



Ipswich Borough Council

Northern Fringe Area SPD

Initial Strategic Environmental Assessment and
Sustainability Appraisal Report

Options Development

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1 INTRODUCTION

1.1 Purpose of this Report

This report describes the preliminary Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (hereinafter referred to as 'SA') of the alternative Framework Options for Ipswich Borough Council's Northern Fringe Supplementary Planning Document (SPD). The overall approach to the SA has been outlined previously in the SA Scoping Report.

At this stage, the Framework Options assessed represent those brought forward by Ipswich Borough Council and master planners David Lock Associates. The options have been guided by Ipswich Borough Council's adopted Core Strategy (Policy CS10), local conditions, stakeholder feedback and the deliverability of the options. The Framework Options are not final and the Council appreciates that certain aspects may require further development. This report forms an important step in developing the Northern Fringe SPD. In conjunction with the work being undertaken by the Ipswich Borough Council and David Lock Associates, the SA process plays an important part in developing a robust and sustainable SPD.

In the future, more formal SA will be undertaken on the draft Northern Fringe SPD, and published for comment. It is anticipated that this will take place in June/July 2013.

1.2 Background to the Northern Fringe SPD

The Northern Fringe Area SPD will comprise detailed guidance and development phasing for the area identified in Policy CS10 of the adopted Core Strategy. 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:

- SPD Vision and Core Objectives;
- A development framework for the area;
- Detailed guidance including design codes;
- A listing of the social, economic and physical infrastructure needed; and
- Information on 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 provide land for and contribute to the development and future maintenance of a new country park within the Northern Fringe area.

1.3 Approach to the Assessment

The Planning Advisory Service's online Plan-Making Manual identifies that Stage B of the SA process corresponds to developing and assessing the options. Further guidance on how to undertake this is presented in the Government's Practical Guide to the SEA Directive (ODPM 2006).

Drawing upon (and adding to) this guidance, the approach adopted included the following steps:

- 1 High-level review of the Framework Options against the SA Objectives using the Initial Appraisal Table presented in this report; and
- 2 Preparing a series of recommendations to assist Ipswich Borough Council in further developing the Framework Options.

1.3.1 The Initial Appraisal Table

The appraisal table is presented in Appendix A and summary text presented in Section 3 of this report.

One table was produced for all three of the alternative Framework Options. The table compares each option against each of the 21 headline SA Objectives topics and provides a summary commentary and recommendations for further development. Notations used in the assessment are presented in Table 1-1.

Table 1-1 Notations used in the SA

Major Positive Impact	The option strongly supports the achievement of the SA Objective.	++
Positive Impact	The option partially supports the achievement of the SA Objective.	+
Neutral/ No Impact	There is no clear relationship between the option and / or the achievement of the SA Objective or the relationship is negligible.	0
Positive and negative outcomes	The option has a combination of both positive and negative contributions to the achievement of the SA Objective, e.g. a short term negative impact but a longer term positive impact.	+/-
Uncertain outcome	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level. More information is required to assess the impacts.	?
Negative Impact	The option partially detracts from the achievement of the SA Objective.	-
Major Negative Impact	The option strongly detracts from the achievement of the SA Objective.	--

L-T	Effects likely to arise in 10-25 years of SPD implementation
M-T	Effects likely to arise in 5-10 years of SPD implementation
S-T	Effects likely to arise in 0-5 years of SPD implementation
D	Direct effects.
I	Indirect effects.
R	Effects are reversible
IR	Effects are irreversible
H/M/L	High, medium or low certainty of prediction
C	Potential to have cumulative effect with other proposals or plans on this objective

1.3.2 Recommendations

The recommendations are presented in Section 3 of this report.

Ipswich Borough Council should review these recommendations and take them on board as they see fit during the continued development of the Framework Options.

2 NORTHERN FRINGE AREA ALTERNATIVE FRAMEWORK OPTIONS

2.1 Description of the Framework Options

There are three alternative Framework Plan Options for the Northern Fringe Area SPD and the following sub-sections outline their contents.

2.1.1 Framework Option 1

Each neighbourhood has a community hub where primary schools, commercial and community uses and public open spaces are located. In all neighbourhoods, these hubs have good access to main through routes, which will make them easily accessible by public transport. The district centre, which will be the largest of the centres, is located close to Henley Road and thus easily accessible to existing residents of the Castle Hill area. The secondary school occupies the Ipswich School playing fields.

Each neighbourhood has generous open spaces which could be designed for formal and informal recreation. In the northern neighbourhood the open space can be enjoyed by new and existing residents; it is of sufficient size to accommodate a cricket pitch. In the central neighbourhood the local park lies at the heart of the neighbourhood, and will be equally accessible from all dwellings. The eastern neighbourhood is characterised by a large linear space incorporating existing woodland at Red House Farm. Connections between open spaces are included.

2.1.2 Framework Option 2

Each neighbourhood has a community hub, creating a focal point for activity, easily accessible by public transport. The district centre is located within the central neighbourhood, adjacent to Westerfield Road, where it will be easily accessible to all residents as well as to existing residents living south of the Northern Fringe. The secondary school is located within the eastern neighbourhood. Its playing fields would adjoin the railway and help to maintain a separation between Westerfield and the development. Each neighbourhood has generous open space in a central location. The spaces can be designed to accommodate a range of formal and informal activities and sports.

2.1.3 Framework Option 3

Description of the option: Each neighbourhood is again centred around a community hub, which brings schools, commercial and community activities into close proximity. The secondary school is located within the northern neighbourhood, adjacent to Henley Road. The district centre is located adjacent to Westerfield Road. Open space is distributed throughout the site, with scope for the spaces to be designed to accommodate a range of formal and informal activities and sports.. In the northern neighbourhood some space is located along Henley Road. Together with the adjacent secondary school, this will retain some of the open aspect for existing houses.

3 Initial SA

Due to the similarities between the three Framework Options at the strategic level, a general summary relevant to all three options has been provided within this section along with subsequent sections outlining the differences between each option.

3.1 General Appraisal of all Framework Options

At the strategic level the three alternative Framework Options largely performed well against the social and economic SA objectives. This was due to similarities between the three options. The three options all promote healthy lifestyles (through promoting more sustainable modes of transport and developing areas of green space for recreational purposes), improve accessibility throughout the Northern Fringe area to local facilities / services, encourage the development of high quality affordable new homes (which may also benefit health), provide employment opportunities through the construction and operation of new schools and neighbourhood centres and temporary positions through the construction of new homes.

Effects on the environmental SA Objectives as a result of the three options were assessed as both positive and negative. This was due to the Northern Fringe currently comprising agricultural land, which residential development would change. However, many high level mitigation measures are built into the options to alleviate adverse effects, for example through incorporating Sustainable Drainage Systems (SuDS) into new development, developing new green areas to benefit biodiversity resources, incorporating landscaping buffers to reduce impacts on local views, promoting sustainable access and increasing energy efficiency and incorporating low carbon technologies into new development.

An impact of all the options is that new development in the Northern fringe would ultimately lead to an increase in private car use due to the number of new homes anticipated to be delivered. This may also affect congestion issues and local air quality in the future, which emphasises the importance of optimising the use of sustainable transport modes. Further to this, waste management was identified as an impact within all the options as it is simply not mentioned. The SA has been carried out on the basis of a 'worst case' scenario of 4,500 dwellings as this is the potential capacity identified in the Core Strategy. The scale of development is likely to be smaller at approximately 3,500 dwellings.

3.2 Appraisal of Framework Option 1

Option 1 was assessed against the SA objectives in the same way as option 2 and 3, as they all provide for the construction of new homes (up to 4,500), a secondary school, three primary schools, two local centres, a district centre and green areas. However, the following differences were identified:

- The district centre would be more accessible on foot to existing residents of Castle Hill than Option 2 and 3 due to its position on the western boundary of the of the Northern Fringe.
- Locating the district centre on the western boundary of the Northern Fringe may also provide new more accessible employment opportunities to those from more deprived communities in Ipswich.
- The central location of the secondary school within Option 1 would optimise its accessibility within the Northern Fringe development and to existing residents of Ipswich.

3.3 Appraisal of Framework Option 2

Option 2 was assessed against the SA Objectives as having similar effects to Options 1 and 3 as the option again would lead to the construction of three primary schools, a secondary school, two local centres, a district centre, residential development (up to 4,500 new homes), green space etc. albeit some elements would be located in different areas. However, the following differences were identified:

- The district centre would lie closer to Ipswich town centre than Option 1; therefore access to the district centre would be better for residents in the vicinity of Colchester Road rather than Castle Hill. In addition, the district centre would be more centrally located within the Northern Fringe development itself.
- Option 2 may soften views from Westerfield towards Ipswich as the settlement would be physically separated through a combination of public open space and a secondary school playing field rather than open space and residential dwellings as per Options 1 and 3.
- The secondary school may be more accessible to those attending the school from surrounding areas to the north as it is located on the edge of the Northern Fringe.
- Locating the district centre in close proximity to Westerfield Road could potentially have an adverse effect on the present rural and tree-lined character of the road and would require a sensitive design approach at the planning application stage.

3.4 Appraisal of Framework Option 3

Option 3 was also assessed in a similar way to Options 1 and 2 against the SA Objectives as the option contains the same development components – although some are located in different areas of the Northern Fringe. The following differences were identified:

- The district centre is located in the same area as Option 2, therefore, locating the district centre in close proximity to Westerfield Road could potentially have an adverse effect on the present rural and tree-lined character of the road and would require a sensitive design approach at the planning application stage.
- There may be slightly greater benefits to locating the new high school on Henley Road as it is closer to Whitton (which experiences elevated levels of deprivation) and the addition of a new high quality school in the area would increase local choice.

3.5 Recommendations

Due to the similarities between the three options, no option-specific recommendations were made. However, the following recommendations have been made to strengthen all three Framework Options (unless stated otherwise):

- Developer contributions for enhanced public transport provision should be required at the Northern Fringe.
- Options should be explored with public transport providers for a potential cross town route linking the Northern Fringe with larger employment areas in Ipswich and looking at the potential off site cycle route improvements.
- New development should provide opportunities for local residents to follow the waste hierarchy (prevention, re-use, recycle / compost, energy recovery, disposal) e.g. through providing recycling hubs.

- Developers should be encouraged to maximise the use of recycled and secondary materials in construction.
- Opportunities, where possible, should be sought to incorporate combined heat and power in conjunction with district heating within the Northern Fringe.
- The options make no reference to the large area listed on the Historic Environment Record known as 'Red House'; details of how this asset would be dealt with prior to development should be included within the SPD.
- Public transport, walking and cycling links should all facilitate access between the Northern Fringe and surrounding areas.
- Where feasible, the provision of employment land (i.e. B1 / B2) within new schemes should be encouraged to promote the adjacency of homes to employment.
- Opportunities, where possible, should be built into the options to encourage homeworking i.e. through ensuring new homes are appropriately designed and have high speed broadband.
- New development should meet the needs of local communities i.e. provide smaller 1-2 bedroomed homes to meet the needs of smaller households and an ageing population, as well as a need for 2-3 bedroomed family homes.
- A limited number of flats should be permitted at the northern Fringe as there is currently an oversupply in the borough.
- It should be ensured that secured by design principles are required to be incorporated into new development.

4 NEXT STEPS

A consultation on the Northern Fringe Framework Options will be held for members of the public / statutory consultees between 12th January and 22nd February 2013. Following the consultation, Ipswich Borough Council will review the recommendations and findings of this report together with feedback from the exhibition and will consider them as appropriate in the process of refining the Framework Options for the Northern Fringe SPD.

Following this, a draft of the SPD and a formal draft SA Report will be produced for consultation. Although not a statutory requirement, this SA Report will comply with legislative requirements and will include a detailed analysis of the draft SPD together with any required recommendations to help improve the performance of the document in terms of sustainable development.

Appendix A

Appraisal Matrices

The tables below provide an explanation of the notation used in the options assessment matrix.

Major Positive Impact	The option strongly supports the achievement of the SA Objective.	++
Positive Impact	The option partially supports the achievement of the SA Objective.	+
Neutral/ No Impact	There is no clear relationship between the option and / or the achievement of the SA Objective or the relationship is negligible.	0
Positive and negative outcomes	The option has a combination of both positive and negative contributions to the achievement of the SA Objective, e.g. a short term negative impact but a longer term positive impact.	+/-
Uncertain outcome	It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal or the impact may depend heavily upon implementation at the local level. More information is required to assess the impacts.	?
Negative Impact	The option partially detracts from the achievement of the SA Objective.	-
Major Negative Impact	The option strongly detracts from the achievement of the SA Objective.	--

L-T	Effects likely to arise in 10-25 years of SPD implementation
M-T	Effects likely to arise in 5-10 years of SPD implementation
S-T	Effects likely to arise in 0-5 years of SPD implementation
D	Direct effects.
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R	Effects are reversible
IR	Effects are irreversible
H/M/L	High, medium or low certainty of prediction
C	Potential to have cumulative effect with other proposals or plans on this objective

SA Objectives	Option 1		Option 2		Option 3	
	Impact	Comment	Impact	Comment	Impact	Comment
ET1 To improve air quality	+/- S, M –LT I R M C	Ultimately Option 1 would guide the development of between 1,000 and 4,500 new homes on the Northern Fringe, this would lead to an influx of private cars which may affect congestion issues and local air quality in Ipswich over the long term. However, ensuring new development incorporates accessible local community hubs and a district centre would promote the use of sustainable modes of transport (i.e. walking) to access local services / facilities which may contribute to improving local air quality - through reducing the need to travel by private car (over the long term). In addition, ensuring all neighbourhoods have good access to main through routes that are easily accessible by public transport may also offer some benefits to air quality as, over the long term, people may be more inclined to leave their cars at home to travel to work if main through routes are well served by public transport. The promotion of sustainable modes of transport and new services / facilities that are readily accessible on foot may also offer some benefits to current congestion (and air quality) issues in Ipswich over the long term through contributing to encouraging a modal shift away from the use of the private car (a Travel Plan and Transport Assessment is required for 10 or more dwellings by the adopted Core Strategy (CS&P Policy DM 15)). The new bridge over the railway will also ensure that the whole development has good access to new community facilities. It is recommended that developer contributions for enhanced public transport provision are required at the Northern Fringe. In addition, options should be explored with public transport providers for a potential cross town route linking the Northern Fringe with larger employment areas in Ipswich and looking at the potential for cycle route improvements off site This would provide further benefits to local air quality over the long term.	+/- S, M –LT I R M C	Option 2 would result in the same effects as Options 1 and 3. This is because Option 2 provides for the same elements as Option 1 however the masterplan provides for a slightly different configuration.	+/- S, M –LT I R M C	Option 3 would result in the same effects as Options 1 and 2.
ET2 To conserve soil resources and quality	- S, M –LT D/I R M	Guiding the delivery of up to 4,500 new homes on the Northern Fringe would lead to a loss of Grade 2 Agricultural Land (considered to be 'best and most versatile' for food production), therefore adverse effects would arise on soil resources. However, the option includes the provision of new open space including allotments, a large country park, additional parks and gardens, amenity green space, natural and semi natural green space and outdoor sports provision, all of which would provide some mitigation to protect soil resources. In spite of these, effects against the SA Objective have been assessed as negative.	- S, M –LT D/I R M	Option 2 would result in the same effects as Options 1 and 3.	- S, M –LT D/I R M	Option 3 would result in the same effects as Options 1 and 2.
ET3 To reduce waste	- S, M –LT D R M C	Significant residential development at the Northern Fringe would lead to an increase in waste production and the use of raw materials, however, the option only briefly mentions new waste collection and recycling facilities on site - no further details of waste management or the prudent use of natural resources are mentioned, therefore adverse effects have been recorded for this SA Objective. It should therefore be ensured that new development within the Northern Fringe area provides opportunities for local residents to fully adopt the waste hierarchy (prevention, re-use, recycle / compost, energy recovery, disposal), e.g. through providing recycling hubs. In addition, developers should be encouraged to maximise the use of use of recycled and secondary materials in construction.	- S, M –LT D R M C	Option 2 would result in the same effects as Options 1 and 3.	- S, M –LT D R M C	Option 3 would result in the same effects as Options 1 and 2.

	Option 1		Option 2		Option 3	
SA Objectives	Impact	Comment	Impact	Comment	Impact	Comment
ET4 To reduce the effects of traffic upon the environment	+/- S, M –LT I R M C	See ET1.	+/- S, M –LT I R M C	See ET1.	+/- S, M –LT I R M C	See ET1.
ET5 To improve access to key services for all sectors of the population	+ M –LT D R M C	Accessibility to local services / facilities would be improved for new and existing residents under this option through the provision of new schools, two local centres, and a district centre opposite Castle Hill. All would be accessible on foot to both residents of the Northern Fringe and existing residents, particularly at Castle Hill. Access to useable open space would also be improved as current agricultural fields would be replaced by parks / gardens, a country park, amenity green space and sports provision in addition to residential development.	+ M –LT D R M C	Option 2 would result in the same effects on the SA Objective as Option 1. However, the district centre would lie closer to Ipswich town centre than Option 1; therefore access to the district centre from Castle Hill would not be as readily accessible, although it would be accessible to residents in the vicinity of Colchester Road. In addition, the district centre would be more centrally located within the Northern Fringe development itself.	+ M –LT D R M C	Option 3 would result in the same effects as Option 2.
ET6 To limit and adapt to climate change	+/- S,M – LT D/I R M C	The option would guide comprehensive development on the currently agricultural Northern Fringe which may increase flood risk, greenhouse gas emissions and increase energy demand resulting in adverse effects. However, the National Planning Policy Framework (NPPF) and Core Strategy Policy DM4 both require SuDS to be incorporated into new development which can cope with future climate change issues (and enable new development without increasing flood risk on- or off-site). In addition, greenhouse emissions would be partially mitigated through improved walking and cycling links within the Northern Fringe and to surrounding areas, locating local / district centres (with essential services / facilities) within walking distance of people's homes and ensuring public transport links are easily accessible from the Northern Fringe, measures which could all encourage people to leave their cars at home which may reduce current congestion issues. However, it is still recommended that the option requires developer contributions for enhanced public transport provision. The option supports Ipswich Council's desire to reduce the demand for energy, increase energy efficiency and incorporate low carbon technologies. Opportunities where possible should be sought to incorporate combined heat and power in conjunction with district heating within the Northern Fringe. Achieving high levels (5 or 6) of the Code for Sustainable Homes (Core Strategy Policy DM1) would also serve to minimise any increase in carbon emissions associated with new development. For the reasons above effects have been assessed as both positive and negative.	+/- S,M – LT D/I R M C	Option 2 would result in the same effects as Options 1 and 3.	+/- S,M – LT D/I R M C	Option 3 would result in the same effects as Options 1 and 2.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	+/- S,M – LT D R M C	The option would guide comprehensive development on the currently agricultural Northern Fringe which may increase flood risk, surface water runoff and demand for water resources (the Anglian Water Resources Management Plan (2010) identifies a deficit for 2036/37) - resulting in adverse effects if not properly managed. However, the option does seek to incorporate SuDS into new development in the form of swales in accordance with the NPPF and Core Strategy Policy DM4. SuDS would be designed to improve the quality of surface water runoff to the stream to the north of the site and enable new development without increasing flood risk on- or off-site. Water efficient technology would also be required to be incorporated into new development at the Northern Fringe under the adopted Core Strategy (Policy DM4), i.e. the responsible use of water, and the potential for water recycling and harvesting rainwater, in addition	+/- S,M – LT D R M C	Option 2 would result in the same effects as Options 1 and 3.	+/- S,M – LT D R M C	Option 3 would result in the same effects as Option 1 and 2.

	Option 1		Option 2		Option 3	
SA Objectives	Impact	Comment	Impact	Comment	Impact	Comment
		to requiring the Code for Sustainable Home's Level 5/6 being met (where viable).				
ET8 To conserve and enhance biodiversity and geodiversity	+/- M -LT D R M C	The option provides guidance to comprehensively develop the Northern Fringe in Ipswich, therefore biodiversity resources would directly be affected during construction works. However, it is likely individual planning applications would be required to be accompanied by an Environmental Impact Assessment (EIA) which would include a site specific ecological impact assessment (and include mitigation measures); policies within the adopted Core Strategy would also offer protection to biodiversity. In addition, over the long term, the option would have delivered a country park, parks and gardens, amenity green space, natural and semi natural green space, new planting (including trees) and over 6,000 linear metres of retained hedgerow. All would lead to direct benefits to local habitats and species. The option also provides numerous opportunities for habitat creation in the proposed green spaces.	+/- M -LT D R M C	Option 2 would result in the same effects on the SA Objective as Options 1 and 3.	+/- M -LT D R M C	Option 3 would result in the same effects on the SA Objective as Options 1 and 2.
ET9 To conserve and where appropriate enhance areas and sites of historical importance	+/- S,M -LT D R M C	There are several listed buildings and two registered Historic Parks and Gardens close to the Northern Fringe area; however, none are within its boundary. The option seeks to guide the comprehensive development of the Northern Fringe which could change the setting of / views from historic assets (i.e. Listed Buildings at Sparrowes' Nest Farm) resulting in adverse effects. However, the option incorporates many elements of green infrastructure (including a country park), tree planting and general landscaping which would provide buffers between new and existing development and soften view changes from historic assets. The option makes no reference to the large area listed in the Sites and Monuments Record known as Red House; details of how this asset would be dealt with prior to development should be included within the SPD.	+/- S,M -LT D R M C	Option 2 would result in the same effects on the SA Objective as Option 1. However, there would be greater beneficial effects to historic views from Westerfield towards Ipswich town centre as the settlement is physically separated through a combination of public open space and secondary school playing fields rather than open space and residential dwellings as per Options 1 and 3.	+/- S,M -LT D R M C	Option 3 would result in the same effects on the SA Objective as Option 1.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+/- S,M -LT D R M C	The option seeks to guide the comprehensive development of the Northern Fringe which would permanently change landscape views and character. However, the option does incorporate many elements of green infrastructure including: a new country park, retaining the majority of existing hedgerows and trees, tree planting and general landscaping, which would provide buffers between new and existing development and soften view changes from existing receptors i.e. existing properties. In addition, the option seeks to create an appropriate new urban edge adjacent to countryside to the north. The option also presents an opportunity to create an attractive, sustainable high quality 'garden suburb' townscape at the northern Fringe. Highway requirements as proposed by the option could significantly change the current rural character of Westerfield Road. For the reasons detailed above effects have been assessed as both positive and negative.	+/- S,M -LT D R M C	Option 2 would result in the same effects on the SA Objective as Option 1. However, there would be greater beneficial effects to views from Westerfield towards Ipswich town centre as the settlement would be physically separated through a combination of public open space and secondary school playing fields rather than open space and residential dwellings as per Options 1 and 3. Locating the district centre in close proximity to Westerfield Road could potentially have an adverse impact on the present rural and tree-lined character of the road and would require a sensitive design approach at the planning application stage.	+/- S,M -LT D R M C	Option 3 would result in the same effects on the SA Objective as Option 1. However, locating the district centre in close proximity to Westerfield Road could further adversely impact on the present rural and tree-lined character of the road and would require a sensitive design approach at the planning application stage.
HW1 To improve the health of those most in need	+ M -LT D/I R M	The option promotes healthy lifestyles through the provision of green infrastructure and encouraging walking and cycling. The option also includes areas of outdoor sports facilities and outdoor sports provision which would also benefit this SA Objective. New public open space and sports facilities would be available to existing residents also. Health may also be improved through the provision of new homes within the	+ M -LT D/I R M	Option 2 would result in the same effects on the SA Objective as Options 1 and 3.	+ M -LT D/I R M	Option 3 would result in the same effects on the SA Objective as Options 1 and 2.

	Option 1		Option 2		Option 3	
SA Objectives	Impact	Comment	Impact	Comment	Impact	Comment
		Northern Fringe area as there are links between providing decent housing and health. Ensuring new health facilities are provided within the Northern Fringe to meet local need would also benefit local health.				
HW2 To improve the quality of life where people live and encourage community participation	+ M –LT D/I R M	See above. In addition, the option provides a landscaping buffer between the existing railway and new residential development which would benefit this SA Objective through reducing the level of noise which new residents might otherwise be exposed to. The provision of outdoor sports facilities and a range of other community facilities within the option would provide opportunities for members of new communities to interact with each other and encourage community participation. The Issues and Options report also identifies the need for a community development plan.	+ M –LT D/I R M	Option 2 would result in the same effects on the SA Objective as Options 1 and 3.	+ M –LT D/I R M	Option 3 would result in the same effects on the SA Objective as Options 1 and 2.
ER1 To reduce poverty and social exclusion	+ M –LT D/I R L	The option may contribute slightly to improving overall levels of deprivation (in Ipswich) though providing new affordable decent housing, new essential facilities which are accessible via walking / cycling to residents of the Northern Fringe and surrounding areas and the provision of some commercial / employment opportunities. New opportunities would offer benefits to those from more deprived communities in Ipswich.	+ M –LT D/I R L	Option 2 would result in the same effects on the SA Objective as Options 1 and 3.	+ M –LT D/I R L	Option 3 would result in the same effects on the SA Objective as Options 1 and 3.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	+ S, M –LT D/I R M C	The focus of the SPD is not to provide rewarding and satisfying employment, rather to guide residential development at the Northern Fringe. However, Option 1 would result in a number of employment opportunities being created during the construction of residential properties - although these would be temporary positions. A new district centre, two local centres, three primary schools and a high school would also create new employment positions – employment opportunities would be accessible on foot from Whitton which experiences elevated levels of deprivation. However, it should be ensured that public transport, walking and cycling links facilitate access between the Northern Fringe and all surrounding areas. In addition, where feasible and compatible with other uses, the provision of employment land (i.e. B1 / B2) within new schemes should be encouraged to promote the adjacency of homes to employment. Opportunities where possible should also be built into the option to encourage homeworking i.e. through ensuring new homes are appropriately designed and have high speed broadband.	+ S, M –LT D/I R M C	Option 2 would result in the same effects on the SA Objective as Option 1. However, the new district centre would not be as accessible to residents of Whitton as Option 1, although it would be accessible to other less deprived areas.	+ S, M –LT D/I R M C	Option 3 would result in the same effects on the SA Objective as Option 1. However, the new district centre would not be as accessible to residents of Whitton as Option 1, although it would be accessible to other less deprived areas..
ER3 To help meet the housing requirements for the whole community	+ + S, M –LT D I R M	The option (as per Options 2 and 3) would increase the availability of affordable housing in Ipswich and would improve the standard of the borough's housing stock. Housing developed on the Northern Fringe would also help to diversify the borough's housing stock. However, it should be ensured that new development meets the needs of local communities and smaller 1-2 bedroomed homes are developed to meet the needs of smaller households and an ageing population, as well as a continued need for 2-3 bedroomed family homes. A limited number of flats should be permitted on the Northern Fringe as there is currently an oversupply.	+ + S, M –LT D I R M	Option 2 would result in the same effects on the SA Objective as Options 1 and 3.	+ + S, M –LT D I R M	Option 3 would result in the same effects on the SA Objective as Options 1 and 2.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan	+ M –LT D R L C	This option may encourage new business formation through the development of two new local centres and a district centre within the Northern Fringe. However, it is unlikely that development would significantly diversify current employment opportunities. Also ensuring that the Northern Fringe is an attractive area people want	+ M –LT D R L C	Option 2 would result in the same effects as Options 1 and 3.	+ M –LT D R L C	Option 3 would result in the same effects as Options 1 and 2.

	Option 1		Option 2		Option 3	
SA Objectives	Impact	Comment	Impact	Comment	Impact	Comment
area		to live may also contribute to encouraging economic growth (i.e. making Ipswich a more attractive location for investment). However, it should be ensured that residential development would contribute to the character of the area. The option ensures new development is easily accessed by public transport. There may be opportunities in the services sector as a result of significant housing growth in the area.				
ER5 To support vital and viable town, district and local centres	+ S, M –LT D R M	This option would support new business formation through the development of two new local centres and a district centre within the Northern Fringe, all of which would create a number of new jobs. The option also supports the SA Objective through the delivery of two new primary schools, a secondary school, a health centre, sports facilities and open space along with retail / commercial units on the Northern Fringe, which would improve access to essential services and facilities for both existing and new residents. The co-location of community and retail facilities where possible would help to promote the viability of centres by encouraging linked trips. The Council has commissioned research into the quantity and location of retail floorspace appropriate at the Northern Fringe, which should help to avoid significant adverse impacts on existing centres. The option also ensures new development is easily accessed by public transport.	+ S, M –LT D R M	Option 2 would result in the same effects as Option 1; however, the high school may be more accessible to those attending the school from surrounding areas as it is located on the edge of the Northern Fringe.	+ S, M –LT D R M	Option 3 would result in the same effects as Option 1.
ER6 To encourage efficient patterns of movement in support of economic growth	+/- M –LT D R L C	The focus of the SPD is to provide guidance to develop an urban residential extension; therefore there are limitations as to how far the option can benefit this SA Objective. The option does promote the use of sustainable modes of transport, including improving walking/cycling routes within the Northern Fringe and surrounding areas and ensuring residential development is well serviced by public transport. The Northern Fringe is located approximately 2.5km (1.5m) north of Ipswich town centre – closer than many existing suburbs and within cycling distance. Regeneration in central Ipswich is recognised as a key economic driver in the sub-region. The rail link at Westerfield Station would also benefit residents travelling to the town centre and beyond. However, an influx of new residents within the Northern Fringe may lead to adverse effects on travel patterns (by private car), particularly during peak times as more people would be trying to access work – this may affect current congestion problems. It is recommended that developer contributions for enhanced public transport provision are required at the Northern Fringe to further benefit this SA Objective. In addition, where feasible and compatible with other uses, the provision of employment land (i.e. B1 / B2) within new schemes should be encouraged to promote the adjacency of homes to employment. Opportunities where possible should also be built into the option to encourage homeworking i.e. through ensuring new homes are appropriately designed and have high speed broadband	+/- M –LT D R L C	Option 2 would result in the same effects as Options 1 and 3.	+/- M –LT D R L C	Option 3 would result in the same effects as Options 1 and 2.
ER7 To encourage and accommodate both indigenous and	+ M –LT D R	The option ensures that new residential development on the Northern Fringe would be a high quality garden suburb and incorporate areas of multifunctional green space throughout the site, and community facilities; it also ensures new neighbourhoods are accessible on foot/bicycle to	+ M –LT D R	Option 2 would result in the same effects as Options 1 and 3.	+ M –LT D R	Option 3 would result in the same effects as Options 1 and 2.

	Option 1		Option 2		Option 3	
SA Objectives	Impact	Comment	Impact	Comment	Impact	Comment
inward investment	L C	essential services and facilities. All of these may enhance the reputation of the Northern Fringe as a place people want to live and in turn attract inward investment.	L C		L C	
CL1 To maintain and improve access to education and skills for both young people and adults	+ M -LT D R L C	The option includes the provision of three primary schools and a secondary school which would directly benefit the SA Objective through the provision of educational facilities. This may also benefit the future need for sixth form spaces in Suffolk and may over the long term improve GCSE attainment within Ipswich. The central location of the secondary school optimises accessibility to the Northern Fringe development as a whole.	+ M -LT D R L C	As per Option 1, this option would result in the construction of three primary schools and a secondary school. Although two of the primary schools and the secondary school are located in different areas effects on this SA Objective are likely to be as per Option 1. However, there may be slightly greater accessibility benefits associated with the proximity of the high school to Westerfield Station. Options 2 and 3 would be less central to the Northern Fringe development as a whole.	+ M -LT D R L C	As per Option 1, this option would result in the construction of three primary schools and a secondary school. Although two of the primary schools and the secondary school are located in different areas effects on this SA Objective are likely to be as per Option 1. However, there may be slightly greater benefits to locating the new high school on Henley Road as it is closer to Whitton (which currently experiences elevated levels of deprivation) – the addition of a new high quality school in the area would increase local choice.
CD1 To minimise potential opportunities for crime and anti-social activity	+/- S, M -LT I R M C	Crime rates around the Northern Fringe are generally low with 38 incidents reported in September 2012 (13 of which were antisocial behaviour complaints) (Source: Police Crime Maps ¹). The guiding of comprehensive development in the Northern Fringe would result in both beneficial and adverse effects on this SA Objective. Beneficial effects would include an increase in natural surveillance. Adverse effects would result from a general increase in population within the Northern Fringe and more opportunities for crimes against people and property. It should be ensured that secured by design principles are required to be incorporated into new development.	+/- S, M -LT I R M C	Option 2 would result in the same effects as Options 1 and 3.	+/- S, M -LT I R M C	Option 3 would result in the same effects as Options 1 and 2.

¹ <http://www.police.uk/crime/?q=Ipswich, Suffolk, UK#crimetypes/2012-09>