



Strategic Environmental Assessment and Sustainability Appraisal

Post Submission Core Strategy and Policies Document

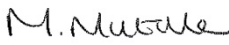
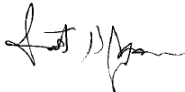

SA Report Addendum – Post Submission Main Modifications

Ipswich Borough Council

Strategic Environmental Assessment and Sustainability Appraisal

Post Submission Core Strategy and Policies DPD Review

SA Report Addendum – Post Submission Main Modifications

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Non-Technical Summary (NTS)

An SA NTS was produced most recently in December 2015 and this has been reviewed for significant changes to make it consistent with the remainder of this document. However no significant changes have been found necessary and the December 2015 NTS still applies. This can be found at <https://www.ipswich.gov.uk/content/core-document-library-local-plan-documents>.

1 INTRODUCTION

This Sustainability Appraisal (SA) addendum provides an update to the published Strategic Environmental Assessment and Sustainability Appraisal – Proposed Submission Core Strategy and Policies DPD Review SA Report (December 2015 update) (known hereinafter as the Proposed Submission SA Report). The Local Plan Examination Hearings took place in March, June and July 2016 and resulted in Post Submission Main Modifications. This addendum to the Proposed Submission SA Report considers whether the Post Submission Modifications alter the findings of the SA Report.

The SEA Regulations place a requirement to assess any significant modifications in order to ensure that the environmental implications of any significant changes to the plan are assessed and taken into account. The Post Submission Main Modifications are substantive changes which alter the meaning of a policy or strategy (e.g. rewording policies to change their meaning, adding new sites or deleting existing ones). This Sustainability Appraisal addendum considers whether any of the Main Modifications would affect the results of the Sustainability Appraisal.

This addendum should be read alongside the October 2015 Addendum Report, the Proposed Submission SA Report and its Non-Technical Summary. Representations should be submitted in relation to the Sustainability Appraisal of the Pre-Submission Main Modifications only however in doing so reference can be made to the Proposed Submission SA Report insofar as its contents relate to this addendum.

Note that the Proposed Submission SA Report was produced by Hyder Consulting (UK) Limited who now operates as Arcadis Consulting (UK) Limited.

2 APPROACH

Section 3 of this report presents a table of the Post Submission Main Modifications that have resulted in significant changes to the existing SA findings. This table should be read in conjunction with the relevant revised appraisal matrices which are presented in Appendices A and B. The scope and methodology, including sustainability objectives, are contained within the December 2015 Proposed Submission SA Report – please refer to this when reading this addendum.

3 POST SUBMISSION MODIFICATIONS

3.1 Post Submission Main Modifications

A number of Post Submission Main Modifications resulted from the Local Plan Examination Hearings. Each policy modification was reviewed and a determination was made as to whether the modification was deemed to be significant or not based on whether the modification would result in significant alterations to the SA.

The Post Submission Main Modifications presented in Table 3-1 below are those deemed to be substantive changes which alter the meaning of a policy (e.g. rewording policies to change their meaning, adding new sites or deleting existing ones). New text added to policy is shown underlined, deleted text is shown struck through. The changes to the SA assessment matrices have been evaluated and explained within the 'significance to the SA' column. Where matrices have been amended these are included in Appendices A and B.

The Post Submission Main Modifications have not resulted in any significant changes to the SA or any changes to the significant effects identified in section 5 of the Proposed Submission SA Report and no further mitigation measures are considered necessary. The changes also have not resulted in any changes to the proposed monitoring framework which was set out in section 6.4 of the Proposed Submission SA Report.

In addition to Table 3-1, it should be noted that in the SA Report, reference to "historical" assets should be seen to refer to "heritage" assets to reflect changes in the supporting text to Policy CS4, and also national planning policy wording.

Table 3-1 Post Submission Main Modifications

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
CSR MM1	26	CS1	<p><i>Delete clauses a. to j. and amend opening sentence accordingly:</i></p> <p>POLICY CS1: SUSTAINABLE DEVELOPMENT - CLIMATE CHANGE</p> <p>In Ipswich a comprehensive approach will be taken to tackling climate change and its implications through <u>the policies of this plan.</u>:</p> <p>Requiring all new development to incorporate energy conservation and efficiency measures, to achieve significantly reduced carbon emissions for all new residential and major non-residential development;</p> <p>Requiring all major developments to achieve a target of at least 15% of their energy requirements to be provided through decentralised renewable or low carbon energy sources where feasible and viable;</p> <p>Seeking opportunities to develop renewable energy generating capacity including on Council-owned land and buildings;</p> <p>Supporting the implementation of the Suffolk Climate Action Plan produced by the Suffolk Climate Change Partnership and other appropriate local carbon reduction schemes;</p> <p>Implementing the IMPACT Carbon Management scheme and reducing carbon emissions from the Council's own operations;</p> <p>Supporting the protection, caring for and increase in canopy cover across the Borough during the plan period;</p> <p>Seeking opportunities to utilise parks and open space and ecological networks potential in the mitigation and adaptation against climate change;</p>	To reflect changes to DM policies in the plan and viability considerations	<p>The modification reflects changes to DM policies in the plan and viability considerations and removes a number of clauses; however, it is still maintained that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. The wording within the assessments against SA Objectives ET1, ET3, ET6, ET7, ET8, HW1, HW2, ER5 and ER6 has been amended to reflect the removal of clauses a to j. Scoring against these objectives has not changed.</p> <p>The score against SA Objective ER1 has been changed from positive to neutral given the initial low certainty of the assessment, the removal of clause g linked to seeking opportunities to utilise parks and open space there is no significant link with the policy and reducing poverty and social exclusion.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>Supporting the implementation of the Ipswich Flood Defence Strategy by the Environment Agency; Requiring building and infrastructure design to incorporate water conservation, capture, recycling and efficiency measures and sustainable drainage systems (SuDS); and Supporting the implementation of Travel Ipswich to promote 15% modal shift to reduce carbon emissions.</p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or 		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<ul style="list-style-type: none"> Specific policies in that Framework indicate that development should be restricted¹. 		
CSR MM2	30	CS2 Policy and supporting text	<p><i>Amend CS2 clause b. about joint working; delete clause e. referring to Futura Park strategic employment site; and add reference in the final paragraph to maximising the use of previously developed land:</i></p> <p>The regeneration and sustainable growth of Ipswich will be achieved through:</p> <ul style="list-style-type: none"> a. Focusing new residential development and community facilities into the town centre, the Waterfront, Ipswich Village, and Ipswich Garden Suburb and into or within walking distance of the town's district centres, and supporting community development; b. Later in the plan period, wWorking with neighbouring authorities to address housing need within the Ipswich housing market area; c. Focusing major new retail development into the Central Shopping Area; d. Focusing new office, hotel, cultural and leisure development into Ipswich town centre; e. Promoting a strategic employment site at Futura Park, Nacton Road, to support economic development and jobs growth; f. Directing other employment uses (B1 (except office), B2 and B8) to employment areas 	For consistency with changes made elsewhere in the plan (CS6, CS7, CS9, CS13)	<p>The modification ensures consistency with changes that have been made elsewhere within the plan. The Policy assessment has been appropriately amended to reflect the modification. Reference to Futura Park as a strategic employment site (2015 SA Report, sustainability comments against CS2, p51) should be disregarded.</p> <p>The assessment scoring remains unchanged.</p>

¹ For example those policies relating to sites protected under the Birds and Habitats Directives (NPPF paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Local Green Space; and Area of Outstanding Natural Beauty; designated heritage assets and locations at risk of flooding or coastal erosion.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>distributed in the outer parts of the Borough, and there will be a town centre first approach to the location of offices;</p> <p>g. Dispersing open space based (non-commercial) leisure uses throughout the town with preferred linkage to ecological networks and/or green corridors, and protecting the countryside from inappropriate development; and</p> <p>h. Development demonstrating principles of very high quality architecture and urban design and which enhances the public realm.</p> <p>A sustainable urban extension to north Ipswich is planned subject to the prior provision of suitable infrastructure (see policy CS10).</p> <p>Major developments within the town centre, Ipswich Village, and district centres should incorporate a mix of uses to help achieve integrated, vibrant and sustainable communities. Major developments (for the purposes of this policy) are defined as commercial developments of 1,000 sq. m or more or residential developments of 10 dwellings or more. Exceptions may be made for large offices or education buildings for a known end user.</p> <p><u>In the interests of maximising the use of previously developed land, d</u>Development densities will be high in the town centre, Ipswich Village and Waterfront, medium in the rest of IP-One and in and around the district centres, and low elsewhere, where it does not compromise heritage assets and the historic character of Ipswich.</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p><i>Amend 8.32 accordingly:</i></p> <p>8.32 The approach to locating employment uses focuses office activity into the town centre, in accordance with the National Planning Policy Framework, to support its vitality and viability. It also provides a strategic employment site, located where it can build on the success of Ransomes Europark. It directs other employment uses, particularly B2 and B8 uses, which tend to be more extensive and less suited to central locations, to the town's outlying employment areas. These are accessible from residential areas, yet sufficiently segregated from them to minimise the possibility of conflicts between residential uses and potentially noisy or odorous industrial activities. The boundaries of employment areas are delineated on the policies map.</p>		
CSR MM4	39	CS6	<p><i>Amend CS6 to reflect Duty to Cooperate discussions and commit to the preparation of joint or aligned local plans:</i></p> <p>Ipswich Borough Council recognises the importance of joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. It will achieve this in a variety of ways:</p> <p>a. Formal working through the Ipswich Policy Area Board or other relevant forums and developing a jointly agreed strategy;</p> <p><u>b. a. Joint working on Local Plan evidence gathering, monitoring and updating, to ensure a consistent approach; and</u></p> <p><u>b. The production of joint or aligned local plans; and</u></p>	<p>To fully reflect Duty to Cooperate discussion and the Memorandum of Understanding with neighbouring local planning authorities signed May and June 2016</p>	<p>The assessment of the SA Objectives has been appropriately amended to reflect the additional policy text and supporting text related to the production of joint or aligned Local Plans.</p> <p>The assessment scoring remains unchanged.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>c. Joint working to develop shared approaches to delivery, such as that for strategic green infrastructure and strategic development sites.</p> <p>The preparation of joint or aligned development plan documents is to be explored, to ensure a coordinated approach to meeting the objectively assessed housing needs of the Ipswich housing market area and achieving economic growth.</p>		
CSR MM5	42	CS7 policy and supporting text	<p><i>Amend policy CS7 to set out clear minimum interim housing target:</i></p> <p>POLICY CS7: THE AMOUNT OF NEW HOUSING REQUIRED</p> <p>The Council will endeavour to enable housing delivery to meet its objectively assessed housing need throughout the plan period. The Council will allocate land to provide for at least an additional 5,429 dwellings net in the Borough, with a lower amount of 4,629 expected by 2031 to account for a long build out period for the development of the Ipswich Garden Suburb. Sites will be identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Ipswich Garden Suburb.</p> <p>The Ipswich Garden Suburb development will contribute significantly to meeting the housing needs of the Borough throughout the plan period.</p>	For compliance with the NPPF	<p>The SA assessment has been amended to reflect the changes to the housing requirements. These changes are relatively small and reflect the housing that has been built to-date, and so in general do not change the SA scoring.</p> <p>The amendments to the supporting text outline the identified interim housing requirement of at least 9,777 dwellings as well as noting capacity constraints in the Borough mean that, currently, sufficient suitable, deliverable and available land to deliver significantly more than 9,777 dwellings cannot be within the Council's administrative area. Additional work will be undertaken to produce an up-to-date Objectively Assessed Need for</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>To meet the remaining requirement of 5,578 dwellings to 2031, the Council will rely on windfall sites and will work with neighbouring local authorities to address housing need later in the plan period.</p> <p><u>A) The Council has an interim housing target of at least 9,777 dwellings for the period 2011 – 2031. This equates to an interim annual target of at least 489 dwellings. The Council will, with its neighbours, prepare an updated Objectively Assessed Need for the Ipswich Housing Market Area and a strategy for the distribution of development to meet that need in the Ipswich Housing Market Area by spring 2017. The results of the joint working will take the form of a joint or aligned local plan review, supported by the production of a Suffolk-wide planning framework. Policy CS7 will be reviewed as part of this joint working.</u></p> <p><u>B) Due to the constrained nature of the Borough, it is currently anticipated that not significantly more than 9,777 dwellings (489 dwellings per annum) can be delivered to 2031. Based upon this capacity, the Council will secure the delivery of housing of at least 489 dwellings per year within the Borough. Since the start of the plan period 3,433 dwellings have been completed, are under construction, have planning permission or have a resolution to grant planning permission subject to a s106 agreement.</u></p> <p><u>The Council will additionally allocate land to provide for at least 5,344 dwellings (net) in the Borough, with a lower amount of 4,544 expected by 2031 to account for a long build out period for the development of the Ipswich Garden Suburb. The Ipswich Garden Suburb development will contribute significantly to meeting the</u></p>		the Housing Market Area and joint or aligned Local Plans to deliver it.

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			<p><u>housing needs of the Borough throughout the plan period. Sites are identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Ipswich Garden Suburb. 1,800 dwellings are expected to be delivered on windfall sites between 2016 and 2031.</u></p> <p><u>C) The Council is currently unable to demonstrate a five year supply against the interim housing target of at least 9,777 dwellings, in terms of paragraph 47 of the National Planning Policy Framework. In the absence of a five year supply of housing within the Borough, the Council will adopt a positive approach to appropriate new housing developments which may come forward on sites not allocated for housing in accordance with policies DM25 and DM34. Nonetheless policies that ensure well-designed dwellings which provide good living conditions for their residents remain important and will remain relevant to determining what is an appropriate housing development.</u></p> <p>8.76 <u>Table 2 shows that, as a result of housing completions between 2011 and 2015, 12,473 dwellings remain to be delivered between 2015 and 2031 in order to meet the requirement. Due to the constrained nature of the Borough boundary, the Council is actively working with neighbouring authorities to produce an updated Objectively Assessed Need for the Ipswich Housing Market Area and joint or aligned Local Plans to deliver it.</u></p> <p>8.81 <u>Within the Borough, sites will be allocated through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, having regard to the strategy set out within this document and in CS10. The Council has undertaken</u></p>		

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			<p>an update to the 2010 Strategic Housing Land Availability Assessment (SHLAA) and is satisfied that sites within the Borough are capable of being delivered. delivering the housing requirement in the ten years to 2025. The SHLAA will be periodically updated.</p> <p>8.82 The phasing of housing sites will be informed by the findings of the SHLAA, infrastructure delivery and the preparation of master plans. The SHLAA informs the Council's housing trajectory. It is based on recent contact with developers and landowners. It is from this potential supply that site allocations are drawn. Within the tightly drawn boundary of Ipswich, options for the housing land supply are inevitably limited, hence the need to consider future development opportunities beyond the Borough boundaries. Table 3 below provides a breakdown of the housing land supply whilst Table 4 provides a breakdown by delivery period. Delivery will be monitored closely through the Council's Authority Monitoring Report.</p> <p>8.83 In working with neighbouring authorities to address housing need later in the plan period, consideration will need to be given to avoiding or minimising effects in these areas including environmental designations, landscape, townscape and historic assets. This policy supports plan objective 3.</p> <p>TABLE 3 ESTIMATED HOUSING DELIVERY FOR 2014 <u>2015-2031</u> EXCLUDING CURRENT PERMISSIONS AS AT 1ST APRIL 2014 <u>2015</u></p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification		Reason	Significance to the SA
			Area of Ipswich	%age (dwellings) Previously developed land	Total Additional dwellings 2014 <u>2015-2031</u>	
			IP-One	100%	1,122 <u>1,122</u>	
			Rest of built up area	75.2% <u>72.3%</u>	807 (PDL: 607) <u>722 (PDL: 522)</u>	
			Ipswich Garden Suburb (see policy CS10)	0%	2,700	
			Total 2014 <u>2015-2031</u> (excluding windfall and broad locations)	37.4% <u>36.2%</u>	4,629 (PDL: 1,729) <u>4,544 (PDL: 1,644)</u>	

Mod. No.	Pg.	Policy / Para.	Proposed Modification		Reason	Significance to the SA
			Small windfall sites (fewer than 10 dwellings) 2015 <u>2016</u> -2031	90%		
			Large windfall sites (10 or more dwellings) 2020 <u>2021</u> -2031	90%		
			Residual need later in plan period	0%		
			Total 2014 <u>2015</u> -2031	32.8% <u>51.5%</u>		
CSR MM8	45	CS8	<i>Add reference to the Housing Needs Study or Strategic Housing Market Assessment (SHMA) being up to date; re-order the clauses a. to c. to put need first; and add guidance about affordable housing mix moved from the deleted policy DM24:</i> The Council will plan for a mix of dwelling types to be provided, in order to achieve mixed and sustainable communities. All major schemes over 10 dwellings will be expected to provide a mix of dwelling types and sizes in accordance with the Council’s Housing Needs Study and Strategic Housing Market Assessment <u>where they remain up to date.</u> Exceptions to this approach will only be considered where:		For clarity about what is required and to ensure that up to date evidence is used	The assessment of the SA Objectives has been appropriately amended to reflect the additional Policy modifications. The assessment scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>a. The site location, characteristics or sustainable design justify a different approach; or</p> <p>b. a. A different approach is demonstrated to better meet housing needs in the area; or</p> <p><u>b. The site location, characteristics or sustainable design justify a different approach; or</u></p> <p>c. A different approach would expedite the delivery of housing needed to meet targets and is acceptable in other planning terms.</p> <p>The Council will support Self Build, Custom Build and Co-Housing developments for residential accommodation in appropriate locations, in the interests of supporting high quality homes which meet the identified needs of the Borough.</p> <p><u>For affordable housing provision, the most appropriate type, size and mix, for each development will be guided by the Council's Affordable Housing Position Statement and the particular characteristics of the site.</u></p>		
CSR MM8	47	CS9	<p><i>Delete the entire policy as it could have been misinterpreted as a development management policy whereas in fact it had been used to guide the site allocations process:</i></p> <p>POLICY CS9: Previously Developed Land</p>	For clarity and to avoid confusion. Maximising the use of previously developed land is picked up through policy CS2	<p>The removal of the Policy is for clarity and to avoid confusion.</p> <p>The Policy has been removed from the SA.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>8.98 The Government encourages the use of previously developed land known as brownfield land through the National Planning Policy Framework and enables local planning authorities to consider setting locally appropriate targets.</p> <p>POLICY CS9: PREVIOUSLY DEVELOPED LAND</p> <p>The Council will focus development on previously developed land first while recognising that greenfield land will need to be developed to meet its objectively assessed housing need and forecasted jobs growth. This reflects the locational strategy set out in policy CS2, which focuses development primarily into central Ipswich. It will in turn be reflected in site allocations made in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.</p> <p>8.99 Between 2011 and 2014 73% of new residential development in Ipswich took place on previously developed land. The Council is proud of its very strong record in this area. However, as previously developed sites become redeveloped and regenerated, it will become more difficult to sustain this proportion of development on previously developed land over the plan period. The twin approach adopted of urban regeneration plus greenfield urban extension ensures that the Council can address its objectively assessed housing need.</p> <p>8.100 In terms of employment development, between 2001 and 2014, quite a high proportion has taken place on greenfield land, largely because of the role that Ransomes Europark has played in meeting demand. This will decline now as Ransomes Europark nears completion. Of the Borough's employment land supply at April 2014 the</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>majority the supply is on previously developed land, except the remaining land at Ransomes Europark, land north of Whitten Lane and land at Airport Farm Kennels.</p> <p>8.101 It does not necessarily follow that previously developed land is less biodiverse than greenfield land. For example, in some instances former industrial processes can create conditions suitable for certain communities of plants and animals to flourish that would not normally be found in such a locality. Therefore policy DM31 will apply to all sites.</p>		
CSR MM9	48	CS10 - policy	<p><i>Amend CS10 to refer to the neighbourhoods by name; remove reference to triggers in Table 8B; and add reference to the affordable housing requirement of 31%;</i></p> <p>Land at the northern fringe of Ipswich, which is referred to as Ipswich Garden Suburb, will form a key component of the supply of housing land in Ipswich during the plan period due to the limited availability of previously developed land.</p> <p>The site, identified on the policies map, consists of 195ha of land which will be developed comprehensively as a garden suburb of three neighbourhoods: <u>Henley Gate</u> a Northern neighbourhood (east of Henley Road and north of the railway line), <u>Fonnereau</u> a Southern neighbourhood (west of Westerfield Road and south of the railway line) and <u>Red House</u> an Eastern neighbourhood (east of Westerfield Road). Over the plan period, the site will deliver land uses as set out below:</p>	To link to the SPD which refers to the neighbourhoods; enable triggers for infrastructure delivery to be identified through the Infrastructure Delivery Plan and incorporate the affordable housing requirement	<p>The modification links to the SPD which refers to the neighbourhoods; enable triggers for infrastructure delivery to be identified through the Infrastructure Delivery Plan and incorporate the affordable housing requirement.</p> <p>The assessment of the Policy has been appropriately amended to reflect the modifications although the SA scores have not changed.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>Land use area in hectares</p> <p>Public open space, <u>sport and recreation</u> 40</p> <p><u>facilities including dual use playing fields</u></p> <p>A Country Park (additional to the public open 24.5 (minimum)</p> <p>space above)</p> <p>Residential development of approximately 3,500 402 <u>100</u></p> <p>dwellings</p> <p>A District Centre <u>located within Fonnereau</u> 3.5</p> <p><u>Neighbourhood</u>, providing:</p> <p>i. A maximum of 2,000 sq m net of convenience shopping, to include a</p> <p>medium/large supermarket between</p> <p>1,000 and 1,700 sq m net;</p> <p>ii. Up to 1,220 sq m net of comparison</p> <p>shopping;</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>iii. Up to 1,320 sq m net of services uses</p> <p>including non-retail Use Class A1,</p> <p>plus A2 to A5 uses;</p> <p>iv. A health centre;</p> <p>v. A library;</p> <p>vi. A police office;</p> <p>vii. A multi-use community centre; and</p> <p>viii. Appropriate <u>Residential</u> accommodation</p> <p>in the form of <u>appropriately designed and</u></p> <p><u>located</u> upper floor apartments.</p> <p>Two Local Centres <u>located in Henley Gate and</u> 1.5 including 0.5ha per</p> <p><u>Red House neighbourhoods</u>, together providing: local centre in the <u>Henley</u></p> <p style="text-align: right;"><u>Gate</u></p> <p>Northern and</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>i. Up to 500 sq m net of convenience <u>Red House Eastern</u> retail floorspace neighbourhoods and 0.5ha within the <u>Henley Gate</u></p> <p>ii. Up to 600 sq m net of comparison <u>Northern</u> neighbourhood for he retail floorspace; and country park visitor centre / community centre.</p> <p>iii. Up to 500 sq m net of service uses including non-retail Use Class A1, plus Classes A2 to A5; <u>and</u>.</p> <p>iv. <u>Community Centre use (which could include Country Park Visitor Centre use) located in Henley Gate</u></p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>A secondary school within the <u>Red House Eastern</u> 9</p> <p>neighbourhood <u>with access from Westerfield Road</u></p> <p>Three primary schools (<u>one in each</u> 6</p> <p><u>neighbourhood</u>)</p> <p>Primary road infrastructure, including a road bridge over 8.5 5</p> <p>the railway to link the <u>Henley Gate Northern</u> and <u>Fonnereau Southern</u> neighbourhoods</p> <p>Total 195</p> <p>The broad distribution of land uses is indicated on the policies map. The detailed strategic and neighbourhood infrastructure requirements for the development and the triggers for their delivery are included in Table 8B in Chapter 10. <u>Triggers for their delivery will be identified through the Ipswich Garden Suburb Infrastructure Delivery Plan.</u></p> <p>Future planning applications for the site shall be supported by an Infrastructure Delivery Plan based on the identified infrastructure requirements set out in Table 8B. The Infrastructure Delivery Plan shall set out in more detail how the proposed development and identified strategic and neighbourhood</p>		

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			<p>infrastructure will be sequenced and delivered within the proposed schemes.</p> <p><u>Overall, the Council will seek 31% affordable housing at Ipswich Garden Suburb. For each individual application, the level of affordable housing should be the maximum compatible with achieving the overall target and achieving viability, as demonstrated by an up to date viability assessment which has been subject to independent review. The re-testing of the viability will occur pre-implementation of individual applications within each neighbourhood. Each phase of development will be subject to a cap of 35% affordable housing. The Council will seek a mix of affordable dwelling types, sizes and tenures in accordance with policies CS8 and CS12 and the Council's Affordable Housing Position Statement.</u></p> <p><u>An interim supplementary planning document has been prepared, with the expectation that a final version will be adopted following adoption of this Core Strategy. The supplementary planning document (SPD) will to:</u></p> <ul style="list-style-type: none"> a. guide the development of the whole Ipswich Garden Suburb area; b. amplify the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential 		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>development phases, in the interests of sustainability and integration;</p> <p>c. identify the detailed location of a district and two local centres and other supporting infrastructure; and</p> <p>d. provide guidance on the sequencing of housing and infrastructure delivery required for the development.</p> <p><i>(the final three paragraphs of the policy are unchanged)</i></p>		
CSR MM11	52	CS11	<p><i>Amend CS11 to specify the number of pitches needed; ensure existing pitches are protected; and refer to heritage assets:</i></p> <p>Provision will be found within the Ipswich Policy Area for additional permanent pitches to meet the need for <u>24 permanent pitches to 2031</u>, as identified through the Gypsy and Travellers Accommodation Assessment <u>and projected forward to 2031</u>.</p> <p>Applications for the provision of permanent pitches will be considered against the following criteria:</p> <ul style="list-style-type: none"> a) The existing level of local provision and need for sites; b) The availability (or lack) of alternative accommodation for the applicants; and c) Other personal circumstances of the applicant, including the proposed occupants, must meet the definition of Gypsy or Traveller. <p>Sites for additional Gypsy and Traveller pitches will be assessed against the following criteria.</p>	<p>To reflect a change in the definition of Gypsies and Travellers, ensure that the policy specifies the number of permanent pitches needed and ensure all the necessary policy elements from the deleted policy SP4 are combined into CS11</p>	<p>The modification reflects a change in the definition of Gypsies and Travellers.</p> <p>The assessment of CS11 has been appropriately amended to reflect the modifications although the SA scores have not changed.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>a. The site should be located:</p> <p>i. where it would be well served by the road network; and</p> <p>ii. preferably, within 1km of basic services including the public transport network.</p> <p>b. The site should be:</p> <p>i. accessible safely on foot, by cycle and by vehicle;</p> <p>ii. large enough to allow business activities to be carried out;</p> <p>iii. free from flood risk and significant contamination;</p> <p>iv. safe and free from pollution;</p> <p>v. capable of being cost effectively drained and serviced, including with waste disposal and recycling facilities;</p> <p>vi. proportionate in size to any nearby settlements, to support community cohesion; and</p> <p>vii. where possible, located on previously developed land.</p> <p>c. The site should not have a significant adverse impact on:</p> <p>i. the residential amenity of immediate or close neighbours;</p> <p>ii. the appearance and character of the open countryside;</p> <p>iii. sites designated to protect their nature conservation, ecological networks, geological or landscape qualities;</p> <p>iv. <u>historic heritage</u> assets including their setting; and</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>v. the physical and social infrastructure of local settlements.</p> <p>Site identification will be carried out in consultation with the Gypsy and Traveller and settled communities. Site size and design will be in accordance with government guidance.</p> <p>The Council will work with Suffolk County Council and neighbouring authorities to develop a South Suffolk transit (short stay) site between Ipswich and Felixstowe.</p> <p>The needs of travelling showpeople will be kept under review. Applications for new sites will be assessed against criteria a. to c. above.</p> <p><u>Sites currently used by Gypsies and Travellers are identified on the policies map and are protected for that use.</u></p>		
CSR MM12	54	CS12	<p><i>Amend CS12 to remove reference to affordable housing at Ipswich Garden Suburb, which is covered instead through policy CS10; change the basis of calculating affordable housing provision to number of dwellings; and include a statement about on-site provision which was previously contained in policy DM24 (now deleted):</i></p> <p>The Council will seek to ensure that a choice of homes is available to meet identified affordable housing needs in Ipswich. <u>Outside the Ipswich Garden Suburb, this will be achieved by requiring new development at the Ipswich Garden Suburb to provide for at least 35% on-site affordable housing by total floor space and new developments of 15 dwellings or more (or on sites of 0.5ha or more) in the remainder of the Borough to</u></p>	<p>To clarify that this policy applies to areas outside the Ipswich Garden Suburb and ensure material from policy DM24 (now deleted) is incorporated</p>	<p>The modification provides clarity that the Policy applies to areas outside the Ipswich Garden Suburb.</p> <p>The assessment has been appropriately amended to reflect the amendments although the SA scores have not changed.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>provide for at least 15% on-site affordable housing by <u>number of dwellings</u> total floor space. At least 80% of affordable housing provision shall consist of affordable rented homes or homes for social rent.</p> <p>The Council will only consider reducing the requirement for the proportion of affordable housing on a particular development site, or amending the tenure mix to include more intermediate housing, where:</p> <ul style="list-style-type: none"> a. Alternative provision is outlined by the applicant within a site-specific viability assessment (using a recognised toolkit) and the conclusions are accepted by the Council; or b. An accepted independent review of development viability finds that alternative provision on viability grounds is justifiable; and c. The resultant affordable housing provision would ensure that the proposed development is considered sustainable in social terms through its delivery of housing integration, with particular regard to meeting the identified need for small family dwellings where these can reasonably be integrated into the scheme. <p><u>The presumption will be in favour of on-site provision rather than the payment of commuted sums in lieu of provision. Affordable housing should be integrated into developments and should not be readily distinguishable from market housing.</u></p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
CSR MM14	56	CS13	<p><i>Amend the area of land allocated through clause a. to 35ha and include reference to certain sui generis uses; delete reference to Futura Park in clause d. to reflect its status as an employment area rather than a strategic employment site; and correct reference to the University of Suffolk:</i></p> <p>The Council will promote sustainable economic growth in the Ipswich Policy Area, with a focus on the delivery of jobs within the Borough. It will encourage the provision of approximately 12,500 jobs in the Borough between 2011 and 2031 by:</p> <ul style="list-style-type: none"> a. allocating at least <u>35ha</u> 30ha of land for employment development (in Use Classes B1, B2 and B8) <u>and appropriate employment-generating sui generis uses through the Site Allocations and Policies (incorporating IP–One Area Action Plan) development plan document;</u> b. protecting land for employment uses in existing employment areas defined on the policies map; c. allocating land for other employment-generating uses including education, leisure, tourism and hospitality, and retail, through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document; d. safeguarding approximately 10ha of land at Futura Park, Nacton Road as a strategic employment site, with the principal access taken from Ransomes 	<p>To better reflect the land allocated through the Site Allocations Plan (policy SP5); ensure consistency with policy DM25; and reflect the change in status of Futura Park from strategic employment site to employment area</p>	<p>The modification reflects the change in status of Futura Park, better reflects the land allocated through SP5 and ensures consistency with policy DM25.</p> <p>The assessment has been appropriately amended to reflect the modifications although the SA scores have not changed.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>Way. The site will be safeguarded for B1, B2 and B8 uses;</p> <p>e.d. supporting the growth of <u>the University of Campus Suffolk</u> and <u>Suffolk New College</u> in order to raise skills and qualifications levels in the workforce; and</p> <p>f.e. taking a lead with local partners to ensure that coordinated action is taken to encourage sustainable economic growth and protect local jobs, and by drawing up a delivery plan with local partners to ensure these aims are implemented.</p>		
CSR MM14	59	CS14	<p><i>Amend introductory text:</i></p> <p>8.147 For retail policy purposes, Ipswich town centre is the defined The Ipswich Central Shopping Area. The area sits in the historic core of the town to the north of the Waterfront. It has the advantages for the user of being attractive, compact and largely pedestrianised. The area is also a focus for other town centre activities such as the New Wolsey Theatre, the Regent Theatre and the Town Hall and Corn Exchange. The Central Shopping Area is complemented by a growing specialised retail role with food and drink venues in the vicinity of the Waterfront. It is important that the Council manages the physical and functional linkages between the two areas to maintain a positive relationship and ensure that retail development at the Waterfront does not harm the vitality and viability of the town centre.</p> <p><i>Amend policy CS14 to re-order, update in relation to the Site Allocations Plan and delete reference to floorspace requirement:</i></p>	To clarify the Central Shopping Area and ensure no conflict with policy DM20; to reflect the evidence base and ensure NPPF compliance	The modification provides clarity and the SA assessment has been appropriately amended to reflect this although the SA scored remain unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>POLICY CS14: RETAIL DEVELOPMENT AND MAIN TOWN CENTRE USES</p> <p>The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role. <u>In the district centres and local centres, the Council will encourage retail development of a scale appropriate to their size, function and catchment.</u></p> <p>Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, the Council intends to extend <u>extends</u> the Central Shopping Area to include the Westgate quarter and allocate sites <u>allocates a site</u> for retail development within it. This will enable the delivery in the region of 15,000 sq m net of additional floorspace to diversify the retail offer. <u>As part of the review of the plan, a floorspace requirement for future retail provision will be set and, if necessary, further</u> Further allocations will be made through a future Site Allocations DPD. <u>In the interim period proposals for retail development on sites not allocated for the purpose will be considered against policy SP1. following a review of the Retail capacity study to address provision after 2026. Retail development over 200 sq m net in edge of centre or out of centre locations will be considered in light of national</u></p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>policy and the Council's aim to enhance the role, vitality and viability of the Ipswich Central Shopping Area.</p> <p>The Council will direct other town centre uses including offices, leisure, arts, culture, tourism and hotel developments into an extended town centre area, with some provision being appropriate in the CSA and Waterfront, in recognition of the area's good accessibility by public transport, cycle and foot.</p> <p>The Council will also promote environmental enhancements and urban greening to the town centre and improved public transport accessibility.</p> <p>In the district centres and local centres, the Council will permit retail development of a scale appropriate to their size, function and catchment.</p> <p><i>Amend supporting text in paragraphs 8.148 and 8.153 to reflect evidence and ensure consistency with the Site Allocations Plan:</i></p> <p>8.148 The policy responds to the findings of the Ipswich Retail Study 2005, as confirmed by the Retail and Commercial Leisure Study 2010, the Ipswich Town Centre Opportunity Areas Report 2013 <u>and update in 2016</u>, and Ipswich's role and status as a county town and a regional centre.</p> <p>8.153 The Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document <u>will</u> <u>extends</u> the Central Shopping Area <u>western</u> boundary from that shown in the 1997 Local Plan and will <u>allocates</u></p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			a new sites for additional retail development within it. It will also extend the wider town centre boundary as the focus for other 'town centre' uses such as leisure, offices, cultural uses and hotels (see NPPF for full list of main town centre uses). Enhancing the town centre forms an important part of the strategy for urban renaissance in Ipswich over the plan period.		
CSR MM15	61	CS15	<p><i>Amend final paragraph of CS15 to explicitly state the requirement that sports facilities at the school would be available for community use:</i></p> <p>Education needs associated with development at the Ipswich Garden Suburb are identified, a secondary school site allocated and broad locations for primary schools safeguarded through policy CS10 of this plan and the policies map. <u>The sports facilities associated with the secondary school will be required to be made available for dual use by the community.</u></p>	For clarity in relation to sports provision at Ipswich Garden Suburb	<p>The modification provides clarity in relation to sports provision at Ipswich Garden Suburb.</p> <p>The assessment has been appropriately amended to reflect this modification although the SA scored remain unchanged.</p>
CSR MM16	63	CS16 Policy only	<p><i>Amend CS16 to clarify that new development should only meet its own open space needs:</i></p> <p>The Council will safeguard, protect and enhance biodiversity and the environment by working in partnership with others to ensure that our parks and open spaces are well designed, well managed, safe and freely accessible, encouraging use and benefitting the whole community. The Council will enhance and extend the ecological network and green corridors, open spaces, sport and recreation facilities for the benefit of biodiversity, people and the management of local flood risk. It will do this by:</p>	For clarity	The modification is of an editorial nature, providing clarity of the text and does not change the SA.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>a. requiring all developments to contribute to the provision of open space <u>necessary for that development</u> according to the Borough's standards, identified strategic needs and existing deficits in an area;</p>		
CSR MM17	67	CS17	<p><i>Amend second paragraph of CS17 to clarify the relationship to CIL:</i></p> <p>Each development will be expected to meet site related infrastructure needs, and where <u>Where</u> the provision of new, or the improvement or extension of existing, off- site infrastructure is needed to support a new development or mitigate its impacts, <u>and it is not anticipated that the infrastructure will be provided through CIL</u>, the developments will be required to contribute proportionately through a Section 106 Agreement commuted sum or CIL charge, or other mechanism as agreed with the Council.</p> <p><i>Amend bullet 3 in the list of key strategic infrastructure in CS17:</i></p> <ul style="list-style-type: none"> measures to increase <u>and maximise</u> east-west capacity in the <u>public</u> transport system to ease congestion; <p><i>Amend final sentence of CS17 to refer to the Mitigation Strategy and its delivery:</i></p> <p>The Council will seek contributions to ensure that the mitigation measures identified in the Habitats Regulations Assessment <u>and in the Recreational Avoidance and Mitigation Strategy</u> can be addressed</p>	<p>For clarity in relation to how off-site infrastructure may be provided and public transport capacity, and to commit to preparation of the Recreational Avoidance and Mitigation Strategy</p>	<p>The SA has been reviewed against this modification and the assessment text against SA Objective ET4 has been updated to include the need for measures to increase and maximise east-west capacity in the public transport system to ease congestion. Assessment text against SA Objective ET8 has also been updated to reflect the Policy seeking to ensure mitigation measures identified within both the Habitats Regulations Assessment and the Recreational Avoidance and Mitigation Strategy can be addressed and delivered.</p> <p>The SA scores remain unchanged.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>and delivered, including for any measures not classified as infrastructure.</p> <p><i>Amend final sentence of new paragraph which follows paragraph 8.182 to commit to the Recreational Avoidance and Mitigation Strategy:</i></p> <p>(new paragraph) The Habitats Regulations Assessment identifies a range of measures to ensure that potential impacts of increased recreational disturbance within Special Protection Areas and Special Areas of Conservation within and outside of Ipswich Borough are mitigated. This relates to mitigating the cumulative effect of housing growth across Ipswich Borough, in combination with housing growth in Suffolk Coastal district. The measures include the provision of the Country Park or similar high quality provision to the north of Ipswich, delivering parts b, d, e, g and h of policy CS16, production and implementation of visitor management plans at key sites and a monitoring programme to assess visitor impact over time. The Council is considering the production of a mitigation strategy which would specify the measures required and how these should be delivered and funded. The Council will produce a Recreational Avoidance and Mitigation Strategy by March 2017, which will specify the measures required and how these will be delivered.</p>		
CSR MM18	73	CS20	<p><i>Amend CS20 to explicitly support sustainable travel:</i></p> <p>The Council supports <u>measures to improve sustainable travel options, including the Travel Ipswich scheme, which aims to reduce dependency on the private car by 15% within the lifetime of the Plan. This will improve bus station provision, passenger information, shuttle bus provision and pedestrian links between the Central Shopping Area, the railway station and Waterfront.</u></p>	To clearly indicate the Council's support for such measures	<p>The modification clearly indicates the Council's support for measures to improve sustainable travel options.</p> <p>The assessment has been appropriately amended to reflect the modification although this does not change the SA scores.</p>

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			<p>The Council also supports the completion of the upgrading of the Felixstowe to Nuneaton rail line.</p> <p>In the short term the Council will look to close the Waterfront Northern Quays route to general traffic, maintaining access only for pick up/drop off and the shuttle bus.</p> <p>The Council will support further measures to facilitate cycling and walking in the Borough, as detailed through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.</p>		
CSR MM19	77	DM1	<p><i>Delete clauses c., d. and e. and add reference to encouraging rather than requiring BREEAM:</i></p> <p>New development shall be required to achieve a high standard of environmental sustainability. This will be achieved by the following standards:</p> <ul style="list-style-type: none"> a. New build residential development should achieve reductions in CO₂ emissions below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L); <u>and</u> b. New build residential development should meet water efficiency standards of 110 litres/person/day;<u>u</u> c. Conversions and changes of use of existing buildings providing new residential dwellings should achieve a minimum of BREEAM Domestic Refurbishment Very Good standard or equivalent; 	To address viability considerations	The modification addresses viability considerations and as a result the score against SA Objective ET2 To conserve soil resources and quality has been changed from positive to neutral as the Policy no longer places a requirements for conversions and change of use to achieve very good BREEAM standard which contributed to sustainable use of land resources.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>d. — New build non-residential development of 500m² and above for the whole development should achieve a minimum of BREEAM Very Good standard or equivalent;</p> <p>e. — Conversions and changes of use to non-residential uses with an internal floor area of 500m² and above should achieve a minimum of BREEAM Very Good standard or equivalent.</p> <p>Development will also be expected to incorporate sustainable drainage and water efficiency measures as required by DM4.</p> <p>All developments exceeding the thresholds above shall achieve the <u>The above standards should be achieved as</u> a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable.</p> <p><u>The Council will also encourage non-residential development of 500 sq m and above to achieve a minimum of BREEAM Very Good standard or equivalent.</u></p>		
CSR MM21	81	DM3 Supporting text only	<p><i>Amend paragraph 9.19 of the supporting text to clarify the approach to private garden space:</i></p> <p>9.19 The Council considers that, in addition to the provision of well-planned public spaces, the provision of high quality private outdoor amenity space for all types of new residential development must be considered to be an essential component of high quality design, and key to the creation of a sustainable residential environment both in terms of its contribution to liveability and to urban greening and the preservation and/or enhancement of local biodiversity and ecological networks. <u>In most developments of houses and bungalows, the Council</u></p>	To clarify requirements for private garden	The modification provides clarity with regards to requirements for private garden space and does not change the SA.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p><u>will expect private garden space to be provided to the rear of the dwelling. Exceptions may be made for corner and infill plots.</u></p> <p><i>Amend paragraph 9.24 of the supporting text to clarify what is required:</i></p> <p>9.24 Key characteristics of well designed private amenity space <u>include</u> will normally be required, and these are: (i) a well shaped (rectangular), useable area having good accessibility and a well planned relationship to the internal living spaces within the dwelling; (ii) provision for a private sitting out area not <u>directly</u> overlooked by any window of a neighbouring property either at ground or first floor; (iii) high standards of security and privacy; (iv) a reasonable outlook; and (v) access to direct sunlight for part of the space for at least part of the day. The Council's Development Control Policies and Design Guidelines, which address matters such as spacing between dwellings, will apply, until the adoption of a Space and Design Guidelines supplementary planning document. The garden standards set out in the policy will equally apply to existing gardens remaining after garden severance.</p>		
CSR MM22	86	DM5 clauses f. and h.; accessibility requirement; and supporting text	<p><i>Amend policy DM5 clauses f. and h. to add clarity; amend the requirement for M4(2) to 25% and delete the requirement for standard M4(3):</i></p> <p>The Council will require all new development to be well designed and sustainable. In Ipswich this will mean:</p> <p>a. layouts and designs that provide a safe, attractive, permeable, legible and useable</p>	For clarity and to ensure that access requirements do not harm viability	<p>The modification provides clarity and ensures access requirements do not harm viability.</p> <p>The assessment has been appropriately amended to reflect the modification, although the SA scores remain unchanged.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>public realm for all users, which is pedestrian and cycle orientated;</p> <p>b. areas which function well and where possible integrate residential, working and community environments and fit well with adjoining areas;</p> <p>c. the promotion of safe and secure communities;</p> <p>d. greener streets and spaces to contribute to local biodiversity, visual amenity, and health and well-being, and offset the impacts of climate change;</p> <p>e. protecting and enhancing the special character and distinctiveness of Ipswich, including significant views that are recognised as being important and worth protecting, the setting of any nearby listed buildings, and helping to reinforce the attractive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene;</p> <p>f. <u>developments</u> buildings that exhibit very good architectural quality, are highly sustainable and accessible and are designed for long life by being capable of adaptation to accommodate changing needs and uses over time;</p> <p>g. ensuring that new development incorporates cycle and waste storage, public transport infrastructure and car</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>parking if appropriate, all designed and integrated in a way that supports the street scene and safeguards amenity;</p> <p>h. new buildings in or around Air Quality Management Areas will be designed so that their size and layout will <u>preferably reduce minimise</u>, and at the very least not increase, localised retention of polluting emissions, and will include ventilation systems that protect the health of users of the buildings; and</p> <p>i. provision of public art where this would be required to enhance the public realm and/or reinforce a sense of place, which may include new installations where this would be commensurate to the scale and type of development or otherwise take the form of bespoke paving, street furniture and landscaping.</p> <p>Design that is considered not to adequately meet all these criteria will be refused.</p> <p>In new residential development of 10 or more dwellings, <u>25%</u> 35% of new dwellings will be required to be built to Building Regulations standard M4(2). Where affordable housing is provided a proportion of dwellings are required to be built to Building Regulations standard M4(3) as part of the affordable housing provision. The Council will consider waiving or reducing the requirement where the circumstances of the proposal, site or other planning considerations mean it is not possible to accommodate the requirement and/or in cases where the requirement would render the development unviable.</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
CSRM M23	90	DM6 Supporting text only	<p><i>Amend 9.61 to add reference to the NPPF and 9.64 to advise where the arc is illustrated:</i></p> <p>9.61 Tall buildings can only be considered appropriate in certain limited locations in Ipswich and various special considerations, over and above standard urban design considerations, should apply to their planning and design, particularly in listed building and conservation area terms. <u>Decisions about proposed development which would harm the significance of a designated heritage asset will be taken having regard to the balancing exercise in paragraphs 133 and 134 of the NPPF.</u></p> <p>9.64 The boundaries of the arc of land to which this policy applies are illustrated on the IP-One Area Inset Policies Map will be identified in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document. Central Ipswich is circled by a wooded skyline, which is particularly important to the setting of the central area including Ipswich Village and the Waterfront. Developments will only be permitted where they do not seriously disrupt this setting, especially when viewed from key viewpoints. Strategic views in and across central Ipswich have been identified through the Ipswich Urban Character Study supplementary planning document and in Conservation Area Statements and Management Plans.</p>	For clarity and completeness	The modification to the supporting text provides clarity and completeness and does not change the SA.
CSR MM24	92	DM8	<i>Amend the policy to address all types of assets, more closely reflect the wording of the NPPF and refer to archaeological assessments being proportionate:</i>	To ensure compliance with the NPPF	The modification ensures compliance with the NPPF.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>a. Designated and <u>Non-Undesignated</u> Assets</p> <p>In considering proposals for external or internal alterations and extensions to a listed building, the Council will seek to ensure that this would enhance the character, features and setting of the building and resist development that would adversely affect its significance.</p> <p>An application for the change in the use of a listed building will only be permitted if the applicant can demonstrate that the use proposed and any consequent alterations will not be detrimental to the structure, character, appearance or setting of the building. Applications that provide insufficient information to assess the impact of alterations associated with the proposed change of use will be refused.</p> <p>The Council will resist the demolition or partial demolition of both designated and undesignated heritage assets leading to substantial harm, as outlined in paragraph 133 of the National Planning Policy Framework. <u>In relation to less than substantial harm to designated assets, and in relation to non-designated assets, the Council will have regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p>The Council will seek to preserve the preservation of <u>Scheduled Monuments, scheduled registered</u> parks and gardens and other remains of national importance and their settings, in a manner appropriate to their significance.</p> <p>b. Conservation Areas</p>		<p>The assessment has been appropriately updated to reflect the modifications although the SA scores remain unchanged.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>The Council will seek to protect and enhance the character and appearance of conservation areas through adopted Conservation Area Appraisals and Management Plans. These will be used to inform the Council's decisions when assessing the impact of proposals for planning permission.</p> <p>The position, height, mass and materials of a proposed building or extension, and the design of the space and landscaping around it, shall pay regard to the character of adjoining buildings and the area as a whole.</p> <p>The Council will seek to ensure that proposed changes of use within or adjacent to conservation areas would not detract from the character and appearance of the designation, which should include sympathetic alterations and additions to facades that are visible from the public domain and the retention of any existing features of special architectural merit.</p> <p>New shopfronts in conservation areas should be constructed from high quality materials and respect the character and appearance of the building and street scene into which it is installed.</p> <p>Planning applications that seek permission to demolish a building or structure within a conservation area will <u>be determined in accordance with the requirements of the National Planning Policy Framework.</u> be granted where:</p> <p>(i). the building/structure does not make a positive contribution to the significance of the conservation area; or (ii). it can be demonstrated that the building/structure is</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>incapable of repair and reuse; and (iii). the demolition works form part of an approved detailed redevelopment scheme.</p> <p>c. Archaeology</p> <p>Development will not be permitted which may disturb remains below ground, unless the proposal is supported by an appropriate assessment of the archaeological significance of the site and, if necessary, a programme of archaeological investigation in accordance with that assessment. <u>Such assessments should be proportionate to the importance of the site. Sites within the Area of Archaeological Importance are highly likely to contain significant archaeology.</u></p> <p>Planning permission will not be granted if the remains identified are of sufficient importance to be preserved in situ and cannot be so preserved in the context of the development proposed, taking account of the necessary construction techniques to be used.</p> <p>Where archaeological potential is identified but there is no overriding case for any remains to be preserved in situ, development which would destroy or disturb potential remains will be permitted, subject to an appropriate programme of archaeological investigation, recording, reporting and archiving.</p> <p><u>d.</u> Climate Change</p> <p>Proposals that aim to mitigate the effects of climate change should in the first instance explore all opportunities of enhancing energy efficiency and forms</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>of providing renewable energy without harming the significance of heritage assets. Where conflict between climate change objectives and the conservation of heritage assets is unavoidable, the public benefit of mitigating the effects of climate change will be weighed against the likely harm to the heritage asset.</p> <p><i>Amend paragraph 9.66 of the supporting text to refer to Historic England advice:</i></p> <p>9.66 Buildings listed for their special architectural or historic interest have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council has a statutory duty to preserve and enhance the character and appearance of listed buildings in Ipswich and will therefore only grant planning permission and listed building consent for works and changes of use which complement this obligation. <u>Historic England publishes advice on the application of Part L of the Building Regulations to historic and traditionally constructed buildings.</u></p> <p><i>Amend paragraphs 9.69 and 9.70 of the supporting text to remove repetition and update the reference to 15 conservation areas:</i></p> <p>9.69 The Council is keen to protect and enhance the town's <u>15-14</u> designated conservation areas which are shown on Plan 3. The character appraisals and management plans for each area highlight what is distinctive about the area including building styles, street patterns, land form, historical development and key views. Future character appraisals will include landscape and tree assessments. Proposals for development in <u>conservation areas</u> will need to indicate precisely how each scheme will preserve and enhance</p>		

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			<p>the conservation area in which it is located by a thorough appreciation of these distinctive characteristics.</p> <p>9.70 Proposals for development in Conservation Areas should indicate precisely how each scheme will preserve and enhance the conservation area in which it is located. A development proposal lying outside the boundary of a conservation area yet clearly affecting its character and appearance will be considered as if it formed part of the designated conservation area.</p> <p><i>Amend paragraphs 9.71 – 9.73 to clarify the role of Historic England, national policy and the approach to archaeology:</i></p> <p>9.71 National <u>policy, guidance and advice</u> and policy on the conservation of the historic environment is set out in the <u>Ancient Monuments and Archaeological Areas Act (as amended) 1979</u>, and the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF <u>and the national Planning Practice Guidance</u>. The NPPF supersedes Planning Policy Statement 5 (Planning for the Historic Environment). <u>although the Practice Guide to PPS5 remains in place as guidance This is supported by Historic England's Good Practice Advice (GPA) and the Historic England Advice Notes.</u> The general approach to managing heritage assets will also follow the guidance set out in BS7913².</p> <p>9.72 The NPPF establishes a presumption in favour of sustainable development and states that great weight should be given to the conservation of designated heritage assets such as conservation areas. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, planning permission should not be given unless</p>		

² BS7913 British Standard Guide to the Principles of the Conservation of Historic Buildings adopted as formal Council policy in September 1998

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			<p>substantial public benefits can be identified that outweigh that harm or loss. <u>Decisions about proposed development which would harm the significance of a designated heritage asset will be taken having regard to the balancing exercise in paragraphs 133 and 134 of the NPPF.</u></p> <p>9.73 The settlement of Ipswich has developed through Saxon, Medieval and later periods, leaving a legacy of history below ground which tells the complex story of the town's evolution. To ensure that this invaluable and irreplaceable historical, cultural and educational resource is not lost or damaged, the planning process must ensure that development proposals respect archaeologically important sites. The NPPF sets out specific requirements for assets with archaeological interest. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, developers will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation (which could include geophysical survey, building survey and trenched evaluation) at an appropriate stage prior to determination of an application. Scheduled Monuments are designated by the Secretary of State and the records held by Historic England who develop policies to protect them. Suffolk County Council Archaeology Service holds the Historic Environment Record for Ipswich and is consulted on planning applications that could affect archaeology. <u>Historic England is consulted on planning applications in accordance with relevant government policy.</u> Early consultation with relevant agencies is encouraged well in advance of seeking planning permission <u>relevant permissions and consents</u>, in order that appropriate consideration is given to heritage assets. assessment and recording requirements can be discussed. This helps make <u>makes</u> the application process simpler and reduces the risk for proposed schemes of heritage</p>		

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			<p>assets presenting an obstacle to delivery at a later stage.</p> <p><u>Understanding the significance of affected assets is important to the process. The ability to document an asset is not a factor in determining a planning application. However, where preservation in situ is not appropriate for archaeological remains, Where there is no overriding case for preservation in situ, an appropriate programme of work to record and promote understanding of remains which would be affected by development could include some or all of the following: further evaluation, upfront excavation, and/or monitoring and control of contractor's groundworks, with appropriate curation and publication of results.</u></p>		
CSR MM25	95	DM9	<p><i>Amend DM9 and supporting text to clarify that structures are included:</i></p> <div style="background-color: #f4a460; padding: 10px; text-align: center;"> <p>POLICY DM9: <u>Buildings and Structures of Townscape Interest</u></p> </div> <p>There is a presumption in favour of retaining and repairing buildings <u>and structures</u> of local townscape interest. Proposals involving the loss of such buildings <u>or structures</u> will only be permitted if it can be demonstrated by thorough analysis in the Design and Access Statement that the replacement building(s) <u>or structure(s)</u> is of an equal or higher standard of design and incorporates sustainability features.</p>	To ensure clarity that structures are also covered by the policy	<p>The modification ensures clarity that structures are also covered by the Policy.</p> <p>The assessment has been amended to reflect the inclusion of structures although the SA scores remain unchanged.</p>
CSR MM26	96	DM10	<p><i>Amend DM10 to refer specifically to hedgerows in the second part and clarify that replacement planting relates to the loss of mature trees:</i></p>	To ensure the policy is explicit about hedgerows and clarify that the replacement	The modification ensures the Policy is explicit about hedgerows and clarifies that the replacement tree planting requirement will be applied reasonably.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>The Council will protect and ensure the care of trees and increase canopy cover in the interests of amenity and biodiversity by:</p> <ul style="list-style-type: none"> a. making Tree Preservation Orders; b. in relation to applications for works to trees, only granting consent for felling, topping, lopping or uprooting if a sound arboricultural reason is provided; c. adhering to the principles of BS3998 'Tree work – Recommendations' 2010 for established tree management options (including soil care and tree felling); d. refusing planning permission for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the development in that location clearly outweigh the loss; and e. encouraging tree planting to help achieve a target of 22% canopy cover by 2050. <p>Applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible. Where development affecting trees <u>or hedgerows</u> is proposed, the application must be accompanied by:</p> <ul style="list-style-type: none"> f. an accurate survey and assessment of all existing trees <u>and hedgerows</u> on site in accordance with BS5837 'Trees in relation to design, demolition and construction – 	tree planting requirement will be applied reasonably	The assessment has been appropriately amended to reflect the modification although the SA scores remain unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>Recommendations)' 2012 by a competent arborist; <u>and</u></p> <p>g. details of protective measures to be put in place during the development process to ensure the health and safety of each specimen <u>and hedgerow</u> to be retained; and</p> <p>h. where removal <u>of a mature tree</u> is proposed, a plan for replacement planting on a two for one basis and using semi-mature specimens, unless otherwise agreed by the Council.</p> <p>Design in new development should have proper regard to the setting of protected trees. Landscaping and tree planting should be integrated into new development.</p> <p><i>Amend paragraph 9.82 to align with the policy in referring to mature trees:</i></p> <p>9.82 Where the Council permits the removal of <u>mature</u> trees, replacement planting will be on a two for one basis. This may not always be possible or appropriate on the development site in question, and in such cases off-site provision will be expected as an alternative. Applicants are advised to liaise with the Council's Arboricultural Officer at the earliest opportunity to discuss appropriate replacement species and locations. All replacement tree planting proposals will need to be accompanied by a tree care and management plan for the new trees.</p>		
CSR MM27	105	DM17	<p><i>Amend DM17 clause a. to ensure consistency with NPPF; clause c. to add flexibility in relation to electric vehicle charging points; and the final sentence of the policy for greater clarity:</i></p>	To clarify the policy and add flexibility in relation to	The modification provides clarity and flexibility in relation to electric vehicle charging facilities.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>To promote sustainable growth in Ipswich and reduce the impact of traffic congestion, new development shall:</p> <ul style="list-style-type: none"> a. not result in a <u>severe</u> significant adverse impact on rights of way or the local road network in respect of traffic capacity, highway safety; b. not result in a significant impact on air quality or an Air Quality Management Area; c. incorporate electric <u>vehicle</u> charging points and a car club scheme, <u>or if not viable the infrastructure to secure their future delivery</u>, where this would be consistent with the scale and location of the development; d. promote pedestrian and cycle accessibility to and permeability within the site, ensuring that any new routes are coherent and in accordance with the design principles of policy DM5; e. provide high quality, secure cycle storage, and in non-residential developments of more than 1,000 sq. m or where more than 50 people will be employed, high quality shower facilities and lockers; and f. have safe and convenient access to public transport within 400m, and facilitate its use 	electric vehicle charging facilities	The assessment has been appropriately amended to reflect the modifications although the SA scores remain unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>through the provision of services, infrastructure and/or tickets where required.</p> <p>Applicants will be required to demonstrate how the development would improve transport provision and/or how any acceptable adverse <u>transport</u> impacts would be <u>acceptably</u> managed and mitigated.</p> <p><i>Amend 9.100 of the supporting text to add flexibility; add two new paragraphs explaining the approach to electric vehicle charging points; and add 'normally' into 9.101 to add flexibility:</i></p> <p>9.100 Necessary mitigating measures to improve public transport infrastructure and services may be secured where this would reasonably relate to a development, whilst the introduction of car club schemes in larger developments may also contribute to reducing levels of private car ownership in the town (the need for car club provision in new developments will generally be informed by the agreed findings of a Travel Plan). <u>Criterion f. of the policy would not be applied unreasonably if limited parts of a development were unavoidably slightly further than 400m from public transport.</u> The inclusion of electric vehicle charging points in residential plots, employment developments and commercial car parks are also considered a sustainable measure that can help to reduce greenhouse gas emissions in line with the aims of the National Planning Policy Framework. The provision of charging points for electric vehicles within new developments should be made in accordance with the Suffolk Guidance for Parking (November 2014).</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p><u>(new paragraph) The Council promotes the provision of car club spaces due to their proven ability to reduce car ownership and, in particular, second car ownership. Similarly, wherever viable, the Council will seek low emission vehicle infrastructure. This may include, but is not limited to, active electric vehicle (EV) charging points or the infrastructure required to provide these in the future. New developments should plan for the future installation of charging points for all private off-street residential parking. This entails the provision of ducting and sufficient passive capacity for easy connection to the electricity network. Whereas active capacity pertains to fully installed EV charging points, passive capacity is defined as the electrical and distribution board capacity necessary for future installation.</u></p> <p><u>(new paragraph) Additionally, new developments containing communal residential parking facilities should aim to deliver active charging capacity for 20 per cent of all spaces, with a further 20 per cent of spaces provided with passive capacity for future installation. Following similar lines, retail related parking should deliver 10 percent active and 10 percent passive spaces, and employment related parking should secure 20 percent active and 10 percent passive spaces. In terms of car club spaces, 100 per cent of such spaces should have the passive capacity for eventual EV charging. Further details of the Council's EV and car club approach are to be outlined in the emerging Low Emissions Strategy Supplementary Planning Document.</u></p> <p>9.101 In proposals for the development of 10 or more dwellings, 1,000 sq. m or more of non-residential floorspace or where more than 50 people would be employed, the Council will normally require a Transport Assessment to be undertaken</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			to include an assessment of the likely impact on the local highway network. A long term management strategy (Travel Plan) to increase sustainable patterns of travel to a site will also be secured in some instances.		
CSR MM32	118	DM24	<p><i>Delete policy DM24:</i></p> <p>AFFORDABLE HOUSING</p> <p>POLICY DM24: Affordable Housing</p> <p>—— Affordable housing provision will be required in accordance with policy CS12.</p> <p>The presumption will be in favour of on-site provision rather than the payment of commuted sums in lieu of provision.</p> <p>The Council will require that the affordable housing:</p> <ul style="list-style-type: none"> a. —— is designed and built to at least the same standard as the market housing, including the appropriate level of the Code for Sustainable Homes at the time; b. —— is integrated into developments and from external appearance should be indistinguishable from the market housing; c. —— should not generally be grouped in clusters of more than 12-15 dwellings; and 	To ensure that viability considerations as set out in policy CS12 apply to all aspects of affordable housing provision. Necessary elements have been moved to other policies	<p>The necessary elements of the Policy have been moved to other policies.</p> <p>The Policy has been removed from the SA.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>d. — has car parking provided at the same ratio as for the development as a whole.</p> <p>The most appropriate type, size and mix, for each development will be guided by the Council's Affordable Housing Position Statement and the particular characteristics of the site.</p>		
CSR MM33	119	DM25	<p><i>Amend DM25 to clarify that Futura Park is an Employment Area; broaden the definition of employment uses; and provide for residential redevelopment of certain employment sites outside the Employment Areas:</i></p> <p>The Employment Areas are defined on the policies map and the IP-One Area inset policies map and listed below:</p> <p>The Employment Areas are defined on the policies map and the IP-One Area inset policies map and listed below:</p> <ol style="list-style-type: none"> 1 Ipswich Business Park, north of Whitton Lane; 2 White House Industrial Estate, White House Road; 3 Knightsdale Road / Wharfedale Road; 4 Boss Hall Industrial Estate; 5 Hadleigh Road Industrial Estate, including Elton Park; 6 Land south of London Road / east of Scrivener Drive; 	To clarify that Future Park is an Employment Area; add flexibility in respect of employment uses; and clarify the approach to residential redevelopment of sites outside the Employment Areas	<p>The modification provides clarity of the inclusion of Futura Park as an Employment Area and the approach to residential redevelopment outside Employment Areas as well as flexibility in respect to employment uses.</p> <p>The assessment has been appropriately amended to reflect the modifications although the SA scores remain unchanged.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>7 Civic Drive / Princes Street / Russell Road / Portman Road;</p> <p>8 Felaw maltings / IP-City Centre;</p> <p>9 Riverside Industrial Park and the West Bank area;</p> <p>10 Cavendish Street;</p> <p>11 Holywells Close and Holywells Road;</p> <p>12 Cliff Quay/Sandy Hill Lane / Greenwich Business Park / Landseer Road area;</p> <p>13 Wright Road / Cobham Road;</p> <p>14 The Drift / Leslie Road / Nacton Road;</p> <p>15 Ransomes Europark; and</p> <p>16 Airport Farm Kennels, south of Ravenswood; <u>and</u></p> <p>17 <u>Futura Park, Nacton Road.</u></p> <p>Sites and premises used and/or allocated for employment uses in Use Classes B1 Business, B2 General Industry or B8 Storage and Distribution, as defined by the Use Classes Order 1987 (as amended) and The defined Employment Areas will be safeguarded for employment and ancillary uses. Employment uses are defined as:</p> <p><u>i. B1 Business, B2 General Industry or B8 Storage and Distribution, as defined by the Use Classes Order 1987 (as amended), with</u></p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p><u>a town centre first approach to the location of offices; and</u></p> <p><u>ii. appropriate employment-generating sui generis uses.</u></p> <p><u>Small scale services specifically provided for the benefit of businesses based, or workers employed, within the Employment Area will also be permitted where:</u></p> <p><u>a. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; and</u></p> <p><u>b. the proposed use is compatible with the surrounding uses.</u></p> <p><u>In the case of Starter Homes, these would only be permitted in Employment Areas where:</u></p> <p><u>c. there is no demand for continued use of the site for employment or commercial purposes as demonstrated by a marketing programme; and</u></p> <p><u>d. if the site is allocated for employment or commercial uses, it is demonstrated that there is no reasonable prospect of the site being used for the allocated use, or other uses as detailed under the terms of this policy, during plan period; and</u></p> <p><u>e. housing would be compatible with existing and planned surrounding uses.</u></p> <p><u>Outside the defined Employment Areas, the conversion, change of use or redevelopment of sites and premises in employment use to non-employment uses</u> Permission for the conversion, change of use or redevelopment of such sites or premises to non- Class</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>B1, B2 and B8 uses (except non-ancillary retail) will only be permitted where:</p> <p>a. f. there is no reasonable prospect of the site being re-used for employment purposes over the plan period; and <u>or</u></p> <p>g. the proposed use is residential and it can be acceptably accommodated, would make more effective use of the site and would not harm the economic development strategy of the plan; and</p> <p>a. in relation to f. and g., b. the proposed use is compatible with the surrounding uses and is an appropriate use for the site.; and</p> <p>c. it can be demonstrated to the Council's satisfaction that the alternative uses are employment-generating uses appropriate to the location with no reasonable prospect of locating elsewhere within the Borough; or</p> <p>d. it can be demonstrated to the Council's satisfaction that the proposed use is ancillary to and supports existing employment uses; or</p> <p>e. the site has been allocated for an alternative use in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.</p> <p>Outside the defined Employment Areas, change of use from B1, B2 or B8 to other uses may also be permissible if there is no reasonable prospect of the site being re-used for employment purposes over the plan period.</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>In the case of Starter Homes, these would only be permitted where:</p> <p>f. there is no demand for continued use of the site for employment or commercial purposes as demonstrated by a marketing programme;</p> <p>g. where the site is allocated for employment or commercial uses it is demonstrated that there is no reasonable prospect of the site being used for the allocated use, or other uses as detailed under the terms of criteria a-e above, during plan period; and</p> <p>h. housing would be compatible with existing and planned surrounding uses.</p> <p><i>Amend 9.151 to refer to Futura Park Employment Area:</i></p> <p>9.151 New employment areas have been designated at Ipswich Business Park north of Whitton Lane (area 1 above), and Airport Farm Kennels south of Ravenswood (area 16 above) and Futura Park (area 17 above). These reflect proposed employment land allocations set out in policy SP5 of the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, which are needed to provide an adequate employment land supply in terms of quantity and quality.</p> <p><i>Amend 9.155 to define employment uses and clarify the approach to residential development:</i></p> <p>9.155 References to employment uses in this policy and reasoned justification refer only to B class uses unless</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>otherwise specified, and exclude retail uses. Appropriate employment-generating sui generis uses referred to in the policy include uses such as car showrooms with accompanying workshops and waste facilities and excludes any sui generis use which includes retail or leisure as anything other than an ancillary use. Small scale services could include small gyms or cafes (use classes D2 or A3) providing facilities targeted at people working in the area.</p> <p>9.156 The loss of employment land, whether in existing employment use or allocated for employment within a defined Employment Area, could affect the Council's ability to achieve its employment objectives and job targets. Land and buildings in employment use may also come under pressure from other forms of development that tend to have higher values such as retail, leisure and housing. As a general principle therefore, such land needs to be protected. Retail uses will not be permitted other than as small scale retailing ancillary to the main/B class use. <u>Residential use would only be permitted outside the Employment Areas where the criteria are met.</u> To demonstrate no reasonable prospect of re-use for employment purposes (B1, B2 or B8) over the plan period, applicants will be required to produce evidence that the site has been marketed actively for a continuous period of at least six twelve months from the date of the first advertisement for business (B1) general industrial (B2) or storage and distribution (B8) <u>employment uses</u> as appropriate to the site.</p> <p><i>Amend 9.158 to refer to the possibility of review:</i></p> <p>9.158 The Council recognises the importance of retaining existing employment uses and allowing for their growth and</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			development where this can be accomplished without giving rise to serious environmental problems or unacceptable increases in traffic. Where employment uses are no longer appropriate to their surroundings or cannot reasonably expand further on their existing sites they will be encouraged to relocate within Employment Areas. <u>The provisions of this policy (and the related allocations) may need to be reviewed in the light of the forthcoming joint work with neighbouring authorities on joint or aligned Local Plans and the NPPF requirement that allocations are regularly reviewed and that long term protection of employment sites should be avoided where there is no realistic prospect of their use.</u>		
CSR MM34	125	DM29 Policy only	<p><i>Amend paragraph 3 of DM29 to clarify and simplify it in relation to the presumption in favour of on-site provision, and add flexibility:</i></p> <p>These developments would also be expected to mitigate their own impact through the provision of the various open space and facility typologies identified in Appendix 6. <u>Where the need for provision is triggered, applying the quantity standards based on a population forecast of the development would exceed the Council's minimum size threshold for the typology,</u> there will be a presumption in favour of on-site provision. Where this is not practicable or the Council prefers enhancement opportunities at existing facilities, <u>or the area generated by applying the standard is smaller than the Council's minimum size,</u> then an in lieu contribution to new or existing off-site provision should be secured through a planning obligation. <u>There may be circumstances where</u></p>	For clarity and to ensure the policy allows for flexibility where appropriate	The modification provides clarity as well as flexibility in relation to onsite provision thought the amendments ultimately do not change the SA.

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			<p><u>development would more suitably accommodate greater provision of one typology at the expense of another. Such circumstances will be considered on their merits.</u></p> <p><i>Amend paragraph 5 of DM29 to reflect the possibility of on-site provision and off-site enhancements:</i></p> <p>The effect of on-site provision and/or off-site enhancements on development viability will also be a consideration, although the resultant provision to account for this must not be at a level that the development would not be deemed sustainable in either social or environmental terms.</p> <p><i>Correct typographical error (delete 'be') in penultimate paragraph of policy and add text to provide flexibility for small, high density infill schemes:</i></p> <p>One-for-one replacement dwellings will be exempt from the requirements of the policy, because they are likely to have a minimal impact on the overall requirement. In addition, standards for children's and young people's facilities will be not be applied to elderly persons' accommodation and nursing homes. <u>On small, high density infill developments of 15 to 40 dwellings, the requirement for 15% on-site open space provision will be applied flexibly where it can be demonstrated that compliance would reduce the number of dwellings that can be delivered.</u></p>		
CSR MM35	128	DM30	<p><i>Move new paragraph of supporting text added at Pre-Submission Modifications Stage to the policy:</i></p> <p>The density of new housing development in Ipswich will be as follows:</p>	To ensure that new development meets the Nationally Described Space Standards	<p>The modification ensures that new development meets the Nationally Described Space Standards.</p> <p>The assessment has been appropriately amended to reflect</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>a. within the town centre, Ipswich Village and Waterfront, development will be expected to achieve a high density of at least 90 dwellings per hectare (dph);</p> <p>b. within the remainder of IP-One, District Centres and an 800m area around District Centres, development will be expected to achieve a medium density of at least 40 dph (the average will be taken as 45 dph); and</p> <p>c. elsewhere in Ipswich, low-density development will be required (the average will be taken as 35 dph).</p> <p>Exceptions to this approach will only be considered where:</p> <p>d. the site location, characteristics, constraints or sustainable design justify a different approach; or</p> <p>e. a different approach is demonstrated to better meet all housing needs in the area.</p> <p><u>To ensure that dwellings, and especially flats, provide versatile and attractive living space that appeals to a wide audience and is therefore more sustainable in changing market conditions, the Council will require developers to meet the Nationally Described Space Standards set out in Technical Housing Standards – Nationally Described Space Standard (Communities and Local Government, 2015) unless it can be demonstrated that it would not be viable.</u></p>		the modification though has not resulted in any changes to the SA scores.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
CSR MM36	134	DM33	<p><i>Amend DM33 to clarify that the green rim is not an impediment to development:</i></p> <p>The Council will seek to establish and enhance green corridors within the Borough and linking to adjacent open spaces and walking, cycling or riding routes.</p> <p>Green corridors are identified broadly on Plan 6 in the following locations:</p> <ul style="list-style-type: none"> a. Between Bramford Lane Allotments and Whitton Sports Centre playing fields and grounds, Whitton Church Lane and adjoining countryside; b. Between Christchurch Park, the Dales, playing fields north of Whitton Church Lane and adjacent countryside; c. Between Christchurch Park, the Fonnereau Way, green infrastructure within the Ipswich Garden Suburb development area and open countryside beyond; d. Between the Cemetery, Playing Fields at Tuddenham Road and adjacent countryside; e. Between Woodbridge Road and Bixley Heath via St Clement's Hospital grounds; f. Between Alexandra Park and Orwell Country Park and surrounding countryside via Holywells Park, Landseer Park and Pipers Vale; g. Between the Gipping Valley path near Station Bridge and Belstead Brook Park and adjacent countryside via Bourne Park; h. Between Gippeswyk Park, Belstead Brook Park and adjoining countryside; i. Between Gippeswyk Park, Chantry Park and adjacent countryside; <u>and</u> j. Between the Wet Dock and Sproughton Millennium Green and adjacent countryside along the river corridor, <u>and</u> k. A green rim around the periphery of the town. 	For clarity in relation to the proposed green rim around Ipswich	<p>The modification provides clarity in relation to the proposed green rim.</p> <p>The assessment has been appropriately amended to reflect the modification though the SA scoring remains unchanged.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>The River Orwell is also identified along its navigable length within the Borough.</p> <p>Development within the green corridors identified on Plan 6 will be expected to maintain, and where possible enhance, the corridor's amenity, recreational and green transport functions. The Council will seek to establish attractive green links and to provide for public access wherever safe and practicable.</p> <p>Development proposals which relate closely to river banks will be required to provide for the improvement of public pedestrian and cycle paths along the site boundary relating to the river where appropriate and should enhance its appearance.</p> <p>Opportunities will be sought to link existing green corridors into a more continuous network through the layout of new development, the provision of new open spaces or public realm improvement.</p> <p><u>The Council will seek to establish and extend a publicly accessible green rim around the edge of the Borough as illustrated on Plan 6 in order to address the need within the Borough for access to Natural and Semi Natural Greenspace. The green rim will provide an ecological corridor and a recreational resource for people to use. Development at the edge of the built up area will be required to provide links within the green rim as part of their on-site open space provision.</u></p>		
CSR MM37	136	DM34	<i>Amend DM34 to provide more flexibility for development in the countryside:</i>	To provide more flexibility in relation to	The modification provides flexibility in relation to development in the countryside to

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>Within the countryside defined on the policies map, major development will only be permitted <u>if provided</u> it:</p> <p><u>a.</u> respects the character of the countryside; and it</p> <p>a. is necessary to support a sustainable rural business including tourism, or</p> <p>b. is a recreational use of land which retains its open character.</p> <p>In the case of the AONB, major development will only be permitted in exceptional circumstances in accordance with NPPF paragraph 116. The landscape and scenic beauty of the AONB should be conserved.</p> <p>Proposals for development in the countryside should:</p> <p>a. <u>b. mMaintains</u> the separation between Ipswich and surrounding settlements; <u>and</u></p> <p>b. —Avoid the loss of best and most versatile agricultural land where possible;</p> <p>c. <u>Avoid does not result in</u> isolated <u>dwellings</u> locations; <u>and</u></p> <p>d. <u>Contributes</u> to the green rim and other strategic walking and cycling routes and wildlife corridors where appropriate; <u>and</u></p>	development in the countryside to reflect the Borough's housing land supply	<p>reflect the Borough's housing land supply. Text in relation to sustainable rural business is reflected against SA objective ER4.</p> <p>The assessment against HW3 has been updated to reflect how subject to meeting requirements a. to d. listed in the policy, recreational use of land which retains its open character could be permitted which could contribute towards improving quality of life.</p> <p>The scoring against this policy is noted to already be positive therefore no change is required.</p> <p>The assessment against SA Objective ER3 has been updated to reflect that subject to satisfying requirements a. to d. of the policy, major residential development could be permitted which would contribute towards ensuring housing needs are met.</p> <p>The scoring against this objective has been changed to positive.</p> <p>Scoring against SA Objective ET1 (air quality) and ET4 (traffic effects</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>e. In the case of new housing, be a dwelling i) required for the efficient operation of an existing rural enterprise which cannot be met nearby; ii) required to secure the future of a heritage asset; iii) which re-uses a disused building and enhances the immediate setting; or iv) of exceptional and innovative design.</p> <p><u>Major development in the countryside will only be permitted if it satisfies a. to d. above and:</u></p> <p>a. e. is necessary to support a sustainable rural business including tourism, or</p> <p>b. f. is a recreational use of land which retains its open character; or</p> <p>g. is major residential development.</p> <p><u>In the case of the AONB, major development will only be permitted in exceptional circumstances in accordance with NPPF paragraph 116. The landscape and scenic beauty of the AONB should be conserved.</u></p> <p>Proposals for residential development of more than one dwelling would be considered in the context of criteria a. to e. above.</p> <p><i>Amend the supporting text to refer to neighbouring areas; refer to separation between settlements; and clarify the status of some areas of countryside:</i></p>		<p>upon environment) has been changed from neutral to positive and negative. Whilst the policy would seek to permit development contributing to encouraging walking and cycling routes which could support improved air quality and reducing traffic effects upon the environment, permitting major housing development satisfying a. to d. of the policy, would inevitably lead to an increase in people and private cars which could in turn lead to negative impacts upon traffic and local air quality.</p> <p>A negative score has been recorded against SA Objectives ET2 (soil resources) and ET3 (waste) as permitting major residential development within the countryside would lead to loss of countryside soil resources and ultimately would lead to an increase in waste production. It is recommended that adequate waste and recycling facilities should be provided.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>9.211 One of the principles of planning set out in the National Planning Policy Framework (NPPF) is that it should recognise the intrinsic character and beauty of the countryside. Together with peripheral designated open spaces, the countryside around the Ipswich urban area, <u>including in neighbouring districts</u>, provides an attractive setting for the town and links into its ecological and green corridor networks. <u>The NPPF requires planning to take account of the different roles and character of different areas and, therefore, it is appropriate to maintain separation between Ipswich and surrounding settlements.</u> The creation of sporadic and isolated development in the countryside that is not connected with the essential requirements of agriculture will be discouraged.</p> <p>9.213 The NPPF supports rural tourism and leisure developments which respect the character of the countryside. However, isolated <u>development</u> homes in the countryside should be avoided unless there are special circumstances to justify them.</p> <p><u>(new paragraph) Subject to infrastructure and highways constraints, there are some areas of countryside within the Borough boundary which have been assessed as having ‘in principle’ acceptability for housing through the Strategic Housing Land Availability Assessment. In the event that the infrastructure constraints can be addressed satisfactorily, any development would be required to meet the criteria in the policy.</u></p>		
CSR MM38	141	Ch 10 Table 8B	<p><i>Amend table 8B to delete reference to trigger points and move some of the ‘strategic infrastructure’ section of the table:</i></p>	<p>to reflect and access to policy CS10 which indicate that</p>	<p>The modification reflects changes to policy CS10 however does not change the SA.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Infrastructure theme	Infrastructure	Trigger point for delivery ³	triggers will be identified through the Infrastructure Delivery Plan		
			Strategic Infrastructure					
			Note that dwelling numbers in this section of the table apply to the total number across the whole of the supplementary planning document (SPD) site unless otherwise stated.					
			Access & transport	Off-site junction improvements in surrounding road network				
				Connection to the Urban Traffic Management and Control (UTMC) system				

³ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Access & transport	Vehicular rail crossing <u>with road access connecting housing in Fonnereau and Henley Gate neighbourhoods and the District Centre in the Fonnereau neighbourhood.</u>	Prior to the occupation of 300 dwellings in Henley Gate or as agreed with IBC in view of the sequencing of both Fonnereau and Henley Gate, unless this is otherwise required at an earlier point as informed by an agreed Transport Assessment for the whole development.			
				Fonnereau Way cycle / pedestrian bridge across rail line.	Prior to the occupation of 300 dwellings in Henley Gate or as agreed with Ipswich Borough Council (IBC) in view of sequencing of both Fonnereau Village and Henley Gate, unless this is otherwise required at an earlier point as informed by Network Rail consultation.			
				Phased delivery of bus services	Strategic phasing plan for delivery of service and bus			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				& bus priority measures.	priority measures to be agreed prior to the commencement of development.			
				Improvements to strategic town centre & east-west footpaths / cycleways.	Strategic phasing plan for delivery of strategic improvements to be agreed prior to the commencement of development.			
				Improvements to Westerfield Station and level crossing.	Contribution towards car & cycle parking provision (to include CCTV, lighting, landscaping and other associated infrastructure) and level crossing upgrade (where required by Network Rail) will be secured at an appropriate stage in the development.			
				Controlled cycle / pedestrian crossing on	Prior to the first building occupation in both Fonnereau and Red House Villages.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				Westerfield Road.				
				Traffic management scheme for Westerfield village, The Crofts and other locations.	Details of and timetable for delivery of scheme to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.			
			Education	1200 space secondary school (including sixth form facility) with site providing playing fields and recreational facilities that would be secured for use by the community.	Development will not be permitted to commence until arrangements are in place to secure the commencement of the construction of a secondary school within the SPD site in accordance with a timetable to be agreed. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Infrastructure theme	Infrastructure	Trigger point for delivery ⁴			
			Open space, recreation & play	Country Park with joint visitor / community centre <u>(with potential for dual community centre use)</u> for Henley Gate.	<p>Phasing for tree planting and landscaping to be agreed and commenced at an early stage in the development of Henley Gate. Completion and land transfer of initial ancillary works to include visitor facility / community centre and works compound prior to the occupation of 500 dwellings in Henley Gate.</p> <p>Capital and maintenance contributions (or in-kind provision by the Henley Gate developer) and transfer of the remaining land will be secured at an appropriate stage in the development.</p>			

⁴ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				Swimming contribution (off-site)	Contributions to be secured at an appropriate stage in the development and used to enhance and maintain existing facilities.			
			Community facilities	District & Local Centres including community buildings with integrated library facilities & police office (where required) alongside new health centre & reserved sites for community use.	Delivery linked to development of each neighbourhood — see entries in the Neighbourhood Infrastructure Tables which follow below.			
				Funding for community development support officer(s).	Contributions to be secured on commencement of early phases of development to ensure officer(s) in post prior to first dwelling occupation.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Utilities	Any strategic improvements to electricity & gas supply.	As required.			
				Any strategic improvements to water supply.	As required.			
				Any strategic improvements to sewerage system.	As required.			
				Any strategic infrastructure needed to deliver low carbon development.	In accordance with agreed low carbon framework to be agreed prior to the commencement of development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				Strategic SuDS infrastructure & connections.	In accordance with agreed phasing plan prior to the commencement of development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Infrastructure theme	Infrastructure	Trigger point for delivery ⁵			
			Neighbourhood Infrastructure – Southern <u>Fonnereau</u> Neighbourhood Note that dwelling numbers in the section of the table below apply to total number in this neighbourhood alone unless otherwise stated.					
			Access & transport	Off-site junction improvements in surrounding road network.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.			
				Connection to the Urban Traffic Management &	Timetable for delivery to be informed by the Transport Assessment for the whole department in agreement			

⁵ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				Control (UTMG) system.	with SCC Highways department.			
				Travel Plan development, implementation & monitoring.	Travel Plan to be submitted and agreed with SCC Highways department as part of full / outline application for the development of the site. To be implemented and monitored during and following each phase of the neighbourhood development.			
				Improvements to Fonnereau Way (complete section linking Valley Road & railway line).	Prior to occupation of 500 dwellings.			
				Pedestrian and cycle signage (monoliths).	Contributions to be secured at an appropriate stage in the development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Education & early years 2FE (form of entry) primary school & nursery with the potential for some facilities to be shared with the community.	2FE (form of entry) primary school & nursery with the potential for some facilities to be shared with the community.	Serviced site (with access roads) to be transferred prior to occupation of 100 dwellings. The need and timetable for the provision of a second form of entry will be reviewed following this. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.			
			Open space, recreation & play Neighbourhood parks, allotments & open spaces with equipped sports & play facilities as per <u>SPD Core Strategy Policy</u> .	Neighbourhood parks, allotments & open spaces with equipped sports & play facilities as per <u>SPD Core Strategy Policy</u> .	In accordance with phasing plan to be agreed prior to the commencement of development.			
			Community infrastructure District Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc. as detailed in agreed	District Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc. as detailed in agreed	Prior to occupation of 500 dwellings.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				infrastructure framework.				
				Community centre in District Centre with integrated library facilities, workspace hub and police office (where required by Suffolk Constabulary).	Temporary community centre to be provided prior to occupation of 50 dwellings. Permanent community centre with integrated facilities prior to occupation of 500 dwellings.			
				Health Centre.	Serviced site within District Centre to be transferred at time to be agreed. Phased contributions for capital costs of providing health centre to be agreed.			
			Other items	Household waste facilities (sum).	Contributions to be secured at an appropriate stage in the development.			
				Superfast broadband infrastructure.	To be delivered in each phase of development in neighbourhood.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Infrastructure theme	Infrastructure	Trigger point for delivery ⁶			
			Neighbourhood Infrastructure – Northern Henley Gate Neighbourhood Note that dwelling numbers in the section of the table below apply to total number in this neighbourhood alone unless otherwise stated.					
			Access & transport	Off-site junction improvements in surrounding road network.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.			
				Connection to the Urban Traffic Management &	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement			

⁶ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				Control (UTMG) system.	with SCC Highways department.			
				Travel Plan development, implementation & monitoring.	Travel Plan to be submitted and agreed with SCC Highways department as part of full / outline application for the development of the site. To be implemented and monitored during and following each phase of the neighbourhood development.			
				Improvements to Fonnereau Way (complete section linking railway line and Lower Road).	Prior to occupation of 500 dwellings.			
				Pedestrian and cycle signage (monoliths).	Contributions to be secured at an appropriate stage in the development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Education & early years	2FE (forms of entry) primary school & nursery with the potential for some facilities to be shared with the community.	Serviced site (with access roads) to be transferred and 1FE primary school & nursery facility provided prior to occupation of 200 dwellings unless a revised timetable for delivery is otherwise agreed with IBC in conjunction with SCC Education department where sustainable access to another primary school & nursery with capacity is available. The need and timetable for the provision of a second form of entry will be reviewed following this. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.			
			Open space, recreation & play	Neighbourhood parks, allotments & open spaces with equipped sport & play facilities as per	In accordance with phasing plan to be agreed prior to the commencement of development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				SPD Core Strategy policy.				
			Community infrastructure	Local Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc. as detailed in agreed infrastructure framework).	Prior to occupation of 500 dwellings.			
				Community centre (may include workspace hub).	Delivery linked to provision of Country Park visitor centre.			
				Reserved and serviced site for community use (up to 0.25ha).	Prior to occupation of 500 dwellings and agreed marketing strategy thereafter.			
			Other items	Household waste facilities (sum).	Contributions to be secured at an appropriate stage in the development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				Superfast broadband infrastructure.	To be delivered in each phase of development in neighbourhood.			
			Infrastructure theme	Infrastructure	Trigger point for delivery ⁷			
			Neighbourhood Infrastructure – Eastern <u>Red House</u> Neighbourhood Note that dwelling numbers in the section of the table below apply to total number in this neighbourhood alone unless otherwise stated.					
			Access & transport	Off-site junction improvements in surrounding road network.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.			

⁷ Unless otherwise agreed with Ipswich Borough Council and included in the Infrastructure Delivery Plan to be submitted to and approved by the Council

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				Connection to the Urban Traffic Management & Control (UTMC) system.	Timetable for delivery to be informed by the Transport Assessment for the whole development in agreement with SCC Highways department.			
				Travel Plan development, implementation & monitoring.	Travel Plan to be submitted and agreed with SCC Highways department as part of full / outline application for the development of the site. To be implemented and monitored during and following each phase of the neighbourhood development.			
				Pedestrian & cycle signage (monoliths).	Contributions to be secured at an appropriate stage in the development.			
			Education & early years	2FE (forms of entry) primary school &	Serviced site (with access roads) to be transferred and 1FE primary school &			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
				nursery with the potential for some facilities to be shared with the community.	nursery facility provided prior to occupation of 200 dwellings unless a revised timetable for delivery is otherwise agreed with IBC in conjunction with SCC Education department where sustainable access to another primary school & nursery with capacity is available. The need and timetable for the provision of a second form of entry will be reviewed following this. Phased contributions proportionate to pupil yield shall be secured throughout each stage of the development.			
			Open space, recreation & play	Neighbourhood parks, allotments & open spaces with equipped play & sports facilities as per <u>SPD Core Strategy Policy</u> .	In accordance with phasing plan to be agreed prior to the commencement of development.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Significance to the SA	
			Community infrastructure	Local Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc. as detailed in agreed infrastructure framework).	Prior to occupation of 500 dwellings.			
				Reserved and serviced site for community use (up to 0.25ha).	Prior to occupation of 500 dwellings and agreed marketing strategy thereafter.			
			Other items	Household waste facilities (sum).	Contributions to be secured at an appropriate stage in the development.			
				Superfast broadband infrastructure.	To be delivered in each phase of development in neighbourhood.			

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
CSR MM39	149	Chapter 11 Objectives 3, 5, 7, 8 and 11	<p><i>Amend Objectives 3 and 5 to align with policies CS7, CS10 and CS13:</i></p> <p>OBJECTIVE 3:</p> <p>At least (a) 9,777 13,550 new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with at least 31% 35% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately in the region of 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.</p> <p>TARGETS</p> <p>To deliver at least (a) 9,777 13,550 homes by 2031 and approximately in the region of (b) 12,500 jobs by 2031</p> <p>OBJECTIVE 5:</p> <p>Opportunities shall be provided to improve strategic facilities in Ipswich by:</p> <ul style="list-style-type: none"> - Significantly enhancing the town centre in terms of the quantity and quality of the shops, the cultural offer and the network of public spaces; - Ensuring a new strategic employment site at Futura Park continues to be developed; 	For accuracy and completeness	The modification provides accuracy and does not change the SA.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>- Extending the strategic greenspace, ecological network and canopy cover; and</p> <p>Continuing to support the development of <u>the University of Campus-Suffolk</u> and Suffolk New College</p> <p><i>Amend Objective 7 target to specify the end of 2017 for completion of the tidal barrier, to tie in with paragraph 8.186 of the plan:</i></p> <p>TARGETS</p> <p>Implementation of the tidal surge barrier by <u>the end of 2017</u>.</p> <p><i>Amend objective 8 to correct reference to Heritage at Risk register:</i></p> <p>INDICATOR(S)</p> <ol style="list-style-type: none"> 1. Net change in extent of protected habitat. 2. Number of buildings on Suffolk Buildings at Risk register. 3. Number of buildings and conservation areas on Historic England Heritage Assets at Risk register. <p><i>Amend objective 11 to add an appropriate air quality indicator and targets:</i></p> <p>OBJECTIVE 11:</p> <p>To improve air quality and create a safer, greener more cohesive town.</p>		

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Significance to the SA
			<p>INDICATOR(S)</p> <ol style="list-style-type: none"> 1. Levels of participation in community events such as the IP-Art Festival. 2. <u>Number of recorded air quality exceedances*.</u> <p>TARGETS</p> <p>To tie in with Police targets relating to reducing crime levels by 2031.</p> <p><u>To achieve a 75 per cent reduction in the number of air quality exceedances recorded annually in Ipswich by 2031**.</u></p> <p><u>*An exceedance is defined as a diffusion tube monitoring point that exceeds the annual mean objective of 40 µg/m3, once bias adjustment has been accounted for.</u></p> <p><u>** At the beginning of the plan period (2011), Ipswich recorded 27 air quality exceedances after bias adjustment.</u></p>		

Appendix A

Sustainability Appraisal Matrices – Core Strategy Policies

Spatial Strategy

- Policy CS2: The Location and Nature of Development

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
ET1 To improve air quality	CS2: -	Medium and Long-term Direct and Indirect Reversible Medium / Low Certainty	Borough wide and neighbouring authorities Notably central Ipswich including AQMAs	<p>The policy focuses a large proportion of growth within the IP One area and district centres which could be seen as a positive as these areas contain the majority of amenities and jobs and can also be accessed by public transport. However, in spite of this it is also likely that overall vehicle trips in these areas will increase which may affect the borough's town centre AQMAs. The other large area of development is the Garden Suburb site. This is also likely to increase vehicle trips which may affect local air quality and potentially the AQMAs. However, a significant emphasis has been placed on promoting sustainable travel to this site which should reduce this impact. This is reiterated in the Garden Suburb SPD. At this stage the significance of this is likely to be negative overall.</p> <p>The policy also provides for c.4,000 homes potentially being developed in neighbouring authority areas in the longer term. Depending on their location this may also affect air quality in their localities. However, without knowing exactly where these could be located there is considerable uncertainty at this stage regarding this.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and air quality and to propose</i></p>	<p>Securing a higher density of new homes within housing sites (i.e. approximately a further 4,000 homes) within the borough has significant potential to worsen traffic and air quality in the long-term and may affect the town centre AQMAs. This is in spite of the proposed mitigation measures that would be required to manage this issue. Conversely, there is greater certainty that these issues would not be realised in neighbouring authorities as a result of meeting Ipswich's housing need.</p> <p>This alternative only changes the housing element of Policy CS2, therefore the assessment of other elements are the same as the assessment of CS2.</p>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<i>effective measures to mitigate any impacts following the guidance in the SPD, Policy CS5, DM17 and the Travel Ipswich Scheme. When working with neighbouring authorities to address housing need consideration should also be given to impacts on air quality within Ipswich from any development that takes place outside Ipswich.</i>	
ET2 To conserve soil resources and quality	CS2: +/–	Short, Medium and Long-term Direct / Indirect Reversible Low Certainty	Borough wide and neighbouring authorities	Approximately 30% of the housing need within the borough would be developed on previously developed land which represents a sustainable use of soil resources, although this assumes 0% of residual need would be on PDL which in reality may not be the case. It is also stated within the Policy that in the interest of maximising the use of previously developed land, development densities will be high in the town centre, Ipswich Village and Waterfront. However, the remainder of housing provision, particularly those constructed on the Garden Suburb site would be on greenfield land and would affect soil resources along with the soil's functionality in those areas (along with Grades 2 and 3 Agricultural Land). It is not known where housing would be developed in neighbouring authorities at this stage so the impacts on soil there are uncertain (it should be noted that there are large swaths of Grade 2 and 3 Agricultural Land in neighbouring authorities).	Higher density development means there would be a higher density on previously developed land which would be good for conserving soil resources. However, conversely this option would result in a greater loss of green areas within the Garden Suburb. We don't know whether development in neighbouring authority areas would be on greenfield / brownfield land therefore we do not know how this alternative would compare to proposed CS2. However, soil resources would be conserved in neighbouring authorities.
ET3	CS2: 0	N/A	N/A	Effects have been assessed as neutral as the purpose of this policy is to provide information about the location and nature	Given this alternative would mean more development within Ipswich rather than neighbouring authorities

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
To reduce waste				of development which wouldn't strictly affect the amount or proportion of waste generated.	the volume of waste arisings for Ipswich would be greater and they would be lower in adjacent authorities.
ET4 To reduce the effects of traffic upon the environment	CS2: -	Medium and Long-term Direct and Indirect Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	<p>The policy focuses a large proportion of development within the IP One and district centres which could be seen as positive as these areas contain the majority of amenities and jobs and can also be accessed by public transport. However, in spite of this it is also likely that overall vehicle trips in these areas will increase. The other large area of development is the Garden Suburb site and although there is a significant emphasis placed on promoting sustainable travel to this site (also outlined in the SPD) an increase in car use is, to an extent, inevitable.</p> <p>The policy also provides for c.4,000 homes potentially being developed in neighbouring authority areas in the longer term. Depending on their location this may also affect trip generations in their localities. However, without knowing exactly where these could be located there is considerable uncertainty at this stage regarding this.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and to propose effective measures to mitigate any impacts following the guidance in the SPD, Policy CS5, DM17 and the Travel Ipswich Scheme. Neighbouring authorities should also give significant</i></p>	Securing a higher density of new homes within housing sites (i.e. approximately a further 4,000) within the borough has the potential to worsen traffic and congestion in the long-term. This is in spite of the proposed mitigation measures that would be required to manage this issue. Conversely, there is greater certainty that these issues would not be realised in neighbouring authorities as a result of Ipswich's housing need.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<i>consideration to this issue when allocating land to meet Ipswich's housing need.</i>	
ET5 To improve access to key services for all sectors of the population	CS2: +	Short, Medium and Long-term Direct / Indirect Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	<p>Focussing the majority of new development within walking distance of Ipswich's district centres would benefit this SA Objective as it would facilitate access to essential services and facilities which would also serve to provide support for community development. The policy also seeks to distribute areas of open space throughout Ipswich which is connected to ecological networks and green corridors which again would benefit this SA Objective.</p> <p>The Garden Suburb site would provide a new district centre and facilities (including open space) which would ensure access is not compromised for new residents.</p> <p>Although the above has been assessed as positive overall there remains an element of uncertainty due to the location of new housing required in neighbouring authorities being unknown – therefore access to key services in those areas is unknown.</p>	Securing a higher density of new homes within the housing sites may help to sustain services than proposed CS2. Although conversely may increase pressure on existing services. However, it should be noted that the proposed CS2 would provide more opportunities to incorporate areas of open space into residential development along with green infrastructure than the alternative.
ET6 To limit and adapt to climate change	CS2: -	Medium and Long-term Direct and Indirect Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	The policy focuses a large proportion of housing development within the IP One and district centres which could be seen as a positive as these areas contain the majority of amenities and jobs and can also be accessed by public transport. However, in spite of this it is also likely that overall vehicle trips in these areas will increase which may increase carbon emissions. The other large area of	By concentrating development in Ipswich there is a greater potential for cycling/walking opportunities. Therefore, may help to minimise emissions from travel related to the c.4,000 new homes (although possibly not reduce overall). Whereas this would be less certain under the proposed CS2 as this would depend on the location as to whether there would be

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<p>development is the Garden Suburb site and although there is a significant emphasis placed on promoting sustainable travel to this site (also outlined within the Garden Suburb SPD), an increase in car use is to an extent, inevitable – along with an increase in carbon emissions.</p> <p>There are also large areas of Flood Zones 2 and 3 within IP One therefore new development has the potential to increase flood risk, although, it is appreciated that this issue is covered elsewhere within the Core Strategy.</p> <p>The policy provides for developing c.4,000 homes through working with neighbouring authorities in the long-term. Depending on the location of new development this may also affect carbon emissions and flooding in their localities. However, without knowing where these could be located there is considerable uncertainty at this stage regarding this.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and to propose effective measures to mitigate any impacts following the guidance in the SPD, Policy CS5, DM17 and the Travel Ipswich Scheme. Neighbouring authorities should also give significant consideration to this issue when allocating land to meet Ipswich's housing need.</i></p>	realistic opportunities to walk / cycle. This option may place greater pressure to develop on areas at risk of flooding. In addition, higher density development within areas susceptible to flooding would only exacerbate current issues as there would be a reduced scope to incorporate open space and SuDs measures.
ET7 To protect and enhance the	CS2: +/-	Short, Medium and Long-term Direct	Borough wide and	Policy CS2 seeks to promote development at the Garden Suburb which is located on greenfield land which may affect local ground water quality through runoff. However, the policy	This option may place greater pressure to develop in areas of flood plain given the lack of alternative options. In addition, higher density development

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
quality of water features and resources and reduce the risk of flooding		Reversible Medium / Low Certainty	neighbouring authorities	also seeks to maximise development on previously developed land which would result in positive effects on this SA Objective. As stated above there are large areas of Flood Zones 2 and 3 within IP One therefore locating development in this area has the potential to increase flood risk, although, it is appreciated that this issue is covered elsewhere within the Core Strategy. There remains an element of uncertainty as the location of new homes in neighbouring authorities is not known - therefore effects on ground water quality cannot be assessed.	within areas susceptible to flooding would exacerbate current issues as there would be a reduced scope to incorporate open space and SuDs measures. Conversely, any potential water pollution or flood risk in neighbouring authorities would be avoided.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	CS2: +/-	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	The policy does not intend to propose development in areas that are covered by ecological designations. However, the proposals for the central urban areas and IP-One development are near to the Ramsar and SPA designations (also SSSI). It is not anticipated that the proposals would have likely significant effects on these areas directly although it will be important to consider the indirect effects of recreational pressure and undertake Habitats Regulations Assessment in conjunction with Natural England. The Appropriate Assessment concluded no adverse effect upon the integrity of European sites from the Ipswich Borough Council Proposed Submission Core Strategy and Policies DPD Review alone or in combination with the Suffolk Coastal District Core Strategy and Policies.	Securing a higher density of new homes within the housing sites may lead to greater adverse effects on biodiversity on proposed CS2 as there would be less scope to provide new green infrastructure, areas of open space or potential new Local Nature Reserves – all of which create opportunities for habitat creation. As the location of new homes in neighbouring authorities is unknown it is difficult to directly compare the proposed CS2 and this alternative option. Although it should be noted that neighbouring authorities contain a SPAs Ramsar sites, SSSIs etc which would be protected by this approach.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<p>The policy seeks to create new areas of open space in addition to linking ecological networks and green corridors across Ipswich. The policy seeks to avoid development on ecologically sensitive sites and maximises development on previously developed land.</p> <p>Although the Garden Suburb site in particular takes up a lot of greenfield land, it isn't covered by any statutory ecological designations. However, it should be noted that, the nature of development proposed is likely to result in cumulative losses of habitat (albeit likely to be of lower value) across the borough. For these reasons effects have been assessed as both positive and negative.</p> <p>In addition to the above there remains an element of uncertainty against the SA Objective as c.4,000 new homes are proposed in neighbouring authorities and the locations are unknown.</p>	
ET9 To conserve and where appropriate enhance areas and sites of historical importance	CS2: -	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	Effects were recorded as overall negative against Policy CS2. Whilst no known heritage assets are anticipated to be directly affected, new development has the potential to adversely affect the setting of these assets if inappropriate. Conversely, a high quality development near to a heritage asset that complements it or improves an existing poor quality site may benefit its setting. Without knowing these local details at this stage it is not possible to make an accurate assessment against this objective. In addition,	<p>Securing a higher density of new homes within the housing sites may lead to greater adverse effects on the setting of heritage assets as there would be less scope to provide soft landscaping that includes green infrastructure. Both of which may offer benefits to the setting of heritage assets.</p> <p>As the location of new homes in neighbouring authorities is unknown it is difficult to directly compare the proposed CS2 and this alternative option.</p>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<p>general development could also affect unknown archaeological remains although this is also uncertain. The purpose of this policy is not to seek to protect heritage assets, this is provided in DM8. It should be noted that the policy does require new development to demonstrate principles of high quality architecture and design which would only benefit the SA Objective along with the commitment to ensure new development does not compromise heritage assets.</p> <p>There remains an element of uncertainty against Policy CS2 as the location of new housing in neighbouring authorities is currently unknown – therefore effects on heritage assets outside the borough are unknown.</p>	
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	CS2: -	<p>Short, Medium and Long-term</p> <p>Direct</p> <p>Reversible</p> <p>Medium / Low Certainty</p>	Borough wide and neighbouring authorities	<p>The policy seeks to facilitate growth across Ipswich and the Garden Suburb site would result in the removal of a large area of undeveloped land at the urban fringe. However, the policy makes a commitment to ensuring new development is defined to specific areas and demonstrates principles of very high architecture and urban design. <i>Policy DM29 would help to mitigate through requiring new development provides tree planning, new areas of open space and urban greening schemes.</i> It is also likely that the redevelopment of derelict sites within the central urban areas could improve the existing townscape.</p>	<p>Securing a higher density of new homes within the housing sites may lead to greater adverse effects on the setting of landscape / townscape character and quality as there would be less scope to provide soft landscaping including open space and green infrastructure. All of which offer benefits to landscape / townscape character.</p> <p>As the location of homes in neighbouring authorities is not known we cannot directly compare what might have been affected in the proposed CS2 with issues of higher density in this alternative option.</p>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<p>However, on balance, given the loss of the areas of greenfield land to the north, the effects have been scored as minor negative overall.</p> <p><i>The policy may benefit from a specific reference to ensuring the public realm is of a high quality design along with new structures. Design mitigation is provided in the Garden Suburb SPD, Policy DM5 and the Urban Character SPD.</i></p> <p>There remains an element of uncertainty as the location of new housing in neighbouring authorities required is currently unknown – therefore effects on landscape / townscape character outside the borough is unknown.</p>	
HW1 To improve the health of those most in need	CS2: +	Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	<p>The policy seeks to promote the use of sustainable modes of transport (i.e. walking, cycling or using public transport) through improving connectivity across Ipswich and ensuring new development has good transport links. The policy also seeks to create new areas of open space throughout the borough which may provide opportunities for recreation. All of the above would seek to promote healthy lifestyles and may help to reduce overall high levels of health and disability deprivation particularly within the west of the borough.</p> <p>Focussing development near to centres could also improve access to healthcare for all.</p> <p>Development at the Garden Suburb would also create accessible formal open space as currently it is agricultural land.</p>	An increase in density would result in a reduction in the amount of open space and green infrastructure that could be incorporated into new development which could mean reduced health and wellbeing benefits.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				There remains an element of uncertainty as the location of c. 4,000 new homes in neighbouring authorities is unknown.	
HW2 To improve the quality of life where people live and encourage community participation	CS2: +/–	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	<p>New development is likely to add to current noise and light pollution, particularly on large greenfield sites such as the Garden Suburb site. On smaller, infill sites this is less likely to be significant – i.e. within the IP One area.</p> <p>The redevelopment of previously developed urban sites is likely to be positive and in all cases development with positive design and planning around district centres could help to improve a sense of community.</p> <p>There remains an element of uncertainty regarding the 4,000 homes in neighbouring authorities as their locations are unknown.</p>	<p>Securing a higher density of new homes within the housing sites may increase noise complaints as there would be more people living at each development.</p> <p>There is the potential for higher density development to lead to greater adverse effects on social-cohesion than the proposed CS2. This is because there would be more people living at each development, therefore increasing the chance of potential frictions arising. In addition, an increase in density would result in a reduction in the amount of open space, green infrastructure that could be incorporated into new development.</p>
ER1 To reduce poverty and social exclusion	CS2: +	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	<p>According to the Index of Multiple Deprivation (2010) 26.6% (35,500) of Ipswich's population lives within the most deprived fifth of areas in England, ranking 72 out of 294 local authorities. Nine areas of the town are ranked within the bottom 10% most deprived areas nationally with 7,425 children living in households where no-one works. Promoting significant growth as per this policy would contribute to providing better quality new homes together with creating new employment opportunities and improved access to amenities and jobs via sustainable transport modes. It would</p>	<p>An increase in density would result in a reduction in the amount of open space, green infrastructure that could be incorporated into new development. Other than this the alternative would perform the same as the proposed CS2 as increasing density is unlikely change existing poverty levels or affect social exclusion.</p>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<p>also provide support for community development which would promote wellbeing and social inclusion.</p> <p>Improving accessibility to areas of open space and creating new areas of open space along with improvements to the borough's green infrastructure may also contribute to reducing overall health and disability deprivation through encouraging healthy lifestyles – although certainty for this is low.</p> <p>There remains an element of uncertainty as the location of new housing in neighbouring authorities required to meet the need of Ipswich's residents is currently unknown.</p>	
ER2 To offer everybody the opportunity for rewarding and satisfying employment	CS2: +	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	<p>The most deprived area in Ipswich with regards to income and employment is within the town centre or IP One area. Focussing new office, hotel, cultural, leisure and retail – along with educational development within this area may help to alleviate this deprivation.</p> <p>Focussing a proportion of employment development within the town centre may also ensure physical accessibility to new jobs is maximised.</p> <p>There remains an element of uncertainty as to whether residents of the c.4,000 new homes located outside the borough would have opportunities for rewarding and satisfying employment as the locations of homes are not known.</p>	<p>Higher housing densities close to employment sites would be beneficial in terms of improving access to jobs – although this would depend upon the types of jobs available in those locations.</p> <p>We do not know where the 4,000 homes in neighbouring authorities would have been located. Therefore comparing this element of the proposed CS2 with the alternative is difficult. Needless to say this alternative would benefit Ipswich's job market to a greater degree than the Proposed CS2 as homes would be focussed within Ipswich rather than rather than neighbouring areas'.</p>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
ER3 To help meet the housing requirements for the whole community	CS2: +	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide and neighbouring authorities	Policy CS2 supports the regeneration and sustainable growth of Ipswich through focusing new residential development in the town centre, Ipswich Village and within the Ipswich Garden Suburb. 13,550 new dwellings are required in Ipswich which represents significant growth. Focussing new housing within the town centre may also help to improve the availability of new high quality housing which may help to improve pockets of existing poor quality homes. The provision of new housing within Ipswich would directly benefit the existing housing stock and may help to reduce the high levels of living environment deprivation within Ipswich. There remains an element of uncertainty as the location of new housing in neighbouring authorities is currently unknown and this may not benefit the housing needs of people wishing to live in Ipswich to the same extent.	The alternative option would ensure more homes are provided within Ipswich itself. However, there may be potential for the types of homes to be affected if higher densities are required, e.g. fewer large family homes. This may result in not all housing needs being met.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	CS2: +	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	The policy would encourage sustainable economic growth through its commitment to supporting significant regeneration in Ipswich. Growth proposed within the central areas which are most accessible i.e. the IP One area where a large cluster of employment development is proposed would encourage new business formation and may potentially help to diversify employment opportunities. For these reasons effects have been assessed as positive.	The alternative option would perform as per the proposed CS2 as the location and amount of employment land would remain the same although any economic benefits of housing growth would be fully realised in Ipswich rather than neighbouring areas. In addition, building at higher densities may mean needs for larger family houses are not met which could affect provision of workforce.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				With some of the long-term housing need being met outside the borough, some economic benefits may be realised in neighbouring authorities instead.	
ER5 To support vital and viable town, district and local centres	CS2: ++	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	A key component of the strategy is to develop near to the town and district centres. The policy also seeks to promote the use of sustainable modes of transport (i.e. walking, cycling or using public transport) through improving connectivity across Ipswich and locating new development within areas with good transport links. All of which would seek to ensure new development is highly accessible to shops, services and other essential facilities. The Garden Suburb would provide a new local centre which again would ensure new development is accessible to essential facilities. There remains an element of uncertainty as the location of c.4,000 new homes in neighbouring authorities is currently unknown – therefore it is unknown as to how this would affect town, district and local centres outside the borough.	Higher density development near to local centres might help with vitality and viability, however, it is uncertain whether this option might put local services under pressure.
ER6 To encourage efficient patterns of movement in support of economic growth	CS2: +	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	The policy seeks to promote growth across Ipswich which may contribute to ensuring there is sufficient land available for business start-ups. The policy also seeks to focus, office, retail, hotel, leisure and educational employment development within defined areas e.g. the town centre, the Waterfront and Ipswich Village all of which have existing good transport links. The Garden Suburb, however, is located further from the town	The alternative would perform in a similar way to the Proposed CS2. In addition, higher densities near employment areas may help economic growth through provision of growth, however, higher densities also have the potential to put strain on traffic infrastructure in local areas.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				<p>centre where employment is focused. Local facilities would, however, be provided to support this. <i>Addressing need with neighbouring authorities would be uncertain however, could minimise the impact of traffic within Ipswich from future housing growth.</i></p> <p><i>Therefore, it will be essential for the council to understand the impacts of traffic and economic growth - and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5 and the Travel Ipswich Scheme. Neighbouring authorities should also give significant consideration to this issue when allocating land to meet Ipswich's housing need.</i></p>	It is hard to compare to what might happen in neighbouring areas as we do not know exactly where new housing would be located in those areas.
ER7 To encourage and accommodate both indigenous and inward investment	CS2: +	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	<p>The policy would encourage and accommodate indigenous and inward investment though its commitment to supporting significant growth (note Policy CS13 seeks to encourage the provision of approximately 12,500 new jobs and provide at least 30ha for employment use) across Ipswich that is focussed largely within the IP One area and the Garden Suburb. The commitment to providing a high quality built environment, promoting the development of multi-functional green infrastructure in urban areas and providing educational facilities may also collectively enhance the reputation of the Ipswich as place people want to live, work and visit.</p> <p>The development of c.4,000 homes outside the borough is less likely to benefit investment within the Ipswich borough</p>	<p>Securing higher density development may provide for fewer opportunities to incorporate green infrastructure into new development. This can be less appealing to investors.</p> <p>Conversely a bigger employment and customer market would be generated within Ipswich under a higher density option than would be generated by providing for a large proportion of Ipswich's housing needs elsewhere if not around the borough boundary.</p>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				boundary itself. However, the provision of c.4,000 new homes outside but around the borough boundary may provide an opportunity to create attractive environments in the Ipswich area.	
CL1 To maintain and improve access to education and skills for both young people and adults	CS2: +	Short, Medium and Long-term Indirect / Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	Improving sustainable access throughout Ipswich may have indirect beneficial effects on this SA Objective as it would indirectly improve access to educational establishments throughout the borough. Focussing office, retail, hotel, cultural and leisure development within the accessible town centre may create opportunities for training for local residents that are within accessible locations. However, certainty for this would be low. There remains an element of uncertainty as how access to education would be affected by the 4,000 new homes required in neighbouring authorities.	A bigger employment and customer market would be generated within Ipswich under a higher density option, therefore this is likely to create more opportunities to improve access to skill for young people and adults. However, conversely access to education may be more difficult due to lack of space to provide education opportunities for 4,000 extra households.
CD1 To minimise potential opportunities for crime and anti-social activity	CS2: ?	N/A	N/A	Redevelopment of derelict town centre sites has potential to reduce opportunities for crime and anti-social behaviour. Also new development across the borough would be required to meet Policy DM5 which addresses crime and safety. However, on balance, it is not possible to clearly identify if the policy as a whole would significantly affect crime levels.	There is the potential for higher density development to lead to greater adverse effects on social-cohesion than the proposed CS2. This is because there would be more people living at each development, therefore increasing the chance of potential frictions arising. In addition, an increase in density would result in a reduction in the amount of open space, green infrastructure that could be incorporated into new

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Alternative: Instead of working with neighbouring authorities to provide c.4,000 homes later in the plan period, an alternative approach is to provide for these within Ipswich by increasing the densities of proposed residential sites. NB this would almost double the densities on those sites anticipated to come forward from 2020/21 onwards.
				There is an element of uncertainty as the location of new housing in neighbouring authorities is not known – therefore an assessment cannot be undertaken.	development. Whether this is positive or negative would depend on how it's designed.

Development of the Strategy

- Policy CS1: Sustainable Development – Climate Change
- Policy CS3: IP-One Area Action Plan
- Policy CS4: Protecting our Assets
- Policy CS5: Improving Accessibility
- Policy CS6: The Ipswich Policy Area

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	CS1: +	Medium and Long-term	Borough wide	<p>Policy CS1 would benefit this SA Objective as it seeks to take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF to ultimately secure development that improves the economic, social and environmental conditions in the area. The supporting Policy text also highlights that green spaces (through policies DM10, DM28 and DM29) help to improve air quality contributing to reduced ground-level ozone, fine particulates and respiratory irritants.</p> <p>Policy CS3 focusses a large proportion of housing development within the central urban area which is positive in that the area contains the majority of amenities and jobs and is accessible by public transport. However, in spite of this it is also likely that overall vehicle trips in this area will increase which may affect the borough's four designated AQMAs. The provisions of Policy CS1 could help to mitigate this.</p> <p>Policy CS5 directly seeks to improve accessibility throughout the borough on foot, by bicycle and by public transport all of which would contribute to minimising the need to travel by private car over the medium to long term. Again a reduction in the number of private cars on the roads would only benefit local air quality across Ipswich (and potentially the four designated AQMAs).</p> <p>Protecting the borough's built, heritage natural and geological assets under Policy CS4 would not significantly affect this SA Objective. Nor would joint working or the production of joint or aligned local plans as promoted in Policy CS6.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and air quality and to propose effective measures to mitigate any impacts following the guidance within Policy CS5 and the Travel Ipswich Scheme.</i></p>
	CS3: -	Direct and Indirect		
	CS4: 0	Reversible		
	CS5: ++	Medium Certainty		
	CS6: 0			
ET2	CS1: 0		Borough wide	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	
To conserve soil resources and quality	CS3: +	Short, Medium and Long-term		Policy CS3 seeks to site new development on previously developed land within the IP One area – this represents a sustainable use of soil resources, therefore effects are scored as positive.	
	CS4: +	Direct / Indirect		Policy CS4 would benefit this SA Objective thorough its commitment to protecting geodiversity including geological assets which would only benefit soil resources. <i>The beneficial score recorded against Policy CS4 could be strengthened though a direct reference in the policy wording to protecting and enhancing the boroughs soil resource and function.</i>	
	CS5: 0	Reversible		Joint working with neighbouring authorities may benefit soil resources through areas of previously developed land for new development being identified in other boroughs over greenfield land.	
	CS6: +	Medium Certainty			
ET3 To reduce waste	CS1: +	Short, Medium and Long-term	Borough wide	Policy CS1 seeks to secure sustainable development that improves the economic, social and environmental conditions in the area and additionally, the supporting Policy text states that the management of surface water runoff is important along with requiring SuDS, rainwater harvesting, storage and the use of green roofs or water from local land drainage where appropriate through DM4 which partially contributes towards minimising waste through encouraging water efficiency.	
	CS3: 0	Indirect / Direct		Effects have been assessed as major positive against Policy CS4 as the policy seeks to encourage the use of reclaimed, renewable, recycled, and low environmental impact materials in construction. In addition, the policy requires new development to minimise waste generated during construction. All of the above would promote the use of recycled materials in construction, encourage a reduced demand for raw materials and potentially reduce the proportion of waste landfilled.	
	CS4: ++	Reversible			Stating the broad nature and location of development together with improving accessibility and promoting joint working as per Policies CS3, CS5 and CS6 would not clearly affect the waste SA Objective.
	CS5: 0	Medium Certainty			
	CS6: 0				
ET4 To reduce the effects of traffic upon the environment	CS1: +	Medium and Long-term	Borough wide	Policy CS1 would partly contribute towards reducing the effects of traffic upon the environment through seeking to secure development that improves environmental conditions in the area. The supporting Policy text also highlights that green spaces help to improve air quality contributing to reduced ground-level ozone, fine particulates and respiratory irritants. Policy CS3 focusses a large proportion of housing development within the central urban area which is positive in that the area contains the majority of amenities and jobs and is accessible by public transport. However, in spite of this it is also likely that overall vehicle trips in this area will increase. The provisions of Policy CS1 could help to mitigate this.	
	CS3: -	Direct / Indirect			
	CS4: 0	Reversible			
	CS5: +	Medium Certainty			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	CS6: ○			<p>The purpose of Policy CS5 is to improve accessibility across the borough in such a way that it minimises the need to travel and encourages journeys by foot, bicycle and by public transport (bus and rail) would promote the use of sustainable travel modes and reduce vehicle movements.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and to propose effective measures to mitigate any impacts following the guidance within Policy CS5 and the Travel Ipswich Scheme. Policy CS4 and CS6, protecting the borough's built, heritage, natural and geological assets and joint working are unlikely to affect the SA Objective.</i></p>
ET5 To improve access to key services for all sectors of the population	CS1: ○	Short, Medium and Long-term Direct / Indirect Reversible Medium Certainty	Borough wide	<p>Policy CS3 would benefit the SA Objective through its commitment to providing new community facilities and new areas of open space within the readily accessible IP-One Area. The policy also promotes the adjacency of new homes to new employment opportunities which again would benefit access to services.</p> <p>Policy CS4 seeks to conserve and enhance Ipswich's natural environment including designating additional Local Nature Reserves and identifying an ecological network across Ipswich linking into adjacent areas – this would contribute to improving access to open space for residents in Ipswich.</p> <p>The focus of Policy CS5 is to facilitate access across Ipswich, particularly via foot, bicycle and by public transport (bus and rail). The policy also makes a specific focus to prioritising the introduction of an integrated cycle network. As the policy would contribute to ensuring new development improves access and seeks to develop new sustainable access within Ipswich, effects have been recorded as major positive.</p> <p>Joint working along with joint or aligned local plans may help to locate key services / housing to meets needs of people living in border areas.</p>
	CS3: +			
	CS4: +			
	CS5: ++			
	CS6: +			
ET6 To limit and adapt to climate change	CS1: ++	Medium and Long-term Direct / Indirect Reversible Medium Certainty	Borough wide	<p>Policy CS1 would benefit this SA Objective as it seeks to take a comprehensive approach to talking climate change and its implications. The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF to ultimately secure development that improves the economic, social and environmental conditions in the area. The Policy supporting text states that new buildings will need to be more adaptable and resilient to climate change effects in future and addresses approaches to tackling flood risk including tackling tidal flood risk through the Ipswich Flood Defence Scheme (Policy CS18) and through measures including SuDS, rainwater harvesting, storage and where appropriate the use of green roofs or water from local land drainage (taken forward through Policy DM4). The supporting text also states that the Council aims to help the Borough's canopy cover to adapt and become resilient to the changing climate (policy DM10).</p>
	CS3: -			
	CS4: ○			
	CS5: +			
	CS6: ○			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>Policy CS3 focusses a large proportion of housing development within the central urban area which is positive in that the area contains the majority of amenities and jobs and is accessible by public transport. However, in spite of this it is also likely that overall vehicle trips in this area will increase and may increase carbon emissions. The provisions of Policy CS1 could help to mitigate this.</p> <p>Policy CS5 directly seeks to improve accessibility throughout the borough on foot, by bicycle and by public transport all of which would contribute to minimising the need to travel by private car over the medium to long term.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and air quality and to propose effective measures to mitigate any impacts following the guidance within Policy CS5 and the Travel Ipswich Scheme.</i></p> <p>Protecting the borough's built, historical, natural and geological assets under Policy CS4 would not affect this SA Objective. Nor would joint working as promoted in Policy CS6.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	CS1: +	Short, Medium and Long-term	Borough wide	<p>Policy CS1 seeks to secure sustainable development that improves the economic, social and environmental conditions in the area and additionally, the supporting Policy text states that the management of surface water runoff is important along with requiring SuDS, rainwater harvesting, storage and the use of green roofs or water from local land drainage where appropriate through DM4. The supporting text also references Policy CS18 through which tidal flood risk will be tackled through the completion of Ipswich Flood Defence Scheme.</p> <p>Effects have been assessed as both positive and negative against Policy CS3 as it seeks to promote growth within the IP One area, although development on previously developed land may benefit groundwater quality, the policy could result in an increase in the demand for water resources and increase the risk of flooding (particularly as large areas in the IP One area are within Flood Zones 2 and 3). However, the Core Strategy should be read as a whole and the benefits outlined above as per Policy CS1 would offset potential negative effects.</p>
	CS3: +/-	Direct		
	CS4: 0	Reversible		
	CS5: 0	Medium Certainty		
	CS6: 0			
ET8 To conserve and enhance biodiversity and geodiversity, including favourable	CS1: +	Short, Medium and Long-term	Borough wide	<p>Policy CS4 would directly benefit this SA Objective as it seeks to conserve the boroughs natural assets. It also requires new development to conserve and enhance local biodiversity, canopy cover and geodiversity interests as well as protected and priority species. The Policy also seeks to protect the boroughs green infrastructure and designate additional Local Nature Reserves.</p> <p><i>It is noted that there are overlaps between this policy and DM31. Nonetheless, there is considerable scope to expand this policy given its overarching nature at the front of the plan, in particular to protect and enhance the borough's</i></p>
	CS3: +	Direct		
	CS4: ++	Reversible		
	CS5: +	Medium Certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
conditions on SSSIs, SPAs and SACs	CS6: ○			<p><i>designated natural assets including principally European, National and local level designations. A reiteration of the text in DM31 regarding protection of the European Sites is recommended.</i></p> <p>Policies CS3 and CS5 seek to provide and protect wildlife corridors along with contributing to creating green infrastructure, all of which would benefit the SA Objective.</p> <p>Policy CS1 seeks to secure sustainable development that improves the economic, social and environmental conditions in the area and additionally, the supporting Policy text outlines how trees, woods and canopy cover present benefits for wildlife, linking with policy DM10.</p>
ET9 To conserve and where appropriate enhance areas and sites of historical importance	CS1: ○	Short, Medium and Long-term	Borough wide	<p>Policy CS4 makes a specific commitment to conserving the borough’s built and heritage assets. The policy goes on to state it would ensure the character and appearance of conservation areas are conserved / enhanced through preparing character appraisals which would only protect and enhance heritage assets and their setting from inappropriate development. The policy seeks the use of planning obligations to secure the enhancement and promotion of the significance of any heritage asset, the maintenance of a list of buildings and other heritage assets of local importance as well as taking steps to reduce the number of heritage assets at risk. The policy also includes a cross reference to development management policies which seek to protect / conserve heritage assets (DM8). The policy may also, over the medium to long term, benefit the Gateway to Wolsey’s College of St Mary and St Mary at Quay – both listed on Historic England’s 2013 ‘Heritage at Risk Register’.</p> <p>Policy CS3 makes a commitment to creating a heritage assets register within the IP-One Area Action Plan boundary that new development would be required to be mindful of. For this reason effects were recorded as positive as this would contribute to the protection and enhancement of the historic landscape within the defined boundary – which would particularly benefit the town centres Conservation Areas, listed buildings and Scheduled Monuments.</p>
	CS3: +	Direct		
	CS4: ++	Reversible		
	CS5: ○	Medium Certainty		
	CS6: ○			
ET10 To conserve and enhance the quality and local distinctiveness of landscapes	CS1: ○	Short, Medium and Long-term	Borough wide	<p>Policy CS3 promotes growth within the IP One area which may lead to negative effects on local townscape character, particularly due to the Conservation Areas within the boundary. However, conversely promoting high quality design and potentially developing on derelict sites may lead to beneficial effects on the SA Objective. For these reasons effects have been assessed as both positive and negative. <i>Although it is not the purpose of the policy it should be ensured new development integrates well into the existing townscape, it is therefore recommended that a specific reference to this is included within the policy.</i></p>
	CS3: +/-	Direct		
	CS4: ++	Reversible		
	CS5: ○	Medium Certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
and townscapes	CS6: ○			Policy CS4 would lead to major positive effects on the SA Objective as it directly seeks to protect the built, heritage and natural environment of Ipswich. The supporting text clarifies that new development should contribute to local distinctiveness, built form and scale of heritage assets through the use of appropriate design and materials. This policy would help to protect and enhance townscape character and quality across the borough.
HW1 To improve the health of those most in need	CS1: +	Medium and Long-term	Borough wide	<p>Policy CS3 seeks to create new areas of open space within the IP One area which may provide opportunities for recreation and ultimately promote healthy lifestyles – although low certainty improving opportunities for recreation may help to reduce overall high levels of health and disability deprivation particularly within the west of the borough. Focussing development within the town centre could also improve access to healthcare for all.</p> <p>Policies CS3 and CS5 seek to promote the use of sustainable modes of transport (i.e. walking, cycling or using public transport) through improving connectivity across Ipswich and locating new development in areas with good sustainable transport links - again this may offer health benefits.</p> <p>Policy CS1 seeks to secure development that improves the economic, social and environmental conditions in the area and additionally, the supporting Policy text outlines that green spaces help to not only towards mitigating climate change effects but improving health linking with policies CS16, DM28 and DM29.</p> <p>CS4 may offer indirect health benefits through its commitment to supporting the Greenways Project, protecting green spaces and linking ecological networks across the borough.</p>
	CS3: +	Direct / Indirect		
	CS4: +	Reversible		
	CS5: +	Low Certainty		
	CS6: ○			
HW2 To improve the quality of life where people live and encourage community participation	CS1: +	Short, Medium and Long-term	Borough wide	<p>Positive scores have been recorded against Policy CS3 as it will help provide regeneration, new high-quality homes in accessible locations and other amenities.</p> <p>The redevelopment of previously developed urban sites is likely to be positive and in all cases development with positive design and planning within the IP One area could help to improve a sense of community.</p> <p>Policies CS3 and CS4 also seek to create and improve areas of open space across Ipswich along with ensuring new areas are accessible via foot and bicycle which may provide opportunities for community participation.</p> <p>Policy CS1 seeks to secure development that improves the economic, social and environmental conditions in the area and additionally, the supporting Policy text outlines that green spaces help to not only towards mitigating climate change effects but improve health linking with policies CS16, DM28 and DM29 and this could partially contribute towards improving quality of life.</p>
	CS3: +	Direct		
	CS4: +	Reversible		
	CS5: ○	Medium Certainty		
	CS6: ○			
ER1	CS1: ○		Borough wide	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To reduce poverty and social exclusion	CS3: +	Short, Medium and Long-term		<p>According to the Index of Multiple Deprivation (2010) 26.6% (35,500) of Ipswich's population lives within the most deprived fifth of areas in England, ranking 72 out of 294 local authorities. Nine areas of the town are ranked within the bottom 10% most deprived areas nationally with 7,425 children living in households where no-one works. Promoting growth as per Policy CS3 would contribute to providing better quality new homes together with creating new employment opportunities and improved access to amenities and jobs via sustainable transport modes. This together with safeguarding the Educational Quarter within the town centre would all provide the ingredients to reducing overall deprivation. Policy CS5's commitment to improving sustainable access throughout Ipswich again could help people to access educational facilities and employment – and potentially reduce deprivation.</p> <p>Improving accessibility to areas of open space and creating new areas of open space along with improvements to the boroughs green infrastructure (as per Policies CS3, CS4 and CS5) may also contribute to reducing overall health and disability deprivation through encouraging healthy lifestyles – although certainty for this is low.</p> <p>Policies CS1 and CS6 would not significantly contribute towards reducing poverty and social exclusion.</p>
	CS4: +	Direct		
	CS5: +	Reversible		
	CS6: ○	Medium / Low Certainty		
ER2 To offer everybody the opportunity for rewarding and satisfying employment	CS1: ○	Short, Medium and Long-term	Borough wide	<p>The most deprived area in Ipswich with regards to income and employment is within the town centre or IP One area. Focussing new office, hotel, cultural, leisure and retail – along with educational development within this area may help to alleviate this deprivation. Focussing a proportion of employment development within the town centre may also ensure physical accessibility to new jobs is maximised. This with Policy CS5 that seeks to improve access would benefit access to employment further.</p> <p>Safeguarding the Educational Quarter as outlined within Policy CS3 may also contribute to ensuring people are educated to meet local economic needs although certainty is low.</p> <p>Joint working along with the production of joint or aligned local plans may help co-locate housing and employment opportunities which may help to enable employment land to be allocated in appropriate locations across the Ipswich Planning Area. For this reason a positive score has been recorded against Policy CS6. The preparation of joint or aligned development plan documents will ensure a coordinated approach to meeting the objectively assessed housing needs of the Ipswich housing market area and will contribute to achieving economic growth.</p>
	CS3: +	Direct		
	CS4: ○	Reversible		
	CS5: +	Medium / Low Certainty		
	CS6: +			
ER3 To help meet the housing	CS1: ○	Short, Medium and Long-term	Borough wide	Policy CS3 supports the regeneration and sustainable growth of Ipswich town centre through focusing a number of residential developments within the IP One area. Focussing new housing within the town centre may help to improve the availability of new high quality housing which may help to improve pockets of existing poor quality homes. The
	CS3: +	Direct		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
requirements for the whole community	CS4: ○ CS5: ○ CS6: +	Reversible Medium Certainty		provision of new housing within Ipswich would directly benefit the existing housing stock and may help to reduce the high levels of living environment deprivation within Ipswich. Joint working is fundamental to future housing delivery to meet Ipswich's needs, and will begin sooner within the plan period. The preparation of joint or aligned development plans will ensure a coordinated approach to meeting the objectively assessed housing needs of the Ipswich housing market area therefore a positive score has been recorded for Policy CS6.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	CS1: ○ CS3: + CS4: ○ CS5: + CS6: ○	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	CS3 would encourage sustainable economic growth through its commitment to supporting significant regeneration in Ipswich. Growth proposed within the central areas which are most accessible i.e. the IP One area where a cluster of employment development is proposed would encourage new business formation and may potentially help to diversify employment opportunities. Positive effects would be strengthened through Policy CS5s commitment to improving accessibility across the borough, which may also improve access to jobs.
ER5 To support vital and viable town, district and local centres	CS1: + CS3: ++ CS4: ○ CS5: + CS6: ○	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	Policy CS1 seeks to secure development that improves the economic, social and environmental conditions in the area, whilst policies CS3 and CS5 seek to promote the use of sustainable modes of transport (i.e. walking, cycling or using public transport) through improving connectivity across Ipswich and locating new development within areas with good transport links. All of which would contribute towards ensuring new development is highly accessible to shops, services and other essential facilities. Policy CS3 in particular would benefit the SA Objective as it encourages growth within the central IP One area - proposes a cluster of employment development.
ER6 To encourage efficient	CS1: + CS3: +	Short, Medium and Long-term Direct	Borough wide	Policy CS3 seeks to focus, office, retail, hotel, leisure and educational employment development within the IP One area which benefits from existing good transport links. That said, it will still be important for <i>the council to understand</i>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
patterns of movement in support of economic growth	CS4: ○ CS5: + CS6: ○	Reversible Medium Certainty		<i>the impacts of traffic and economic growth - and to propose effective measures to mitigate any impacts following the guidance in Policy CS5 and the Travel Ipswich Scheme.</i> Policy CS1 seeks to secure development that improves the economic, social and environmental conditions in the area and Policy CS5 seeks to promote the use of sustainable modes of transport (i.e. walking, cycling or using public transport) through improving connectivity across Ipswich and locating new development within areas with good transport links. All of which would (over time) reduce vehicle movements.
ER7 To encourage and accommodate both indigenous and inward investment	CS1: + CS3: + CS4: + CS5: + CS6: +	Short, Medium and Long-term Direct Reversible Medium Certainty	IP One area	All the policies seek to support the development of a high quality built environment which encourages the adjacency of homes and jobs along with promoting the development of multi-functional green infrastructure (and safeguarding the Educational Quarter) and improving transport infrastructure which may enhance the reputation of Ipswich as place people want to live, work and visit. Additionally the production of joint or aligned local plans will ensure a coordinated approach to meeting the objectively assessed housing needs of the Ipswich housing market area and will contribute to achieving economic growth.
CL1 To maintain and improve access to education and skills for both young people and adults	CS1: ○ CS3: ++ CS4: ○ CS5: + CS6: ○	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	Policy CS3 seeks to safeguard the Education Quarter to support the development of University Campus Suffolk, Suffolk New College and a new primary school which would help to improve the provision of education and training facilities. In addition, locating these facilities in the readily accessible IP –One Area may help to encourage involvement in lifelong learning opportunities and increase educational attainment for all members of society. This would be particularly beneficial within the IP one area as education, skills and training deprivation is considered to be high. Improving sustainable accessibility throughout Ipswich may have indirect beneficial effects on this SA Objective as it would improve access to educational establishments throughout the borough.
CD1	CS1: ○	N/A	N/A	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To minimise potential opportunities for crime and anti-social activity	CS3: ?			<p>Redevelopment of derelict town centre sites under CS3 has potential to reduce opportunities for crime and anti-social behaviour. Also new development across the borough will also be required to meet secure by design principles which should also deter crime.</p> <p>However, on balance, it is not possible to clearly identify if the policy as a whole would significantly affect crime levels.</p>
	CS4: 0			
	CS5: 0			
	CS6: 0			

Live

- Policy CS7: The Amount of New Housing Required
- Policy CS8: The Balance Between Houses and Flats
- Policy CS10: Ipswich Garden Suburb (formerly Ipswich Northern Fringe)
- Policy CS11: Gypsy and Traveller Accommodation
- Policy CS12: Affordable Housing

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET1 To improve air quality	CS7: -	Medium and Long-term	Borough wide and neighbouring authorities	<p>Under CS7, the 7,144⁸ new homes to be delivered in the borough would increase vehicle movements which may affect local air quality and potentially the four AQMAs. In addition, the amount required on windfall sites and within neighbouring authorities may also affect air quality depending upon their locality, although, without knowing where these could be located there is considerable uncertainty regarding this. However, a significant emphasis has been placed on promoting sustainable travel within the Core Strategy which should reduce this impact. This is reiterated in the Garden Suburb SPD. At this stage the significance of this is uncertain although anticipated to be negative overall for Policies CS7 and CS10. The level of certainty is recorded as medium / low as the increase in traffic won't necessarily result in a significant adverse effect on air quality, particularly due to the focus in the Core Strategy of improving sustainable transport movements.</p> <p>In relation to CS10 it should be noted that the AQMAs at Norwich Road and Crown Street may potentially be affected by any additional traffic from the Garden Suburb travelling to the town centre. <i>It will be essential for planning applications to thoroughly assess the impacts of traffic and air quality and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5, DM17 and the Travel Ipswich Scheme.</i> Air quality will need to be considered when working with neighbouring authorities to address housing need.</p>
	CS8: O	Direct / Indirect		
	CS10: -	Reversible		
	CS11: O	Medium / Low Certainty		
	CS12: O			

⁸ Note this figure includes the entire Ipswich Garden Suburb, allocations within the rest of the Borough and windfall sites

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET2 To conserve soil resources and quality	CS7: +/-	Short, Medium and Long-term	Borough wide and neighbouring authorities	<p>Siting approximately a third of the residual housing on previously developed land as per Policy CS7 represents a sustainable use of soil resources. However, the remainder, particularly those at the Garden Suburb would be on greenfield land and would affect soil resources along with the soil's functionality in those areas. It is not known where the 5,344 required homes (on windfall sites and) within neighbouring authorities would be developed at this stage therefore there remains an element of uncertainty.</p> <p>Policy CS11 cites a preference to locate gypsy and traveller accommodation on previously developed land.</p>
	CS8: 0	Direct		
	CS10: -	Reversible		
	CS11: +	Medium / Low Certainty		
	CS12: 0			
ET3 To reduce waste	CS7: -	Short, Medium and Long-term	Borough wide and neighbouring authorities	<p>The construction of 7,144 new homes within the borough would undoubtedly increase the amount of waste produced. In addition, the amount of new homes required in neighbouring authorities would also increase the amount of waste produced per capita outside of the borough. However, It is recognised that reducing waste is not the focus of Policy CS7, Policy CS1 ensures that new development is developed to minimise waste generation. <i>That said opportunities should be sought (particularly within Policy CS10) to encourage recycling within the new housing developments. Facilities should be provided to encourage reuse/recycling.</i></p> <p>A minor positive score has been assessed against Policy CS11 as it directly seeks to ensure new gypsy and traveller accommodation is capable of being serviced with waste disposal and re-cycling facilities.</p>
	CS8: 0	Direct		
	CS10: -	Reversible		
	CS11: +	Medium / Low Certainty		
	CS12: 0			
ET4 To reduce the effects of traffic upon the environment	CS7: -	Short, Medium and Long-term	Borough wide and neighbouring authorities	<p>Policy CS7 states that 7,144 new homes are to be developed in the borough. This would therefore increase vehicle trips. In addition, those required on windfall sites and in neighbouring authorities would also increase vehicle movements depending upon their locality. Although, without knowing where these could be located there is considerable uncertainty to what extent. However, a significant emphasis has been placed on promoting sustainable travel within the Core Strategy along with Policy CS10s commitment to improving sustainable access to the Garden Suburb site via walking, cycling and promoting the use of Westfield Station to help alleviate negative effects. The Council will consider the use of compulsory purchase powers where necessary to enable development and infrastructure which could also help to support the SA Objective. This is reiterated in the Garden</p>
	CS8: 0	Direct		
	CS10: -	Reversible		
	CS11: 0	Medium / Low Certainty		
	CS12: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>Suburb SPD. At this stage the significance of this is uncertain, however anticipated to be negative overall against Policies CS7 and CS10.</p> <p>Whilst enhancements in public transport provision may be needed at various locations, it is noted in particular that areas around northern Ipswich, Sproughton Road/Jovian Way and the waterfront are currently less well served by public transport.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5, DM17 and the Travel Ipswich Scheme. Neighbouring authorities should also give significant consideration to this issue when allocating land to meet Ipswich's housing need.</i></p>
ET5 To improve access to key services for all sectors of the population	CS7: ○	Short, Medium and Long-term	Borough wide and neighbouring authorities	<p>The Garden Suburb site, due to its size would be required to provide a new district centre within Fonnereau, along with two local centres located in Henley Gate and Red House neighbourhoods, providing new residents with a range of essential facilities (including schools, a supermarket, employment development, open space, sport and recreation and community centre use, which could include a Country Park Visitor Centre). This would ensure new development maintains and improves access to essential services and facilities. The provision of new services would also guard against putting existing services under pressure. The Council will consider the use of compulsory purchase powers where necessary to enable development and infrastructure which would also contribute towards improving access to key services.</p> <p>Policy CS11 would ensure any new gypsy and traveller accommodation is located (where possible) within 1km of basic services including the public transport network, along with being accessible safely on foot, by bicycle and by vehicle. As the policy seeks to ensure pitch provision is accessible to essential services effects are assessed as positive.</p>
	CS8: ○	Direct / Indirect		
	CS10: +	Reversible		
	CS11: +	High / Medium Certainty		
	CS12: ○			
ET6 To limit and adapt to climate change	CS7: -	Medium and Long-term	Borough wide and neighbouring authorities	<p>Policy CS7 states that 7,144 new homes are to be developed in the borough. This would therefore increase vehicle movements across the borough and may increase carbon emissions. In addition, those required on windfall sites and in neighbouring authorities would also increase vehicle movements and carbon emissions depending upon their locality. Although, without knowing where these could be located there is considerable uncertainty to what extent. It should be noted that a significant emphasis has been placed on promoting sustainable travel within the Core Strategy along with Policy CS10s commitment to improving sustainable access to the Garden Suburb site via</p>
	CS8: ○	Direct / Indirect		
	CS10: -	Reversible		
	CS11: ○	Medium / Low Certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
	CS12: 0			walking, cycling and promoting the use of Westfield Station which would help to alleviate negative effects. This is reiterated in the Garden Suburb SPD. At this stage the significance of this is uncertain, however anticipated to be negative overall against Policies CS7 and CS10. <i>It will be essential for planning applications to thoroughly assess the impacts of traffic and increases in carbon emissions from transport and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5, DM17 and the Travel Ipswich Scheme. Neighbouring authorities should also give significant consideration to this issue when allocating land to meet Ipswich's housing need.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	CS7: -	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	The significant amount of new homes required in the borough (CS7) would only increase the demand for water resources. In addition, the significant amount of new homes proposed could also exacerbate existing flooding issues on land adjacent to the River Orwell, the River Gipping and Belstead Brook. The Garden Suburb is located on greenfield land which may affect local ground water quality through runoff. However, it should be noted only the small watercourse located within the northern part of the Garden Suburb is considered by the Environment Agency to be at risk of flooding. Although negative effects have been recorded for Policies CS7 and CS10, it is appreciated that the issue of flooding and water efficiency is covered elsewhere within the Core Strategy. With regards to Policy CS7 there remains an element of uncertainty as the location of a significant number of new homes in neighbouring authorities is not known - therefore effects on ground water quality, resources and flood risk cannot be assessed. Policy CS11 ensures that gypsy and traveller accommodation is not located within areas that are at risk of flooding. Therefore beneficial effects have been recorded.
	CS8: 0			
	CS10: -			
	CS11: +			
	CS12: 0			
ET8 To conserve and enhance biodiversity and	CS7: +/-	Short, Medium and Long-term Direct Reversible	Borough wide and neighbouring authorities	The proposed 7,144 new homes in Ipswich including the significant amount being constructed on the greenfield Garden Suburb site (as per Policy CS10) is likely to result in a loss of wildlife habitat. However, Policy CS10 seeks to create new areas of open space, including a 24.5ha (minimum) county park which could help to mitigate adverse effects on biodiversity resources. The Core
	CS8: 0			
	CS10: +/-			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
geodiversity, including favourable conditions on SSSIs, SPAs and SACs	CS11: +	Medium / Low Certainty		<p>Strategy's overarching commitment to link ecological networks and green corridors across Ipswich could also provide further mitigation.</p> <p>Although the Garden Suburb site takes up a lot of greenfield land, it is worth noting that it isn't covered by any statutory ecological designations.</p> <p>In addition to the above there remains an element of uncertainty against the SA Objective as the locations of new homes proposed in neighbouring authorities are unknown – therefore effects on biodiversity resources cannot be assessed.</p> <p>Policy CS11 commits to ensure new gypsy and traveller accommodation is not sited where it could potentially affect sites of nature conservation importance. This would be particularly beneficial given the boroughs (although fairly urban) number of SSSIs, LNRs and the Stour and Orwell Estuaries SPA and Ramsar site.</p> <p>The Habitats Regulations Assessment considered that there is the potential for likely significant effects upon the integrity of European sites from the Ipswich Borough Council Proposed Submission Core Strategy and Policies DPD Review alone or in combination with the Suffolk Coastal District Core Strategy and Policies, in relation to housing growth proposed under policies CS7 and CS10. Effects would relate to recreational disturbance. However, an appropriate assessment was undertaken and mitigation measures set out which would mitigate these effects. These mitigation measures have been incorporated in the Core Strategy where relevant, including the provision of a country park as part of the Ipswich Garden Suburb development. The appropriate assessment therefore concluded that there would be no adverse effect on the integrity of European Sites from the Core Strategy and Policies DPD Review.</p>
	CS12: 0			
ET9 To conserve and where appropriate enhance areas and sites of	CS7: ?	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	Effects were recorded as uncertain against Policies CS7 and CS10 as whilst no known heritage assets are anticipated to be directly affected, new residential development has the potential to adversely affect the setting of these assets if inappropriate. Conversely, high quality residential development near to a heritage asset that complements it or improves an existing poor quality site may benefit its setting. Without knowing these local details at this stage it is not possible to make an accurate assessment against this objective. In addition, new homes could also affect unknown archaeological remains although this is also uncertain. There also remains further uncertainty with
	CS8: 0			
	CS10: ?			
	CS11: +			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
historical importance	CS12: 0			regards to Policy CS7 as the location of new housing in neighbouring authorities required to meet the need of Ipswich's residents is currently unknown – therefore effects on heritage assets outside the borough are unknown. Positive scores were recorded against Policy CS11 as the policy ensures that new gypsy and traveller pitch provision does not have a significant effect on heritage assets including their setting.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	CS7: +/-	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	Policy CS7 commits to the provision of 7,144 new homes within Ipswich and within the Garden Suburb site (Policy CS10). New residential development on derelict sites within the central urban areas could improve the existing townscape. However, development within the Garden Suburb site would result in the removal of a large area of undeveloped land at the urban fringe which would negatively affect landscape character. It should be noted that Policy CS10 does provide some mitigation, such as ensuring development provides tree planting, new areas of open space and urban greening schemes. Although it is concluded that even with the mitigation built into Policy CS10 the overall effect on landscape would be negative. There also remains further uncertainty with regards to Policy CS7 as the location of new housing in neighbouring authorities required to meet the need of Ipswich's residents is currently unknown – therefore effects on landscape / townscape character outside the borough are unknown. Policy CS11 makes a commitment to ensuring new pitch provision is proportionate in size to nearby settlements, does not impact on the appearance and character of the open countryside and does not affect sites designated for their landscape qualities.
	CS8: 0			
	CS10: -			
	CS11: +			
	CS12: 0			
HW1 To improve the health of those most in need	CS7: +	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide and neighbouring authorities	Policy CS10 seeks to create new areas of open space, sport and recreation throughout the Garden Suburb along with a 24.5ha (minimum) country park which would provide opportunities for recreation and may encourage people to lead healthy lifestyles. This together with the creation of replacement playing fields may help to reduce overall high levels of health and disability deprivation within Ipswich. Policy CS10 also seeks to provide a health centre within the Garden Suburb. It is worth noting that the Garden Suburb would also create accessible formal open space as currently it is just agricultural fields. Conversely, some indirect negative effect may arise associated with deterioration of the air quality in the north part of the borough. Focussing housing development near to centres could also improve access to healthcare for all.
	CS8: 0			
	CS10: +/-			
	CS11: 0			
	CS12: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				There remains an element of uncertainty under CS7 as the location of the additional new homes required in neighbouring authorities is unknown.
HW2 To improve the quality of life where people live and encourage community participation	CS7: +/-	Short, Medium and Long-term	Borough wide and neighbouring authorities	<p>New residential development is likely to add to current noise and light pollution, particularly at the Garden Suburb. On smaller, infill sites this is less likely to be significant – i.e. within the town centre.</p> <p>Residential development on previously developed urban sites is likely to be positive and in all cases development with positive design and planning around district centres could help to improve a sense of community. The Council will consider the use of compulsory purchase powers where necessary to enable development and infrastructure, which could also make contributions towards achieving the SA Objective.</p> <p>There remains an element of uncertainty regarding the additional homes required in neighbouring authorities as their locations are unknown.</p> <p>Policy CS11 makes a direct commitment to ensuing new gypsy and traveller sites are proportionate in size and support community cohesion.</p>
	CS8: 0	Direct		
	CS10: +/-	Reversible		
	CS11: +	Medium / Low Certainty		
	CS12: 0			
ER1 To reduce poverty and social exclusion	CS7: +	Short, Medium and Long-term	Borough wide and neighbouring authorities	<p>According to the Index of Multiple Deprivation (2010) 26.6% (35,500) of Ipswich's population lives within the most deprived fifth of areas in England. Promoting significant residential development as per Policy CS7 would contribute to providing better quality new homes, which may help to address existing living environment deprivation – particularly within the IP One area. This together with improving the availability of affordable new homes (Policy CS12) would benefit the SA Objective further through potentially reducing homelessness.</p> <p>The provision of new decent family homes at the Northern Fringe (– although not a deprived area) on the whole may reduce deprivation levels at a borough level.</p> <p>There remains an element of uncertainty as the location of residential development in neighbouring authorities required to meet the need of Ipswich's residents is currently unknown. Therefore it is unknown as to whether it would benefit this SA Objective.</p>
	CS8: 0	Direct		
	CS10: +	Reversible		
	CS11: 0	Medium / Low Certainty		
	CS12: ++			
ER2 To offer everybody	CS7: 0	Short, Medium and Long-term	Garden Suburb	Policies CS7, CS8, CS11 and CS12 all largely relate to housing provision and a preference to develop on previously developed land within the borough. Therefore these policies are unlikely to offer any benefits to the SA Objective.
	CS8: 0	Direct		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
the opportunity for rewarding and satisfying employment	CS10: +	Reversible Medium Certainty		Policy CS10 may contribute, in a relatively minor way, to reducing unemployment and improving accessibility to new jobs within the Garden Suburb through the commitment to non-residential uses which will lead to job creation.
	CS11: 0			
	CS12: 0			
ER3 To help meet the housing requirements for the whole community	CS7: ++	Short, Medium and Long-term	Borough wide and neighbouring authorities	<p>The provision of 7,144 new homes (Policy CS7) in the borough, including a significant proportion in the Garden Suburb (Policy CS10) would contribute to ensuring there is sufficient housing to meet identified needs in all areas. In addition, although not the focus of the policy housing would be of a high quality which would only help to reduce high levels of living environment deprivation within the town centre. The commitment to provide a balance between flats and houses (Policy CS8) along with ensuring the provision of affordable new homes (Policy CS12). Policy CS12 also states that presumption will be in favour of on-site provision rather than the payment of commuted sums in lieu of provision and that affordable housing should be integrated into developments and should not be readily distinguishable from market housing. The Council through Policy CS10 will seek 31% affordable housing at Ipswich Garden Suburb and in accordance with policies CS8 and CS12 and the Council's Affordable Housing Position Statement will seek a mix of affordable dwelling types, sizes and tenures.</p> <p>New gypsy and traveller pitch provision to meet the need for permanent pitches to 2031, as identified through the Gypsy and Travellers Accommodation Assessment and projected forward to 2031(Policy CS11) would also ensure all sectors of society are catered for with regards to housing requirements. Additionally, the Policy seeks to protect sites currently used by gypsies and travellers identified on the policies map.</p> <p>There remains an element of uncertainty as the location of new housing in neighbouring authorities is currently unknown.</p> <p>It is also noted that under CS10 the Council will consider using its compulsory purchase powers, where necessary, in order to enable comprehensive development and infrastructure delivery to take place which could contribute positively to enabling growth.</p>
	CS8: +	Direct		
	CS10: ++	Reversible		
	CS11: ++	Medium / Low Certainty		
	CS12: ++			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	CS7: +	Short, Medium and Long-term	Garden Suburb	<p>Policies CS7 and CS10 may benefit the SA Objective indirectly through meeting the demand of housing and providing opportunities for the borough to grow and develop. Investment in residential developments would create a number of temporary jobs but also may also attract further inward investment by becoming a better place to live.</p> <p>Policy CS10 may also contribute to reducing employment and improving accessibility to new jobs within the Garden Suburb through the commitment to creating new jobs within the new district centre within Fonnereau and two new local centres within Henley Gate and Red House neighbourhoods (retail, leisure, A1, A2-A5, schools and a health centre) along with jobs. However, it should be noted that effects would be minor as employment provision will be focused within the town centre / IP One area. It is also noted that the Council will consider using its compulsory purchase powers, where necessary, in order to enable comprehensive development and infrastructure delivery to take place which could contribute positively to enabling growth.</p>
	CS8: 0	Direct		
	CS10: +	Reversible		
	CS11: 0	Medium Certainty		
	CS12: 0			
ER5 To support vital and viable town, district and local centres	CS7: +	Short, Medium and Long-term	Garden Suburb	<p>It is considered that the influx of new residents in Ipswich associated with Policy CS7 would have a positive effect on existing town and district centres. Therefore effects have been assessed as positive.</p> <p>Policy CS10 would contribute to maintaining and improving access to shops, services and facilities within the Garden Suburb. The Garden Suburb would provide a new district centre within Fonnereau and two new local centres within Henley Gate and Red House which would provide new retail, leisure, health and educational facilities.</p>
	CS8: 0	Direct		
	CS9: 0	Reversible		
	CS10: +	Medium Certainty		
	CS11: 0			
	CS12: 0			
ER6 To encourage efficient patterns of	CS7: 0	Short, Medium and Long-term	Garden Suburb	<p>Policies CS7, CS8, CS11 and CS12 all largely relate to housing provision and a preference to develop on previously developed land within the borough. Therefore these policies are unlikely to offer any benefits to this economic SA Objective.</p> <p>Policy CS10 may contribute to ensuring there is sufficient land, buildings and premises available for business start-ups within the Garden Suburb through its commitment to providing a new district</p>
	CS8: 0	Direct		
	CS10: +	Reversible		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
movement in support of economic growth	CS11: 0	Medium Certainty		centre within Fonnereau and two new local centres in Henley Gate and Red House neighbourhoods which will contain new retail, leisure, A1, A2-A5 premises. Policy CS10 also ensures that any planning applications that come forward for the Garden Suburb are supported by an Infrastructure Delivery Plan and also meet criteria outlined in the Garden Suburb development brief SPD which would only ensure infrastructure (including transport) meet the needs of the local area. Triggers for the delivery of infrastructure requirements within the Garden Suburb will also be identified through the Ipswich Garden Suburb Infrastructure Delivery Plan to set a clear steer on what infrastructure should be provided and how development will be appropriately sequenced and supported.
	CS12: 0			
ER7 To encourage and accommodate both indigenous and inward investment	CS7: +	Short, Medium and Long-term	Borough wide	The SA Objective would be indirectly achieved through CS7 through meeting the demand for housing and providing opportunities for the borough to grow and develop. Investment in residential developments would also create a number of temporary jobs but may also attract further inward investment by becoming a better place to live. The significant number of new properties proposed to be constructed in the borough (outlined in CS7 and CS10) may contribute to the development of a high quality built environment, particularly within the Garden Suburb where a new district centre within Fonnereau would be developed. This with the provision of multi-functional green infrastructure and the new educational facilities may also collectively enhance the reputation of the Ipswich as place people want to live, work and visit.
	CS8: 0	Direct		
	CS10: +	Reversible		
	CS11: 0	Medium / Low Certainty		
	CS12: 0			
CL1 To maintain and improve access to education and skills for both young	CS7: 0	Medium and Long-term	Garden Suburb	The implementation of Policy CS10 has the potential to improve educational attainment through the provision of a new high school within Red House and three primary schools within each neighbourhood. However, it is uncertain whether the overall educational attainment would be improved significantly as other factors also influence the level of skills and qualifications.
	CS8: 0	Direct / Indirect		
	CS10: +	Reversible		
	CS11: 0	Low Certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
people and adults	CS12: 0			
CD1 To minimise potential opportunities for crime and anti-social activity	CS7: 0	N/A	N/A	Crime rates are higher than national average within Ipswich with high records of organised crime and hate crime amongst others. An influx of new residents could potentially result in an increase in thefts in the short term, however, this not the only factor that contributes to an increase of crime levels – for this reason effects have been recorded as neutral.
	CS8: 0			
	CS10: 0			
	CS11: 0			
	CS12: 0			

Work

- Policy CS13: Planning for Jobs Growth
- Policy CS14: Retail Development and Main Town Centre Uses

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET1 To improve air quality	CS13: +/-	Medium and Long-term	Borough wide	<p>Although reducing traffic movements is not the focus Policies CS13 and CS14 encouraging the provision of 12,500 new jobs in the borough would inevitably increase vehicle movements (particularly within the town centre) which may affect local air quality and potentially the four AQMAs. However, it is worth noting that, a significant emphasis has been placed on promoting sustainable travel within the Core Strategy which should reduce this impact. This is reiterated in the Garden Suburb SPD, Travel Ipswich and Policy CS5.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and air quality and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5, Policy DM17 and the Travel Ipswich Scheme.</i></p>
	CS14: +/-	Indirect Reversible Medium Certainty		
ET2 To conserve soil resources and quality	CS13: +/-	Short, Medium and Long-term	Borough wide	<p>Largely encouraging employment, retail and town centre use development within Ipswich town centre, within existing employment sites and at Futura Park would represent a sustainable use of soil resources, as associated new employment development would be on previously developed land. However, some provision would be within the Garden Suburb, therefore on greenfield land – this would affect soil resources along with the soil's functionality in the area.</p>
	CS14: +	Direct Irreversible Medium Certainty		
ET3 To reduce waste	CS13: -	Medium and Long-term	Borough wide	<p>Although not the focus of Policy CS13 or Policy CS14 encouraging significant growth through the provision of 12,500 new jobs would inevitably increase waste production in the borough. <i>However, this could be partially mitigated though Policy CS4s commitment to ensuring new development is required to minimise the amount of waste generated during construction and through the lifetime of the buildings.</i></p>
	CS14: -	Direct Reversible Medium Certainty		
ET4	CS13: +/-		Borough wide	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To reduce the effects of traffic upon the environment	CS14: +/-	Medium and Long-term Indirect Reversible Medium Certainty		<p>Although reducing traffic movements is not the focus Policies CS13 and CS14 encouraging the provision of 12,500 new jobs in the borough period would inevitably increase vehicle movements (particularly within the town centre). However, it is worth noting that, a significant emphasis has been placed on promoting sustainable travel within the Core Strategy which should reduce this impact. This is reiterated in the Garden Suburb SPD, Travel Ipswich and Policy CS5.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5, Policy DM17 and the Travel Ipswich Scheme.</i></p>
ET5 To improve access to key services for all sectors of the population	CS13: +	Short, Medium and Long-term	Town Centre	Policies CS13 and CS14 would benefit the SA Objective through focussing new employment, retail and town centre use provision largely within the accessible the town centre which would only benefit access to services.
	CS14: +	Indirect Reversible Medium Certainty		
ET6 To limit and adapt to climate change	CS13: +/-	Medium and Long-term	Borough wide	<p>Although reducing traffic movements is not the focus Policies CS13 and CS14 encouraging the provision of 12,500 new jobs in the borough would inevitably increase vehicle movements and associated carbon emissions (particularly within the town centre). However, it is worth noting that, a significant emphasis has been placed on promoting sustainable travel within the Core Strategy which should reduce this impact. This is reiterated in the Garden Suburb SPD, Travel Ipswich, Policy CS5 and Policy DM17. In addition, Policy CS14 would encourage linked trips.</p> <p><i>It will be essential for planning applications to thoroughly assess the impacts of traffic (and associated increases in carbon emissions) and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5, DM17 and the Travel Ipswich Scheme.</i></p>
	CS14: +/-	Indirect Reversible Medium Certainty		
ET7	CS13: +/-			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To protect and enhance the quality of water features and resources and reduce the risk of flooding	CS14: +/-	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Largely within the town centre.	<p>The purpose of Policies CS13 and CS14 is to encourage economic growth across Ipswich rather than conserving water resources and reducing flood risk. However, it should be noted that Policy CS13 commitment to encouraging 12,500 new jobs is likely to increase the demand for water resources over the medium to long term. Focussing job provision within the town centre would maximise development on previously developed land which would result in positive effects on this SA Objective by conserving permeable greenfield land. Employment development at the Garden Suburb would be located on greenfield land which could affect local ground water quality through runoff.</p> <p><i>With regards to flooding, it should be ensured that the allocated 35ha (minimum) of new employment development is outside flood zones 2 and 3.</i></p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	CS13: +	Short, Medium and Long-term Direct / Indirect Reversible Medium Certainty	Largely within the town centre.	<p>Policy CS13 and CS14 seek to focus the majority of employment development on previously developed land in the first instance, which may protect some greenfield sites from development. However, it should be noted that some brownfield sites can also be rich in wildlife. Policy CS14 also seeks to provide urban greening within the town centre which may offer biodiversity benefits. The Appropriate Assessment has concluded no adverse effects upon the integrity of European sites from the Ipswich Borough Council Proposed Submission Core Strategy and Policies DPD Review alone or in combination with the Suffolk Coastal District Core Strategy and Policies.</p> <p><i>It should be ensured that the 30ha (minimum) of new employment allocations are located away from statutory designated sites along with areas with high biodiversity. However, Policy DM31 would help to mitigate for this.</i></p>
	CS14: +			
ET9	CS13: ?			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To conserve and where appropriate enhance areas and sites of historical importance	CS14: ?	Short, Medium and Long-term Direct / Indirect Reversible Medium Certainty	Largely within the town centre and Garden Suburb.	Effects were recorded as uncertain as whilst no known heritage assets are anticipated to be directly affected, new employment development has the potential to adversely affect the setting of assets if inappropriate. Conversely, a high quality development near to a heritage asset that complements it or improves an existing poor quality site may benefit its setting. Without knowing these local details at this stage it is not possible to make an accurate assessment against this objective. In addition, development could also affect unknown archaeological remains although this is also uncertain. The purpose of this policy is not to seek to protect heritage assets, this is provided in DM8.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	CS13: +/-	Short, Medium and Long-term Direct / Indirect Reversible Medium Certainty	Largely within the town centre and Garden Suburb.	Policies CS13 and CS14 largely promote economic growth within the town centre which may lead to negative effects on local townscape character, particularly due to the Conservation Areas within the boundary. However, conversely promoting development that is of a scale appropriate to the size, function and catchment may offer some beneficial effects on the SA Objective. In addition to promoting economic growth in the town centre Policy CS13 would also lead to some development in the Garden Suburb which would result in a loss of agricultural fields, it is likely that this would result in adverse effects on the local landscape quality. For the reasons above effects have been assessed as both positive and negative. <i>It should be ensured that the 30ha (minimum) of new employment allocations are well integrated into the existing environment -NB this is provided in Policy DM5.</i>
	CS14: +/-			
HW1 To improve the health of those most in need	CS13: +	Medium and Long-term	Town Centre	The policies commitment to largely focussing employment, retail and town centre use development within the accessible town centre may help to encourage healthy lifestyles. In addition, creating more employment opportunities in the borough and may improve overall mental health and overall deprivation.
	CS14: +	Indirect Reversible Low Certainty		
HW2	CS13: +		Town Centre	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To improve the quality of life where people live and encourage community participation	CS14: +	Medium and Long-term Indirect Reversible Low Certainty		The policies may indirectly contribute to the achievement of the SA Objective through supporting the growth of educational facilities and initiatives to improve skills and qualifications levels. The level of educational attainment is low and the local partnerships may have a positive effect on the comprehensive development of the borough and the quality of life. In addition, the cumulative effect of concentrating employment development along with residential development (proposed in Policies CS2 and CS7) within the town centre and the Garden Suburb are likely to increase noise and light pollution within these areas.
ER1 To reduce poverty and social exclusion	CS13: +	Short, Medium and Long-term	Town Centre	Encouraging 12,500 jobs to be created in the borough along with focussing economic development within the accessible town centre would provide the foundation to improve existing high levels of income and employment deprivation within the town centre.
	CS14: +	Direct Reversible Medium Certainty		
ER2 To offer everybody the opportunity for rewarding and satisfying employment	CS13: ++	Short, Medium and Long-term	Town Centre	As above, encouraging the creation of 12,500 jobs along with focussing economic development within the accessible town centre would provide the foundations to improve existing high levels of income and employment deprivation along with reducing unemployment within an area most at need.
	CS14: +	Direct Reversible Medium Certainty		
ER3	CS13: O	N/A	N/A	There is no clear link between the Policies and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To help meet the housing requirements for the whole community	CS14: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	CS13: ++ CS14: +	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	Policies CS13 and CS14 would encourage new business formation and ensure there is sufficient land, buildings and premises available to accommodate business start-ups through allocating 35ha land for employment use, protecting land in existing employment areas and allocating land for appropriate employment generating sui generis uses. The commitment to encouraging the provision of 12,500 new jobs would also contribute to encouraging economic growth and diversifying employment opportunities within the borough.
ER5 To support vital and viable town, district and local centres	CS13: + CS14: ++	Short, Medium and Long-term Direct Reversible Medium Certainty	Town Centre and district / local centres	Policy CS14 would directly benefit the SA Objective as it seeks to enhance the role, vitality and viability of the Ipswich Central Shopping Area. In addition, focussing new economic development within the town centre (Policies CS13 and CS14) would concentrate new facilities including a mix of retail units within an area that already benefits from good sustainable access. Within district and local centres, Policy CS14 specifically will seek to encourage retail development of a scale appropriate to their size, function and catchment which will help to support district and local centre vitality and viability. The Policy also notes that a floorspace requirement for future retail provision will be set and, if necessary, further allocations will be made through a future Site Allocations DPD and that in the interim period, proposals for retail development on sites not allocated for the purpose will be considered against policy SP1.
ER6	CS13: +		Town Centre	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To encourage efficient patterns of movement in support of economic growth	CS14: +	Short, Medium and Long-term Direct Reversible Medium Certainty		<p>Policies CS13 and CS14 seek to ensure sufficient land, buildings and premises are available to accommodate business start-up and growth through the commitment to allocate a minimum of 35ha for employment use. The policies also promote the use of sustainable travel modes through largely focussing new employment development within the accessible town centre, over time this may reduce dependence on the private car.</p> <p>Although not the focus of the policy <i>it will be essential for planning applications to thoroughly assess the impacts of traffic and to propose effective measures to mitigate any impacts following the guidance in the Garden Suburb SPD, Policy CS5, Policy DM17 and the Travel Ipswich Scheme.</i></p>
ER7 To encourage and accommodate both indigenous and inward investment	CS13: +	Short, Medium and Long-term	Town Centre and employment allocations	<p>Policies CS13 and CS14 would encourage inward investment and new business formation through the commitment to encouraging 12,500 new jobs, allocating a minimum of 35ha for employment development and protecting land for employment in existing employment use.</p> <p>Policy CS14 also seeks to ensure new town centre and retail development provides environmental enhancements along with urban greening which may contribute to the development of multi-functional green infrastructure in urban areas.</p> <p>Collectively the above may help to enhance the reputation of urban areas as place to live, work and visit.</p>
	CS14: +	Direct / Indirect Reversible Low certainty		
CL1 To maintain and improve access to education and skills for both young people and adults	CS13: +	Medium and Long-term	Borough wide	<p>The implementation of Policies CS13 and CS14 have the potential to improve educational attainment through the strategic provision of new schools and create new opportunities to improve skills therefore effects have been assessed as positive.</p>
	CS14: +	Direct / Indirect Reversible Low certainty		
CD1	CS13: O	N/A	N/A	There is no clear link between the policies and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To minimise potential opportunities for crime and anti-social activity	CS14: 0			

Learn

- Policy CS15: Education Provision

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET1 To improve air quality	CS16: +	Short, Medium and Long term Indirect Reversible Low Certainty	Borough wide	The policy seeks to enhance and extend the ecological network and green corridors and open spaces. It requires that all new development contributes to the provision of open space. The policy also seeks to improve green infrastructure and to connect radial networks including the publically accessible green rim around Ipswich. All of these provisions will make minor contributions towards improving air quality because they will encourage sustainable travel across these networks.
ET2 To conserve soil resources and quality	CS16: +	Medium and Long term Direct and Indirect Reversible Medium Certainty	Borough wide	The policy seeks to enhance and extend the ecological network and green corridors and open spaces. These elements of the policy would help to maintain soil quality as they would be protected from development.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET3 To reduce waste	CS16: 0	N/A	N/A	The policy is not considered to have any significant effect on reducing waste.
ET4 To reduce the effects of traffic upon the environment	CS16: +	Medium and Long term Indirect Reversible Low Certainty	Borough wide	The policy seeks to enhance and extend the ecological network and green corridors and open spaces. The policy seeks to improve green infrastructure provision and to link radial networks including the publically accessible green rim around Ipswich. All of these provisions will make minor contributions towards reducing effects of traffic upon the environment by encouraging more sustainable movement across networks.
ET5 To improve access to key services for all sectors of the population	CS16: +	Short, Medium and Long term Indirect Reversible Medium Certainty	Borough wide	Ipswich Borough Council seek to work with partners in order to improve green infrastructure provision whilst linking radial ecological networks and green corridors with a publicly accessible green rim around Ipswich. The policy also seeks to extend the country park and promote improved access to recreational and sports facilities all of which will help to improve sustainable access within the Borough to key services and open spaces.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET6 To limit and adapt to climate change	CS16: +	Short, Medium and Long term Indirect Reversible Low Certainty	Borough wide	The policy seeks to provide green infrastructure across the borough which would help to improve air quality by encouraging sustainable travel such as walking and cycling. This would help to limit emissions and would contribute to limiting and adapting to climate change. The provision of green infrastructure would also help to maintain flood plain and permeable green areas which would contribute to adapting to climate change.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	CS16: +	N/A	N/A	The provision of green infrastructure could provide opportunities to incorporate SuDs features and it may also be possible that in some cases green spaces coincide with flood zones. Also green infrastructure in itself would be permeable and hence would help to reduce flood risk. This would offer some benefits to reducing the impact of flooding.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	CS16: ++	Short, Medium and Long term Indirect Reversible High Certainty	Borough wide	The policy seeks to safeguard, protect and enhance biodiversity and the environment and in particular seeks to reduce the impacts on birds in the Orwell Estuary SPA through a management plan for Orwell Country Park which would help to protect wildlife within the designated site. The policy requires major development to include on-site public space, wildlife habitat and networks connecting to existing ecological networks where they exist close to the proposed development. All of this would help to conserve and enhance biodiversity.
ET9 To conserve and where appropriate enhance areas and sites of historical importance	CS16: 0	N/A	N/A	There is no link between the Policy and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscape	CS16: +	Short, Medium and Long term Indirect Reversible Medium Certainty	Borough wide	The provision of accessible and well-designed green infrastructure across the borough including the publicly accessible green rim, a new country park and visitor centre within the Ipswich Garden Suburb and an extension to Orwell Country Park and possible provision of a visitor facility would each contribute towards conserving and enhancing the quality and local distinctiveness of landscapes and townscape.
HW1 To improve the health of those most in need	CS16: +	Short, Medium and Long term Indirect Reversible Low Certainty	Borough wide	The provision of safe accessible open spaces, sport and recreational facilities would encourage healthy lifestyles which would contribute to the achievement of this SA Objective.
HW2 To improve the quality of life where people live and encourage community participation	CS16: +	Short, Medium and Long term Indirect Reversible Medium Certainty	Borough wide	The provision of safe and freely accessible open spaces, sport and recreational facilities will help to encourage community participation. They would also help to protect residents from amenity pollution and noise and light pollution which would contribute towards improving the quality of life where people live.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ER1 To reduce poverty and social exclusion	CS16: 0	N/A	N/A	The policy encourages healthier lifestyles through the provision sustainably accessible open spaces, recreational and outdoor facilities. This may help to reduce high levels of health and disability deprivation however it is not considered that this would be to a significant level.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	CS16: 0	N/A	N/A	There is no link between the Policy and the SA Objective.
ER3 To help meet the housing requirements for the whole community	CS16: 0	N/A	N/A	There is no link between the Policy and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	CS16: 0	N/A	N/A	There is no link between the Policy and the SA Objective.
ER5 To support vital and viable town, district and local centres	CS16: +	Short, Medium and Long term Indirect Reversible Medium Certainty	Borough wide	The policy seeks to ensure that green spaces are well designed, well managed and freely accessible. Providing green spaces in locations which would also help to improve access to shops, services and facilities across the Borough which would benefit communities and would support the vitality and viability of District and Local Centres.
ER6 To encourage efficient patterns of movement in support of economic growth	CS16: 0	N/A	N/A	There is no link between the Policy and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ER7 To encourage and accommodate both indigenous and inward investment	CS16: +	Medium and Long term Indirect Reversible Medium Certainty	Borough wide	The provision of new green infrastructure and open spaces and management plans for these areas would help to improve the image and reputation of local areas as places to live, work and visit which would make contributions towards encouraging and accommodating both indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	CS16: O	N/A	N/A	It is not considered that the policy would have a significant effect on achieving the SA Objective, however, the provision of publicly accessible green infrastructure may partially help to support the SA Objective if this would enable better access to education or training establishments.
CD1 To minimise potential opportunities for crime and anti-social activity	CS16: +	Short, Medium and Long term Indirect Reversible Low Certainty	Borough wide	The policy seeks to support proposals that create safe parks and open spaces and it also seeks to protect and enhance open spaces and sport and recreational facilities. The provision of safe open spaces would make some contributions towards minimising potential opportunities for crime and anti-social behaviour.

Infrastructure

- Policy CS17: Delivering Infrastructure
- Policy CS18: Strategic Flood Defence
- Policy CS19: Provision of Health Services
- Policy CS20: Key Transport Proposals

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET1 To improve air quality	CS17: +	Medium and Long-term	Borough wide	<p>Whilst the primary focus of the infrastructure policies is not to address air quality issues, it is considered that adequate infrastructure would result in relief of congestion at key routes of the borough. In addition, the Community Infrastructure Levy (CIL) will help address road capacity and congestion issues off-site and thus result in improved air quality in the long term. The key transport proposals included in Policy CS20 aim to improve sustainable travel options and reduce vehicle movements through improved bus station provision, shuttle bus provision, new pedestrian links and high quality cycle routes. The Policy also seeks to support measures to facilitate cycling and walking in the borough as detailed through the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document (Policy SP15). Support for such measures could encourage more people to use sustainable travel modes and could make partial contributions towards achieving the SA Objective. Additionally, the Council will be producing a Low Emission Strategy Supplementary Planning Document (SPD) during 2016/2017 which will support a reduction in emissions and will contribute towards achieving the SA Objective.</p> <p>In addition, Policy CS19 considers travel implications when allocating sites for health facilities. The SA Objective will be achieved through the allocation of new health facilities in or adjacent to the town centre or a district/local centre and the requirement for submission of a Travel Plan with the proposal for development at Heath Road.</p>
	CS18: 0	Direct / Indirect		
	CS19: +	Reversible		
	CS20: +	Medium Certainty		
ET2 To conserve soil resources and quality	CS17: 0	Short, Medium and Long-term	Within the town centre	The development of the flood barrier would enable use of previously developed land within the town centre, therefore positive effects have been recorded against Policy CS18.
	CS18: +	Direct		
	CS19: 0	Reversible		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
	CS20: 0	Medium Certainty		
ET3 To reduce waste	CS17: 0	N/A	N/A	Waste may be generated as a result of construction activities related to key infrastructure improvements; however it is considered unlikely to affect the SA Objective significantly. The policies would not contribute to reduction of waste per capita or the proportion of waste sent to landfill within the borough.
	CS18: 0			
	CS19: 0			
	CS20: 0			
ET4 To reduce the effects of traffic upon the environment	CS17: +	Medium and Long-term	Borough wide	Policies CS17, CS19, and CS20 would contribute to the achievement of the SA Objective through the provision of adequate infrastructure and subsequent relief of congestion at key routes of the borough. Policy CS17 also outlines a need for measures to increase and maximise east-west capacity in the public transport system to ease congestion. Highways infrastructure will be improved through the implementation of Policy CS20 to enable east-west movements and meet the need for high quality walking and cycling links around the Waterfront area. Policy CS20 would also encourage walking and cycling as it seeks to support measures to improve sustainable travel options and facilitate cycling and walking in the borough and would therefore make partial contributions in reducing traffic and its effects on the environment. New health facilities (Policy CS19) will promote the use of sustainable travel modes through the implementation of a travel plan and appropriate location. It is also noted that a Cycling Strategy SPD has been adopted by the Council and additionally, the Council will be producing a Low Emission Strategy SPD document during 2016/2017 both of which will benefit the SA Objective.
	CS18: 0	Indirect		
	CS19: +	Reversible		
	CS20: ++	Medium certainty		
ET5	CS17: +		Borough wide	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To improve access to key services for all sectors of the population	CS18: 0	Medium and Long-term	Island site Waterfront and town centre	Policies CS17 and CS20 will contribute to the achievement of the SA Objective through improved access between the Central Shopping area, Waterfront and railway station. Access to open space, school and health facilities and play areas will be ensured through specific site allocation and the provision of new social and green infrastructure, sports and leisure facilities to serve the whole borough. Policy CS20 seeks to provide a road bridge as well as pedestrian and cycle bridge across the Wet dock resulting in improved access to and from the Island site. The Policy also seeks to support measures to improve sustainable travel options and measures to facilitate walking and cycling within the borough.
	CS19: +	Direct / Indirect		
	CS20: ++	Reversible High certainty		
ET6 To limit and adapt to climate change	CS17: +	Medium and Long-term	Waterfront Island Site	The Environment Agency has identified a risk of flooding on land adjacent to the River Orwell, the River Gipping, Belstead Brook and the small watercourse located within the northern part of the Northern Fringe. Flood defences are identified as key strategic infrastructure in CS17. Policy CS18 will contribute to the achievement of the SA Objective through delivery of strategic flood infrastructure including installing a tidal flood barrier as well as repairs to existing tidal and fluvial defences upstream. Policy CS20 seeks to support measures to improve sustainable travel options and, including through the Travel Ipswich scheme which aims to reduce dependency on private car by 15% which will contribute to the reduction of carbon emissions from transport. It is also noted that a Cycling Strategy SPD has been adopted by the Council and additionally, the Council will be producing a Low Emission Strategy SPD document during 2016/2017 both of which contribute towards climate change adaptation. Policy CS19 promotes the use of sustainable travel modes through the implementation of travel plans and appropriate location.
	CS18: +	Direct / Indirect		
	CS19: +	Reversible		
	CS20: +			
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	CS17: +	Medium and Long-term	Borough wide Waterfront Island Site	Water management infrastructure is identified within Policy CS17 as strategic infrastructure. When delivering water management infrastructure <i>opportunities should be sought to consider sustainable solutions to drainage system and sewage collection as well as sustainable water supply network (this is provided in Policies CS1 and DM4)</i> . Flood risk will be reduced through the implementation of Policy CS17 and Policy CS18.
	CS18: ++	Direct		
	CS19: 0	Reversible		
	CS20: 0	Medium certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	CS17: +	Long-term	Borough wide	<p>Strategic green infrastructure along with town centre environmental enhancements will be financed through the implementation of Policy CS17. Positive effects would occur with the provision of a country park and open space. This will result in protection and enhancement of wildlife corridors which will be beneficial to any rare or endangered species. The policy will also provide opportunities for people to access wildlife and open green spaces therefore it is considered that the SA Objective will be achieved. The Policy also states that the Council will seek contributions to ensure that mitigation measures identified in the Habitats Regulations Assessment (HRA) and in the Recreational Avoidance Mitigation Strategy can be addressed and delivered, including for any measures not classified as infrastructure, which will contribute further towards conserving and enhancing biodiversity particularly in respect of European protected sites.</p> <p>It is not anticipated that any of the proposed health facilities/key transport improvements will have any significant negative effects on designated sites of nature conservation importance due to the their location. It is anticipated that local issues should be able to be mitigated through appropriate design and management.</p>
	CS18: 0	Direct / Indirect		
	CS19: 0	Reversible		
	CS20: 0	Medium certainty		
ET9 To conserve and where appropriate enhance areas and sites of historical importance	CS17: +	Medium and Long-term	Borough wide	<p>There are a great number of designated heritage assets (e.g. listed buildings) within the borough boundary and the majority of them are concentrated in the town centre. Policy CS17 may contribute to the achievement of the SA Objective through allocation of funds to enhance settings of heritage assets. Although no heritage or archaeology assets were specifically listed in the key strategic infrastructure requirements, the policy seeks to protect and conserve areas and sites of historical importance in a broader category of infrastructure to be secured or financed from new developments. There are no specific commitments as to which heritage assets (e.g. listed buildings, Historic Parks) will be restored or enhanced; <i>therefore it will beneficial to create a borough wide heritage assets register and identify the ones 'at risk' (as identified on Historic England's 'at risk' register) or with high priority.</i></p> <p>In addition it should be noted that the construction of a flood defence barrier may protect heritage assets from flood damage.</p>
	CS18: +	Direct / Indirect		
	CS19: 0	Reversible		
	CS20: +	Medium certainty		
ET10 To conserve and enhance the quality and local	CS17: +	Short, Medium and Long-term	Borough wide	<p>Policy CS17 is likely to contribute to the achievement of the SA Objective through allocation of funds to investment into public realm improvements, green infrastructure, and town centre environmental enhancements. The provision of a Country Park or similar high quality provision to the north of Ipswich as part of mitigation derived from the HRA in order to ensure that potential impacts of increased recreational disturbance within Special Protection Areas and Special Areas of Conservation within and outside of Ipswich</p>
	CS18: 0	Direct		
	CS19: -	Reversible		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
distinctiveness of landscapes and townscapes	CS20: -	Medium certainty		Borough would also contribute towards conserving and enhancing the quality and local distinctiveness of landscapes and townscapes. Transport proposals and new health facilities (CS20 and CS19) may have a negative impact on townscape; however high standards of design will be required through the implementation other policies in the Core Strategy.
HW1 To improve the health of those most in need	CS17: +	Medium and Long-term	Borough wide	Policies CS17, CS19 and CS20 seek to promote the use of sustainable modes of transport (i.e. walking, cycling or using public transport) through improved pedestrian and cycle routes, location of health facilities which has good transport links and the implementation of the Travel Ipswich Scheme. Additionally, the adoption by the Council of a Cycling Strategy SPD will also contribute towards improving health. Policy CS17 seeks to create new areas of open space and a country park which may provide opportunities for recreation. Sport and leisure facilities will also be delivered through the implementation of policy CS17. In addition, policy CS19 has a specific focus on the adequate provision of health infrastructure at easily accessible locations. All of the above would seek to promote healthy lifestyles and may help to reduce overall high levels of health and disability deprivation. The promotion of sustainable transport may contribute to reducing vehicle emissions which can have positive health effects in the long term. The effects associated with the implementation of CS18 are also assessed as positive as reducing flood risk can benefit people's health and wellbeing.
	CS18: +	Direct / Indirect		
	CS19: ++	Reversible		
	CS20: +	Low certainty		
HW2 To improve the quality of life where people live and encourage community participation	CS17: +	Medium and Long-term	Borough wide	On the whole the quality of life will be improved through the provision of key infrastructure facilities e.g. schools, flood defences, key transport links etc. as listed in Policy CS17. Health benefits are identified with regard to reduced flood risk. Community participation will be encouraged with the provision of community facilities, sport and leisure facilities and the creation of a country park serving the whole borough. The policy also seeks to ensure that open space and children's play areas are provided. Access improvements included in policy CS20 will also contribute to the achievement of the SA Objective through the provision of high quality road and pedestrian/cycling network.
	CS18: +	Direct / Indirect		
	CS19: 0	Reversible		
	CS20: +	Medium certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ER1 To reduce poverty and social exclusion	CS17: +	Medium and Long-term Indirect Reversible Low certainty	Borough wide	Delivering infrastructure and Improved overall accessibility (CS17 and CS20) may contribute to improving social inclusion therefore it is considered that Policies CS17 and CS20 would have a positive effect and would contribute indirectly to the achievement of the SA Objective.
	CS18: 0			
	CS19: 0			
	CS20: +			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	CS17: 0	N/A	N/A	The primary focus of this set of policies is not to address employment issues. Although some job opportunities will be created through local infrastructure projects and Policy CS18 may result in a greater availability of employment land it is anticipated that overall effect on employment figures will be negligible.
	CS18: 0			
	CS19: 0			
	CS20: 0			
ER3 To help meet the housing requirements	CS17: 0	N/A	N/A	Housing provision is not a primary function of these policies. The policies would not contribute to the availability of housing to meet the identified needs.
	CS18: 0			
	CS19: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
for the whole community	CS20: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	CS17: +	Medium and Long-term	Borough wide Waterfront	Policies CS17, CS18, and CS20 would encourage sustainable economic growth through their commitment to provide key infrastructure thus facilitating new business formation and meeting the needs of business through improved access. Big infrastructure projects such as the tidal flood barrier (CS18) may potentially help to diversify employment opportunities. In addition, town centre enhancements and enhanced pedestrian environment at the Waterfront may attract more visitors which will support the local economy. For these reasons effects have been assessed as positive.
	CS18: +	Indirect		
	CS19: 0	Reversible		
	CS20: +	Medium certainty		
ER5 To support vital and viable town, district and local centres	CS17: +	Medium and Long-term	Town and district centres	Delivering infrastructure and improved access to shops, services and facilities will be achieved through the implementation of Policies CS17 and CS20. There are clear commitments to provide better linkages between the Central Shopping area, the railway station and Waterfront and relieve congestion issues on key routes which will support the town economy and in particular the town centre.
	CS18: 0	Direct / Indirect		
	CS19: 0	Reversible		
	CS20: +	Medium certainty		
ER6 To encourage efficient	CS17: +	Medium and Long-term	Town and district centres	Policies CS18 and CS20 seek to ensure that better linkages between key areas in Ipswich are provided. The SA Objective will be achieved through the Ipswich Major Scheme 'Travel Ipswich' and accessibility improvements between the Central Shopping area, Waterfront, and railway station. Public transport services
	CS18: 0	Direct / Indirect		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
patterns of movement in support of economic growth	CS19: 0	Reversible Medium certainty		will be improved through bus station provision, passenger information, and shuttle bus provision. The proposed improvements to the pedestrian network would reduce the impact of traffic on the economy and promote the use of sustainable travel modes. For these reasons effects from the implementation of Policy CS17 and CS20 have been assessed as positive.
	CS20: +			
ER7 To encourage and accommodate both indigenous and inward investment	CS17: +	Medium and Long-term Direct / Indirect Reversible	Borough wide	Policies CS17 and CS20 will contribute to the achievement of the SA Objective through the development of a high quality public realm and multi-functional green infrastructure in urban areas. The proposed environmental and accessibility improvements will enhance the reputation of town centre and suburb areas as places to work, live and visit. This may encourage inward investment therefore the effects are assessed as positive.
	CS18: 0			
	CS19: 0			
	CS20: +			
CL1 To maintain and improve access to education and	CS17: +	Medium and Long-term Direct / Indirect Reversible	Borough wide	The implementation of Policy CS17 has the potential to improve educational attainment through the strategic provision of new schools, however, a low certainty has been recorded as it is uncertain whether the overall educational attainment would be improved significantly as other factors also influence the level of skills and qualifications.
	CS18: 0			
	CS19: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
skills for both young people and adults	CS20: 0	Low certainty		
CD1 To minimise potential opportunities for crime and anti-social activity	CS17: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	CS18: 0			
	CS19: 0			
	CS20: 0			

Appendix B

Sustainability Appraisal Matrices – Development Management Policies

Sustainable Development, Flooding and Sustainable Drainage

- Policy DM1: Sustainable Design and Construction
- Policy DM2: Decentralised Renewable or Low Carbon Energy
- Policy DM3: Provision of Private Outdoor Amenity Space in New and Existing Developments
- Policy DM4: Development and Flood Risk

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	DM1: +	Medium, Long-term	Borough wide	The primary focus of Policy DM1 is not to reduce transport movements, however, within the BREEAM standard there is an accessibility index, which scores development on how accessible it is to various facilities via public transport. Therefore ensuring development is highly accessible by public transport over time may reduce vehicle movements and thus improve air quality – however, certainty is low.
	DM2: 0	Reversible		
	DM3: 0	Indirect		
	DM4: 0	Low certainty		
ET2 To conserve soil resources and quality	DM1: 0	Short, Medium, Long-term	Borough wide	Policy DM3's commitment to providing outdoor amenity space in new and existing developments would benefit this SA Objective through .protecting soil structure and quality from development.
	DM2: 0	Reversible		
	DM3: +	Direct / Indirect		
	DM4: 0	Medium / Low certainty		
ET3 To reduce waste	DM1: +	Short, Medium, Long-term	Borough wide	Policy DM1 states it will ensure new development meets various standards, including a BREEAM 'Very Good' new build non-residential development. Therefore new development would be required to demonstrate it promotes waste reduction, incorporates sustainable building principles and leads to a decreased amount of waste going to landfill. In addition, the policy would ensure new development makes adequate provisions for recycling.
	DM2: 0	Reversible		
	DM3: 0	Direct / Indirect		
	DM4: 0	Medium certainty		
ET4 To reduce the effects of traffic upon the environment	DM1: +	Medium, Long-term	Borough wide	The primary focus of Policy DM1 is not to reduce transport movements, however, within the BREEAM standard there is an accessibility index, which scores development on how accessible it is to various facilities via public transport. Therefore ensuring development is highly accessible by public transport over time may reduce vehicle movements and thus reduce the effects of transport on the environment – however, certainty is low.
	DM2: 0	Reversible		
	DM3: 0	Indirect		
	DM4: 0	Low certainty		
ET5 To improve access to key services for all	DM1: +	Medium, Long-term	Borough wide	Policy DM3 would improve access to open space over the medium to long term through its commitment to ensuring new and existing developments provide adequate amenity space. There is an accessibility index within the BREEAM standard, which scores development on how accessible it is to various
	DM2: 0	Reversible		
	DM3: 0	Direct		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
sectors of the population	DM4: ○	Medium certainty		facilities via public transport. Therefore ensuring development is highly accessible by public transport would benefit this SA objective.
ET6 To limit and adapt to climate change	DM1: ++ DM2: + DM3: ○ DM4: +	Short, Medium, Long-term Reversible Direct High certainty	Borough wide	<p>Policies DM1, DM2 and DM4 would all contribute to the fulfilment of this SA Objective. Policy DM1 states that sustainable design and construction methods would be applied to new development in the borough through requiring new development to achieve reduction in CO2 emissions of 19% below the Target Emission Rate of the 2013 Building Regulations (Part L); requiring new development to meet water efficiency standards of 110 litres/person/day and requiring various BREEAM standards to be met. This would help to contribute to a reduction in greenhouse gas emissions, the demand for energy resources, increase energy efficiency and reduce CO₂ emissions. With the introduction of the Home Quality Mark demonstrating factors including energy use and air quality, the council will seek to encourage applicants to achieve a high rating under the quality mark.</p> <p>Policy DM2 seeks to incorporate decentralised renewable and low carbon energy into new development which would reduce the demand for energy and increase energy efficiency along with increase the use of renewable energy.</p> <p>Policy DM4 would benefit the SA objective through ensuring new development does not exacerbate current flooding in the borough along with providing SuDs measures where appropriate. The Policy also ensures water efficiency measures are maximised in new development.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM1: + DM2: ○ DM3: ○ DM4: ++	Short, Medium, Long-term Reversible Direct Medium certainty	Borough wide	<p>Policy DM1 through its commitment to promoting sustainable design and construction (BREEAM, CO2 emissions reductions and water efficiency standards) would ensure surface water run-off from new developments is managed through SuDs along with guarding against water pollution.</p> <p>Policy DM4 would benefit the SA objective through ensuring new development does not exacerbate current flooding in the borough along with providing SuDs measures where appropriate. The Policy also ensures water efficiency measures are maximised in new development.</p>
ET8 To conserve and enhance biodiversity and geodiversity,	DM1: + DM2: ? DM3: +	Short, Medium, Long-term Reversible Indirect	Borough wide	Although not the primary focus of the policies. DM1 and DM3 would benefit the SA Objective through the provision of amenity space along with gardens in new residential development. Both of which would provide greater opportunities for wildlife.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
including favourable conditions on SSSIs, SPAs and SACs	DM4: ○	Medium / Low certainty		Decentralised renewable and low carbon energy schemes (Policy DM2) have the potential to impact on biodiversity. Particularly birds and bats with regards to wind turbines. As the location of such development is unknown, effects have been assessed as uncertain. It may even come from outside the borough. <i>It is recommended that the policy includes reference to the need for any new energy sources to be fully assessed for their effects on the natural and built environment and local amenity. Proposals should only be allowed where they do not incur significant effects.</i>
ET9 To conserve and where appropriate enhance areas and sites of historical importance	DM1: ○ DM2: ? DM3: ○ DM4: ○	N/A	N/A	Some decentralised renewable and low carbon energy schemes (Policy DM2) have the potential to impact on the setting of heritage assets. As the location of such development is unknown, effects have been assessed as uncertain. It may even come from outside the borough. <i>It is recommended that the policy includes reference to the need for any new energy sources to be fully assessed for their effects on the natural and built environment and local amenity. Proposals should only be allowed where they do not incur significant effects.</i>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM1: ○ DM2: ? DM3: + DM4: ○	Short, Medium, Long-term Reversible Indirect Medium / Low certainty	Borough wide	Decentralised renewable and low carbon energy schemes (Policy DM2) have the potential to impact on the setting of landscape / townscape character and quality. Particularly wind turbines. As the location of such development is unknown, effects have been assessed as uncertain. It may even come from outside the borough. <i>It is recommended that the policy includes reference to the need for any new energy sources to be fully assessed for their effects on the natural and built environment and local amenity. Proposals should only be allowed where they do not incur significant effects.</i> Under DM3 the provision of amenity space as part of new development including gardens would provide positive effects on townscape character / quality through urban greening.
HW1 To improve the health of those most in need	DM1: + DM2: ○ DM3: + DM4: +	Short, Medium, Long-term Reversible Direct Medium certainty	Borough wide	Policy DM1 would ensure new development was highly accessible to existing facilities, including health facilities, through its commitment to ensuring BREEAM standards are met. The provision of amenity space within new and existing development that takes advantage of sunlight and daylight would benefit the health of occupants (Policy DM3). In addition, a positive score has been recorded against Policy DM4 as reducing flood risk can have a beneficial effect on health and well-being.
HW2	DM1: ○	N/A	N/A	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To improve the quality of life where people live and encourage community participation	DM2: 0			There is no clear relationship between the policies and the SA Objective.
	DM3: 0			
	DM4: 0			
ER1 To reduce poverty and social exclusion	DM1: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM2: 0			
	DM3: 0			
	DM4: 0			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM1: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM2: 0			
	DM3: 0			
	DM4: 0			
ER3 To help meet the housing requirements for the whole community	DM1: +	Short, Medium, Long-term Reversible Indirect Medium / Low certainty	Borough wide	Although the focus of Policy DM1 is not to provide new homes, its commitment to ensuring new build residential development achieves CO2 emissions reduction and water efficiency targets may contribute to improving housing stock along with reducing high levels of living environment deprivation within the borough.
	DM2: 0			
	DM3: 0			
	DM4: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM1: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM2: 0			
	DM3: 0			
	DM4: 0			
ER5 To support vital and viable town, district	DM1: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM2: 0			
	DM3: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
and local centres	DM4: 0			
ER6 To encourage efficient patterns of movement in support of economic growth	DM1: 0 DM2: 0 DM3: 0 DM4: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
ER7 To encourage and accommodate both indigenous and inward investment	DM1: + DM2: 0 DM3: 0 DM4: +	Medium, Long-term Reversible Indirect Low certainty	Borough wide	Policy DM1 supports the preservation and development of a high quality built environment through its commitment for new residential development to meet CO2 emissions reduction and water efficiency targets and various BREEAM standards. Policy DM4 seeks to ensure new development is adequately protected from flooding in accordance with adopted standards. Both of the above may help to encourage and accommodate both indigenous and inward investment as it would also show the borough as a responsible place to invest. However certainty for this is very low.
CL1 To maintain and improve access to education and skills for both young people and adults	DM1: 0 DM2: 0 DM3: 0 DM4: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
CD1 To minimise potential opportunities for crime and anti-social activity	DM1: 0 DM2: 0 DM3: + DM4: 0	Short, Medium, Long-term Reversible Indirect Medium / Low certainty	Borough wide	Although the primary focus of Policy DM3 is to provide amenity space in new and existing development, its commitment to ensuring these areas are safe would benefit this SA Objective.

Urban Design Policies and Protecting Our Assets

- Policy DM5: Design and Character
- Policy DM6: Tall Buildings
- Policy DM8: Heritage Assets and Conservation
- Policy DM9: Buildings of Townscape Interest
- Policy DM10: Protection of Trees and Hedgerows

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET1 To improve air quality	DM5: +	Short, Medium, Long term	Borough wide	<p>Policies DM5 and DM10 would contribute to the improvement of air quality in Ipswich.</p> <p>Incorporation of sustainable, greener transport methods such as cycling and public transport into designs will be driven by Policy DM5. DM5 also seeks to integrate land use and community cohesion, reducing the need to travel; reducing traffic and improving air quality. Finally criterion h in Policy DM5 would ensure new buildings in or around AQMAs are designed in such a way that they preferably reduce, or at the very least do not increase localised retention of pollutants.</p> <p>Criterion e of Policy DM10 aims to encourage tree planting in Ipswich, to help achieve a target of 22% canopy cover by 2050. The policy also outlines that new development should integrate tree planting from the outset. Both of the above should increase tree cover in the area which in turn may help to improve air quality.</p>
	DM6: 0	Reversible		
	DM8: 0	Indirect		
	DM9: 0	Medium / Low certainty		
	DM10: +			
ET2 To conserve soil resources and quality	DM5: 0	Short, Medium and Long term	Borough wide	<p>Policy DM10 aims to increase and protect tree coverage in the area. A consequence of protecting wooded areas and trees with TPOs is that they would safeguard natural areas and ensure soil is not degraded.</p>
	DM6: 0	Reversible		
	DM8: 0	Indirect		
	DM9: 0	Low certainty		
	DM10: +			
ET3 To reduce waste	DM5: +	Short, Medium, Long	Borough wide	<p>Policy DM5 states it will assess the design quality for major residential development using the Building for Life 12 criteria (CABE at the Design Council / Design for Homes / HBF). Applicants would be expected to demonstrate that scheme designs can achieve a 'green' score in each category enabling schemes to be eligible for 'Building for Life Diamond' status. These building criteria promote waste reduction and sustainable building principles and should lead to decreased amounts of waste going to landfill. In addition, the</p>
	DM6: 0	Reversible		
	DM8: 0	Direct / Indirect		
	DM9: 0	Medium certainty		
	DM10: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				policy would ensure the layout of new development makes adequate provision for the recycling of waste materials.
ET4 To reduce the effects of traffic upon the environment	DM5: +	Medium and Long term Reversible Direct / Indirect Medium certainty	Borough wide	Policy DM5 states that in order to support Ipswich residents adopting sustainable lifestyles, the Council will make provisions for travel by cyclists and that layouts and designs provide a safe and useable public realm for all users – orientated towards sustainable transport modes. This over the medium to long term may help to reduce vehicle movements.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ET5 To improve access to key services for all sectors of the population	DM5: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ET6 To limit and adapt to climate change	DM5: +	Medium and Long term Reversible Direct / Indirect Medium certainty	Borough wide	Policy DM5 includes a number of different measures concerned with climate change limitation and adaption. It contains a variety of different aims to promote urban greening within the area, in forms such as green walls and roofs, increased canopy cover and soft landscaping. The council plans that these measures will combat the effects of climate change through, for example, increased tree cover 'contributing to urban cooling through evapotranspiration and providing micro-climatic effects that can reduce energy demands in buildings'. The policy also puts forward proposals to increase facilities and improve infrastructure for sustainable transport forms, such as cycling and walking. This should increase the usage of such transport forms and lead to a resultant decrease in less sustainable transport use – principally cars. Policy DM10 outlines proposals from the council to improve the tree coverage in the area. As stated above additional tree coverage has a number of benefits for mitigating the impacts of climate change.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: +			
ET7	DM5: +		Borough wide	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM6: ○ DM8: ○ DM9: ○ DM10: ○	Medium and Long term Reversible Indirect Low certainty		Policy DM5 contains proposals to increase urban greening in Ipswich. Part of the benefit of urban greening is that natural 'green' surfaces have slower run-off times for water compared to hard urban surfaces.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	DM5: + DM6: ○ DM8: + DM9: ○ DM10: ++	Short, Medium and Long term Reversible Direct / Indirect Medium / Low certainty	Borough wide	Policy DM5 states that provisions such as bat and bird boxes and swift bricks would be supplied to enhance biodiversity. In addition, the policy also contains plans to increase urban greening in the area. This would increase tree cover across Ipswich's built up areas and provide sites for increased flora and fauna to thrive. Policy DM8 is principally focussed on protecting sites for the conservation of heritage assets and important archaeological areas. Policy DM10 is directly concerned with the protection and enhancement of woodland and hedgerows. This would be implemented through a variety of measures, such as: designating TPOs, encouraging tree planting to help achieve a target of 22% canopy cover, enforcing assessments of trees/hedgerows and when removal does occur of a mature tree replanting on a two for one basis using semi-mature specimens, unless otherwise agreed by the Council, to be undertaken. Each of these measures would in some way contribute to the protection and enhancement of biodiversity in Ipswich. <i>The policy may benefit further through including a reference to the Hedgerow Regulations 1997 which protect 'important hedgerows' from being removed (uprooted or destroyed).</i>
ET9 To conserve and where appropriate enhance areas and sites of historical importance	DM5: + DM6: + DM8: ++ DM9: + DM10: ○	Short, Medium and Long term Reversible Direct / Indirect Medium certainty	Borough wide	The conservation and enhancement of heritage assets and sites of historical importance including scheduled monuments, registered parks and gardens and other remains of national importance and their settings is the chief concern of Policy DM8. It lays out measures to protect listed buildings from alterations deemed detrimental, protection of conservation areas and areas of archaeological importance. The Policy also states that the Council will resist the demolition or partial demolition of both designated and non-designated heritage assets Policy DM5 would benefit the SA Objective as it seeks to protect and enhance the distinctiveness

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>of Ipswich including the setting of any nearby listed buildings.</p> <p>Policies DM6 and DM9 would also all benefit the SA Objective through their commitment to retaining buildings and structures of townscape interest, ensuring tall buildings do not have adverse effects on the setting of Conservation Areas and promoting high quality design, all of which would help to protect the historic character of the urban areas. Policy DM6 in particular also seeks to ensure that the design of proposed buildings addresses the potential effect of the building to listed buildings and other heritage assets.</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM5: +	Short, Medium and Long term	Borough wide	<p>The special character and distinctiveness of Ipswich is recognised by Policy DM5. The policy also outlines that new large scale residential developments would be built to a high standard and to the Building for Life 12 criteria.</p> <p>Policy DM6 has the potential to safeguard local distinctiveness and character in Ipswich by refusing applications for tall buildings deemed inappropriate and insensitive to the local area.</p> <p>Policy DM9 is directly concerned with the protection, retention and repair of buildings and structures judged to be of local townscape interest, particularly those with no other statutory protection. If these buildings must be modified or lost then the replacement standard must be at least equal if not higher and incorporate sustainable features. This would only benefit local townscape character.</p> <p>Policy DM8 would benefit townscape character in particular through the policy's commitment to protecting conservation areas.</p> <p>Policy DM10 would benefit the SA Objective through its commitment to protecting urban greening – this would only benefit local townscape.</p>
	DM6: +	Reversible		
	DM8: +	Direct / Indirect		
	DM9: ++	Medium certainty		
	DM10: +			
HW1 To improve the health of those most in need	DM5: +	Medium and Long term	Borough wide	<p>Promoting the integration of land uses into mixed developments and neighbourhoods is outlined within Policy DM5. This could lead to reduced need to travel and improved access to key local services such as GPs, dentists etc. The policy also outlines that new layouts and designs would be orientated towards accommodating cyclists and pedestrians. This could promote healthier and more sustainable forms of transport in Ipswich and help combat conditions such as obesity and its related health conditions. In addition, the introduction of new optional Building Standards for accessible and adaptable dwellings and wheelchair user dwellings would make contributions towards improving the health of those most in need.</p>
	DM6: 0	Reversible		
	DM8: 0	Indirect		
	DM9: 0	Medium certainty		
	DM10: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				Although assessed as neutral, it is worth noting that the protection of trees and hedges along with promoting planting can have a small benefit to health and wellbeing.
HW2 To improve the quality of life where people live and encourage community participation	DM5: +	Medium and Long term Reversible Indirect Medium certainty	Borough wide	The policy reflects the introduction of new optional Building Regulations standards for accessible and adaptable dwellings and wheelchair user dwellings. The provision of these dwellings would contribute towards improving the quality of life where people live.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ER1 To reduce poverty and social exclusion	DM5: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM5: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ER3 To help meet the housing requirements for the whole community	DM5: +	Medium and Long term Reversible Direct / Indirect Medium certainty	Borough wide	Policy DM5 outlines that new residential development applications should meet the Building for Life 12 criteria. Moreover the policy sets out that applications for planning permission will be required to clearly demonstrate how submitted development proposals achieve urban design quality. The Policy requires new residential development of 10 or more dwellings to be built to standard M4(2). The new optional Building Regulations standards relating to accessible and adaptable dwellings and wheelchair user or wheelchair adaptable dwellings will also help in complying
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				with housing requirements which supports the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM5: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ER5 To support vital and viable town, district and local centres	DM5: +	Long term Reversible Direct / Indirect Medium certainty	Borough wide	Policy DM5 outlines requirements for new development in the area to, wherever possible, 'integrate residential, working and community environments'. In doing so local vitality should be increased and the need to travel reduced. In doing this, access to shops, facilities and services should be improved in Ipswich.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ER6 To encourage efficient patterns of movement in support of economic growth	DM5: +	Short, Medium and Long Reversible Direct & Indirect Medium / Low certainty	Borough wide	Some provisions for improved facilities to accommodate sustainable transport are set out in Policy DM5. It outlines plans to increase the capacity to store bicycles and develop the network of sustainable transport infrastructure in the area. In turn, over the medium to long term this could reduce vehicle movements. In addition, the policy outlines plans to integrate land uses for new developments, such as has already been done on the Waterfront. This should result in a reduced need to travel and improve overall efficiency of the network.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
ER7 To encourage and accommodate both indigenous and inward investment	DM5: +	Short, Medium and Long term Reversible Indirect Medium certainty	Borough wide	Policies DM5, DM6 and DM9 all include measures to encourage a high quality built environment. Policy DM9 stipulates that if buildings or structures deemed important to the local townscape need to be replaced then a quality of building equal to or higher must be implemented. Policy DM6 states that any new tall buildings built in the area must be of the highest architectural quality, design and construction as well as contributing to public space and facilities. Lastly Policy DM5 states that any new major residential developments will be expected to meet the Building for Life 12 criteria. All of these measures would contribute to an enhanced built environment that make improve the attractiveness of the area to invest.
	DM6: +			
	DM8: 0			
	DM9: +			
	DM10: +			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				Additionally to this, Policies DM5 and DM10 encourage / protect urban greening in Ipswich and aim to improve urban areas with public art installations.
CL1 To maintain and improve access to education and skills for both young people and adults	DM5: 0	N/A	N/A	There is no clear relationship between the policies and the SA Objective.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			
CD1 To minimise potential opportunities for crime and anti-social activity	DM5: +	Short, Medium and Long term Reversible Direct / Indirect Medium certainty	Borough wide	Policy DM5 outlines plans to incorporate safety measures into design, through measures such as security lighting and CCTV. This should assist with the minimisation of crime and anti-social activity in the area. Over the long term this could help to reduce opportunities for crime in areas where crime deprivation is high.
	DM6: 0			
	DM8: 0			
	DM9: 0			
	DM10: 0			

Small Scale Residential Development, Small Scale Infill and Backland Residential Development, Subdivision of Family Dwellings, Affordable Housing and the Density of Residential Development

- Policy DM12: Extensions to Dwellinghouses and the Provision of Ancillary Buildings
- Policy DM13: Small Scale Infill and Backland Residential Developments
- Policy DM14: The Sub-division of Family Dwellings
- Policy DM30: The Density of Residential Development

Note: Principle and general location of new homes within the borough has been assessed within Policies CS2 and CS7. Therefore this assessment focusses on the details relating to the type and make up of new housing.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	DM12: O	Medium and Long term	Ipswich town centre / very localised	<p>Policies DM12 and DM13 would result in very minor localised development, however, this is very unlikely to affect air quality to any significant degree.</p> <p>Policy DM30 promotes higher density housing within the town centre, which over time would increase the population living in the area. In turn this is likely to worsen traffic and air quality over the long-term and may affect the town centre AQMAs. Conversely promoting lower density housing elsewhere would not increase traffic movements to the same degree. It is worth noting, mitigation to increase sustainable travel is provided in Policy CS5.</p> <p>There is no link between the principles of sub dividing family homes (Policy DM14).</p>
	DM13: O	Reversible		
	DM14: O	Indirect		
	DM30: +/-	Medium / Low certainty		
ET2 To conserve soil resources and quality	DM12: O	Short, Medium and Long term	Borough wide	<p>It is unlikely that the Policy would offer any significant effects to the SA Objective.</p> <p>Policy DM13 may result in the loss of gardens which would not represent a suitable use of soil resources – however, due to the amount of development this policy is likely to lead to effects are unlikely to be significant.</p> <p>Higher density development within the town centre means there would be a higher density on previously developed land which would be good for conserving soil resources. Conversely, lower density development outside the town centre and district centres would not represent the most sustainable use of soil resources.</p> <p>A positive score has been recorded for DM14 as the sub-division of family homes is better for land resources than building additional homes.</p>
	DM13: O	Reversible		
	DM14: +	Direct		
	DM30: +/-	Medium certainty		
ET3	DM12: O	N/A	N/A	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To reduce waste	DM13: ○ DM14: ○ DM30: ○			It is unlikely that the Policies would offer any significant effects to the SA Objective. However, it is worth noting that Policies DM13 and DM14 ensure that sufficient refuse, recycling and garden waste container storage would be provided for small scale infill residential development and family dwellings that are sub divided.
ET4 To reduce the effects of traffic upon the environment	DM12: ○ DM13: ○ DM14: ○ DM30: +/-	Medium and Long term Reversible Indirect Medium / Low certainty	Ipswich town centre / very localised	As per SA Objective ET1 'Air Quality' Policies DM12 and DM13 would result in very minor localised development, however, this is very unlikely to affect to affect traffic movements to any significant degree. Policy DM30 promotes higher density housing within the town centre, which over time would increase the population living in the area. In turn this is likely to worsen traffic over the long-term. Conversely promoting lower density housing elsewhere would not increase traffic movements to the same degree. It is worth noting, mitigation to increase sustainable travel is provided in Policy CS5. There is no link between the principles of sub dividing family homes (Policy DM14) and the SA Objective.
ET5 To improve access to key services for all sectors of the population	DM12: ○ DM13: ○ DM14: ○ DM30: +/-	Medium and Long term Reversible Indirect Medium / Low certainty	Borough wide	Effects have been recorded as positive and negative against Policy DM30 as higher density homes within the town centre would mean more homes are located within central areas which are close to amenities. However, this may not be true for lower density homes further away from the town centre.
ET6 To limit and adapt to climate change	DM12: ○ DM13: - DM14: ○ DM30: +/-	Medium and Long term Reversible Indirect Medium / Low certainty	Ipswich town centre / very localised	As per SA Objective ET1 'Air Quality' Policies DM12 and DM13 would result in very minor localised development, however, this is very unlikely to affect to affect traffic movements to any significant degree. Policy DM30 promotes higher density housing within the town centre, which over time would increase the population living in the area. In turn this is likely to worsen traffic (and associated carbon emissions) over the long-term. Conversely promoting lower density housing elsewhere would not increase traffic movements to the same degree. It is worth noting, mitigation to increase sustainable travel is provided in Policy CS5. Infill development as per Policy DM13 may result in a loss of small permeable areas and contribute to urban flooding. Therefore there may be a requirement for SuDS. <i>However, this would be mitigated through Policy DM4.</i>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				There is no link between the principles of sub dividing family homes (Policy DM14) and the SA Objective.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM12: ○	Short, Medium and Long term	Ipswich town centre / very localised	<p>High density residential development within the town centre (Policy DM30), where there are large areas within Flood Zones 2 and 3 may exacerbate existing flooding issues and may reduce the scope to incorporate open space and SuDs measures.</p> <p>There is no link between the principles of sub dividing family homes (Policy DM14) and the SA Objective.</p> <p>Infill development as per Policy DM13 may result in a loss of small permeable areas and contribute to urban flooding. Therefore there may be a requirement for SuDS. <i>However, this would be mitigated through Policy DM4.</i></p> <p>Policy DM12 would result in very small scale development which is unlikely to affect the SA Objective at this strategic level.</p>
	DM13: -	Reversible		
	DM14: ○	Indirect		
	DM30: -	Medium / Low certainty		
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	DM12: ○	Short, Medium and Long term	Borough wide	<p>Policy DM30 proposes high density development within the town centre which may affect the numerous county wildlife sites located there. However, it should be noted that there are more biodiverse areas outside the town centre where lower density development is proposed although the retention of gardens and space would be higher. Overall, effects are considered to be negative.</p> <p>Policy DM13 would result in a small-scale loss of urban greenspace which may affect biodiversity resources. <i>However, this would be mitigated through Policy CS4 and DM31.</i></p>
	DM13: ○	Reversible		
	DM14: ○	Indirect		
	DM30: -	Medium certainty		
ET9 To conserve and where appropriate enhance areas and sites of historical importance	DM12: ○	Short, Medium and Long term	Borough wide	<p>Policies DM13 and DM14 seek to protect the setting of existing buildings and ensure listed buildings / conservation areas are protected against inappropriate infill residential development and the conversion of family homes. Both of which would benefit this SA Objective.</p> <p>Higher density residential development within the town centre (Policy DM30) may lead to greater adverse effects on the setting of heritage assets as there would be less scope to provide soft landscaping that includes green infrastructure -both of which may offer benefits to the setting of heritage assets. However, it is understood this is not the focus of Policy DM30, the protection of heritage assets is covered within Policies CS4 and DM8. Due to the level of uncertainty, an uncertain score has been recorded against the policy.</p>
	DM13: +	Reversible		
	DM14: +	Indirect		
	DM30: ?	Medium certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM12: + DM13: + DM14: + DM30: +	Short, Medium and Long term Reversible Indirect Medium certainty	Borough wide	Policies DM12, DM13 and DM14 commit to ensuring associated residential development does not have an overbearing impact on neighbouring amenity, result in an adverse visual impact on the immediate street scene or affect the character of listed buildings and conservation areas. Therefore effects have been assessed as positive. In central areas, higher density is expected and is a characteristic of the existing townscape (Policy DM30). Although it is still important to ensure appropriate public open space it is also good that density is lower in the greener suburban areas as that is also more appropriate to the existing character.
HW1 To improve the health of those most in need	DM12: O DM13: O DM14: O DM30: O	Medium and Long term Reversible Indirect Low certainty	Borough wide	There is no clear link between the policies and the SA Objective.
HW2 To improve the quality of life where people live and encourage community participation	DM12: + DM13: + DM14: + DM30: O	Medium and Long term Reversible Indirect Medium certainty	Borough wide	Policies DM12, DM13 and DM14 all seek to ensure they do not lead to any adverse effects on neighbouring amenity therefore effects have been assessed as positive.
ER1 To reduce poverty and social exclusion	DM12: O DM13: O DM14: + DM30: O	N/A	N/A	Whilst sub-division is restricted in Policy DM14 unless appropriate, the creation of cheaper multiple occupancy dwellings is essential for some on low incomes.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM12: O DM13: O DM14: O DM30: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
ER3	DM12: ++		Borough wide	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To help meet the housing requirements for the whole community	DM13: ++ DM14: ++ DM30: ++	Short, Medium and Long term Reversible Direct Medium certainty		Ensuring high density, medium density and low density new homes (DM30) across Ipswich would help to meet the housing requirements for the whole community, through the provision of flats to large family homes. Some of which would be affordable. Additionally, the Policy seeks to ensure that dwellings and especially flats provide versatile and attractive living space and requires developers to meet the national described space standards set out in Technical Housing Standards unless otherwise demonstrated that it would not be viable. Policies DM12, DM13 and DM14 are all related to meeting housing needs where appropriate, therefore effects have been recorded as positive.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM12: O DM13: O DM14: O DM30: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
ER5 To support vital and viable town, district and local centres	DM12: O DM13: O DM14: O DM30: +	Medium and Long term Reversible Indirect Medium certainty	Town and district centres	Ensuring high density, medium density and low density new homes (DM30) across Ipswich would help to support the viability of the town and district centres. Additionally, the Policy seeks to ensure that dwellings and especially flats provide versatile and attractive living space that appeal to a wide audience and would therefore be more sustainable in changing market conditions which would also serve to support the SA Objective. It is very unlikely that Policies DM12, DM13 or DM14 would lead to any significant effects on the SA Objectives due to the highly localised nature of development they would lead to.
ER6 To encourage efficient patterns of movement in support of economic growth	DM12: O DM13: O DM14: O DM30: +	Medium and Long term Reversible Indirect Medium certainty	Town centre	Higher density development within the town centre would ensure homes are close to amenities, jobs and transport hubs which would benefit this SA Objective.
ER7	DM12: O	N/A	N/A	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To encourage and accommodate both indigenous and inward investment	DM13: 0			There is no clear link between the policies and the SA Objective.
	DM14: 0			
	DM30: 0			
CL1 To maintain and improve access to education and skills for both young people and adults	DM12: 0	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM13: 0			
	DM14: 0			
	DM30: 0			
CD1 To minimise potential opportunities for crime and anti-social activity	DM12: 0	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM13: 0			
	DM14: 0			
	DM30: 0			

Transport and Access

- Policy DM17: Transport and Access in New Developments
- Policy DM18: Car and Cycle Parking

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	DM17: ++	Medium and Long-term	Borough wide	<p>Policy DM17 ensures that new development will not be permitted if it will lead to a significant adverse effect on air quality or severe adverse impacts on rights of way or the local road network in respect of traffic capacity highway safety, in addition to ensuring sustainable transport access (walking, cycling, public transport and the Public Rights of Way (PRoW) network) is an integral part of new development, this would benefit local air quality and the associated AQMAs.</p> <p>Limiting parking within the town centre as per Policy DM18 may benefit the AQMAs over the long term. In addition, the provision of cycle parking may encourage people to use their bike rather than their car. Both of which would benefit air quality.</p>
	DM18: +	Direct / Indirect Reversible Medium Certainty		
ET2 To conserve soil resources and quality	DM17: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: O			
ET3 To reduce waste	DM17: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: O			
ET4 To reduce the effects of traffic upon the environment	DM17: ++	Medium and Long-term	Borough wide	<p>Policy DM17 ensures that new development will not be permitted if it will lead to a significant adverse effect on air quality (i.e. from transport) or severe adverse impacts on rights of way or the local road network in respect of traffic capacity highway safety, in addition ensuring sustainable transport access (walking, cycling, public transport and the PRoW network) is an integral part of new development would reduce the effects of traffic upon the environment.</p> <p>Limiting parking within the town centre as per Policy DM18 and providing cycle parking may encourage people to use their bike rather than their car over the long term. Both of which would benefit this SA Objective.</p>
	DM18: +	Direct / Indirect Reversible Medium Certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET5 To improve access to key services for all sectors of the population	DM17: +	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	The Policies commit to ensuring new development supports the use of sustainable modes of transport through a requirement to facilitate improved accessibility along with ensuring there is adequate cycle and parking provision across the borough. This would contribute to ensuring new development maintains / improves access to essential services and facilities.
	DM18: +			
ET6 To limit and adapt to climate change	DM17: +	Medium and Long-term Direct / Indirect Reversible Medium Certainty	Borough wide	Policy DM17 ensures that new development will not be permitted if it will lead to a significant adverse effect on pollution (i.e. carbon emissions) or severe adverse impacts on rights of way or the local road network in respect of traffic capacity highway safety, in addition ensuring sustainable transport access (walking, cycling, public transport and the PRoW network) is an integral part of new development would reduce carbon emissions from transport over the medium to long term. The Policy also seeks to incorporate electric vehicle charging points and a car club scheme, or if not viable the infrastructure to secure their future delivery which would support a move towards climate change adaptation. Limiting parking within the town centre as per Policy DM18 along with providing cycle parking may encourage people to use their bike rather than their car. Both of which would benefit this SA Objective.
	DM18: +			
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM17: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: O			
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	DM17: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: O			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET9 To conserve and where appropriate enhance areas and sites of historical importance	DM17: ○	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: ○			
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM17: ○	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	Although protecting landscape / townscape is not the focus of the policy, DM18's commitment to ensuring car and cycle parking is fully integrated into the design of new schemes to create an attractive environment along with ensuring provisions do not dominate the local street scene would provide minor positive effects on the SA Objective.
	DM18: +			
HW1 To improve the health of those most in need	DM17: +	Medium and Long-term Direct / Indirect Reversible Low certainty	Borough wide	Policy DM17 seeks to ensure the promotion of sustainable modes of transport (i.e. walking, cycling or using public transport) is integral to the design of new development and seeks to ensure new development does not result in severe impact adverse impact on rights of way. The promotion of sustainable transport may contribute to encouraging healthy lifestyles and reducing vehicle emissions – this can have positive health effects in the long term. In addition, the Public Rights of Way network provides opportunities for physical recreation and is a means of promoting mental and physical health. The provision of cycle parking as per Policy DM18 would also benefit this SA Objective through potentially encouraging people to cycle.
	DM18: +			
HW2 To improve the quality of life where people live and encourage community participation	DM17: +	Medium and Long-term Direct / Indirect Reversible Low certainty	Borough wide	Walking and cycling as promoted and encouraged within the policies are good for quality of life.
	DM18: +			
ER1 To reduce poverty and social exclusion	DM17: ○	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: ○			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM17: ○	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: ○			
ER3 To help meet the housing requirements for the whole community	DM17: ○	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM18: ○			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM17: ○	N/A	N/A	Although effects have been assessed as neutral against the SA Objective, ensuring new development incorporates sustainable access into the design may contribute to ensuring transport infrastructure meets the needs of business. However, certainty for this is very low.
	DM18: ○			
ER5 To support vital and viable town, district and local centres	DM17: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Local, district and the town centre	The Policies commit to ensuring new development supports the use of sustainable modes of transport through a requirement to facilitate improved accessibility along with ensuring there is adequate cycle and parking provision across the borough. This would contribute to ensuring new development maintains / improves access to essential services and facilities – most of which are located within the boroughs town centre, local and district centres, therefore this may have positive effects on the SA Objective.
	DM18: +			
ER6 To encourage efficient patterns of movement in support of economic growth	DM17: +	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	Policies DM17 and DM18 would benefit the SA Objective as they would contribute to ensuring new development meets people's transport infrastructure needs (including walking and cycling) along with ensuring new development is within 400m of public transport provision. This would promote the use of sustainable travel modes and may reduce dependence on the private car over the medium to long term. All of the above would encourage efficient patterns of movement to support economic growth.
	DM18: +			
ER7	DM17: +		Borough wide	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To encourage and accommodate both indigenous and inward investment	DM18: +	Short, Medium and Long-term Indirect Reversible Medium Certainty		Ensuring sites are accessible with sufficient car parking and cycle parking may make Ipswich a more attractive place people want to invest in.
CL1 To maintain and improve access to education and skills for both young people and adults	DM17: O	N/A	N/A	It is unlikely the policies would have any significant effects on the SA Objective.
	DM18: O			
CD1 To minimise potential opportunities for crime and anti-social activity	DM17: O	Short, Medium and Long-term Indirect Reversible Medium certainty	Borough wide	Policy DM18 ensures that parking and cycling provision is secure and safe. This may reduce the risk of opportunistic crimes.
	DM18: +			

Employment Land

Policy DM25: Protection of Employment Land

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	DM25: +/-	Medium and Long-term Indirect Reversible Low Certainty	Borough wide	Policy DM25 seeks to safeguard employment areas within the borough which over the medium to long term may increase the number of job opportunities within those areas. In turn this may lead to an increase in vehicle movements related to people accessing employment and may negatively impact air quality and the AQMAs. However, the clustering of employment areas within accessible locations may indirectly encourage people to access employment via sustainable modes of transport, which would benefit this SA Objective. NB It is understood that promoting sustainable travel is not the focus of this policy, this is covered elsewhere within the Core Strategy i.e. Policy CS5 and DM17.
ET2 To conserve soil resources and quality	DM25: +	Short, Medium and Long-term Direct Reversible Medium Certainty	Employment areas	This policy would have positive effects by protecting existing land allocated for employment use and therefore potentially reduce demand for greenfield sites for employment use elsewhere in the borough. Conversely, employment areas within urban Ipswich located on previously developed land would protect soil resources and may result in remediation of contaminated sites if development is proposed. Effects have therefore been assessed as positive.
ET3 To reduce waste	DM25: +/-	Medium and Long-term Indirect Reversible Low Certainty	Borough wide	Policy DM25 seeks to safeguard employment areas which over the medium to long term may increase the number of people working in the borough. This could therefore increase the amount of waste produced per capita. However the Policy may also make partial positive contributions to achieving the SA Objective as the Policy, where compatible with adjacent land uses, seeks to provide waste facilities within employment land which could also contribute to increasing recycling. NB It is understood that reducing waste is not the focus of this policy, this is covered elsewhere within the Core Strategy i.e. Policy CS4. It should also be noted that by retaining clusters of employment uses there may be benefits to be gained through facilitating recycling e.g. easier collections.
ET4 To reduce the effects of traffic upon the environment	DM25: +/-	Medium and Long-term Indirect Reversible Low Certainty	Borough wide	Policy DM25 seeks to safeguard employment areas within the borough which over the medium to long term may increase the number people working in the borough. In turn this may lead to an increase in vehicle movements related to people accessing employment. However, the clustering of employment

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				areas within accessible locations may indirectly encourage people to access employment via sustainable modes of transport, which would benefit this SA Objective. NB It is understood that promoting sustainable travel is not the focus of this policy, this is covered elsewhere within the Core Strategy i.e. Policy CS5.
ET5 To improve access to key services for all sectors of the population	DM25: O	N/A	N/A	There is no clear link between the policy and the SA Objective.
ET6 To limit and adapt to climate change	DM25: +/-	Medium and Long-term Indirect Reversible Low Certainty	Borough wide	Policy DM25 seeks to safeguard employment areas within the borough which over the medium to long term may increase the number of people working in the borough. In turn this may lead to an increase in vehicle movements (and carbon emissions) related to people accessing employment. However, the clustering of employment areas within accessible locations may indirectly encourage people to access employment via sustainable modes of transport, which would benefit this SA Objective. NB It is understood that promoting sustainable travel is not the focus of this policy, this is covered elsewhere within the Core Strategy i.e. Policy CS5.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM25: -	Short, Medium and Long-term Direct Reversible Medium Certainty	IP One area	The focus of this policy is not to reduce and manage flooding and protect water quality, this is covered within Policy DM4. However, it should be noted there are employment areas within the IP One area located within Flood Zones 2 and 3. <i>In addition, any effects on water quality/pollution could be mitigated using standard, accepted mechanisms such as the Environment Agency's Pollution Prevention Guidelines.</i>

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	DM25: +	Short, Medium and Long-term Direct Reversible Low Certainty	Employment areas	The focus of this policy is not to conserve and enhance biodiversity and geodiversity, this is provided within Policies CS4 and DM31. However, it should be noted that protecting existing employment areas may reduce demand for future greenfield employment development.
ET9 To conserve and where appropriate enhance areas and sites of historical importance	DM25: +	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	The focus of this policy is not to conserve and enhance heritage assets, this is provided in Policies CS4 and DM8. However, it should be noted that the policy may indirectly protect heritage assets elsewhere in the borough through potentially reducing future demand for employment development in more greenfield locations.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM25: +	Short, Medium and Long-term Direct Reversible Low Certainty	Borough wide	<p>The focus of this policy is not to conserve and enhance townscape / landscape character and quality, this is provided in Policy CS4 and a variety of DM policies. However, it should be noted that the policy may indirectly protect the landscape and townscape elsewhere in the borough through potentially reducing future demand for employment development in more greenfield locations.</p> <p>The HRA Appropriate Assessment identified that impacts from employment land could include increased risk of airborne emissions, water discharge and increased noise and light resulting in causing air pollution, water pollution and disturbance to birds respectively however the assessment concluded that employment sites generally have lower impact on European sites than housing and do not generate recreational impacts at distance as a result of increased human population therefore it concluded that the policy would not adversely affect the integrity of Stour and Orwell Estuaries SPA.</p>
HW1 To improve the health of those most in need	DM25: O	N/A	N/A	There is no clear link between the policy and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
HW2 To improve the quality of life where people live and encourage community participation	DM25: O	N/A	N/A	There is no clear link between the policy and the SA Objective.
ER1 To reduce poverty and social exclusion	DM25: +	Medium and Long-term Direct Reversible Medium / Low Certainty	Areas with high levels of employment and income deprivation	There are areas within the town centre which currently have high levels of employment deprivation and income deprivation. Therefore, the safeguarding of employment areas within the town centre may offer opportunities for new jobs over the medium to long term.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM25: ++	Short, Medium and Long-term Direct Reversible High Certainty	Borough wide	The policy directly supports the SA Objective as it seeks to safeguard employment areas within accessible locations across Ipswich. Over the long term development within the employment allocations may contribute to a reduction in unemployment in the areas most at need – employment and income deprivation is currently high within the IP One area.
ER3 To help meet the housing requirements for the whole community	DM25: +/-	N/A	N/A	The policy clarifies the way in which the Government's starter homes policy will be applied in relation to DM25 which could have both positive and negative effects upon meeting housing requirements as the focus of DM25 is upon protecting employment land.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM25: ++	Short, Medium and Long-term Direct Reversible High Certainty	Borough wide	The Policy safeguards land within Ipswich for employment development. This would help to encourage new business formation along with helping to increase and diversify employment opportunities. The location of employment areas within clusters and accessible locations along with providing a choice / variety of areas may prove attractive to new businesses and may support economic growth. The Policy also sets out criteria by which starter homes would be considered within Employment Areas in conjunction with the introduction of the Governments Starter Homes policy.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ER5 To support vital and viable town, district and local centres	DM25: +	Short, Medium and Long-term Direct Reversible High Certainty	Town centre and District and local centres	The Policy seeks to safeguard defined employment areas for employment and ancillary uses including within the town centre, district and local centres. This would help to support vital and viable town, district and local centres.
ER6 To encourage efficient patterns of movement in support of economic growth	DM25: +/-	Medium and Long-term Indirect Reversible Low Certainty	Borough wide	The Policy safeguards allocated and existing employment land within Ipswich. This would help ensure there is sufficient land, buildings and premises available to accommodate business start-up and growth across Ipswich. Ultimately the policy may increase the number people working in the borough which may increase in vehicle movements, this may have an adverse effect on the current transport network. However, the clustering of employment areas within accessible locations may indirectly encourage people to access employment via sustainable modes of transport, which would benefit this SA Objective.
ER7 To encourage and accommodate both indigenous and inward investment	DM25: ++	Short, Medium and Long-term Indirect Reversible Low Certainty	Borough wide	The Policy safeguards defined employment areas for employment and ancillary uses across the borough largely within accessible locations. Choice and accessibility may prove attractive and could facilitate regeneration which could encourage both indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	DM25: O	N/A	N/A	Although effects have been assessed as neutral, the Policy would ultimately result in an increased employment offer in the borough. This may increase the number of apprenticeships available in the borough which would offer benefits to this SA Objective. However, this link could be considered tenuous.
CD1 To minimise potential opportunities for crime and anti-social activity	DM25: O	N/A	N/A	There is no clear link between the policy and the SA Objective.

The Natural Environment

- Policy DM31: The Natural Environment
- Policy DM33: Green Corridors
- Policy DM34: Countryside

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	DM31: ○	Medium and Long-term	Countryside	Policies DM33 and DM31 seek to establish and enhance green corridors and ecological networks across the borough. Therefore the policy may make partial contributions to improving air quality - the provision of tree and vegetation planting would enable vegetation to improve air quality through the removal of carbon dioxide in the air. Overall however, effects on this SA Objective are likely to be negligible. Policy DM34 states that development would only be permitted in the countryside where it contributes to strategic walking and cycling routes. Over the medium to long term this may offer some benefits to air quality through reducing vehicle movements. Policy DM34 states that, subject to satisfying requirements a. to d. of the policy, major residential development could be permitted. Permitting major residential development would inevitably lead to an increase in people and private cars which could lead to negative impacts upon local air quality. <i>It is recommended that should major development be permitted in the countryside, adequate public transport should also be provided.</i>
	DM33: ○	Direct / Indirect		
	DM34: +/-	Reversible Medium Certainty		
ET2 To conserve soil resources and quality	DM31: +	Short, Medium and Long-term	Ipswich Green Corridors and ecological networks along with the countryside.	Policy DM31 and DM33 seek to establish and enhance green corridors and ecological networks within the borough which would protect soil resources. Policy DM34 states that subject to satisfying requirements a. to d. of the policy, major residential development could be permitted which would lead to the loss of countryside soil resources.
	DM33: +	Direct / Indirect		
	DM34: -	Reversible Medium Certainty		
ET3 To reduce waste	DM31: ○	Medium and Long-term	Countryside	Permitting major residential development would ultimately lead to an increase in waste being produced. <i>It is recommended that should major residential development be permitted, adequate waste and recycling facilities should be provided.</i> There is no clear link between DM31 and DM33 and the SA Objective.
	DM33: ○	Direct / Indirect		
	DM34: -	Reversible Medium Certainty		
ET4 To reduce the effects of traffic	DM31: ○	Medium and Long-term	Countryside	Policy DM34 states that development would only be permitted in the countryside where it contributes to strategic walking and cycling routes. Over the
	DM33: ○	Direct / Indirect		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
upon the environment	DM34: +/-	Reversible Medium Certainty		medium to long term this may offer some benefits to reducing vehicle movements. Policy DM34 states that, subject to satisfying requirements a. to d. of the policy, major residential development could be permitted. Permitting major residential development would inevitably lead to an increase in people and private cars which could lead to increases in localised traffic and associated emissions. <i>It is recommended that should major development be permitted in the countryside, adequate public transport should also be provided.</i>
ET5 To improve access to key services for all sectors of the population	DM31: O	Short, Medium and Long-term	Ipswich Green Corridors and ecological networks along with the countryside.	The establishment and enhancement of green corridors and ecological networks as outlined within Policies DM31 and DM33 could increase connectivity and accessibility to key services within the borough. Policy DM33 in particular seeks to provide green corridors with recreational, amenity and transport functions. Policy DM34 promotes the recreational use of land that retains the open character of the countryside along with ensuring new development contributes to strategic walking and cycling routes which may improve access to areas of opens space for residents to enjoy.
	DM33: +	Direct / Indirect		
	DM34: +	Reversible Medium Certainty		
ET6 To limit and adapt to climate change	DM31: O	N/A	N/A	Policies DM33 and DM31 seek to establish and enhance green corridors and ecological networks across the borough. Therefore the policy may make partial contributions to reducing carbon emissions - the provision of tree and vegetation planting would also enable vegetation to help to minimise climate change through the removal of carbon dioxide in the air. All of which would benefit biodiversity. Policy DM34 states that development would only be permitted in the countryside where it contributes to strategic walking and cycling routes. Over the medium to long term this may offer some benefits to climate change though reducing vehicle movements. Overall however, effects on this SA Objective are likely to be negligible.
	DM33: +			
	DM34: O			
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM31: +	Short, Medium and Long-term	Borough wide	Policy DM31 seeks to protect the Stour and Orwell Estuaries SSSI, SPA and Ramsar site which would contribute to this SA Objective. In addition, the creation of an ecological network and green corridors and protection of countryside across Ipswich would create areas that may benefit flood storage under all three policies.
	DM33: +	Direct		
	DM34: +	Reversible Medium Certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	DM31: ++	Short, Medium and Long-term	Borough wide	<p>Policy DM31 commits to protecting and enhancing biodiversity across the borough including Europeans sites and SSSIs. The Policy in particular makes a requirement for development to conserve the nature conservation and geodiversity interest of County Wildlife Sites, RIGS and County Geological Sites. In addition, it also states that where possible enhancements for protected sites and protected and priority species will be expected. The Policy also makes specific provision for the protection of European sites that mirrors the Habitats Directive and states that in some instances developer contributions may be sought in relation to mitigation measures. In addition, the Policy seeks to establish an ecological network across the borough which would only benefit local wildlife along with help to facilitate movement throughout Ipswich. For these reasons effects have been assessed as major positive. <i>That said, the policy could be strengthened through making reference to 'alone or in-combination with other proposals'.</i></p> <p>Policy DM33 supports the SA Objective as it seeks to establish and enhance green corridors within Ipswich as well as establishing and extending a publicly assessable green rim around the edge of the Borough which would provide an ecological corridor, providing vital connections between habitats for use by wildlife.</p> <p>Policy DM34 seeks to permit development that respects countryside character. The countryside around Ipswich urban area provides an attractive setting for the town and links into its ecological and green networks. The Policy also seeks to permit proposals that respect the character and natural beauty of the countryside in neighbouring districts. Under this Policy, the Suffolk Coast and Heaths AONB, would be protected – planning permission would only be granted in exceptional circumstances and in accordance with NPPF paragraph 116, for development that sought to conserve the landscape and scenic beauty of the AONB and contributed to the green rim / wildlife corridors across the borough.</p> <p>The HRA Appropriate Assessment identified that one green corridor is adjacent to The Stour and Orwell Estuaries SPA. However it concluded that Policy DM33 is unlikely to alter the public access, amenity, recreational and green transport functions of this area bearing in mind its current use and would not</p>
	DM33: ++	Direct		
	DM34: +	Reversible High Certainty		

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				adversely affect the integrity of Stour and Orwell Estuaries SPA.
ET9 To conserve and where appropriate enhance areas and sites of historical importance	DM31: ○	N/A	N/A	<p>Policy DM34 would make positive contributions to the SA Objective as in the case of new housing, it seeks to permit development that is required to secure the future of a heritage asset.</p> <p>There is no clear link between Policy DM31 and Policy DM33 and the SA Objective.</p>
	DM33: ○			
	DM34: +			
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM31: +	Short, Medium and Long-term Direct / Indirect Reversible High Certainty	Borough wide	<p>Policy DM31 seeks to establish and enhance the borough's ecological network through encouraging development to provide net biodiversity gains commensurate with the scale of the proposal, through measures such as retaining existing habitat features, tree planning, habitat restoration or re-creation and comprehensive landscaping, which is appropriate to local wildlife. All of which would serve not only to enhance biodiversity but contribute to enhancing landscapes and townscapes within Ipswich.</p> <p>Policy DM33 seeks to establish attractive green corridors, including establishing and extending a publicly accessible green rim around the edge of the Borough that contribute to improving the public realm and character of the borough. Within defined green corridors, only development that maintains / enhances the corridor's amenity and function would be permitted. This would contribute to enhancing landscape and local distinctiveness within the borough.</p> <p>Policy DM34 seeks to permit development that respects the character of the countryside which would help to conserve the local distinctiveness of the local landscape and townscape. One of the principles of planning set out in the NPPF is that it should recognise the intrinsic character and beauty of the countryside – this is reflected within the Policy through discouraging development that does not respect the character of the countryside. DM34 also contains specific reference to conserving the landscape and scenic beauty of the AONB.</p> <p>In addition, in the case of new housing development, Policy DM34 seeks to permit countryside housing development that re-uses disused buildings and enhances the immediate setting or is of exceptional and innovative design which would contribute to conserving and enhancing quality and distinctiveness</p>
	DM33: +			
	DM34: ++			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				within the countryside. And in relation to major development, the Policy will only permit development in exceptional circumstances in accordance with NPPF paragraph 116, and seeking to conserve the landscape and scenic beauty of the AONB.
HW1 To improve the health of those most in need	DM31: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Borough wide	Policies DM31, DM33 and DM34 may contribute towards the SA Objective. The establishment of attractive green corridors and ecological networks that connect the borough along with improving links to open spaces / the countryside may encourage people to walk / cycle which in turn may encourage healthy lifestyle choices along with benefitting mental wellbeing.
	DM33: ++			
	DM34: +			
HW2 To improve the quality of life where people live and encourage community participation	DM31: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Borough wide	As above the establishment of attractive green corridors and ecological networks that connect the borough along with improving links to open spaces / the countryside may offer health benefits to those living in Ipswich – albeit a low certainty. Additionally Policy DM34 states that subject to satisfying requirements a. to d. listed in the policy, recreational use of land which retains its open character could be permitted which could contribute towards improving quality of life.
	DM33: +			
	DM34: +			
ER1 To reduce poverty and social exclusion	DM31: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM33: O			
	DM34: O			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM31: O	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM33: O			
	DM34: O			
ER3 To help meet the housing requirements for the whole community	DM31: O	Medium and Long-term Direct Reversible Low Certainty	Countryside	Policy DM34 states that subject to satisfying requirements a. to d. listed in the policy, major development for residential within the countryside could be permitted. This would directly contribute towards helping to meet housing needs.
	DM33: O			
	DM34: +			
ER4	DM31: O		Countryside	

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM33: ○	Short, Medium and Long-term Direct Reversible Low Certainty		Policy DM34 may help to increase and diversify employment opportunities within the countryside as it states development would be permitted where it is necessary to support a sustainable rural business including tourism.
	DM34: +			
ER5 To support vital and viable town, district and local centres	DM31: ○	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM33: ○			
	DM34: ○			
ER6 To encourage efficient patterns of movement in support of economic growth	DM31: ○	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM33: ○			
	DM34: ○			
ER7 To encourage and accommodate both indigenous and inward investment	DM31: +	Short, Medium and Long-term Direct Reversible Medium / Low Certainty	Borough wide	Policies DM31 and DM33 both seek to promote the development of multi-functional green infrastructure in urban areas. This would offer benefits to this SA Objective through contributing to making urban Ipswich an attractive place people may want to invest in.
	DM33: +			
	DM34: ○			
CL1 To maintain and improve access to education and skills for both young people and adults	DM31: ○	N/A	N/A	There is no clear link between the policies and the SA Objective.
	DM33: ○			
	DM34: ○			
CD1 To minimise potential	DM31: ○	Short, Medium and Long-term Indirect	Borough wide	Through Policies DM33 the Council would establish attractive green links which provide public access wherever safe and practicable which would contribute
	DM33: +			

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
opportunities for crime and anti-social activity	DM34: O	Reversible Medium Certainty		towards minimising opportunities for crime and anti-social behaviour.