opportunities should be sought to develop and enhance the network of public open space.</p> <p>Opportunities to retain existing hedgerows (particularly those considered to be the most species rich) within the Northern Fringe area should be maximised as they provide wildlife corridors for local species.</p>
Cultural Heritage	<p>Ipswich is home to a wealth of heritage assets including those of a national and local importance. There is a large area on the Northern Fringe area listed on the Sites and Monuments Record. This area would be considered in the SA and would require further investigation / assessment at the project level. In addition, there are a number of Listed Buildings within the Northern Fringe area notably around Sparrow's Nest and south of Red House Farm.</p> <p>The Northern Fringe area is located approximately 160m north of the Old and New Cemetery Registered Historic Park / Garden.</p>	<p>Opportunities should be sought to conserve the setting of Listed Buildings adjacent to the Northern Fringe area. In addition, it is important to ensure that the wider historic landscape is protected and that cultural heritage issues are taken into consideration.</p> <p>Cultural heritage features should be conserved and enhanced.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Landscape/ Townscape	Ipswich is a relatively built up and urban borough and development within the Northern Fringe area would be sited on currently undeveloped agricultural fields.	<p>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.</p> <p>In addition it is important to maintain the gap between Ipswich and Westerfield to preserve local distinctiveness.</p> <p>There are opportunities to incorporate open green corridors and attractive green areas within the Northern Fringe area.</p> <p>Opportunities should be sought to promote the local character and distinctiveness of the area where possible to encourage new residents.</p>
Minerals and Waste	<p>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, there is a proposal for an energy from waste incinerator at Great Blakenham (Masons Quarry) which lies approximately 3km north of the borough boundary, therefore transport implications must be managed carefully.</p> <p>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%).</p>	<p>Opportunities should be sought to enhance recycling and composting performance.</p> <p>Sustainable sourcing and waste management principles should be promoted for all new development within the Northern Fringe area.</p>
Transportation	The borough is well-connected by transport infrastructure and public transport links (i.e. there is a railway line running through the middle of the Northern Fringe area), making the Northern Fringe area and other central areas relatively accessible.	<p>Opportunities should be sought to reduce dependence on the private car and increase public transport use, e.g. through the use of Westerfield Station.</p> <p>It will be important to ensure that new development can be easily accessed by public transport and that connectivity between the three specific parts of the Northern Fringe area is enhanced.</p> <p>The cycling and walking network in within the Northern Fringe area should be expanded and enhanced.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Economy	<p>There is a need to improve training levels to enhance the quality of the local workforce.</p> <p>Levels of economic inactivity are lower than regional and national levels.</p>	<p>There are opportunities to create a new vibrant local centre within the Northern Fringe area.</p> <p>The economy in Ipswich needs to be diversified to broaden the economic base. However, there will be limited opportunities to improve this through the SPD.</p> <p>The good transport links in the borough should be exploited as accessibility is a key issue when encouraging new residents.</p>
Deprivation and Living Environment	<p>There are a number of wards within Ipswich which are considered to be in the bottom 20% most deprived nationally (Index of Multiple Deprivation). However, the Northern Fringe area largely lies within the top 20% nationally least deprived.</p> <p>Deprivation is a very complex issue and a number of different issues will need to be addressed for noticeable improvements to be realised.</p> <p>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.</p>	<p>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 educational opportunities for the local population could also contribute to improve crime rates (however opportunities would be limited through development in the Northern Fringe area).</p> <p>Access to sports facilities should be enhanced. This could have associated health benefits.</p>
Housing	<p>House prices have gradually increased but incomes have not matched this rate of growth, which leads to problems of housing affordability.</p> <p>The number of people presenting themselves as homeless is increasing year-on-year.</p> <p>The Regional Spatial Strategy gives the Council a target to allocate land to accommodate at least 15,400 additional residential units between 2001 and 2021. This is equivalent to 770 dwellings per year. However, the Council revised this figure to 700 dwellings per annum (14,000 from 2001 to 2021) in the light of additional local evidence.</p> <p>The Strategic Housing Marketing Assessment 2008 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.</p>	<p>Housing regeneration efforts present a significant opportunity both to revitalise the housing stock and to improve quality of life.</p> <p>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.</p>

Consultation Question (d)

Are there any particular topics or geographical areas of specific concern to your organisation?

3.4 The SA Framework

3.4.1 Background to the SA Framework

The SA Framework underpins the assessment methodology and comprises a series of Sustainability Objectives (covering social, economic and environmental issues) that are used to test the performance of the plan being assessed. Whilst the SEA Directive does not require the use of Sustainability Objectives, they are a recognised tool for undertaking the assessment and are aspirations/goals that an authority/organisation should work towards achieving.

The Sustainability Objectives are separate from the SPD Objectives, although there may be some overlaps between them. The following section provides further details about the development of the SA Framework.

3.4.2 Development of the Sustainability Objectives

The Sustainability Objectives have been developed using the review of other relevant plans, programmes and environmental objectives, the baseline data and the key issue and opportunities. They were originally agreed in 2006 during the initial SA Scoping for Ipswich's Local Plan and subsequently the SA of Ipswich's now adopted Core Strategy Development Plan Document (DPD). The SA Objectives have since been reviewed and have been slightly modified to reflect the requirements of the Northern Fringe Area SPD.

Table 3-3 presents the proposed SA Objectives that will be used in the assessment of the SPD and its options. Each of the Sustainability Objectives is supported by a series of SA Sub-Objectives and indicators to add further clarity and to assist the assessment process. As the SA process progresses, indicators and where appropriate, targets will be developed to assist the assessment.

Table 3-3 The SA Framework

SA Objective		SA Indicator	Source
ET1	To improve air quality	ET1a. Number and distribution of AQMAs ET2b. Number of days of air pollution	Air Quality Archive Ipswich Borough Council
ET2	To conserve soil resources and quality	ET2a. Area of contaminated land returned to beneficial use ET2b. Density of new development ET2d. Amount (ha) of previously developed land available	Ipswich Borough Council Office for National Statistics (ONS) Department for Communities and Local Government
ET3	To reduce waste	ET3a. Tonnage of household waste produced and recycled ET3b. Location and number of waste facilities serving the borough ET3c. Amount of household waste collected per household	Defra Suffolk County Council

SA Objective		SA Indicator	Source
ET4	To reduce the effects of traffic upon the environment	ET4a. Traffic volumes, access to local services and journeys taken by sustainable modes ET4b. Journey to work by mode	Ipswich Borough Council 2001 Census
ET5	To improve access to key services for all sectors of the population	ET5a. Proportion of new developments with access to key services by walking, cycling and public transport ET5b. Number of LSOAs with wards in bottom 10% of most deprived in terms of barriers to housing and services provision	Ipswich Borough Council www.communities.gov.uk
ET6	To limit and adapt to climate change	ET6a. Level of energy efficiency in homes, energy consumption and number of applications for renewable energy developments ET6b. Total CO ₂ emissions ET6c. Annual average domestic gas and electricity consumption per consumer ET6d. Provision of shading and greening (i.e. avoiding the heat island effect)	ONS Department for Energy and Climate Change Ipswich Borough Council
ET7	To protect and enhance the quality of water features and resources and reduce the risk of flooding	ET7a. Developments on land at risk of flooding ET7b. Water quality in rivers and groundwater quality ET7c. Daily domestic water use (per capita consumption, litres) ET7d. Number of planning applications granted permission contrary to Environment Agency advice	The Environment Agency Suffolk County Council Ipswich Borough Council
ET8	To conserve and enhance biodiversity and geodiversity	ET8a. Area (ha) of woodland ET8b. Extent and condition of key habitats for which Biodiversity Action Plans have been established ET8c. Number and distribution of designated sites including Special Areas of Conservation, SPAs, Ramsar sites, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves and County Wildlife Sites ET8d. Number and distribution of Local Geological Sites in Ipswich	www.magic.gov.uk Suffolk Biodiversity Action Plan Natural England
ET9	To conserve and where appropriate enhance areas and sites of historical importance	ET9a. Risks to listed buildings, conservation areas and historic parks and gardens ET9b. Planning permissions adversely affecting known or potential designated assets (historic buildings, archaeological sites etc)	English Heritage Ipswich Borough Council

SA Objective		SA Indicator	Source
ET10	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	ET10a. Number of noise and light pollution complaints ET11b. Percentage of new housing completions achieving design standards such as Building for Life and Lifetime Homes	Ipswich Borough Council
HW1	To improve the health of those most in need	HW1a. Proportion of population with access to hospital / GP / Dentist HW1b. Proportion of journeys to work by foot or by bicycle HW1c. How children travel to school (Quality of Life Indicators (Government indicators) / Best Value Performance Indicators (Ipswich Borough Council))	Ipswich Borough Council 2001 Census ONS
HW2	To improve the quality of life where people live and encourage community participation	HW2a. Play and open space quality, quantity and accessibility HW2b. Percentage of residents who are happy with their neighbourhood as a place to live	Ipswich Borough Council
ER1	To reduce poverty and social exclusion	ER1a. Proportion of population who live in wards that rank within the 10% most deprived in the country ER1b. Provision of childcare	www.communities.gov.uk Ipswich Borough Council / Suffolk County Council
ER2	To offer everybody the opportunity for rewarding and satisfying employment	ER2a. Data relating to economic activity in the area ER2b. Number of wards with LSOAs in the bottom 10% most deprived for employment deprivation ER2c. Employment by sector ER2d. Employment by occupation	ONS / National Online Manpower Information System (NOMIS) Ipswich Borough Council www.communities.gov.uk
ER3	To help meet the housing requirements for the whole community	ER3a. Completions at the Northern Fringe ER3b. Percentage split of dwelling types ER3c. Average house price ER3d. Ratio of relative housing affordability ER3f. Percentage of new dwellings meeting BREEAM/Code for Sustainable Homes Level 4 standards	Suffolk Observatory ONS Ipswich Borough Council
ER4	To achieve sustainable levels of prosperity and economic growth throughout the plan area	ER4a. Planning consents for employment uses and take up of employment floorspace	Ipswich Borough Council
ER5	To support vital and viable town, district and local centres	ER5a. No. / Percentage of vacant retail units ER5b. Commercial / retail rental data ER5c. Number of LSOAs with wards in bottom 10% of most deprived in terms of barriers to housing and services provision	Ipswich Borough Council www.communities.gov.uk

SA Objective		SA Indicator	Source
ER6	To encourage efficient patterns of movement in support of economic growth	ER6a No. / percentage of people working from home See also ET4a (employment land take up) and HW1b (journey to work)	
ER7	To encourage and accommodate both indigenous and inward investment	ER7a. Business start ups and closures ER7b. No. of business enquiries to Ipswich Borough Council / Suffolk County Council by types and size of site ER7c. Employment land availability	Ipswich Borough Council Suffolk County Council
CL1	To maintain and improve access to education and skills for both young people and adults	CL1a. GCSE Attainment Levels (Grades A*-C) CL1b. Proportion of the population with no qualifications CL1c. Accessibility to secondary school education CL1d. Number of wards with LSOAs in the bottom 10% for education, skills and training deprivation	ONS www.communities.gov.uk
CD1	To minimise potential opportunities for crime and anti-social activity	CD1a. Recorded crime per 1,000 population CD1b. Burglary Rate CD1c. Fear of Crime (Quality of Life, Suffolk Speaks, British Crime Survey) CD1d. Number of domestic noise complaints CD1e. Number of wards with LSOAs in the bottom 10% most deprived for crime and disorder deprivation CD1f. Percentage of people who feel safe in the place where they live CD1g. Percentage of people who feel their area is safe with low levels of crime and disorder (Environmental Health Departments Statistics)	ONS www.communities.gov.uk Ipswich Borough Council

Consultation Question (e)

Are there any changes you consider should be made to the proposed assessment objectives and indicators?

4 Scope of the SA

4.1 Geographical Scope of the SA

The geographical scope of the SA will be driven by the geographical scope of the SPD. The Northern Fringe Area SPD will apply to a specific unit of land in within Ipswich. The SA will therefore assess the Northern Fringe area and will consider the spatial extent of its likely impacts. In some cases this may be only local to the site in question whereas in other cases the impacts of the site may be felt over a wider area including potentially outside the borough (i.e. the site lies directly adjacent to the Suffolk Coastal and Mid Suffolk Local Authorities). Similarly, the cumulative effects of development on the Northern Fringe area may result in impacts occurring over a wider area (i.e. in-combination with other development across the borough). This will also be considered in the SA.

4.2 Aspects of the SPD to be assessed and how

As options emerge, each of their components will be assessed to determine sustainability performance and to provide recommendations for sustainability improvements. At this stage in the SPD's development it is anticipated that the following elements will need to be assessed:

- The SPD vision and core objectives;
- The SPD development options;
- The SPDs detailed guidance (including design codes); and
- The SPDs social, economic and physical infrastructure phasing.

The intention will be to ensure that the process is iterative with regular feedback occurring between the plan-makers and the SA team as options are developed.

The method adopted to assess each element of the SPD will be slightly different, for example, the SPD vision will simply be subject to a qualitative review in light of the SA Framework Objectives and an objective compatibility exercise will be used to determine if there are any key conflicts between the SPD Objectives and SA Objectives. However, it is expected that a more detailed assessment of the preferred spatial option, detailed guidance including design codes and social, economic and physical infrastructure will be undertaken using an assessment matrix. All detailed matrices will be supplemented with information relating to phasing and proposed delivery mechanisms. The detailed matrices will determine significant impacts derived from the following:

- Impact – whether the impact will be positive, negative or neutral when assessed against the SA Objectives.
- Temporal scale – whether the impact will be short-term (within 5 years), occur in the medium term (5 – 10 years) or occur in the long-term (10 years +).
- Spatial scale – whether the impact will be realised a local level or a borough wide level. Any transboundary effects outside of the study area would also be considered.
- Permanency – whether effects will be permanent or temporary.
- Level of uncertainty – the level of uncertainty in the prediction will be classified as low, medium or high.

The assessment of the SPD will also make use of Geographical Information Systems (GIS) to identify the relationship between the Northern Fringe area and the existing environmental and sustainability features, for example designated sites or areas of socio-economic deprivation.

It will be important to consider the immediate local impacts of the site as well as the wider borough and regional implications. Where appropriate, the assessment will consider existing evidence and research when making linkages between new development and the types of impact this could have on different strands of the community, for example, community cohesion, equality, health etc.

In all cases, the assessment will make good use of the baseline data collated which will be supplemented with further detail as appropriate at the assessment stage. When assessing each element, the questions will be asked:

- To what extent does the Northern Fringe Area SPD meet the SA Framework Objectives?
- To what extent will the Northern Fringe Area SPD seek to address sustainability problems?
- To what extent will the Northern Fringe Area SPD affect the current sustainability baseline conditions?

It should also be remembered that this is a strategic assessment; it is not the intention to enter into the level of detail reserved for project-level Environmental Impact Assessment. All assessment will be desk-based.

In addition to assessing the site individually, cumulative effects will also be assessed. This will consider how the Northern Fringe area may result in cumulative impacts in-combination with other development across the borough. This may include the receptor topic of biodiversity for example at the borough level, or specific ecological features or designations at the sub-borough level.

Where negative impacts are identified, measures will be proposed to offset, avoid or otherwise mitigate for the impact. In addition, measures which may further enhance benefits will also be identified as appropriate.

4.2.1 Assessment of Alternatives

It is a requirement of the SEA Directive that alternatives are assessed and, therefore alternative options for the Northern fringe Area SPD will be assessed using the SA Framework. The purpose of the assessment will be to determine the sustainability strengths and weaknesses of each option such that this information can be used by the plan-makers to inform their decision to select a preferred option. It is anticipated that there will be three or four alternative spatial options which will be assessed. Using the SA process (in addition to other analysis tools) these will be refined to form single preferred option for the SPD. It is proposed that three assessment matrices will be used for this assessment that enables the effects of the options to be easily compared.

Consultation Question (f)

Do you have any comments regarding the approach to identifying strategic alternatives?

Consultation Question (g)

Do you have any further suggestions regarding the scope of the SA and its proposed appraisal of the SPD?

5 Next Steps

5.1 Provision of Consultation Responses

This Scoping Report has outlined how we intend to undertake the SA of Northern Fringe Area SPD. Throughout this report we have included a series of questions we would like you to answer when providing your consultation responses. A list of the questions is provided below:

- a** Whilst it is recognised that this review is still taking place, are there any key emerging plans, initiatives and environmental protection objectives that should be identified as part of the assessment process?
- b** Can you recommend any important information sources to supplement the baseline data we are collating?
- c** Do you agree with the sustainability issues we have identified? Are there additional issues that both the assessment and SPD should consider?
- d** Are there any particular topics or geographical areas of specific concern to your organisation?
- e** Are there any changes you consider should be made to the proposed assessment objectives and indicators?
- f** Do you have any comments regarding the approach to identifying strategic alternatives?
- g** Do you have any further suggestions regarding the scope of the SA and its proposed appraisal of the SPD?

Responses to this consultation should be sent to:

Town Planning Operations Manager
Planning, Transport and Regeneration
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE

or,

planningandregeneration@ipswich.gov.uk

5.2 Next Stages in the SA Process

Following the receipt of the consultation comments, they will be reviewed and modifications made to the scope of the SA as necessary. These will be taken forward to the SA. Stage B of the SA process comprising the appraisal of the SPD will commence following refinement of the scope. It is expected that the next consultation on the SA Report will be undertaken alongside the consultation on the options.

Appendix A

Policy CS10 of the Core Strategy

POLICYCS10: IPSWICH NORTHERN FRINGE

Land at the Northern Fringe of Ipswich, north of Valley Road/Colchester Road and between Henley Road in the west and Tuddenham Road in the east, will form the main source of supply of housing land in Ipswich after 2021.

However, due to the limited availability of previously developed land in the rest of the town, the delivery of 1,000 dwellings will be expected to commence prior to 2021 on land to the east of Henley Road and south of the railway line. A prerequisite for any development being granted planning permission in the Northern Fringe will be the prior adoption by the Council of a supplementary planning document providing a development brief to:

- a. guide the development of the whole Northern Fringe area;
- b. identify the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential development phases, in the interests of sustainability and integration; and
- c. set out a schedule of infrastructure charges.

The Borough Council will start to prepare the supplementary planning document as soon as the Core Strategy is adopted.

Any development will maintain an appropriate physical separation of Westerfield village from Ipswich and include green walking and cycling links to Westerfield station, and provide the opportunity for the provision of a country park within the Northern Fringe as envisaged by CS16 and as shall be more particularly identified in the SPD.

Should housing delivery be falling significantly short of requirements, the Council would at that time need to consider allowing additional land in the Northern Fringe to be released for development prior to 2021.

Appendix B

List of Reviewed Relevant Plans, Programmes and Environmental Objectives

Plans, Programmes and Environmental Protection Objectives Reviewed

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) (January 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)

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)
- 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)
- 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)

Regional and County Level Plans and Programmes

- A Sustainable Development Framework For The East Of England (2001)
- East of England Plan 2021 (2008)
- Transforming Suffolk's Community Strategy 2008-2028 (2008 revision)
- Transforming Suffolk's Community Strategy: Suffolk Strategic Partnership (2008)
- Inventing our future. Collective action for a sustainable economy: Regional economic strategy for the East of England 2008 – 2031 (2008)
- Minerals and Waste Development Framework: Suffolk County Council Waste Core Strategy (2011)
- Minerals and Waste Development Framework: Suffolk County Council Minerals Core Strategy (2008)
- Joint Municipal Waste Strategy for Suffolk 2003 – 2020 (2008)
- Suffolk Climate Action Plan 2 (2012)
- Suffolk Local Transport Plan 2011-2031
- Regional Housing Strategy for the East of England 2005 - 2010
- Expanding Suffolk's Horizons: Economic Strategy – Taking Suffolk to 2013
- Inventing our Future Collective Action for a Sustainable Economy: The Regional Economic Strategy for the East of England 2008–2031

- East of England (LSC) Equality and Diversity Action Plan 2008 –2010
- A Better Life: Cultural Strategy for East England (2005)
- The East of England Plan for Sport (2004)
- Biodiversity Action Plan for Suffolk (various dates)
- East Suffolk Catchment Abstraction Management Strategy (CAMS) (2008)
- Water for Life and Livelihoods: River Basin Management Plan Anglian River Basin District (2009)
- In Step With Suffolk: Rights of Way Improvement Plan 2006 – 2016
- Countryside Character Volume 6: East of England (1998)
- Integrated Landscape Character Objectives (2010)
- East Suffolk Catchment Flood Management Plan (2009)
- Suffolk Landscape Character Assessment, Suffolk County Council
- A Green Infrastructure Strategy for the Haven Gateway (2008)
- Greenways Countryside Project Strategy (2005-2010)
- Suffolk County Council Minerals Core Strategy DPD (2008)

Local Plans and Programmes

- Core Strategy and Policies Development Plan Document (adopted 2011)
- Ipswich Health Profile 2012
- Ipswich Community Safety Partnership Plan 2011/2012
- One–Ipswich Community Strategy ‘Everybody Matters’ 2008 – 2010
- Strategic Housing Land Availability Assessment (2010)
- Strategic Housing Market Assessment 2008
- Ipswich Health and Wellbeing Strategy (2011 – 2016)
- Ipswich Homelessness Strategy Review 2008-2013
- Ipswich Housing Strategy 2010/11 – 2015/16
- Ipswich Borough Council Strategic Flood Risk Assessment (2011)
- Statement of Community Involvement (2007)
- Ipswich Corporate Plan 2012
- Ipswich Drainage and Flood Defence Policy 2009
- Ipswich Allotment Strategy (2005)
- Ipswich Cultural Strategy 2011 -2014
- Ipswich Community Cohesion Policy 2009
- Ipswich Environment Strategy 2007