



Strategic Environmental Assessment and Sustainability Appraisal

Submission Site Allocations and Policies
(Incorporating IP-One Area Action Plan) Development
Plan Document

SA Report including Post Submission Modifications

Arcadis UK Ltd

2212959

5th Floor

401 Faraday Street

Birchwood Park

Warrington

Tel: +44 (0)1925 800 700

Fax: +44 (0)1925 572 462

www.arcadis.com



Ipswich Borough Council

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SA Report including Post Submission Modifications

Author	Petya Georgieva / Mwale Mutale	 
Checker	David Hourd	
Approver	Julia Faure-Walker	
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ABBREVIATIONS

AAP	Area Action Plan
AMR	Authority Monitoring Report
AQMA	Air Quality Management Area
CWS	County Wildlife Site
CIL	Community Infrastructure Levy
DCLG	Department for Communities and Local Government
DECC	Department of Energy and Climate Change
DPD	Development Plan Document
EIA	Environmental Impact Assessment
IBC	Ipswich Borough Council
ICT	Information and Communication Technology
LDF	Local Development Framework
LNR	Local Nature Reserve
LSC	Learning and Skills Council
LSOA	Lower Super Output Area
NPPF	National Planning Policy Framework
NVQ	National Vocational Qualification
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
PPPs	Plans, Policies, Programmes
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SBRC	Suffolk Biodiversity Records Centre
SEA	Strategic Environmental Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems

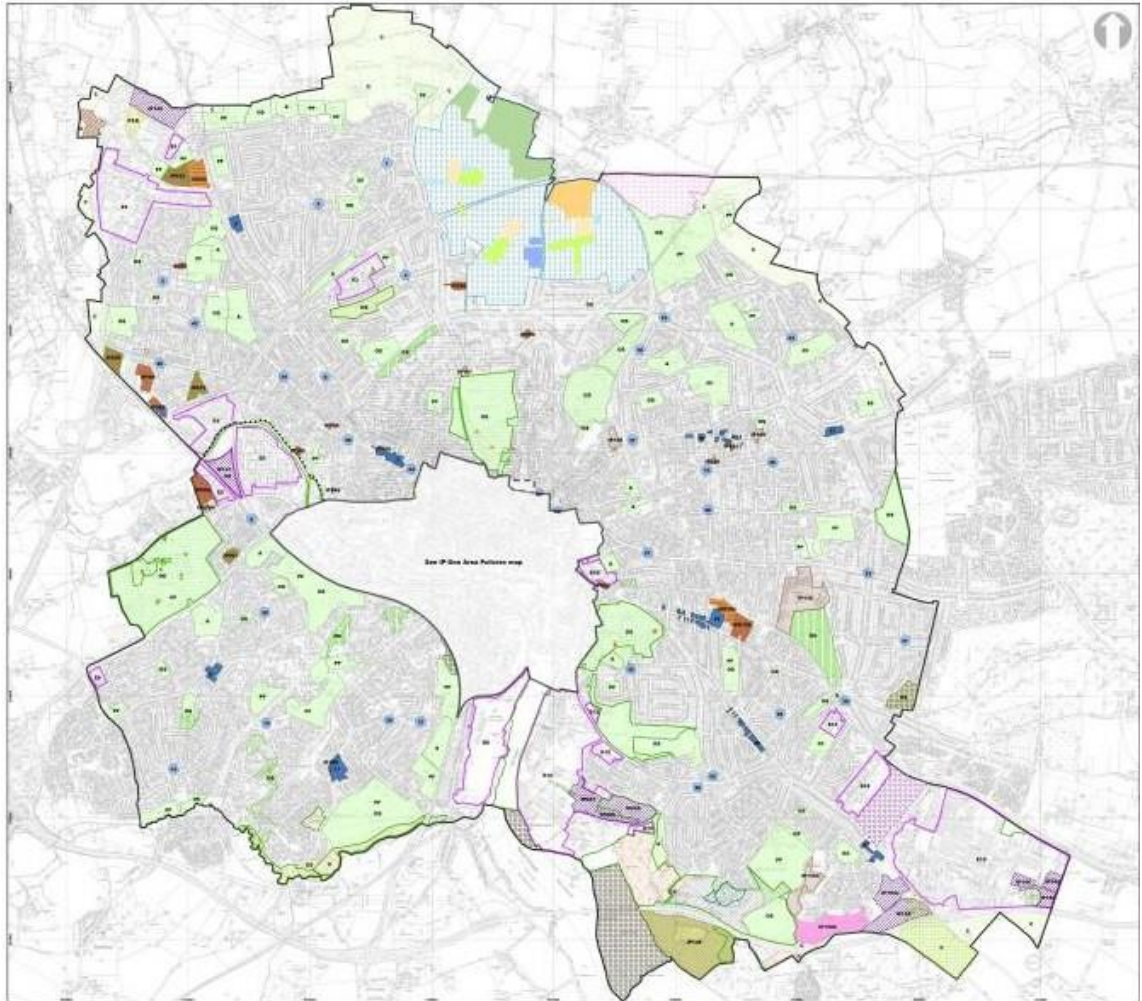
1 INTRODUCTION

- 1.1.1. The overarching framework for development in Ipswich Borough to 2027 is set out in the Core Strategy and Policies Development Plan Document adopted on 14th December 2011 (referred to hereinafter as the Core Strategy and currently being reviewed). The Core Strategy also identified strategic sites for development at the Northern Fringe and the former Crane's factory (Futura Park). The Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document (hereinafter referred to as the Site Allocations DPD) adds the site-specific detail to that strategy across the whole Borough. It incorporates the 'IP-One' area of central Ipswich, which was previously to be covered in a separate plan. It will be accompanied by an updated policies map, showing on an Ordnance Survey base map sites for development and those for protection.
- 1.1.2. The previous version of the Site Allocations DPD was subject to Sustainability Appraisal (SA) in 2013 and subject to informal consultation in early 2014. Public consultation was undertaken (under Regulation 18) on two draft development plan documents (Core Strategy Focused Review and Draft Site Allocations DPD) between January and March 2014. The Core Strategy at this stage was published as a focused review, but the Council was subsequently advised that the extent of changes proposed amounted to a full review. The plan updates housing and employment numbers and allocates all the land at the Northern Fringe for the Ipswich Garden Suburb development, allowing more of it to come forward sooner. Therefore, the Council is conducting a full review of the Core Strategy to 2031 alongside the emerging Site Allocations plan. The Proposed Submission version of the Core Strategy review and the Site Allocations plan was consulted upon between December 2014 and March 2015. Following this consultation, a series of proposed modifications to the plans were identified and consultation took place on these Pre-Submission Main Modifications in autumn 2015. The Site Allocations plan to be submitted for Examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 therefore comprises the Proposed Submission Site Allocations plan and the Pre-Submission Main Modifications.
- 1.1.3. The Sustainability Appraisal (SA) incorporates the requirements of the European Strategic Environmental Assessment (SEA) Directive. The term SA shall be used to refer to the combined SA/SEA for the remainder of this report. This report presents the process and the findings of the SA of the Site Allocations DPD and is submitted under Regulation 22(1)(a) of the above mentioned Regulations.
- 1.1.4. The requirements for consultation outlined under Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004 and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 were met through the December 2014 to March 2015 and October to November 2015 consultations. The assessment and the Submission Site Allocations DPD have not been amended since then.

1.1 Background to and Purpose of the Site Allocations DPD

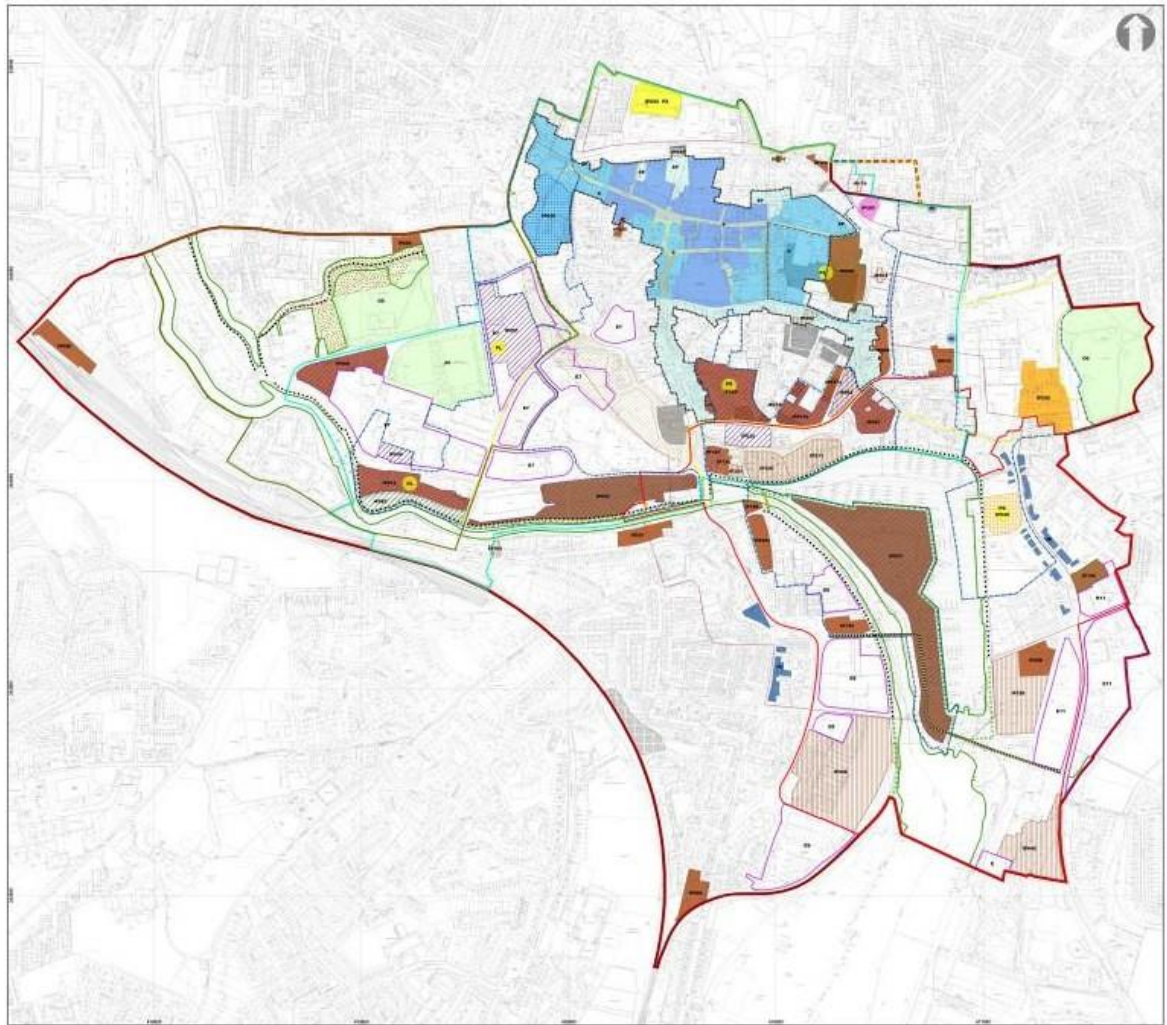
- 1.1.5. The Site Allocations DPD will provide detailed site allocations and guidance across the borough, as shown on Figure 1-1 below. It will incorporate specific planning guidance for a defined area of central Ipswich known as IP-One as shown on Figure 1-2 below.

Figure 1-1 Ipswich Borough Council Policies Map



Source: Ipswich Borough Council (September 2015)

Figure 1-2 Ipswich Borough Council Policies Map IP-One Area Inset



Source: Ipswich Borough Council (September 2015)

1.1.6. The draft Site Allocations DPD includes the following key elements:

- Vision and Objectives
- Site Allocation Policies
- IP-One Policies
- IP-One Opportunity Areas
- Implementation, Targets, Monitoring and Review

1.1.7. The draft Site Allocations DPD was consulted on as part of the informal consultation under Regulation 18, inviting representations on its content. The Council consulted on the Preferred Options for two plans, Site Allocations and IP-One, in early 2008.

1.1.8. The preparation of the Site Allocations DPD commenced with a call for sites issued in February 2013. A joint Scoping Report for the Core Strategy Focused Review and the Site Allocations DPD was prepared for the scoping consultation, which ran between 25th October and 28th November 2013. Representations received from stakeholders and the public alike were considered when drafting the Site Allocations DPD and the corresponding SA Report. Consultation was undertaken between January and March 2014 on the full draft of the plan. Following the consultation, the plan was reviewed and updated taking into account recommendations from the SA and stakeholder responses. Comments received on the SA Report and responses to these are contained in Appendix C.

- 1.1.9. The Proposed Submission version of the Site Allocations DPD was consulted upon between December 2014 and March 2015. Following this consultation, a series of proposed modifications to the DPD were identified and consultation took place on these Pre-Submission Main Modifications in autumn 2015.
- 1.1.10. Table 1-1 summarises the consultation stages of the Site Allocations DPD.

Table 1-1 Indicative Programme for the Site Allocations DPD

Date	Stage/Element of the Site Allocations DPD
February – December 2013	Development of the Site Allocations DPD
January to March 2014	Informal consultation on the Site Allocations DPD
March to November 2014	Consider comments and Site Allocations DPD development
December 2014 to March 2015	Consultation on the Proposed Submission Site Allocations DPD
October 2015 to November 2015	Consultation on Main Modifications following proposed Submission consultation
December 2015	Submission
Spring 2016	Independent examination of Site Allocations DPD by a planning inspector
Autumn 2016	Formal adoption of the Site Allocations DPD

1.2 Further Background to and Purpose of the SA Report

- 1.2.1 SA (incorporating the requirements of the SEA Directive¹) has been undertaken on the Site Allocations DPD throughout its development. SA is an essential tool for ensuring that the principles of sustainable development are inherent throughout the preparation of the DPD and that it broadly complies with the relevant planning guidance. The overarching aim of the process is to contribute to better decision-making and planning. SA is an iterative process and follows a series of prescribed stages (refer to Section 2.2) in which the elements of the DPD are appraised against Sustainability Objectives, to encourage the selection of the most sustainable options and to ultimately improve the sustainability of the development that is brought forward.
- 1.2.2 A Scoping Report was produced for consultation in March 2006. An SA of the Preferred Options for the IP-One Area Action Plan and Site Allocations and Policies was prepared in 2007. Since then, the IP-One Area Action Plan and the Site Allocations and Policies DPD have been combined into the Site Allocations and Policies (Incorporating IP-One Area action Plan) DPD. Because of the time that has elapsed and the changes to the plans, the Council decided that the SA would assess the combined DPD as a new document. Therefore a Scoping Report was consulted upon during October and November 2013. This informed the SA of the Draft Site Allocations plan which was consulted upon during January to March 2014.
- 1.2.3 Following consultation on the draft plan, the plan and the SA were revised to take account of comments received. As stated above, the Proposed Submission Site Allocations DPD was consulted upon between 12th December 2014 and 5th March 2015 and following this consultation, a series of proposed modifications to the DPD were identified. These were

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

categorised as either Pre-Submission Main Modifications or Pre-Submission Additional Modifications. Consultation took place on the Pre-Submission Main Modifications between 9th October 2015 and 23rd November 2015.

- 1.2.4 This report represents one consolidated SA report for submission under Regulation 22(1)(a) of the 2012 Regulations. It combines the findings of the Proposed Submission SA report and the Pre-Submission Main Modifications SA Report Addendum within one document. This SA Report provides a summary of the SA process and presents the findings and recommendations of the assessment of the Site Allocations plan. A separate SA Report has been produced in relation to the Core Strategy DPD.
- 1.2.5 This SA Report provides a summary of the SA process and presents the findings and recommendations of the assessment of the draft Site Allocations DPD. The key aims are to:
- Provide information on the Site Allocations DPD and the SA process;
 - Present the key existing social, economic and environmental conditions within Ipswich, in the context of existing plans, programmes and environmental protection objectives, together with relevant baseline information;
 - Identify, describe and evaluate the likely significant effects of the site allocations;
 - Recommend measures to avoid, reduce or offset any potentially significant adverse effects.
- 1.2.6 Comments received at the Scoping stages and on the previous Core Strategy SA Reports have been considered throughout the process. Further details are provided in Appendix C. Comments received in relation to the SA at Proposed Submission stage will be submitted to the Planning Inspectorate as part of the Examination process. Further comments received on the SA in relation to the Pre-Submission Main Modifications will also be submitted for Examination.
- 1.2.7 The Core Strategy along with this SA Report and associated appendices will be submitted for Examination in December 2015 along with all duly made comments received during the Proposed Submission (December 2014 – March 2015) and Pre-Submission Main Modifications (October – November 2015) consultations.

1.3 Structure of this SA Report

- 1.3.1 Table 1-2 provides an outline of the contents and structure of this SA Report.

Table 1-2 Contents and Structure of this SA Report

Section of SA Report	Outline Content
Abbreviations	Abbreviations used in this report.
1: Introduction	Provides the background to, purpose of, and structure of the Site Allocations DPD and this SA Report.
2: Sustainability Appraisal	This section outlines the legal requirements for the SA. It outlines the key elements of the SA process and the approach adopted for appraising the effects of the Site Allocations DPD (including the SA Framework), together with an overview of the consultation requirements.
3: The Site Allocations Alternatives	Outlines the development of alternative options that were considered and appraised as part of the development of the Site Allocations DPD.
4: Appraisal of the Site Allocations	Presents the appraisal of the policies and site allocations against the SA Framework including cumulative effects.

Section of SA Report	Outline Content
5: The Monitoring Framework	Presents the framework for monitoring the significant effects of the DPD.
Appendix A	Presents an update of relevant Plans, Programmes and Environmental Protection Objectives and their relationship/conflicts with the Site Allocations.
Appendix B	Contains the baseline data, a summary of which is presented in Chapter 2.
Appendix C	Scoping Letter Comments and Summary of Comments and Responses received Jan-March 2014
Appendix D	Contains the assessment of alternative site uses
Appendix E	Contains the assessment of SP Policies
Appendix F	Contains the assessment of Site Allocations
Appendix G	Contains the assessment of Opportunity Areas
Appendix H	Pre Submission Main Modification Table

2 SUSTAINABILITY APPRAISAL

2.1 Legal Requirements

- 2.1.1 It is a legal requirement that the Site Allocations DPD is subject to SA, under the Planning and Compulsory Purchase Act 2004. This Act stipulates that the SA must comply with the requirements of the SEA Directive which was transposed directly into UK law through the SEA Regulations².
- 2.1.2 The aim of the SEA is to ‘provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development’ (Article 1 of the SEA Directive).
- 2.1.3 A combined SA and SEA has been undertaken, as the Site Allocations DPD has the potential to have a range of significant sustainability effects (both positive and negative). The SA has been undertaken in accordance with National Planning Practice Guidance (<http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal>). In addition, published Government guidance on SEA³ (hereafter referred to as the Practical Guide) has also been followed.

2.2 Stages in the SA Process

- 2.2.1 Although there are formalised approaches for both SA and SEA, only the latter has a legal obligation to perform certain activities as stipulated in the SEA Directive. These legal obligations have been adhered to throughout the SA process by following a series of prescribed stages, through which the elements of the Site Allocations DPD have been appraised using Sustainability Objectives (Table 2-1 provides further detail).
- 2.2.2 Table 2-1 presents a summary of the key stages of the SA process, together with the SEA Directive requirements for each stage. Reference is given to where the requirements have been addressed within this SA Report.

Table 2-1 Stages in the SA Process and SEA Directive Requirements

SA Stage	Key SEA Directive Requirements	Relevant Section of the SA Report	Application to the Site Allocations DPD
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope			
A1: Identifying other relevant policies, plans and programmes and sustainability objectives	The Environment Report should provide information on: <i>“the relationship (of the plan or programme) with other relevant plans and programmes”</i> (Annex 1(a)) <i>“the environmental protection objectives, established at international (European) Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental</i>	Chapter 2 and Appendix A.	Stage A corresponds to the scoping stage of the SA and the findings of this stage are presented in the Scoping Report that was consulted upon in October / November 2013 (which updated the 2006

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

³ ODPM *et al.* (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*

SA Stage	Key SEA Directive Requirements	Relevant Section of the SA Report	Application to the Site Allocations DPD
	<i>considerations have been taken into account during its preparation” (Annex 1(e))</i>		<p>Scoping Report). Following the changes to the structure of the plan in Summer/Autumn 2014 a further scoping letter was produced which was consulted upon in September and October 2014.</p> <p>During this stage the scope of the SA for the Site Allocations was defined.</p>
A2: Collecting baseline information	The Environment Report should provide information on: <i>“relevant aspects of the current state of the environment and the likely evolution thereof without its implementation of the plan or programme’ and, ‘the environmental characteristics of the areas likely to be significantly affected” (Annex 1(b), (c))</i> <i>“any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex 1 (c))</i>	Chapter 2 and Appendix B	
A3: Identifying sustainability issues and problems		Chapter 2	
A4: Developing the SA Framework	N/A	Chapter 2	
A5: Consulting on the scope of the SA	<i>The authorities referred to in Article 6(3) shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report.(Article 5.4)</i>	The scope of the appraisal is presented in Chapter 2. A Scoping Report was produced and consulted upon.	
Stage B: Developing and Refining Options and Assessing Effects			
B1: Testing the Site Allocations DPD’s objectives against the SA Framework	The Environment Report should consider <i>“reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme” and give “an outline of the reasons for selecting the alternatives dealt with” (Article 5.1 and Annex I(h))</i> In the Environmental Report, <i>“the likely significant effects on the environment of implementing the plan or programme ... and reasonable alternatives ... are [to be] identified, described and evaluated” (Article 5.1)</i>	Chapters 3 and 4 and Appendix D, E, F, G.	<p>Stage B of the SEA process is linked to the overall production of the Site Allocations DPD which includes the development of the site allocations and preferred options.</p> <p>There has been a considerable degree of interaction between the plan-making and SA teams during this stage in the process. This has enabled potential adverse effects of the DPD to be avoided/minimised and potential sustainability benefits maximised.</p>
B2: Developing the Site Allocations DPD Options			
B3: Predicting the effects of the Site Allocations DPD			
B4: Evaluating the effects of the Site Allocations DPD			
B5: Considering ways of mitigating adverse effects and maximising beneficial effects	Annex I (g) states that it should also include <i>“measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme...”</i>		

SA Stage	Key SEA Directive Requirements	Relevant Section of the SA Report	Application to the Site Allocations DPD
B6: Proposing measures to monitor the significant effects of implementing the Site Allocations DPD	<i>The Environmental Report should provide information on “a description of the measures envisaged concerning monitoring” (Annex I (i))</i>		
Stage C: Preparing the SA Report			
C1: Preparing the SA Report	Article 5.1 contains the requirement for an environmental report to be produced where an assessment is required. The environmental report “shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication..” (Article 5.2). Details of the information to be given in the Environmental Report are provided in Annex 1.	This Interim SA will inform the preparation of the draft SA Report. Following the informal consultation, a draft SA Report will be prepared.	This SA Report has been produced in line with the requirements of the SEA Directive for producing an Environmental Report. A Non-Technical Summary is also included alongside the SA Report.
Stage D: Consultation on the Site Allocations DPD and the SA Report			
D1: Public participation on the proposed submission documents	Article 6 contains the requirements for the draft plan or programme and the environmental report to be made available to statutory authorities and the public. They should be given an ‘early and effective opportunity within time frames to express their opinions’ (Article 6.2).		The SA Reports accompanying the Proposed Submission Site Allocations DPD and the Pre-Submission Main Modifications were consulted upon in accordance with Regulation 19 and 20 of the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012. This report represents a consolidation of those two reports.
D2: Appraising significant changes resulting from representations	N/A	N/A	Following the receipt of representations, the SA Report was updated to reflect changes in the DPD. It will be essential for the SA Report and the Site Allocations DPD to remain consistent. [See Chapter 1 for further details about the evolution of the SA]
D3: Making decisions and providing information			
Stage E: Monitoring the significant effects of implementing the Site Allocations DPD			
E1: Finalising aims and methods for monitoring	<i>“Member States shall monitor the significant environmental effects of the implementation of plans and programmes... in order, inter alia, to identify at an early stage unforeseen</i>		Monitoring undertaken for the SA process should feed into

SA Stage	Key SEA Directive Requirements	Relevant Section of the SA Report	Application to the Site Allocations DPD
E2: Responding to adverse effects	<i>adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1)</i>		the Authority Monitoring Report (AMR).

2.2.3 The following sections detail the activities that have been, and are proposed to be, undertaken at each stage of the SA process. This provides context and background to the SA including its

agreed scope, the methodology for the appraisal of the Site Allocations DPD, and the technical limitations to the appraisal.

2.3 Stage A: Setting the Context, Establishing the Baseline and Deciding on the Scope

Review of Plans, Policies and Environmental Protection Objectives

2.3.1 The box below stipulates the SEA Directive requirements for this stage of the process.

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

The SEA Directive requires that the SEA covers:

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

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

2.3.2 A review of other plans and programmes that may affect the preparation of the Site Allocations DPD has been undertaken in order to contribute to the development of both the SA and the Site Allocations DPD. This included:

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

2.3.3 The review included documents prepared at international, national, regional and local scale. A brief summary of the documents reviewed and the main findings are summarised below with further details presented in Appendix A.

International Plans and Programmes

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

National Plans and Programmes

- 2.3.5 A review was undertaken of relevant White Papers, plans and strategies. One of the most important documents reviewed was the UK Sustainable Development Strategy⁴ which outlines the over-arching Government objective to raise the quality of life in our communities.
- 2.3.6 Central Government establishes the broad guidelines and policies for a variety of different topics which are now brought together in the National Planning Policy Framework (NPPF). The NPPF streamlines national planning policy into a consolidated set of priorities to consider when planning for and deciding on new development.
- 2.3.7 It sets national priorities and rules only where it is necessary to do so. It aims to ensure that planning decisions reflect genuine national objectives - such as the need to safeguard the natural environment, combat climate change, and to support sustainable local growth - while allowing for local authorities and communities to produce their own plans, reflecting the distinctive needs and priorities of different parts of the country. The principle of sustainable development is at the heart of the NPPF.
- 2.3.8 The NPPF guidance is structured around the following sections:
- Building a strong, competitive economy;
 - Ensuring the vitality of town centres;
 - Supporting a prosperous rural economy;
 - Promoting sustainable transport;
 - Supporting high quality communications infrastructure;
 - Delivering a wide choice of high quality homes;
 - Requiring good design;
 - Promoting healthy communities;
 - Protecting Green Belt land;
 - Meeting the challenge of climate change, flooding and coastal change;
 - Conserving and enhancing the natural environment;
 - Conserving and enhancing the historic environment;
 - Facilitating the sustainable use of minerals;
 - Plan-making; and
 - Decision-taking.

Regional and Sub-Regional Level Plans

- 2.3.9 A wealth of different plans and strategies have been produced at the regional (East of England) and sub-regional (Suffolk / East Anglia) level covering a variety of topics including; housing; economic development and performance; climate change (including flood risk); renewable energy; innovation; rural development; waste management; accessibility; equality and diversity; health; waste; cultural provision and diversity; and physical activity. All of the objectives of these plans as well as some of the challenges they raise need to be taken on board and driven forward by the borough as appropriate. However, it must be noted that the overarching goals of

⁴ UK Sustainable Development Strategy: Securing the Future (2005) and the UK's Shared Framework for Sustainable Development, One Future – Different Paths (2005)

some of these plans and strategies may be outside the remit of the Site Allocations DPD which forms only an individual part of a number of different vehicles trying to deliver regional and sub-regional targets.

- 2.3.10 The Localism Act was granted Royal Assent on 15th November 2011. This Act seeks to rescind some regional planning documents such as the East of England Plan (Regional Spatial Strategy 2008) which was revoked in 2013.

Local Policy

- 2.3.11 Plans produced at the local level specifically address issues relating to the economy; health; safety; tourism; sustainable communities; housing; employment; and physical activity. The Site Allocations DPD and the SA should draw from these documents and transpose their aims in their policies and proposals. These local policy plans have been instrumental in the development of the SA Framework (refer to Section 2.4). These plans should in theory have included the main influences of international, national, regional and county level plans through the 'trickle-down effect'. They should also provide more of a local focus for the Ipswich area. It is through identifying these themes and incorporating them into the Site Allocations DPD that synergies can be achieved with other relevant documents.

Key Results from the Review

- 2.3.12 There were many common themes emerging through the review of plans, programmes and environmental protection objectives. The list below provides a summary of the main themes and issues identified:
- The need to reduce greenhouse gas emissions and increase energy efficiency.
 - The need to ensure that new housing development meets local needs (for all sections of society).
 - The need to protect and enhance the vibrancy of centres.
 - The need for the protection and enhancement of the quality and character of urban areas.
 - Recognising the need for the townscape to evolve and for development to be appropriate to townscape setting and context.
 - Recognising the importance of improving and developing cultural assets.
 - The need to conserve and enhance biodiversity as an integral part of economic, social and environmental development.
 - The need to protect and enhance the historic environment. The Government has an overarching aim for the conservation and enjoyment of the historic environment and heritage assets.
 - The need to promote sensitive waste management.
 - The need to develop transport and infrastructure that supports sustainable growth.
 - The need to promote more sustainable transport choices and to improve accessibility.
 - The need to promote the use of renewable energy and renewable technologies in appropriate locations.
 - Recognising the importance of open spaces, sport and recreation and the contribution that they make to enhancing quality of life.
 - The prudent use of natural resources.
 - The need to promote and protect the water environment including issues such as quality and resource use.

- The need to establish protocols and control development within areas at risk of flooding.
- The need to protect and enhance air quality.
- The need to promote community cohesion and to establish an area where individuals want to both live and work.
- The need to adapt to the threat posed by climate change.
- The need to protect and enhance biodiversity resources particularly sites of international importance e.g. Special Protection Areas (SPAs) and Ramsar Sites.
- The need for long-term sustainable patterns of development that provide for the economic and social needs of all populations.
- The need to reduce crime and fear of crime.
- The need to protect and enhance ecosystem functions and services.
- Raising levels of health and well-being and promoting greater levels of physical activity.
- Establishing a housing market that meets the needs of all residents.
- Promoting sustainable economic development and a range of employment opportunities that meet the needs of all sectors of the population and all skills levels.
- Promoting higher levels of design quality including improvements to energy efficiency.
- The need to raise the quality and improve the choice of learning opportunities and the importance of education and knowledge based industries.

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

The Sustainability Baseline and Key Sustainability Issues

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

Box 2: SEA Directive Requirements for Baseline Data Collation

The SEA Directive requires that the SEA covers:

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

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

Methodology

2.3.15 Characterising the environmental and sustainability baseline, issues and context helps to define the SA Framework. It involves the following key elements:

- Characterising the current state of the environment within the Ipswich area and immediate surroundings (including social and economic aspects as well as the natural environment); and

- Using this information to identify existing problems and opportunities which could be considered in the Site Allocations DPD where relevant.

2.3.16 The environmental, social and economic baseline was characterised through the following methods:

- Review of relevant local, sub- regional, regional, national and international plans, policies and environmental protection objectives;
- Data gathering using a series of baseline indicators developed from the SEA Directive topics (biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage and landscape). This included advice in *A Practical Guide to the Strategic Environmental Assessment Directive* from the ODPM, previous consultation recommendations from other SAs and the range of data available for the Borough. Data has also been collated for additional socio-economic topic areas including deprivation, housing and employment to ensure that a broad range of environmental, social and economic issues are considered.
- Consideration of the scope and contents of the Site Allocations DPD.

2.3.17 A detailed description of the baseline characteristics of the Ipswich area is provided in Appendix B.

Key Sustainability Issues and Opportunities

2.3.18 Baseline data has been used to identify the key sustainability issues and opportunities in Ipswich and the adjacent authorities. Issues and opportunities are presented in Table 2-2. Although issues / opportunities have been grouped by broad sustainability theme, many are indirectly or directly linked and therefore closely related.

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

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Population	<p>Ipswich has the highest population of all the districts within Suffolk.</p> <p>The level of projected population growth within Ipswich is relatively high and so a large number of new homes is considered necessary within Ipswich in order to meet the needs of all members of the population.</p> <p>There are potential challenges that could arise in the future relating to the type and tenure of housing provision on offer in the Borough. These issues include provision of homes for the elderly that meet needs such as accessibility, the provision of affordable homes, and the provision of smaller homes with one to two and two to three bedrooms.</p> <p>There is a high percentage of people under the age of 34 in Ipswich, which may have implications for provision of educational facilities, recreational facilities etc.</p> <p>Asian/Asian British are the main ethnic minority representing 6.3% of the population and therefore there needs to be appropriate services provision for all members of the population in terms of education, housing etc.</p>	<p>There are opportunities to improve the supply of housing, education, health and other community facilities within the Borough.</p> <p>The younger age profile of the Borough and small boom in children under 5 suggests parenting skills, housing support, baby-and child-friendly facilities, play areas, and school-readiness are growing areas of need.</p> <p>Services need to consider the diverse and comparatively young population with parent and child friendly services.</p>
Education and Qualifications	<p>Educational attainment across Ipswich is below the national average. However, the percentage of population holding recognised qualifications is average across Ipswich with numbers of those with no qualifications and achieving National Vocational Qualification (NVQ) Level 4 similar to regional and national averages.</p> <p>9 wards have LSOAs that fall within the bottom 20% most deprived for education, skills and training. These are, Rushmere, Gipping, Stoke Park, Bridge, Whitehouse, Alexandra, Sprites, Castle Hill and Gainsborough.</p>	<p>There is a need to improve educational attainment in the Borough. By improving levels of educational attainment there could be wider social benefits and improvements to the local economy.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Human Health	<p>Life expectancy from birth for males is slightly lower than the national average and life expectancy from birth for females is slightly higher than national averages. There is a need to reduce the incidence of diseases and health inequalities.</p> <p>The proportion of live births with low birthweight in 2012 was 6.7%. This was lower than that for 2011 (6.8%), and was greater than that for 2004 (6.2%). The proportion of live births with low birthweight in 2012 was the same as the proportion in the East of England region (6.7%) and lower than the England figure (7.0%).</p> <p>Levels of teenage pregnancy are higher than regional and national levels and have implications for health service provision, housing and educational attainment, however levels have shown a decline since 2007.</p> <p>Alexandra, Westgate, Whitton, Gainsborough, Gipping and Stokes Park wards all have LSOAs within 20% of the most deprived for health deprivation and disability.</p> <p>There is a need to reduce social isolation and promote physical participation to promote health and wellbeing with all the residents of Ipswich, but particularly those over 50 and children.</p>	<p>There are opportunities to improve the health of the Borough through the provision of new homes as there are links between the supply of decent housing and health.</p> <p>Health improvements would also benefit the local economy and would enhance overall quality of life in the Borough.</p> <p>Opportunities should also be sought to encourage walking and cycling.</p>
Water	<p>The key watercourses in the Borough are the River Gipping and Belstead Brook which both flow into the River Orwell.</p> <p>The Environment Agency has identified a risk of flooding on land adjacent to the Rivers Orwell, Gipping, Belstead Brook and Westerfield Watercourse.</p> <p>The East of England is the driest part of the country and the area is classed as being in 'severe water stress'. Water supply is critically important, not only to agriculture but to some of the businesses currently located in Suffolk. Limited water availability and increasing demands means that much of the water resource in Suffolk is considered to be fully committed, if not overcommitted, to existing users (EA).</p> <p>Water quality is also a key sustainability issue. Most of the central and western area of Ipswich is designated as Source Protection Zone (SPZ) 2, with two smaller areas designated as SPZ1. SPZs are used to identify those areas close to drinking water sources, where the risk associated with groundwater contamination is greatest, and are important for identifying highly sensitive groundwater areas. SPZs are also recognised within the Environmental Permitting Regulations as a zone where certain development activities cannot take place.</p> <p>The risk of flooding to new development and existing properties should be supported.</p>	<p>New developments and households within the Borough should be encouraged to minimise water use and to re-use rainwater where possible i.e. grey water recycling systems. Discussions regarding water resources availability for new developments should be undertaken with Anglian Water.</p> <p>Areas at risk from flooding should be protected from development that would increase that risk. New development should be encouraged to use Sustainable Drainage Systems (SuDS) to manage runoff, further reduce flood risk and help protect groundwater and surface water quality.</p> <p>It should be ensured that groundwater quality is protected particularly during any construction works.</p> <p>The sustainable use of water resources should be supported.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Soil and Land Quality	<p>Much of Ipswich is an urban built up environment. There is some known potentially contaminated land within the Borough.</p> <p>In 2011/12, there was 67.2 hectares vacant or derelict land. (141.8 hectares total including sites in use, allocated or with planning permission) (Ipswich National Land Use database 2014).</p>	<p>Opportunities should be sought to include allotment space within the Borough where possible.</p> <p>Where appropriate, opportunities should be sought to implement appropriate remediation and verification measures of contaminated land.</p> <p>Soil resources should be protected and development should continue on brownfield sites.</p>
Air Quality	<p>There are four Air Quality Management Areas (AQMAs) within the Ipswich Borough, all of which are designated for NO₂ exceedences. All of the AQMAs are located within central Ipswich.</p>	<p>Opportunities should be sought to promote the use of public transport, walking and cycling.</p> <p>The air quality impacts of additional traffic within Ipswich on the AQMAs and other areas of high NO₂ levels must be assessed and monitored and strategies for limiting adverse impacts on air quality identified.</p>
Climatic Factors	<p>A number of areas within Ipswich lie within the floodplain. Largely these areas are associated with the River Gipping and River Orwell. There are also smaller watercourses at risk of flooding – Westerfield Watercourse and Belstead Brook.</p> <p>There are areas at risk of flooding, some from tidal surges and some from heavy rain. This risk may continue to grow as a result of rising sea levels and increasingly heavy rainstorms that can overwhelm drainage systems and cause localised flooding unless mitigation measures are implemented.</p> <p>The Ipswich Flood Defence Management Strategy is a major scheme to reduce flood risk to Ipswich over the coming years. The strategy was approved in March 2006 and recommends an investment in new flood defences across Ipswich to significantly reduce flood risk to over 3,000 residential properties. Half of the projects of the scheme have been completed with an expected date to deliver the final Tidal Barrier Project in 2017 (Environment Agency).</p> <p>In 2011, the estimate of CO₂ emissions for Ipswich was 4.2 tonnes per capita (Dept of Energy & Climate Change, 2011 data). When compared with CO₂ emissions per capita for Suffolk in 2009, Ipswich performed better (see Appendix B).</p> <p>There were no applications for renewable energy developments in 2013/14 (Ipswich Borough Council, 2014).</p>	<p>New development should be encouraged to use SuDS to manage runoff and further reduce flood risk (particularly as some new development would be situated on previously undeveloped land). Delivery of the Ipswich tidal flood defences will also help to reduce flood risk.</p> <p>New developments should be encouraged to include sustainable design principles, energy efficiency and the incorporation of renewables e.g. the inclusion of solar panels and low carbon technologies. The carbon footprint of new development should be reduced.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Biodiversity, Flora and Fauna	<p>There are three Sites of Special Scientific Interest (SSSI), one Special Protection Area (SPA), one Ramsar site, six Local Nature Reserves (LNR) and 20 County Wildlife Sites (CWS) within Ipswich (See Map 1 Sites of Ecological Importance).</p> <p>There is one area of ancient and semi-natural woodland along with ancient replanted woodland to the south of the Borough.</p>	<p>Development proposals should maximise opportunities to protect and enhance habitats and where appropriate create new habitats in order to deliver the biodiversity objectives of the relevant Biodiversity Action Plans (BAPs).</p> <p>Opportunities should be sought to develop and enhance the network of public open space.</p>
Cultural Heritage	<p>Ipswich is home to a wealth of heritage assets including those of a national and local importance.</p> <p>There are over 600 Listed Buildings, of which 11 are Grade I and 25 are Grade II*. There are ten Scheduled Ancient Monuments and 14 Conservation Areas (See Map 2 Cultural Heritage Assets).</p> <p>Several sites within Ipswich are listed on the Historic Environment Record.</p>	<p>It is important to ensure that the cultural heritage is protected and that cultural heritage issues are taken into consideration.</p> <p>Cultural heritage features should be conserved and enhanced.</p>
Landscape/Townscape	<p>The majority of Ipswich's landscape typology is urban with some areas in the north located within ancient rolling farmlands and areas in the south east located within ancient rolling farmlands and rolling estate sandlands.</p> <p>The town centre has changed significantly during the twentieth century and although many historic buildings were lost to make way of new developments, it is a designated Conservation Area with historic and archaeological significance.</p> <p>In Ipswich there are over 600 Listed Buildings, of which 11 are Grade I and 31 are Grade II* (Ipswich Borough Council, Listed Buildings in Ipswich). Listed Buildings are largely concentrated within the town centre.</p>	<p>It is essential that landscape and townscape character and quality is enhanced through high quality design, careful siting, the incorporation of soft landscaping and attention to boundary treatments.</p> <p>In addition it is important to maintain the gap between Ipswich and adjacent villages to preserve local distinctiveness.</p> <p>Opportunities should be sought to promote local character and distinctiveness where possible to encourage new residents.</p>
Minerals and Waste	<p>There are a number of waste facilities within the Borough, including, a household waste and recycling centre, a composting site and facilities for metal / end of life vehicles (not inclusive). In addition, an energy from waste incinerator is now operational at Great Blakenham (Masons Quarry) which lies approximately 3km north of the Borough boundary, therefore transport implications must be managed carefully.</p> <p>In 2012/13 40.8% of waste in Ipswich was recycled and composted (Ipswich Borough Council, September 2014). Reuse / recycling / composting rates were lower than those recorded for Suffolk, the East of England and England between 2008 and 2012.</p>	<p>Opportunities should be sought to enhance recycling and composting performance.</p> <p>Sustainable sourcing and waste management principles should be promoted for all new development within Ipswich.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Transportation	<p>The Borough is well connected by transport infrastructure and public transport links. The Ipswich Local Transport Plan includes a series of key priorities addressing transport and accessibility which include encouraging the provision and use of an integrated effective transport system which maximises the use of public transport, walking and cycling and reduces the overall impact of travel on the environment.</p>	<p>Opportunities should be sought to reduce dependence on the private car and increase public transport use.</p> <p>It will be important to ensure that new development can be easily accessed by public transport.</p> <p>The cycling and walking network within the Borough should be expanded and enhanced.</p>
Economy	<p>Ipswich has a strong employment base for businesses with a slightly higher proportion than the Suffolk average of the population at the working age, but it also has a relatively higher proportion of people who are economically inactive. Employment in Ipswich exceeds the national profile in the finance, IT, transport, communications, and public administration education and health sectors. It is below the national profile in manufacturing.</p> <p>A lower than average proportion of Ipswich's population are classified as managers or senior officials while caring, leisure and other service occupations along with sales and customer service occupations and process plant and machine operatives are higher than regional and national averages.</p> <p>The Job Seekers Allowance rate in Ipswich (2011) is high compared to Suffolk and the national figures. It is particularly high for males, between the ages of 25-49 who have been unemployed for 6-months or over.</p> <p>The gross weekly pay for employees in Ipswich is lower than national and regional average and the Borough has higher numbers of people claiming benefits than county and national indicators suggest (2010).</p> <p>The factors restricting economic growth in Suffolk in general are a lack of qualified staff and poor broadband; as well as a lack of customers, transport links, and poor quality premises (Suffolk Growth Strategy).</p>	<p>The economy in Ipswich needs to be diversified to broaden the economic base as the key economic sectors are identified primarily in the service sector, e.g. distribution, public administration, etc.</p> <p>The good transport links in the Borough should be exploited as accessibility is a key issue when encouraging new residents.</p> <p>There is a need to retain skilled workers and improve skills levels amongst the workforce.</p> <p>There are opportunities to attract private sector interest in the town to service and provide more opportunities for existing and new communities, such as more and better shops to enhance the high street, and a focus on stalled developments.</p>

SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
Deprivation and Living Environment	<p>Gainsborough, Whitton, Whitehouse, Gipping, Stoke Park, Priory Heath, Bridge and Alexander wards all have LSOAs in the bottom 20% most deprived nationally (Index of Multiple Deprivation).</p> <p>Deprivation is a very complex issue and a number of different issues will need to be addressed for noticeable improvements to be realised.</p> <p>30% of all the crime in Suffolk happens in Ipswich and 10% of all the crime in Suffolk happens in the Town Centre of Ipswich as a result of the night time economy. Ipswich also has the highest prevalence of organised crime in Suffolk including people trafficking, drug dealing and prostitution. Anti-social behaviour also forms a large percentage of crime incidents in Ipswich in June 2012. However, recorded crimes per 1000 of Ipswich's population have fallen from 106 in 2008-2009 to 77 in 2013-2014.</p>	<p>There is a need to tackle anti-social behaviour, and crime rates should be further reduced to enhance overall quality of life in Ipswich. This could be achieved through incorporating safety by design principles into new development and ensuring appropriate housing mixes are adopted. In addition, generally providing improved employment and educational opportunities for the local population could also contribute to improve crime rates.</p> <p>Access to sports facilities should be enhanced. This could have associated health benefits.</p>

Housing	<p>Housing costs are relatively low but have gradually increased in recent years.</p> <p>Median house price (July 2013) in Ipswich is £150,000, which shows an increase of 7.1% from the median price of the same time the previous year (£140,000). The average house price is lower than Suffolk (£167,000 in July 2013) and lower than that in the East of England (£178,000 August 2013 – ONS). House prices have gradually increased but incomes have not matched this rate of growth, which may lead to problems of housing affordability.</p> <p>The affordability of purchased homes in 2011 was a ratio of 5:7 which was less than the affordability for Suffolk 6:9, the East of England 7:6 and England 6:5 (Office for National Statistics Local Profiles).</p> <p>96 dwellings (net) were completed between 1st April 2012 and 31st March 2013, 7 of which were affordable housing completions (7.3%). 59 of these dwellings were on previously developed land (61.5%) and 17 were within the central IP-One area (17.7%). Gross housing completions (before calculating those dwellings lost) were 111 (AMR 2012-2013).</p> <p>The number of housing completions has fallen from a peak in 2007/08 as a result of the recession and lower demand for flats in this period. Completions for 2012/13 were at the lowest level in Ipswich since 1998/99 when 60 dwellings were completed. Affordable housing completions vary from year to year influenced by the availability of funding available and Ipswich Borough Council has commenced a programme of affordable house building across the borough with 108 dwellings to be built on a site at Bader Close in east Ipswich in addition to 7 dwellings completed on Coltsfoot Road and Whitton Church Lane.</p> <p>The Council's adopted Core Strategy (2011) sets a target to allocate land to accommodate at least 14,000 additional residential units between 2001 and 2021 (700 dwellings p.a.). Housing delivery has averaged 653 p.a. April 2001 to March 2012. Completions peaked in 2007-08 but fell since then in line with the downturn and subsequent recession. Completions have risen in recent years but are still below 700 p.a., with 411 completions in 2014/15.</p> <p>The Strategic Housing Marketing Assessment 2008 which has further been updated in 2012 found there is a need for smaller one to two bedroomed homes in Ipswich to meet the needs of smaller households and an ageing population, as well as a continued need for smaller two to three bedroomed family homes. Much of recent housing development in Ipswich, however, has been in the form of one and two bedroomed apartments and in the present economic climate there is an oversupply of flats.</p>	<p>Housing regeneration efforts present a significant opportunity both to revitalise the housing stock, address deprivation and to improve quality of life.</p> <p>Development within the Borough provides opportunities to meet housing needs, particularly for family housing and to counter balance the provision of flats within Ipswich town centre.</p>
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SA Topic	Key Sustainability Issues	Key Sustainability Opportunities
	<p>There are 972 vacant homes in Ipswich (2014), a decrease from 1,750 in 2011/12.</p> <p>2.9% of all dwellings in Ipswich were vacant in 2011/12, representing a decrease from 3.3% in 2010/11. This figure is slightly lower than the Suffolk and England average although slightly higher than the East of England average.</p>	

The SA Framework

Background to the SA Framework

- 2.3.19 The SA Framework underpins the assessment methodology and comprises a series of Sustainability Objectives (covering social, economic and environmental issues) that are used to test the performance of the plan being assessed. Whilst the SEA Directive does not require the use of Sustainability Objectives, they are a recognised tool for undertaking the assessment and are aspirations/goals that an authority/organisation should work towards achieving.
- 2.3.20 The Sustainability Objectives are separate from the DPD Objectives, although there may be some overlaps between them. The following section provides further details about the development of the SA Framework.

Development of the Sustainability Objectives

- 2.3.21 The Sustainability Objectives have been developed using the review of other relevant plans, programmes and environmental objectives, the baseline data and the key issues and opportunities. They were originally agreed in 2006 during the initial SA Scoping for the Site Allocations plan and the IP-One Area Action Plan and subsequently the SA of Ipswich's now adopted Core Strategy DPD.
- 2.3.22 The SA Objectives have since been reviewed and have been slightly modified to reflect the requirements of the Site Allocations DPD and to take into account the consultation responses.
- 2.3.23 Table 2-3 presents the SA Objectives that were used in the assessment of the DPD and its options. Each of the Sustainability Objectives is supported by a series of SA Sub-Objectives and indicators to add further clarity and to assist the assessment process. As the SA process progresses, indicators and where appropriate, targets were developed to assist the assessment.
- 2.3.24 The purpose of identifying indicators in Table 2-3 is to enable the assessment to consider what effect a policy may have upon these indicators. Indicators proposed to monitor the significant effects of the plan are set out later in this report.

Table 2-3 The SA Framework

SA Objective		Sub-objectives	SA Indicator	Source
ET1	To improve air quality	<ul style="list-style-type: none"> • Would the policy contribute to the protection and improvement of local air quality? • Would the policy contribute to the impact of traffic congestion on air quality? 	ET1a. Number and distribution of AQMAs ET1b. Exceedances of the annual average objective level for Nitrogen Dioxide in the AQMAs	Air Quality Archive Ipswich Borough Council
ET2	To conserve soil resources and quality	<ul style="list-style-type: none"> • Would any new developments protect the land within the Borough from new contamination and exposure to existing contaminated land? • Would new developments help to maintain and enhance soil quality where possible? 	ET2a. Area of contaminated land returned to beneficial use ET2b. Density of new development ET2c. Amount (ha) of previously developed land available	Ipswich Borough Council Office for National Statistics (ONS) Department for Communities and Local Government
ET3	To reduce waste	<ul style="list-style-type: none"> • Would the implementation of the policy increase the proportion of waste recycling and re-use? • Would the implementation of the policy reduce the production of waste per capita? • Would the implementation of the policies result in reduction of the proportion of waste landfilled? • Would new developments encourage a reduced demand for raw materials? • Would new developments promote the use of recycled and secondary materials in construction? 	ET3a. Tonnage of household waste produced and recycled ET3b. Location and number of waste facilities serving the Borough ET3c. Amount of household waste collected per household	Defra Suffolk County Council

SA Objective		Sub-objectives	SA Indicator	Source
ET4	To reduce the effects of traffic upon the environment	<ul style="list-style-type: none"> • Would the policy ensure that public transport services meet people's needs i.e. through new bus services? • Would the policy ensure that highways infrastructure meets people's needs (including walking and cycling routes)? • Would new developments promote the use of sustainable travel modes and reduce dependence on the private car? 	ET4a. Traffic volumes, access to local services and journeys taken by sustainable modes ET4b. Journey to work by mode	Ipswich Borough Council 2001 and 2011 Census
ET5	To improve access to key services ⁵ for all sectors of the population	<ul style="list-style-type: none"> • Would new development maintain and improve access to essential services and facilities? • Would new development improve access to open space? 	ET5a. Proportion of new developments with access to key services by walking, cycling and public transport ET5b. Number of LSOAs with wards in bottom 10% of most deprived in terms of barriers to housing and services provision	Ipswich Borough Council www.communities.gov.uk

⁵ District and/or Local centres have been used as a good indication of the location of services but it is noted that some services, particularly non-retail services, may also be provided outside of these locations.

SA Objective		Sub-objectives	SA Indicator	Source
ET6	To limit and adapt to climate change	<ul style="list-style-type: none"> • Would new developments contribute to a reduction in greenhouse gas emissions? • Would new developments require the inclusion of SuDS? • Would new developments reduce the demand for energy and increase energy efficiency? • Would new developments increase the use of renewable energy? • Would the policy contribute to a reduction in CO₂ emissions from the transport sector? • Would new developments reduce and manage flooding? 	<p>ET6a. Total CO₂ emissions for the Borough</p> <p>ET6b. Annual average domestic gas and electricity consumption</p> <p>ET6c. Provision of shading and greening (i.e. avoiding the heat island effect)</p>	<p>ONS</p> <p>Department for Energy and Climate Change (DECC)</p> <p>Ipswich Borough Council</p>
ET7	To protect and enhance the quality of water features and resources and reduce the risk of flooding	<ul style="list-style-type: none"> • Would the policy ensure the protection and enhancement of ground and surface water quality? • Would the policy encourage sustainable use of water resources? • Would the policy encourage the inclusion of flood mitigation measures such as SuDS? • Would new developments reduce and manage flooding? 	<p>ET7a. Water quality in rivers and groundwater quality</p> <p>ET7b. Daily domestic water use (per capita consumption, litres)</p> <p>ET7c. Number of planning applications granted permission contrary to Environment Agency advice</p>	<p>The Environment Agency</p> <p>Suffolk County Council</p> <p>Ipswich Borough Council</p>

SA Objective		Sub-objectives	SA Indicator	Source
ET8	To conserve and enhance biodiversity and geodiversity , including favourable conditions on SSSIs, SPAs and SACs	<ul style="list-style-type: none"> • Would the policy protect and enhance designated sites of nature conservation importance? • Would the policy protect and enhance wildlife especially rare and endangered species? • Would new developments protect and enhance habitats and wildlife corridors? • Would new developments provide opportunities for people to access wildlife and open green spaces? • Would new development protect and enhance geodiversity? 	<p>ET8a. Area (ha) of woodland</p> <p>ET8b. Extent and condition of key habitats for which Biodiversity Action Plans have been established</p> <p>ET8c. Number and distribution of designated sites including SPAs, Ramsar sites, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves and County Wildlife Sites and Regionally Importance Geodiversity Sites in Ipswich</p> <p>ET8d. Percentage of designated sites in favourable condition</p>	<p>www.magic.gov.uk</p> <p>Suffolk Biodiversity Action Plan</p> <p>Natural England</p> <p>GeoSuffolk website</p> <p>SBRC</p>
ET9	To conserve and enhance the historic environment, heritage assets and their settings	<ul style="list-style-type: none"> • Would the policy protect and enhance heritage assets and their setting? • Would the policy contribute to the protection and enhancement of historic landscape / townscape value? 	<p>ET9a. Number of heritage assets 'at risk'</p> <p>ET9b. Number of listed buildings reviewed annually for condition, repair and 'at risk' status</p>	<p>Historic England</p> <p>Ipswich Borough Council</p>
ET10	To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	<ul style="list-style-type: none"> • Would new developments protect and enhance landscape character and quality? • Would new developments protect and enhance townscape character and quality? • Would new developments promote sensitive design in development? • Would new developments promote local distinctiveness? 	<p>ET10a. Percentage of new housing completions achieving design standards such as Building for Life and Lifetime Homes</p>	<p>Ipswich Borough Council</p>

SA Objective		Sub-objectives	SA Indicator	Source
HW1	To improve the health of those most in need	<ul style="list-style-type: none"> • Would the implementation of the policy improve access to health and social care services? • Would the policy contribute to a reduction in health inequalities amongst different groups in the community? • Would new developments promote healthy lifestyles? 	HW1a. Proportion of population with access to hospital / GP / Dentist HW1b. Proportion of journeys to work by foot or by bicycle HW1c. How children travel to school (Quality of Life Indicators (Government indicators) / Best Value Performance Indicators (Ipswich Borough Council)) HW1d. Levels of physical activity data HW1e. Number of GP registrations for depression	Ipswich Borough Council 2001 and 2011 Census ONS
HW2	To improve the quality of life where people live and encourage community participation	<ul style="list-style-type: none"> • Would new development encourage community participation? • Would new development protect residential amenity from pollution? • Would new developments minimise noise and light pollution? 	HW2a. Play and open space quality, quantity and accessibility HW2b. Percentage of residents who are happy with their neighbourhood as a place to live (Place Survey) HW2c. Number of noise and light pollution complaints	Ipswich Borough Council Department for Communities and Local Government
ER1	To reduce poverty and social exclusion	<ul style="list-style-type: none"> • Would the policy contribute to reduced overall levels of deprivation? 	ER1a. Proportion of population who live in wards that rank within the 10% most deprived in the country ER1b. Provision of childcare	www.communities.gov.uk Ipswich Borough Council / Suffolk County Council
ER2	To offer everybody the opportunity for rewarding and satisfying employment	<ul style="list-style-type: none"> • Would the policy contribute to a reduction in unemployment in the areas most at need? • Would new developments improve physical accessibility to jobs for those in greatest need? • Would the policy ensure people are educated, trained and skilled to meet local economic needs? • Would the policy ensure labour supply meets local economic needs? 	ER2a. Working age unemployment ER2b. Employment by occupation ER2c. Youth unemployment data ER2d. Long term unemployment data ER2e. Average wage data	ONS / National Online Manpower Information System (NOMIS) Ipswich Borough Council www.communities.gov.uk

SA Objective		Sub-objectives	SA Indicator	Source
ER3	To help meet the housing requirements for the whole community	<ul style="list-style-type: none"> • Would the policy ensure that there is sufficient housing to meet identified needs in all areas? • Would new developments ensure that housing meets acceptable standards? • Would new developments increase the availability of affordable housing? 	ER3a. Number of new dwellings completed in Ipswich including affordable housing ER3b. Percentage split of dwelling types ER3c. Average house price ER3d. Number of people presenting themselves as homeless.	Suffolk Observatory ONS Ipswich Borough Council
ER4	To achieve sustainable levels of prosperity and economic growth throughout the plan area	<ul style="list-style-type: none"> • Would the policy encourage new business formation? • Would the policy increase and diversify employment opportunities? • Would the policy encourage economic growth? • Would the policy ensure sufficient land, buildings and premises are available to accommodate business start-up and growth? • Would the policy ensure Infrastructure (including transportation) meets the needs of business? 	ER4a. Planning consents for employment uses ER4b Take up of employment land ER4c Population in Employment	Ipswich Borough Council (Monitoring reports) ONS – Nomis www.nomisweb.co.uk
ER5	To support vital and viable town, district and local centres	<ul style="list-style-type: none"> • Would new developments maintain and improve access to shops, services and facilities in centres? • Would new developments ensure a mix of retail units in centres? 	ER5a. No. / Percentage of vacant retail units ER5b. Commercial / retail rental data ER5c Percentage of new retail floorspace developed within defined centres.	Ipswich Borough Council www.communities.gov.uk

SA Objective		Sub-objectives	SA Indicator	Source
ER6	To encourage efficient patterns of movement in support of economic growth	<ul style="list-style-type: none"> • Would the policy ensure sufficient land, buildings and premises are available to accommodate business start-up and growth? • Would the policy ensure Infrastructure (including transportation) meets the needs of business? • Would the policy ensure that public transport services meet people's needs i.e. through new bus services? • Would the policy ensure that highways infrastructure meets people's needs (including walking and cycling routes)? • Would the policy promote the use of sustainable travel modes and reduce dependence on the private car? • Would the policy reduce the impact of traffic on the economy? 	<p>ER6a No. / percentage of people working from home</p> <p>ER6b Waiting times at junctions in Ipswich</p> <p>See also ET4a (employment land take up) and HW1b (journey to work)</p>	Ipswich Borough Council Suffolk County Council
ER7	To encourage and accommodate both indigenous and inward investment	<ul style="list-style-type: none"> • Would the policy encourage inward investment and new business formation? • Would the policy support the preservation and / or development of a high quality built environment? • Would the policy promote the development of multi-functional green infrastructure in urban areas? • Would the policy enhance the reputation of urban areas as places to live, work and visit? 	<p>ER7a. Business start-ups and closures</p> <p>ER7b. No. of business enquiries to Ipswich Borough Council / Suffolk County Council by types and size of site</p> <p>ER7c. Employment land availability</p>	Ipswich Borough Council Suffolk County Council

SA Objective		Sub-objectives	SA Indicator	Source
CL1	To maintain and improve access to education and skills for both young people and adults	<ul style="list-style-type: none"> • Would new development increase levels of participation and attainment in education for all members of society? • Would new development improve access to and involvement in lifelong learning opportunities? • Would new developments improve the provision of education and training facilities? 	CL1a. GCSE Attainment Levels (Grades A*-C) CL1b. Proportion of the population with no qualifications	ONS www.communities.gov.uk
CD1	To minimise potential opportunities for crime and anti-social activity	<ul style="list-style-type: none"> • Would the policy contribute to a reduction in crime levels? • Would the policy contribute to a reduction in the fear of crime? • Would the policy contribute to a reduction in levels of anti-social behaviour? • Would new developments encourage secured by design? 	CD1a. Recorded crime per 1,000 population CD1b. Burglary Rate CD1c. Fear of Crime (Quality of Life, Suffolk Speaks, British Crime Survey) CD1d. Number of domestic noise complaints	ONS www.communities.gov.uk Ipswich Borough Council

SA Objective Compatibility

- 2.3.24 The 21 SA Objectives have been tested against each other to identify any potential areas of internal incompatibility. The results are presented in Table 2-4 and summarised below.
- 2.3.25 Generally the SA Objectives were either compatible or no clear impacts between the objectives could be established. However, some uncertainties were identified. Compatibility was assessed as uncertain between SA Objective ER3 'To help meet the housing requirements for the whole community' and the following SA Objectives:
- ET1: *'To improve air quality'*
 - ET2: *'To conserve soil resources and quality'*
 - ET3: *'To reduce waste'*
 - ET4: *'To reduce the effects of traffic upon the environment'*
 - ET6: *'To limit and adapt to climate change'*
 - ET7: *'To protect and enhance the quality of water features and resources and reduce the risk of flooding'*
 - ET8: *'To conserve and enhance biodiversity and geodiversity'*
 - ET9: *'To conserve and enhance the historic environment, heritage assets and their settings'*
 - ET10: *'To conserve and enhance the quality and local distinctiveness of landscapes and townscapes'*
- 2.3.26 Uncertainty was identified because new residential development has the potential to adversely affect biodiversity resources through direct land take, landscape and heritage resources through inappropriate siting and water resources through an increase in water demand / consumption. In addition, new residential development would also require the use of natural resources, raw materials and energy, and would increase pressure upon current waste management.
- 2.3.27 There is likely to be an increase in traffic during the construction / operation of new residential development associated with an increase of inhabitants and their future transport requirements therefore this could affect local air quality and climate change.
- 2.3.28 Comments received in relation to the Proposed Submission SA Report suggested that potential negative effects had not been sufficiently identified through the assessment of SA objectives. Comments submitted in relation to the Proposed Submission SA Report for the Core Strategy and Policies DPD Review suggested that this assessment did not sufficiently identify negative effects. Generally the SA Objectives were either compatible or no clear impacts between the objectives could be established. However, some uncertainties were identified. It should be emphasised that this is an assessment of the SA objectives against each other, without considering any potential effects of the plan. Therefore it is not correct to amend the assessment in light of the subsequent assessment of specific policies as the same objectives need to be applied equally to all aspects of the DPD and the proposals within it. For example, whilst meeting the housing requirements for the whole community promoted in SA Objective ER3 may result in conflicts with other objectives relating to, for example traffic growth for some developments it is not inevitable that this will be the case for all and therefore the assessment of uncertain against this objective is still applicable. Similarly, some of these uncertainties could be addressed through mitigation measures proposed in other policies within the DPD.
- 2.3.29 Mitigation measures could include promoting sustainable travel, and including measures to protect and enhance biodiversity. It is noted that the Code for Sustainable Homes has been

withdrawn and replaced with optional water standards and powers for requiring energy efficiency standards as stated within the March 2015 Ministerial Statement .

The following notations are used in Table 2-4:

Objectives are compatible	= +	No clear impact on each other	= 0
Mutually incompatible	= -	Compatibility unknown	= ?

Table 2-4 Internal Compatibility of SA Objectives

	ET1	ET2	ET3	ET4	ET5	ET6	ET7	ET8	ET9	ET10	HW1	HW 2	ER1	ER2	ER3	ER4	ER5	ER6	ER7	CL1	CD1
ET1																					
ET2	0																				
ET3	+	+																			
ET4	+	+	0																		
ET5	+	?	0	+																	
ET6	+	+	+	+	?																
ET7	0	+	+	+	0	+															
ET8	+	+	+	+	0	+	+														
ET9	0	0	0	0	0	0	0	+													
ET10	+	+	+	+	0	+	+	+	+												
HW1	+	0	0	0	+	0	0	0	0	0											
HW2	0	0	+	+	+	0	+	+	+	+	+										
ER1	0	0	0	0	+	0	0	+	+	+	+	+									
ER2	0	0	0	0	+	0	0	0	0	0	0	0	+								
ER3	?	?	?	?	0	?	?	?	?	?	0	+	+	+							
ER4	0	0	0	0	+	0	0	0	0	0	0	+	+	+	+						
ER5	0	0	0	0	+	0	0	0	+	0	0	+	+	+	+	+					
ER6	+	+	0	0	+	+	0	+	0	0	0	+	+	+	+	+	+				
ER7	0	0	0	+	+	+	+	0	0	0	0	0	+	+	+	+	0	+			
CL1	0	0	0	+	+	0	0	0	0	0	0	+	+	0	+	+	0	0	0		
CD1	0	0	0	0	+	0	0	0	0	0	0	+	+	+	0	+	+	0	0	+	

SA Scoping Report

2.3.30 The SA process commenced in 2013 with the preparation of an SA Scoping Report for the Core Strategy Focused Review and the Site Allocations DPD (Hyder Report Reference: 001-UA006314-UE31-01). The Scoping Report was in two parts – Part One covered the Core Strategy and Part Two, the Site Allocations DPD. Part Two of the Scoping Report contained:

- Characterisation of the environmental, social and economic baseline within the Ipswich area;
- A review of relevant plans, programmes and environmental protection objectives that could influence the SA and the development of the Site Allocations DPD;
- Identification of key sustainability issues and opportunities, together with recommendations for mitigation where required; and
- Review of the SA Framework against which the policy changes of the Site Allocations DPD have been assessed.

2.3.31 In October 2013 consultation was undertaken on the scope of SAs for the Ipswich Site Allocations DPD and the Focused Review of the adopted Core Strategy. Whilst significant SA work has been undertaken on both plans since this time, the scope of these plans has since changed. A Scoping Letter updating the approach and scope of the SA was produced and consulted on in September 2014.

2.3.32 Representations received have been addressed and taken on board in this SA Report. Representations received from the Scoping Letter along with how they were addressed are provided in Appendix C.

Geographical Scope of the Appraisal

2.3.33 The Scoping Report set out the scope and approach to the assessment of the Site Allocations DPD. The geographical scope of the SA has been driven by the geographical scope of the Site Allocations DPD. The Site Allocations DPD will apply to the whole of the Borough. The SA therefore considered the spatial extent of its likely impacts. In some cases, this may only be within the local area but in other cases, the impacts of the policies and site allocations may be felt over a wider area within the Borough or outside the Borough (i.e. in adjacent districts - Suffolk Coastal, Babergh and Mid Suffolk Local Authorities). Similarly, the cumulative effects of the policies may result in impacts occurring over a wider area (i.e. in-combination with other development across the Borough). This was also considered in the SA.

Temporal Scope of the Appraisal

2.3.34 The Site Allocations DPD sets out the framework for facilitating the determination of future planning applications within the Ipswich area until 2031.

Topics Covered in the Appraisal

2.3.35 The SA comprises the consideration of the environmental, social and economic effects of the Site Allocations DPD. The baseline characterisation has therefore reflected the topics set out in the SEA Directive, but also considers relevant additional social and economic topics as recommended in the PAS SA guidance. Table 2-5 identifies the topics covered, together with their relationship with the topics listed in Annex I of the SEA Directive.

Table 2-5 Topics Covered in the SA and Relevant SEA Directive Topics

Topics covered in the SA	Relevant topics listed in Annex I of the SEA Directive
Population	Population and Human Health Material Assets
Education and Qualifications	Material Assets
Health	Population and Human Health Material Assets
Crime	Population and Human Health
Water	Water and Soil
Soil and Land Quality	Water and Soil Material Assets
Air Quality	Air
Energy and Climate Change	Climatic Factors
Biodiversity, Flora and Fauna	Biodiversity, Flora and Fauna
Cultural Heritage	Cultural heritage and landscape
Landscape	Cultural heritage and landscape
Minerals and Waste	Material Assets
Transportation	Material Assets
Economy	Material Assets
Deprivation and Living Environment	Population and Human Health Material Assets
Housing	Material Assets

- 2.3.36 Annex I of the SEA Directive also requires an assessment of secondary, cumulative and synergistic effects, the results of which are provided in Chapter 4. Transboundary impacts on neighbouring authorities are considered inherently throughout the assessment.

Consultation

- 2.3.37 An SA Interim Report was issued for consultation from 13th January till 10th March 2014 alongside consultation on the Draft Site Allocations DPD. The consultation comments informed the next stage of the development of the DPD. Appendix C shows how the comments received have been responded to.
- 2.3.38 A Scoping Letter was issued for public consultation from 2nd September to 7th October 2014, for a five week consultation period. It was issued to the three statutory consultees (the Environment Agency, Historic England and Natural England) and other relevant stakeholders and was made available the council's website.
- 2.3.39 The aim of the scoping consultation was to obtain comment and feedback upon the scope and level of detail of the SA. The consultation comments have been considered and taken into account in the preparation of this SA Report. Appendix C presents the comments from the scoping consultation.

2.4 Stage B: Developing and Refining Options and Assessing Effects

Background to the Site Allocations DPD SA

- 2.4.1 SA has been an integral part of the evolution of the plan over time. The stages of development of the DPD and SA work is presented in Table 2-6 below.

Table 2-6 Background to the Site Allocations DPD SA

Year	Plan Document	SA Comments
2005-2007	Issues and Options	Consultation on the Issues and Options for both the Site Allocations and Policies DPD and IP-One Area Action Plan (AAP) was undertaken in January and February 2005. Further consultation was undertaken on specific sites and possible use options in June 2006. A final stage of Issues and Options consultation took place in February 2007 when further sites and possible options were put forward following them being suggested during the 2006 consultation.
November 2007	Preferred Options Site Allocations and Policies DPD	The Preferred Options SA report was produced in November 2007.
November 2007	Preferred Options IP-One Area Action Plan	<p>The Preferred Options Site Allocations and Policies DPD did not contain a vision or objectives since these were contained within the Core Strategy document. It contained three Policy Areas which apply to sites or areas within the Borough of Ipswich but outside the IP-One AAP area. It also contained a series of proposed site allocations for different uses e.g. residential, office, etc. The Preferred Options Site Allocations and Policies DPD set out three policies that focus on sites that may be allocated for physical development, or retained for open space or nature conservation purposes.</p> <p>The Preferred Options IP-One AAP set out twenty four policies suggesting uses for identified land areas and site allocations in the town centre of Ipswich.</p> <p>Alternative policies were considered in both documents and were assessed against the SA Objectives.</p>
August 2012	The Preferred Options Site Allocations and Policies	The decision to combine the two plans was taken through the Council's fifth revision of

Year	Plan Document	SA Comments
	DPD and The Preferred Options IP-One Area Action Plan	the Ipswich Local Development Scheme, which was brought into effect in August 2012
December 2013	Draft Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD	SA was undertaken on the Draft Site Allocations plan comprising of area-based policies, IP-One Policies, site allocations (including alternative site uses) and Opportunity areas. The SA also considered alternative uses for the sites and this assessment is contained in Appendix D of this report.
December 2014	Proposed Submission Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD	Review of the changes to the plan and comments made on the SA and update of the SA undertaken in 2013.
October 2015	Pre-Submission Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD incorporating Main Modifications	Review of main and additional modifications and production of Proposed Submission SA Report addendum.
December 2015	Submission Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD	Consolidation of Proposed Submission SA Report and Pre-Submission Main Modifications SA Report Addendum into one SA report for submission under Regulation 22(1)(a) of the 2012 Regulations (this report).

2.4.2 Assessing the Effects of the Site Allocations DPD

2.4.3 The following elements of the now combined Site Allocations and Policies DPD have been assessed in this SA:

Table 2-7 Elements of the Site Allocations and Policies DPD

Site Allocations	
	SP1 The protection of allocated sites
	SP2 Land allocated for housing
	SP3 Land with planning permission or awaiting a Section 106 Agreement
	SP4 – Land Protected for Gypsy and Traveller Sites (deleted and moved to CS11 of the Core Strategy)
	SP5 Land allocated for employment use
	SP6 Land allocated and protected as open space

	SP7 Land allocated for leisure uses or community facilities
	SP8 Orwell Country Park Extension
	SP9 Safeguarding land on development sites for transport infrastructure
IP-One Area Policies	
	SP10 Retail Site Allocations
	SP11 The Waterfront
	SP12 Education Quarter
	SP13 Ipswich Village
	SP14 Arts, Culture and Tourism
	SP15 Improving Pedestrian and Cycle Routes
	SP16 Transport Proposals in IP-One
	SP17 Town Centre Car Parking
IP-One Opportunity Areas	
	A - Island Site
	B - Merchant Quarter
	C - Mint Quarter and surrounding area
	D - Education Quarter and surrounding area
	E - Westgate
	F - River and Princes Street Corridor

- 2.4.4 For the assessment of site allocations, the sites were grouped into 24 assessment groups. The grouping was based on geographical location and several sites in an area were grouped together. The groupings also took account of the Ipswich Area Committees. The groups included: Ipswich North West, Ipswich North East, Central, Ipswich South West, Ipswich South East and IP-One.
- 2.4.5 Each group of sites was assessed against the SA objectives in Appraisal Tables (Appendix F). One table was produced for each site assessment group, comparing each site allocation against each of the 21 SA Objectives topics. This approach provides a better understanding of the likely effects of the site allocations as the group of sites within an area can be considered together and will facilitate the assessment of cumulative impacts.
- 2.4.6 The detailed matrices determined significant impacts derived from the following:
- Impact – whether the impact will be positive, negative or neutral when assessed against the SA Objectives.
 - Temporal scale – whether the impact will be short-term (within 5 years), occur in the medium term (5 – 10 years) or occur in the long-term (10 years +).
 - Spatial scale – whether the impact will be realised a local level or a Borough wide level. Any transboundary effects outside of the study area would also be considered.
 - Permanency – whether effects will be permanent or temporary.

- Level of certainty – the level of uncertainty in the prediction will be classified as low, medium or high.

2.4.7 The sites, policies and opportunity areas were assessed against the SA Objectives and the matrix provides commentary and recommendations for further development. Notations used in the assessment are presented in Table 2-7 below.

Table 2-7 Notation used in the appraisals

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

2.4.8 The assessment of the Site Allocations DPD also made use of Geographical Information Systems (GIS) to identify the relationship between the DPD and the existing environmental and sustainability features, for example designated sites or areas of socio-economic deprivation.

2.4.9 The assessment made good use of the baseline data, which was updated during the assessment process. When assessing each element, the questions asked included:

- To what extent does the policy/site allocation meet the SA Framework Objectives?
- To what extent will the policy/site allocation seek to address sustainability problems?
- To what extent will the policy/site allocation affect the current sustainability baseline conditions?

Mitigation Measures

2.4.10 Where appropriate, mitigation measures are recommended to avoid, reduce or offset the potential adverse impacts as a result of the Site Allocations DPD. In addition, potential opportunities to benefit and enhance the social, economic and environmental receptors are identified. Such recommendations have been presented to the plan-makers throughout the development of the plan and the SA. The Annex to Proposed Submission Sustainability Appraisal Reports – Addressing Recommendations (Ipswich Borough Council, December 2014) shows how the mitigation measures were taken forward through the Proposed Submission Site

Allocations plan. No further mitigation measures were identified through the SA of the Pre-Submission Main Modifications.

Appraisal of Cumulative and Synergistic Effects

2.4.11 The SEA Directive requires inter alia that cumulative effects should be considered. It stipulates consideration of “*the likely significant effects on the environment...*” and that “*These effects should include secondary, cumulative, synergistic...effects*” (Annex I). The Practical Guide sets out the following definitions for these terms:

- Secondary or indirect effects comprise effects which do not occur as a direct result of the proposed activities, but as a result of complex causal pathway (which may not be predictable).
- Cumulative effects arise from a combination of two or more effects, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan or programme have a combined effect.
- Synergistic effects – synergy occurs where the joint effect of two or more processes is greater than the sum of individual effects.

- 2.4.12 The potential for cumulative, synergistic or secondary or indirect effects as a result of the Site Allocations DPD has been inherently considered within the appraisal, the findings of which are presented in Section 4.6.

Appraisal of Transboundary Effects

- 2.4.13 The SEA Directive also requires SAs to consider the transboundary effects of the plan on other EU member states. These effects have been noted where appropriate throughout the assessment.

2.4.14 Alternatives

- 2.4.15 As identified in Box 3, the SEA Directive requires that the assessment process considers alternatives:

Box 3: Consideration of Alternatives

“...an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (2001/42/EC) (Article 5.1).

- 2.4.16 The Practical Guide advises that only realistic and relevant alternatives should be considered and they should be sufficiently distinct to enable a meaningful comparison of their different environmental effects.

Identification of Reasonable Alternatives

- 2.4.17 Alternative uses were identified for some sites and these were considered to be reasonable alternative options. These were subject to SA and are described in Appendix D. Further details for this are provided in Section 3.

Technical Limitations and Uncertainties

- 2.4.18 During the assessment of the Site Allocations DPD, there has sometimes been uncertainty when predicting the potential effects. Where this has occurred, the uncertainty is identified within the appraisal matrices and accompanied by recommendations to preclude/mitigate any negative impacts.
- 2.4.19 In addition, a number of data gaps are identified within the baseline context where data is unavailable or out of date. Obtaining these datasets would help to further increase the knowledge of the areas, and could potentially be filled through the use of the monitoring framework.
- 2.4.20 Finally, the Site Allocations DPD essentially acts as a guidance document for the future development of Ipswich. There is therefore reliance upon future decision-makers to ensure sustainable development is ensured.

2.5 Stage C: Preparation of the SA Report

- 2.5.1 This SA Report presents the findings of the assessments to-date including the information collated in Stage A and during scoping, and documents the entire SA process. The results of

the appraisal together with any mitigation measures proposed are recorded in the remaining chapters of this document.

2.6 Habitats Regulations Assessment

Comments from Natural England on the Proposed Submission SA report stated that further cross-reference is needed between the Habitats Regulations Assessment and the Sustainability Appraisal. The Proposed Submission SA Report provides cross-references to the HRA of the Site Allocations DPD which was undertaken in parallel, '*Habitats Regulations Assessment for Ipswich Borough Council Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD December 2014*'. This assessment identified that the DPD would not be sound if an Appropriate Assessment could not show that there was no adverse effect upon the integrity of nature conservation sites of European importance as recognised by their designation as Special Areas of Conservation, Special Protection Areas and/or Ramsar sites. The Assessment showed that Policy SP8 (allocation IP149 for a new Country Park at Pond Hall Farm), had been revised from the previous draft to give greater clarity that further studies were needed on SPA impacts before this allocation could be implemented, giving reassurance that the DPD would have no likely significant effect on a European site. The Assessment also concluded that none of the site allocations under SP2 would individually have an adverse effect on the integrity of a European site, although it should be noted that cumulative effects from housing growth across Ipswich and surrounding areas have been considered through an Appropriate Assessment of the Proposed Submission Core Strategy and Policies DPD Review.

The screening conclusion was that the plan was not likely to have a significant effect on European protected sites and that an appropriate assessment of the plan was not necessary. An addendum to the Habitats Regulations Assessment was produced to consider the effects of the Pre-Submission Main Modifications and Pre-Submission Additional Modifications. This concludes that the conclusions of the Proposed Submission HRA Report remain unchanged. Further reference to the conclusions of the HRA have been added to the assessment matrices in Appendix F in relation to site IP149. As the SP2 conclusions relate to all housing site allocations it has not been practical to include reference within each matrix but the conclusions above apply.

The Proposed Submission Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD was also assessed in combination with the Proposed Submission Core Strategy and Policies DPD Review and the conclusions are reliant on the conclusions and mitigation measures of the Appropriate Assessment for the Core Strategy review.

2.7 Stage D: Consultation on the Proposed Submission Draft Site Allocations and Policies Plan and the SA Report

- 2.7.1 As outlined in Chapter 1, the SA Report has been subject to consultation at a number of stages in line with the evolution of the Site Allocations plan. At each stage, the Sites Allocations plan has been amended and SA has been undertaken on any significant changes. The most recent changes (the Pre-Submission Main Modifications consulted upon in autumn 2015) and how they affect the SA are presented in Appendix H.
- 2.7.2 This SA Report has now been issued for Submission.

3 APPRAISAL OF THE ALTERNATIVES

3.1 Alternative Vision and Objectives

- 3.1.1 The Core Strategy vision and objectives provide the context for the Site Allocations DPD. The Preferred Options Site Allocations and Policies DPD produced in 2007 does not contain a vision or objectives. However, the IP-One Area Action Plan provided a vision and objectives, which were assessed in the Complete Preferred Options SA (2007). The Submission Site Allocations and Policies DPD does not present alternative vision or objectives as these are contained within the Core Strategy DPD. As such, no alternative visions or objectives have been assessed.

3.2 Alternative Policies

Background to the Assessment of Alternative Policies

- 3.2.1 Alternative policies relating to site allocations were assessed in the Preferred Options SA in 2008. The Preferred Options Site Allocations and Policies DPD set out three policies that focus on sites that may be allocated for physical development, or retained for open space or nature conservation purposes. The Preferred Options IP-One Area Action Plan set out twenty four policies suggesting uses for identified land areas and site allocations in the town centre of Ipswich.
- 3.2.2 Alternative policies were considered in both documents and were assessed against the SA Objectives. The document covers a number of alternative options which were considered alongside the chosen one. The policies and their alternatives were assessed against the 22 SA objectives using a scoring system. Of the three policy areas, the preferred options scored better in terms of sustainability on two. One policy (policy area 39) could not be scored since it was seeking to reserve the sites proposed to the uses allocated to them and therefore the impact would vary from site to site.

Appraisal of the 'No Policy' / 'Business as Usual' Option

- 3.2.3 An option representing a 'No Policy' / 'Business as Usual' approach was subject to the SA process as the comparison of options to a 'Business as Usual' situation is a requirement of the SEA Directive. New policies added in the Proposed Submission Site Allocations DPD also include 'no policy' alternative (Appendix E).
- 3.2.4 In the absence of the policies, there is likely to be much greater uncertainty over requirements that proposals for new development will need to address. Whilst the Core Strategy would provide a significant strategic guidance to development across the Borough, there is a need to ensure that policy is consistent and up to date as a whole and for individual sites to provide certainty about micro-setting, the scale or form of development, energy and materials use, the appearance of structures, access to sustainable transport, the impact on local environmental and built heritage features amongst a number of other issues. In particular, without a consistent set of planning guidance in this form, there would be a greater likelihood of a number of smaller adverse effects occurring which could lead to greater overall cumulative effects.
- 3.2.5 In the absence of the policies, there would be less guidance on the way town centre areas should be developed or regenerated to meet identified needs, or on measures to help improve the sustainable access to community facilities. This a 'lost opportunity' type alternative and no policies in place would mean not planning in comprehensive manner to alleviate problems in the

area. Consequently a list of policies are being produced in order to provide greater certainty and direction in a coordinated manner.

3.3 Alternative Site Allocations

3.3.1 Given the limited availability of development land within Ipswich, the Council has allocated all the sites believed to be suitable and deliverable, in order to comply with the NPPF requirement to meet the objectively assessed housing need. As such, there were no other reasonable alternative sites. Throughout the process of assessing the deliverability, the following constraints were considered:

- Access and Highways
- AQMA within or close to
- Area of Archaeological Importance
- Conservation Areas
- Contaminated Land
- Existing Use
- Flood Zone 2 and 3
- Listed Buildings on site or nearby
- Recreation and Open Space
- Tree Preservation Order (TPO) on site or nearby
- Wildlife site or adjacent to
- Noise

3.3.2 Since the Preferred Options SA prepared in 2007, some sites that were included in the Preferred Options Document have been discounted in the Site Allocations DPD. The discounted sites are listed in Section 5 of the SHLAA Update Report (November 2013) along with the reasons for not taking the sites forward at this stage of the plan. In addition to the sites listed in SHLAA, two more sites (IP175 and IP261) have since been discounted. The main reasons for discounting sites are related to:

- uncertainty with regard to the deliverability of the site within the plan period
- changed circumstances of existing use (when potential development is subject to relocation of existing uses on site)
- development of the site has been completed
- viability issues associated with amenity concerns, access and flood risk

3.3.3 The discounted sites are considered unreasonable alternatives therefore no further SA of their allocation was undertaken.

3.3.4 A high-level assessment of alternative uses of the selected sites was undertaken in December 2013. Alternative uses identified for each proposed allocation were compared with reference to their contribution to or impact on the SA Objectives. IP150c Land south of Ravenswood changed from a housing allocation to employment to support the economy. This appraisal is presented in Appendix D.

4 APPRAISAL OF THE SITE ALLOCATIONS DPD

4.1 Introduction

- 4.1.1 This section outlines the results of the appraisal of the Site Allocations DPD including details of mitigation measures that could be implemented to improve the performance of the plan.
- 4.1.2 The Pre-Submission Main Modifications were also each considered in terms of whether they would affect the SA, and a table detailing this is contained in Appendix H. The assessments detailed in this section and presented in detail in Appendix D incorporate any changes made as a result of the assessment of the Pre-Submission Main Modifications as presented in the SA Report Addendum (October 2015) and therefore represent the SA of the plan as submitted. Consideration was also given as to whether any of the Pre-Submission Additional Modifications would result in changes to the SA (although these were not subject to consultation) and the results of this are also presented in Appendix H. However, some of the modifications proposed for the site allocations have been reflected in the assessments for consistency (for example where site sheets have been updated in relation to requirements for flooding or transport).

4.2 Appraisal of Vision and Objectives

- 4.2.1 The Core Strategy vision and objectives provide the context for the Site Allocations plan.
- 4.2.2 A key theme of the vision is to promote and enhance sustainable transport within Ipswich. Due to the constrained nature of the borough and the presence of four AQMAs this is a key issue. However, the vision, seeks to implement traffic management measures in conjunction with improvements for pedestrians, cyclists and buses which will ensure effective links between Ipswich, the wider area, the town centre and contribute to keeping congestion down. All of which would benefit the SA Objectives related to air quality (ET1), climate change (ET6) and traffic movements (ET4).
- 4.2.3 With regards to the natural environment the vision seeks to ensure the Borough's network of beautiful parks, open spaces, green infrastructure and open water is enhanced by new development along with ensuring the historic character of the Borough is conserved and enhanced. This would particularly benefit SA Objectives ET8 'To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs' and ET9 'To conserve and enhance the historic environment, heritage assets and their settings'.
- 4.2.4 There is an emphasis placed upon the need to create a place 'where people aspire to live, work, learn, visit and invest' which would positively fulfil the social SA Objectives, as creating such a place would include improving housing, community and tourist facilities, employment opportunities, educational provision and would facilitate general regeneration.
- 4.2.5 The economic SA Objectives would be met through the vision's commitment to providing a concentration of accessible job opportunities within the town centre along with ensuring opportunities are created elsewhere i.e. Futura Park. Providing employment opportunities along with housing provision would seek to promote sustainable economic growth.
- 4.2.6 The Core Strategy contains 12 Strategic Objectives to deliver the vision:

- 1 High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change.

- Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.
- 2** Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.
 - 3** At least: (a) 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 35% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) 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
 - 4** The development of the Borough should be focused primarily within the central Ipswich 'IP-One' area, Ipswich Garden Suburb and within and adjacent to identified district centres.
 - 5** Opportunities shall be provided to improve strategic facilities in Ipswich by:
 - Significantly enhancing the town centre in terms of 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;
 - Extending the strategic greenspace, ecological network and canopy cover; and
 - Continuing to support the development of University Campus Suffolk and Suffolk New College.
 - 6** To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes. Specifically:
 - Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
 - Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space;
 - Comprehensive cycle routes should be provided; and
 - Ipswich Borough Council aspires to an enhanced public transport system.
 - 7** Enhanced flood protection including a tidal surge barrier to be in place to protect the town's existing and expanding communities from the threat of tidal flooding.
 - 8** To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape character of Ipswich, including historic buildings, archaeology and townscape.
 - 9** To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.
 - 10** To tackle deprivation and inequalities across the town.
 - 11** To improve air quality and create a safer, greener, more cohesive town.
 - 12** To work with other local authorities in the Ipswich Policy Area and with community partners to ensure a co-ordinated approach to planning and development.

- 4.2.7 Each of the Core Strategy Strategic Objectives were assessed against the SA Objectives in a compatibility matrix to determine their compatibility and to identify any potential areas where new Strategic Objectives need to be established or the existing ones clarified.
- 4.2.8 On the whole the Strategic Objectives and the SA Objectives complement each other, with many positive correlations and five potential incompatibilities recorded. The link between three Strategic Objectives and three SA Objectives was recorded as uncertain.
- 4.2.9 All five potential incompatibilities were related to Strategic Objective 3, which deals with the development of new housing and new employment sites. Concerns were related to traffic, air quality, waste, energy consumption and biodiversity. These issues however, are partially mitigated by the all-encompassing Strategic Objective 1, as it is taken that a commitment to sustainable and environmentally friendly development will aim to reduce traffic or limit its growth, reduce waste levels and increase recycling and reduce energy consumption (through low carbon or carbon-neutral developments with increased efficiency and/or use of renewable energy or CHP schemes) along with protecting biodiversity resources.
- 4.2.10 The three uncertainties were associated with Strategic Objective 6, transport. These are all related to traffic and increased movements (and its effects i.e. poor air quality). This is because the Strategic Objective supports both improvements to sustainable transport and an increase in road capacity. This issue is mitigated to some extent by clearly stating support for improving public transport and cycling and walking facilities.

4.3 Appraisal of Site Allocation Policies

- 4.3.1 Policies SP1 to SP9 propose development at a number of sites allocated for housing, employment, open space, leisure uses/community facilities, park extension, and transport infrastructure. The potential effects from the implementation of each policy have been assessed through the assessments of the site allocations and the conclusions of these are also relevant to these policies.
- 4.3.2 The more detailed assessment of the site allocations is provided in Appendix F. Sustainability comments related to the policies as such and a summary of the site allocations assessment findings are presented in the section below grouped in tables depending on the proposed site use, e.g. housing, employment, etc.

An interim traffic modelling report produced for the Core Strategy in August 2015 identified 109 road junctions in the borough where capacities may be exceeded or be significantly congested by 2031. Of these, the following junctions are located within the AQMAs.

- A1214 / B1067
- Prince's Street / Commercial Road
- A1156 / High Street / Museum Street
- Bond Street / Star Lane
- B1057 / Grove Ln / Warwick Rd
- A1156 / Soane Street
- Fonnereau Road / Crown Street

- Neal Street / Crown Street
- A1156 / Anglesea Road
- Bridge Street / A137 Grafton Way
- Burrell Road / Stoke St
- College Street / Star Lane / Greyfiars Road

The assumptions used to generate this traffic modelling included the growth proposed by new development in the borough but also a significant amount of background growth which is expected to occur anyway. It should also be made clear that the model does not include any of the proposed traffic mitigation measures such as sustainable transport measures. Furthermore, the traffic model has provided only interim results which are due to be revised in the near future. Consequently, the conclusions of this SA remain that whilst the new development proposed in is likely to result in greater levels of traffic and emissions, the exact level of this alone is uncertain as is the overall outcome taking into account the mitigation measures proposed. The SA recommends that all future applications continue to thoroughly assess the cumulative effects of traffic and emissions and propose robust mitigation in line with other policies within the Core Strategy.

Policy SP1 The protection of allocated sites

This policy safeguards the uses of allocated sites. The Council provides a commitment that it will only permit alternative uses on allocated sites if compatible with plan objectives and that the site is no longer needed or viable. This commitment would ensure that the assessments of the allocations would still be valid. However, if alternative uses are proposed, these may not address the SA objectives as the original allocation.

Policy SP2 Land Allocated for Housing and

Policy SP3 Land with planning permission or awaiting a Section 106

Policy SP2 and SP3 provide detailed allocations for housing. These include sites allocated for residential development or part residential development within mixed use developments and Sites with Planning Permission or Awaiting a Section 106 Agreement. The implementation of the policies will contribute to the achievement of SA objective ER3 *To help meet the housing requirements for the whole community*. Indirect benefits are identified with regard to improved quality of life and mental health and well-being through the provision of decent housing (HW1 and HW2). Depending on the location of the sites, some benefits are recorded with regard to remediation of contaminated land. Mixed scores are recorded against air quality, traffic, and climate change (depending on the location of the site and the size of the development area including density and indicative capacity). The detailed assessment matrices of site allocations are presented in Appendix F and a summary table is set out below.

The Habitats Regulations Assessment of the Proposed Submission Site Allocations and Policies DPD (December 2014) identified no likely significant on European sites from the housing sites individually although identified that the cumulative effect of housing development has been assessed through the Habitats Regulations Assessment of the Core Strategy and mitigation measures have been proposed.

Policy SP5 Land allocated for employment use

Policy SP5 provides detailed allocation for employment. On the whole, the sites will contribute directly to economic and employment objectives (ER1, ER2, ER4, and ER7). Indirect positive

effects are likely to occur with regard to the overall quality of life and mental health (HW1 and HW2). Mixed scores are recorded against the environmental objectives as the potential impacts are largely related to the location of the site, its size and proximity to designated sites or flood risk zones. The assessment of each site allocation is presented in Appendix F and the summary table below.

Since the SA was undertaken on the sites proposed for employment uses the Council has been involved in the production of the Employment Land Needs Assessment covering Ipswich, Babergh, Mid-Suffolk, Suffolk Coastal and Waveney. The evidence from the business survey, the engagement with agents and discussions with sector leads suggests that Ipswich is likely to require additional land for employment at the key transport nodes and interchanges, including the town centre for financial, professional and other business services. The business survey also highlighted that a good quality environment is also important for firms. Over time, there may well be some movement from existing employment areas to better connected parts of town, which might then be redeveloped. These findings suggest that the conclusions of the SA are correct in terms of the positive impact of the plan upon the economy and employment. The Employment Land Needs Assessment report is anticipated to be published in January 2016.

Policy SP6 Land allocated and protected as open space

The policy seeks to ensure that land is allocated for open space particularly within new development. The provision of open space would have direct health benefits. It would also contribute to the quality of life of the residents and air quality. Some indirect benefits include opportunities for social inclusion and community participation. There are also opportunities for enhancement, which should benefit biodiversity. The assessments of sites are set out in Appendix F and below.

Policy SP7: Land allocated for leisure uses or community facilities

The policy seeks to ensure adequate provision of community facilities to reflect the population growth (e.g. primary schools, health centres, etc.). As a result, the implementation of the policy will broadly achieve objectives related to health, education, community participation and the overall improvement of the quality of life. Land is also allocated for leisure uses, which would address social and economic objectives. Assessments of sites are set out in Appendix F and below.

Policy SP8: Orwell Country Park Extension

Land is allocated as an extension to Orwell Country Park, to provide better management to this part of the Orwell Estuary Special Protection Area. The Council will also investigate further the feasibility of including a visitor centre facility within the site, including any potential impacts on the Special Protection Area. The potential effects from the implementation of the policy have been assessed through the assessment of site allocation IP149 and the conclusions of this are also relevant to SP8. Assessment of IP149 is set out in Appendix F and below.

Policy SP9 Safeguarding land on development sites for transport infrastructure

This policy safeguards land for transport infrastructure and improvements within certain development sites. Potential benefits are identified with regard to air quality, traffic and climate change through the provision of pedestrian and cycle connections at IP010, IP059a, and IP037. These improvements will also help to achieve SA objectives related to health, efficient patterns of movement, community participation and the overall improvement of the quality of life. Detailed assessment of the policy against the SA objectives is included in Appendix E.

Policy SP2 Land Allocated for Housing

Site Allocation	Location	Significant Findings
<p>IP010a: Co-op Depot, Felixstowe Road</p> <p>IP010b: Felixstowe Road</p> <p>IP066 JJ Wilson, White Elm Street</p>	South East	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. The site allocations largely scored positively against the SA Objectives. IP010a, IP010b and IP066 would be developed on previously developed land though the potential for contaminated land has been identified. Proposed development at IP010a, IP010b and IP066 would support SA Objective ET5 (access), ER5 (vital town centres) and ER7 (inward investment) as they are in close proximity to existing District Centre 23 which would improve access to key services in the long term whilst encouraging investment and supporting the viability and vitality of the District Centre. Negative scores were recorded against ET1 (air quality) and ET3 (waste) as the provision of housing would result in an influx of people and private vehicles which would negatively affect air quality and would result in more waste being produced.</p> <p>IP066 is located within an AQMA and additional traffic could contribute to increasing emissions and increasing their effects on the environment (ET1 and ET4). Development at IP010a, IP010b and IP066 would support SA Objective ET6, <i>'To limit and adapt to climate change'</i> by replacing existing buildings and land with modern techniques including insulation and heating methods which would replace existing inefficient practices with modern standards.</p> <p>Development at each of the sites would also support SA Objective HW1 (health), HW2 (quality of life) as it would improve the quality of housing stock and would contribute towards increasing the quality of life for residents.</p> <p>A transport assessment and travel plan will be required for IP10a and IP10b. Surface water flooding local to site - will need to be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.</p>
<p>IP059a: Elton Park Industrial Estate</p> <p>IP061 School Site, Lavenham Road</p>	South West	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. Mixed scores recorded for IP059a and IP061 against the SA Objectives. The increase of people and cars in the long term would have negative effects on air quality and the environment due to vehicular emissions and would increase waste production (ET1, ET3, ET4 and ET6). The proposed development is on brownfield land. The sites would support SA Objective HW1 (health), HW2 (quality of life) and ER1 (poverty) as they would improve the quality of housing stock and would contribute towards increasing the quality of life for residents. The improvement of housing stock within the area would aid economic regeneration which would raise living standards and help to minimise anti-social activity (CD1).</p> <p>A transport assessment and travel plan will be required for IP059a.</p>
<p>IP245:12-12a Arcade Street</p> <p>IP040 and IP041: Civic Centre Area / Civic Drive</p>	IP One Area Central	<p>The sites are located in urban Ipswich and would be developed on brownfield land; remediation of this land would benefit the soil resources and support SA Objective ET2. Due to the location of the sites in the central urban area, access to facilities and shopping areas would be improved which would benefit SA Objective ET5. The site scored positively against HW1 (health) as the provision of homes close to community facilities would encourage walking/cycling.</p> <p>Due to the location of IP040, in the central urban area of Ipswich access to facilities and shopping areas would be improved which would benefit SA Objective ET5 (access). The site scored positively against HW1 (health) as the provision of homes close to community facilities would encourage walking/cycling. IP040 would directly support ER3 (housing) by providing housing</p>

Site Allocation	Location	Significant Findings
		<p>to meet housing requirements. The site scored positively and negatively for ET9 <i>“To conserve and enhance the historic environment, heritage assets and their settings”</i> as it is located in an Area of Archaeological importance and near a Conservation Area. Early evaluation would be advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</p> <p>Surface water flooding local to site - will need to be considered at planning application stage for IP040 and IP245. See Appendix 1 of the Ipswich SFRA.</p>
<p>IP172: 15-19 St Margaret's Green</p> <p>IP214: 300 Old Foundry Road</p>	IP One Area Central	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. Each of the sites scored positively and negatively for ET9 <i>“To conserve and enhance the historic environment, heritage assets and their settings”</i> as the site is located in an Area of Archaeological importance and near a Conservation Area. The sites are to be developed on previously developed land and there is the potential to encounter contaminated land. However, remediation would help improve soil resources. The sites scored positively against SA Objective ET4, 'To reduce the effects of traffic upon the environment' as the sites are located in close proximity to the primary and secondary shopping areas and this may reduce the need to travel by private car.</p> <p>The sites are not located in a flood risk area and there may be benefits for water if there are opportunities to remediate some historical areas of contamination.</p> <p>Site IP172 and IP214 scored positively against SA Objectives HW1 (health), HW2 (quality of life), and ER6 (efficient patterns of movement) as the provision of quality housing close to Christchurch Park and close to land allocated for community and leisure use could help to encourage healthier lifestyles, efficient patterns of movement and community participation.</p> <p>Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p>
IP048: Mint Quarter / Cox Lane	IP One Area Central	<p>The site would support the viability and vitality of centres due to the central location and it would directly support SA Objective ER3 (housing) by providing housing to meet community requirements. IP048 scored negatively against SA Objective ET1 (air quality) as it is located close to an AQMA due to the potential increase in traffic from car use. In addition, there are potential negative effects associated with dust air and pollution during construction. IP048 also scored negatively against ET3 (waste) and ET8 (biodiversity) as it is likely to result in increased waste generation due to housing provision and the site has TPOs which may be affected by development. The site scored negatively against ET9 (heritage assets) and ET10 (local distinctiveness) as it is located in a Conservation Area and in an Area of Archaeological Importance.</p> <p>Positive scores were recorded against ET4 (traffic), ER1 (poverty) and ET5 (access) as the central location of the site may encourage sustainable travel due to close proximity to key services and facilities which may also help to reduce social exclusion.</p> <p>Surface water flooding local to site - will need to be considered at planning application stage for IP048. See Appendix 1 of the Ipswich SFRA.</p>

Site Allocation	Location	Significant Findings
<p>IP054: Land between Old Cattle Market and Star Lane</p> <p>IP011b: Smart Street, Foundation Street</p>		<p>The sites would support the viability and vitality of centres due to the central location and it would directly support SA Objective ER3 (housing) by providing housing to meet community requirements. IP054 and part of IP011b scored negatively against SA Objective ET1 (air quality) as it is located close to an AQMA due to the potential increase in traffic from car use. IP011b and IP054 both scored negatively against ET3 (waste) as they would increase waste generated and cumulatively, negative effects against this SA Objective are expected with other developments in the IP One Area. IP054 is located within a Conservation Area. There are also listed buildings that could be affected by development at these sites and each of the sites is located within an Area of Archaeological Importance.</p> <p>Positive scores were recorded against ET4 (traffic), ER1 (poverty) and ET5 (access) as the central location of the site may encourage sustainable travel due to close proximity to key services and facilities which may also help to reduce social exclusion.</p> <p>A transport assessment and travel plan will be required for the sites. Surface water flooding local to site – will also need to be considered at planning application stage for each site. See Appendix 1 of the Ipswich SFRA. Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would also be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work).</p>
IP011a: Smart Street / Foundation Street	IP One Area Central	<p>Part of IP011a is located within an AQMA. The site would be developed on previously developed land: remediation would benefit the soil resources (ET2).</p> <p>The site scored negatively against ET3 (waste) as it would increase waste generated and cumulatively, negative effects against this SA Objective are expected with other developments in the IP One Area. The site scored positively against ET4, ET5, ER1, HW1 and HW2 as the central location of the site may reduce car reliance and could improve health, access to key services and facilities whilst supporting community participation and reducing social exclusion.</p> <p>The site is located adjacent to a Conservation Area. There are also listed buildings that could be affected by development at the sites and it is noted that the site is located within an Area of Archaeological Importance.</p> <p>Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work).</p>
IP136: Silo College Street	IP One Area Central	<p>The site would directly support ER3 (housing) by providing housing to meet housing requirements. The area along Star Lane, College Street, and Bridge Street is designated as AQMA and as a result of an increase in residents cumulatively in the immediate area and potential increase in traffic a negative score is recorded against ET1 and ET4. The site is located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Positive scores are recorded with regards to health (HW1), quality of life (HW2), poverty and social exclusion (ER1), and vital town centres (ER5).</p>

Site Allocation	Location	Significant Findings
		A transport assessment and travel plan will be required. Pedestrian capacity along College St footways, and the one-way traffic system will need to be considered. Surface water flooding local to site - will also need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. Measures for archaeology should also be addressed at an appropriate stage in the planning process. Early assessment would be advisable if extensive ground works are proposed so that decisions can be taken on preservation in situ and/or appropriate investigation strategies designed.
<p>IP089: Waterworks Street</p> <p>IP012: Peter's Ice Cream</p> <p>IP043: Commercial Buildings and Jewish Burial Ground, Star Lane</p>	IP One Area Central	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. Each of these sites is located close to an AQMA and the cumulative increase of people could generate traffic in the vicinity of Fore Street, Star Lane and Grimwade Street which would detract from SA Objective ET1 (air quality).</p> <p>The sites are on brownfield land and remediation measures of contaminated land (where appropriate) would help to improve soil resources (ET2). IP043 scored negatively against ET3 (waste) as the indicative capacity suggested a significant increase in waste if appropriate mitigation measures are not enforced. Listed buildings were found near to IP089 and IP043 (both in Conservation Areas) and each site is located within an Area of Archaeological Importance. Early evaluation would be advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed. The sites scored positively against ER6 (efficient patterns of movement) as the provision of housing close to existing/ future employment and shopping areas would encourage efficient patterns of movement and in the long term this could help to support economic growth.</p> <p>The sites also benefit SA Objective CL1 '<i>To maintain and improve access to education and skills for both young people and adults</i>' as the sites could contribute to improving access to the University Campus Suffolk.</p> <p>A transport assessment and travel plan will be required for IP043. Surface water flooding local to site – will also need to be considered at planning application stage for the sites. See Appendix 1 of the Ipswich SFRA. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would also be required in order to agree the scope of required assessment, the principle of development and to inform design.</p>
IP037 Island Site	IP One Area Central	<p>The site scored positively against ER3 '<i>To help meet the housing requirements for the whole community</i>' as it seeks to provide 271 homes however all of these dwellings are anticipated to be flats which may result in an oversupply of this type of housing in central Ipswich. The provision of this many homes would also increase private cars which would have a negative effect on air quality and climate change (ET1, ET4). The site would be developed on previously developed land and remediation measures would help to improve the soil resources (ET2). Waste production is likely to increase and due to the size of new development this is likely to be fairly significant. The site scored negatively against SA Objective CD1 '<i>To minimise potential opportunities for crime and anti-social behaviour</i>'. It is ranked in an area less deprived than those adjacent to it and in the short term may lead to an increase in crime levels. Although the site is located in central urban area, constraints have been identified with the potential increase in residents relating to the need to provide vehicular/pedestrian/cycle access via a new bridge. The site is located in flood zone 2 and 3, is surrounded by a designated county wildlife site and is close to an SPA south of the river Orwell therefore potential negative effects are associated with deterioration of air quality, water quality and disturbance to protected species. However, it should be noted that an Appropriate Assessment under the Habitats Regulations has been carried out to consider</p>

Site Allocation	Location	Significant Findings
		<p>any potential impacts of the plan on the SPA, which does not identify potential impacts on the SPA from the Island Site redevelopment but potential harm to the SPA arises from dog walking on the foreshore by the SPA which disturbs birds. Therefore there may be increased potential impact from increased population and dog walking.</p> <p>A transport assessment and travel plan will be required for the site. Traffic impact especially on Bridge Street will need to be considered.</p>
<p>IP098: Transco, south of Patteson Road</p> <p>IP142: Land at Duke Street</p>	IP One Area Central	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. The sites are located close to an AQMA and as a result of an increase in residents cumulatively in the immediate area; traffic may be generated in the vicinity of Duke Street, A1156 and Fore Street. The sites would benefit ET2 (soil resources) as they are on previously developed land which is likely to be contaminated and through remediation the soil resources could be improved. The relatively central location of the sites could help to encourage more sustainable modes of transport in some cases and could help to improve access to key services (ET4). The sites could indirectly benefit health and quality of life (HW1 and HW2) as they are close to Holywells and Alexandra Park which could help to support healthier lifestyles for residents. Potential positive effects are associated with improving access to education as the University Campus Suffolk is located close to the sites (CL1).</p> <p>Surface water flooding local to site - will need to be considered at planning application stage for IP098 and IP142. See Appendix 1 of the Ipswich SFRA.</p>
IP132: Former St Peter's Warehouse Site 4 Bridge Street	IP One Area Central	<p>The site allocation in the long term, will cumulatively lead to an increase in people due to housing development (IP205, IP206 and IP211) in the vicinity which will increase waste, cars and ultimately vehicle emissions which will have a negative effect on air quality (ET1). Whilst there are two bus stations and Ipswich Railway Station near the site, the area is not currently served by local public transport in addition, the main shopping area is located north of the sites and existing employment areas are further south and west which may result in increased private car use and congestion issues therefore negative effects were recorded against ET4. It is noted that the Core Strategy is committed to extending the free shuttle bus, which may reduce impacts. The site is located on the waterfront and scored negatively against SA Objective ET10 '<i>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</i>' as there could potentially be negative effects to the local character of Neptune Marina and the quays in the area. The site is located in flood zone 2 and 3 with a risk of flooding from the river Orwell. The provision of housing could have positive indirect effects on health and improving quality of life and could also help to reduce social exclusion through improving access in some cases to community facilities. The provision of B1a office use, leisure or small scale would contribute towards providing employment opportunities (ER2).</p> <p>Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work).</p>
IP188: Websters Saleyard site, Dock Street	IP One Area South West	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. IP188 and IP039a are located near an AQMA designated due to air pollution along Vernon Street and Bridge Street. Currently the sites are located near existing employment areas to the southeast which may result in reduced need to travel by private car. However, the</p>

Site Allocation	Location	Significant Findings
<p>IP039a: land between Gower Street and Gt Whip Street</p> <p>IP133: South of Felaw Street</p> <p>IP080: 240 Wherstead Road</p>		<p>increase of new residents may cause congestion and deteriorate air pollution to the north of the sites in the vicinity of Bridge Street, Star Lane and Commercial Road. (ET1). IP188 and IP039a are located close to key facilities such as schools, public transport, shops and parks and therefore offer benefits for SA Objective ET4 and ET5. IP188, IP133 and IP039a located in flood zones 2 and 3 and are prone to flooding from the river Orwell. IP080 is adjacent to flood zone 2 and 3. IP188 and IP039a are adjacent to listed buildings and IP188 falls entirely within a Conservation Area. IP133 is adjacent to a Conservation Area and a Grade II listed building. Development therefore has the potential to affect the settings of historic/conservation sites.</p> <p>The provision of housing close to existing employment areas and a range of community facilities could help to encourage efficient patterns of movement and would help to support the vitality and viability of town centres supporting SA Objectives ER5 and ER6.</p> <p>IP133 scored positively and negatively against SA Objective ET1 (air quality). The site is located a significant distance from any AQMAs however it is likely that residents from this development will contribute to increased traffic generated northbound in order to access shopping areas. The site scored negatively against SA Objective ET5 as potential access constraints exist and they are associated with negative effects on the local highway network at junction A137.</p> <p>Surface water flooding local to site - will need to be considered at planning application stage for the sites. See Appendix 1 of the Ipswich SFRA.</p>
IP031: Burrell Road		<p>The site is located near an AQMA designated due to air pollution along Vernon Street and Bridge Street. It is considered likely that residents from the new housing dwellings at IP031 could generate additional traffic eastbound along Burrell road to access shopping areas and community services in the town centre area via Bridge Street. However, the number of dwellings does not suggest a significant change from the baseline and the score against ET1 is neutral.</p> <p>IP031 is located in Flood Zones 2 or 3 being prone to flooding from the river Orwell. Part of IP031 falls within an Area of Archaeological Importance and adjacent to a Conservation Area in its most eastern parts. There are no Scheduled Monuments within or adjacent to the sites.</p> <p>Positive indirect effects are likely to occur with regards to the proximity of the site to Gippeswyk Park located to the west of the site allocation. The site is also near designated river paths and close to community facilities which may encourage residents to lead a healthy lifestyle.</p>
<p>IP083: Banks of the river upriver from Princess Street</p> <p>IP015: West End Road Surface Car Park</p>	IP One South West	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. Due to the number of proposed homes, it is not considered that effects against air quality would be significant for these sites. The sites scored positively against SA Objective ET2 (soil resources) as they would be developed on brownfield land. Any remediation, if required, would serve to improve the soil resource. The sites scored positively against ET5 (access), and HW2 (quality of life) are located close to key facilities and would improve access to services whilst promoting healthy lifestyles and contributing to improving community participation. IP015 scored negatively against ET6 (climate change) as it is located within flood zone 2</p>

Site Allocation	Location	Significant Findings
		and 3 and is at risk of flooding from the river Orwell. It also scored negatively against ET9 (heritage assets) as it is located close to a listed building and may have potential effects against its setting.
<p>IP004: Bus depot Sir Alf Ramsey Way</p> <p>IP096: Car park Hanford Road East</p> <p>IP006: Coop Warehouse, Pauls Road</p>	IP One South West	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. IP004 and IP096 scored positively against SA Objective ET1 (air quality) as the area is served by public transport which may reduce the need for private car use. There are also a number of employment sites in close proximity to the site allocations which may encourage the implementation of car share schemes as well as encouraging more sustainable travel modes which would also help to support SA Objective ET4 (traffic). As each of the sites is located in central Ipswich, close to shopping areas, access to key services will be improved supporting SA Objective ET5. IP004 is located within flood zones 2 and 3 and is at risk of flooding from the river Orwell. IP096 is also located in an area prone to flooding. IP006 scored negatively against HW1 (health) as a result of the location close to railway lines which may have potential noise disturbance. Each of the sites scored positively against SA Objectives HW2 (quality of life) and ER5 (vital town centres) as the location of each site (close to shops, facilities and services) will help to encourage community participation whilst supporting town centre vitality and viability.</p> <p>A transport assessment and travel plan will be required for IP004. Surface water flooding local to site - will also need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early evaluation is advised so that decisions can be taken on preservation in situ and/or appropriate investigation strategies designed.</p>
IP047 Land at Commercial Road	IP One South West	<p>The site is located near the AQMA which is designated due to air pollution along Vernon Street and Bridge Street. It will contribute to an increase of new residents in the area as it is anticipated that 129 new homes will be built. As a result of a significant number of new residents, the traffic is likely to increase on key roads adjacent to the site albeit to a small extent. Allocating housing at IP047 would help to meet local housing needs whilst providing decent homes close to facilities which would help to improve quality of life and human health and would contribute towards reducing social exclusion supporting SA Objectives HW1, HW2 and ER1.</p> <p>The site is located on previously developed and potentially contaminated land. Remediation of this land would help to improve the soil resources and would benefit SA Objective ET2. The provision of new office, leisure and hotel development will contribute towards providing employment opportunities and supporting economic growth, supporting SA Objectives ER2, ER4 and ER7.</p> <p>The allocation also includes 0.17ha of open space which may have some minor benefits regarding health, landscape and climate change adaptation.</p>
IP032: King George V Field, Old Norwich Road	Ipswich North West	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. The sites scored negatively against SA Objectives ET1 (air quality), ET3 (waste) and ET7 (water quality). The developments seek to provide housing and would cumulatively result in increased cars and people which would make a negative contribution to local air quality although this would be minor. Waste production and water use would increase as a result of more people.</p>

Site Allocation	Location	Significant Findings
IP005: Former Tooks Bakery, Old Norwich Road,		<p>Positive scores were recorded against HW1 (health), HW2 (quality of life), and ER1 (poverty) as the sites will help to support health due to being located close to existing playing fields which will also help to encourage community participation and reduce social exclusion. The provision of homes many help to minimise opportunities for antisocial behaviour through secured by design measures.</p> <p>A transport assessment and travel plan will be required for each of the sites. The traffic impact of access from Bury Road in relation to IP032 will need to be considered. Surface water flooding local to site - will need to be considered at planning application stage for each site. See Appendix 1 of the Ipswich SFRA.</p>
<p>IP221 Flying Horse PH</p> <p>IP029: Land opposite 674-734 Bramford Rd</p> <p>IP165: Eastway Business Park, Europa Way</p> <p>IP033: Land at Bramford Rd (Stock Sites)</p>	Ipswich North West	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. The sites scored negatively against ET1 (apart from IP221 which is small in size and effects will be negligible) as the sites seek to provide homes which would cumulatively increase the number of people and vehicles within the local area which could negatively affect air quality. The provision of homes with IP165, which is close to the A14 could increase traffic on A14 (and cumulatively with sites in the local area) however it is anticipated that the overall effect would be minor. The sites scored positively against ET5 (access) as each would contribute to improving access to key services. IP029, IP165 and IP033 currently contain vegetation or TPOs which could be affected by development. The sites could each contribute to enhancing local distinctiveness through careful design.</p> <p>A transport assessment and travel plan will be required for IP029, IP033 and IP165. Access visibility and junction spacing along Bramford Road in relation to IP033 will need to be considered. Surface water flooding local to site - will also need to be considered at planning application stage for IP033 and IP165. See Appendix 1 of the Ipswich SFRA.</p>
IP135: 112-116 Bramford Road	Ipswich North West	<p>The site allocation scored neutrally against SA Objectives ET1 (air quality) and ET4 (traffic) as the size of the site does not suggest a significant increase in residents in the area. The site is located in an area with potentially difficult access which may have a minor localised effect on traffic. The site would be developed on PDL and the remediation of contaminated land would help to improve the soil resources (ET2). The provision of homes close to Local Centre 35 and District Centre 7 would help to improve access and would support the viability and vibrancy of these centres (ER5). The provision of housing close to areas of open space would also help to reduce social inclusion, promote healthier lifestyles and encourage community participation (HW1, HW2 and ER1). Through secured by design measures, housing provision could also help to increase natural surveillance and reduce opportunities for crime.</p>
IP090: Europa Way	Ipswich North West	<p>The site scored negatively against ET1 (air quality) as it seeks to provide homes which would cumulatively increase the number of people and vehicles within the local area and negatively affect air quality. There is a proposed District Centre within this site which would directly improve access to key services (ET5). The site contains vegetation and TPOs which could be affected by development. The site could contribute to enhancing local distinctiveness as well as reducing crime opportunities through</p>

Site Allocation	Location	Significant Findings
		sensitive design and secured by design measures. The new District Centre at IP090 would create employment opportunities and this would support SA Objective ER2.
IP131: 488-496 Woodbridge Road / Milton Street	Ipswich North East	<p>IP131 seeks to provide 13 new homes and is unlikely to have a significant effect on air quality due to the small scale of proposed development (ET1). The site is located close to a District Centre, two Local Centres and areas of open space. This may encourage sustainable travel locally (ET4 and ET5). Development of the site could contribute towards enhancing quality and local distinctiveness through modern design and the replacement of existing structures (ET10).</p> <p>The site is located close to protected playing fields which could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.</p> <p>High quality housing would also help to support the SA Objectives HW1 and HW2.</p> <p>Surface water flooding local to site - will need to be considered at planning application stage for IP131. See Appendix 1 of the Ipswich SFRA.</p>
<p>IP009: Victoria Nurseries, Westerfield Road</p> <p>IP256: Artificial Hockey pitch, Ipswich Sports club subject to the requirements of policy DM28 being met</p>	Ipswich Central	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. The sites seek to provide small scale housing development which would have a minor negative effect on local air quality and traffic. IP256 is adjacent to the Northern Fringe Allocation so that there may be cumulative effects on traffic. There is one bus route in close proximity to the sites which could help to reduce negative effects on traffic. These sites would be developed on brownfield sites and remediation of land would help to improve the soil resources. There may be a drainage constraint at IP256 due to its previous use as a hockey pitch. Each of these proposed developments are located close to a large area of open space which could make contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles. Therefore, it is considered that the effects will be positive. Both sites could contribute towards improving and enhancing development quality through careful design that integrates with its surroundings (ET10). IP256 could help to support local businesses as it is located close to a local centre and some minor benefits may be offered in encouraging investment.</p> <p>Surface water flooding local to site - will need to be considered at planning application stage for each site. See Appendix 1 of the Ipswich SFRA.</p>
IP105: Depot, Beaconsfield Road	Ipswich Central	<p>The sites would directly support ER3 (housing) by providing housing to meet housing requirements. The site recorded a neutral score against SA Objectives ET1 (air quality), IP105 is currently in use therefore due to the proposed number of housing it is not considered that the increase on private cars as a result of development would significantly increase vehicular emissions. ET3 (waste) and ET4 (traffic) as provision of homes, cumulatively with proposed development in the immediate area, would lead to an increase in vehicles which could have effects on air quality and the environment though effects would be minor. The site would be developed on previously developed land and the remediation of contaminated land would help to improve the soil resources (ET2). The provision of homes close to Local Centre 35 would help to improve access (ER5) and would support the viability and vibrancy of these centres (ER6). The provision of decent housing close to areas of open space would also help to reduce social inclusion, promote healthier lifestyles and encourage community participation (HW1, HW2 and ER1). Through</p>

Site Allocation	Location	Significant Findings
		secured by design measures, housing provision could also help to increase natural surveillance and reduce opportunities for crime.

Policy SP3 Land with planning permission or awaiting a Section 106

Site Allocation	Location	Significant Findings
IP0150a: Land at Ravenswood	South East	Mixed scores are recorded against the SA Objectives. The increase in people and cars in the long term would have negative effects on air quality and the environment due to vehicle emissions and would increase waste production (ET1, ET3, ET4 and ET6). The site would support SA Objective HW1, HW2 and ER1 as they would improve the quality of housing stock and would contribute towards increasing the quality of life for residents. The improvement of housing stock within the area would aid economic regeneration which would raise living standards and help to minimise anti-social activity (CD1).
IP059b: Arclion House, Hadleigh Road IP168 Stoke Park Drive	South West	Mixed scores are recorded against the SA Objectives. The increase in people and cars in the long term would have negative effects on air quality and the environment due to vehicle emissions and would increase waste production (ET1, ET3, ET4 and ET6). The sites would be developed on previously developed land and the remediation of contaminated land would help to improve the soil resources (ET2). The sites would support SA Objective HW1, HW2 and ER1 as they would improve the quality of housing stock and would contribute towards increasing the quality of life for residents. The improvement of housing stock within the area would aid economic regeneration which would raise living standards and help to minimise anti-social activity (CD1). Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.
IP176: 7-9 Woodbridge Road	IP One Area Central	The site directly supports SA Objective ER3, <i>'To help meet the housing requirements for the whole community'</i> . The site allocation scored positively against SA Objective ET4, <i>'To reduce the effects of traffic upon the environment'</i> as it is located in close proximity to the primary and secondary shopping areas and this may reduce the need to travel by private car. The site is not located in flood risk areas and there may be benefits for water if opportunities are sought to remediate some historical areas of contamination. The site scored positively against SA Objectives HW1, HW2, ER3 and ER6 as the provision of quality housing close to Christchurch Park and close to land allocated for community and leisure use could help to encourage healthier lifestyles, efficient patterns of movement and community participation.

Site Allocation	Location	Significant Findings
IP:253: Electric House, Lloyds Avenue	IP One Area Central	IP253 is located in central Ipswich and would be a conversion of an existing building. Due to the location of the site in the central urban area, access to facilities and shopping areas would be improved which would benefit SA Objective ET5. The site scored positively against HW2 (community participation) as they could encourage community participation through the provision of homes close to community and sports facilities.
IP074: Church and land at Upper Orwell Street IP264: 28-32 Tacket Street	IP One Area Central	These sites scored negatively against SA Objective ET1 (air quality) as they are located close to an AQMA and additional housing may result in increase in car use. In addition, there are potential negative effects associated with dust air and pollution during construction. IP074 has TPOs which may be affected by development. Positive scores are recorded against ET4 (traffic), ET5 (access), and ER1 (poverty) as the central location of the sites may encourage sustainable travel due to close proximity to key services and facilities which may also help to reduce social exclusion. The sites would support the viability and vitality of centres due to the central location and they would directly support SA Objective ER3 by providing housing to meet community requirements.
IP052: Land between Lower Orwell Street	IP One Area Central	IP052 may generate traffic on Star Lane and key roads which may negatively affect air quality (ET1). The site would be developed on previously developed land: remediation would benefit the soil resources (ET2). The site scored negatively against ET3 (waste) as it would increase waste generated and cumulatively, negative effects against this SA Objective are expected with other developments in the IP One Area. The site scored positively against ET4, ET5, ER1, HW1 and HW2 as the central location of the site may reduce car reliance and could improve health, access to key services and facilities whilst supporting community participation and reducing social exclusion. There are also listed buildings that could be affected by development at this site and it is noted that the site is located within an Area of Archaeological Importance. Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work).
IP205: Burton's College Street IP206: Cranfields, College Street IP211: Regatta Quay, Key Street	IP One Area Central	The site allocations will cumulatively lead to an increase in people due to housing development which will increase waste, cars and ultimately vehicle emissions which will have a negative effect on air quality (ET1). Whilst there are two bus stations and Ipswich Railway Station near the sites, the area is not currently served by local public transport in addition, the main shopping area is located north of the sites and existing employment areas are further south and west which may result in increased private car use and congestion issues therefore negative effects were recorded against ET4. It is noted that the Core Strategy is committed to extending the free shuttle bus, which may reduce impacts. IP206 and IP211 are located adjacent to the River Orwell County Wildlife Site and there are potential negative effects due to noise, air pollution and disturbance to species along the river all of which would detract from SA Objective ET8 (biodiversity). The sites are located on the waterfront and each scored negatively against SA Objective ET10 'To conserve and enhance the quality and local distinctiveness of landscapes and townscapes' as there could potentially be negative effects to the local character of Neptune Marina and the quays in the area.

Site Allocation	Location	Significant Findings
		<p>The sites are located in flood zone 2 and 3 with a risk of flooding from the river Orwell. The provision of housing could have positive indirect effects on health and improving quality of life and could also help to reduce social exclusion through improving access in some cases to community facilities.</p> <p>Measures for archaeology should be addressed at an appropriate stage in the planning process. Early assessment would be advisable if extensive ground works are proposed so that decisions can be taken on preservation in situ and/or appropriate investigation strategies designed.</p>
<p>IP226: Helena Road</p> <p>IP042: Land between Cliff Quay and Landseer Road</p>	<p>IP One Area South East</p>	<p>The relatively central location of the sites could help to encourage more sustainable modes of transport in some cases and could help to improve access to key services (ET4). IP226 and western parts of IP042 fall within flood zone 2 and 3.</p> <p>IP042 is adjacent to a Holywells Park CWS and IP226 is in close proximity to the river Orwell to the west. One TPO is located within the northern parts of IP042 and an application for Tree Works may be required as each of these features has the potential to experience negative effects. Listing buildings are adjacent or near IP042. It should be noted that the redevelopment which has planning permission at IP042 has been allowed as enabling development to bring the listed brewery back into use and thereby secure its future. Therefore effects are assessed as positive.</p>
IP200: Griffin Wharf, Bath Street	<p>IP One Area South West</p>	<p>The site scored negatively against SA Objective ET1 (air quality). The site is located a significant distance from any AQMAs however it is likely that residents from the development will contribute to increased traffic generated northbound in order to access shopping areas. The site scored negatively against SA Objective ET5 as potential access constraints exist and they are associated with negative effects on the local highway network at junction A137. The site is located in flood zones 2 and 3 and is prone to flooding from the river Orwell. IP200 is located adjacent to a CWS and the indicative capacity at this site suggests potential negative effects on the designated site associated with noise, pollution and disturbance to species. The provision of housing close to existing employment areas and a range of community facilities could help to encourage efficient patterns of movement and would help to support the vitality and viability of town centres supporting SA Objectives ER5 and ER6. Development would help to support town centre viability as it would in the long term provide an increase in potential users of facilities and services.</p>
IP169: 23-25 Burrell Road	<p>IP One Area South West</p>	<p>The site is located near the AQMA which is designated due to air pollution along Vernon Street and Bridge Street. It is considered likely that residents from the new housing dwellings at IP031 and IP169 could generate additional traffic eastbound along Burrell road to access shopping areas and community services in the town centre area via Bridge Street. However, the number of dwellings does not suggest a significant change from the baseline. IP169 is located close to parks, schools, facilities and services all of which would improve access to schools, key services and would help to encourage community engagement and improve health, supporting several SA Objectives. Allocating housing at IP169 would help to meet local housing needs whilst providing decent homes close to facilities which would help to improve quality of life and human health and would contribute towards reducing social exclusion supporting SA Objectives HW1, HW2 and ER1.</p>

Site Allocation	Location	Significant Findings
IP088: 79 Cauldwell Hall Road IP109: R/O Jupiter Road and Reading Room	Ipswich North East	IP109 seeks to provide 13 homes and IP088 seeks to provide 16 homes and for this reason effects on air quality and climate change have been recorded as neutral due to negligible impacts as a result of development. Positive scores were recorded against ET2 as development would allow for the remediation of contaminated land. The sites are located close to a District Centre and two Local Centres therefore access to these sites would be improved on a minor scale. High quality housing provision would help to support quality of life and reduce social exclusion (HW1, HW2 and ER1). The use of secured by design measures would help to reduce opportunities for crime and anti-social behaviour.
IP116 St Clements Hospital Grounds	Ipswich North East	<p>The site would directly support ER3 (housing) by providing housing to meet housing requirements. The provision of 227 homes at IP116 would see a localised population increase. This may result in increased car use and subsequent increase in vehicle emissions, however it is located on at least two bus routes, close to Derby Road station and approximately 2km from work opportunities in the town centre and at Ransomes Europark.</p> <p>A positive score is recorded against ET5 (access) due to its proximity to a local centre and facilities. The site is located close to a District Centre and two Local Centres therefore access to these sites would be improved though on a minor scale. High quality housing provision would help to support quality of life and reduce social exclusion (HW1, HW2 and ER1). The use of secured by design measures would help to reduce opportunities for crime and anti-social behaviour. Due to the housing capacity, an increase in waste is considered likely and therefore scores negatively against SA Objective ET3 <i>'To reduce waste'</i>.</p>
IP129: BT Depot, Woodbridge Road IP161: 2 Park Road	Ipswich North	The site allocations would also directly support the provision of housing to meet local needs (ER3). Negative effects were recorded for IP129 against ET3 (waste), ET4 (traffic) and ET6 (climate change) as the sites would cumulatively result in an increase in the local population and private cars which would have a negative effect on climate change though these effects would be minor. Waste production would also increase though waste reduction initiatives where possible would help to reduce waste. Positive scores are recorded for IP129 against SA Objective CD1, ER5, ER6 and ER7 as the development of homes would help to minimise potential for crime and anti-social behaviour though secured by design measures and natural surveillance.
IP246: 158-160 London Road IP130: South of South Street	Ipswich North West	The site allocations scored neutrally against SA Objectives ET1 (air quality) and ET4 (traffic) as the size of each size does not suggest a significant increase in residents in the area. The sites would be developed on PDL and the remediation of contaminated land would help to improve the soil resources (ET2). The provision of homes in relative proximity to Local Centre 35 and District Centre 7 would help to improve access and would support the viability and vibrancy of these centres (ER5). The provision of housing close to areas of open space would also help to reduce social inclusion, promote healthier lifestyles and encourage community participation (HW1, HW2 and ER1). Through secured by design measures, housing provision could also help to increase natural surveillance and reduce opportunities for crime.

Policy SP5 Land allocated for employment use

Site Allocation	Location	Significant Findings
IP147: Land between railway junction and Hadleigh Road	South West	<p>The site allocation would result in negative effects against five of the environmental SA Objectives. It would result in a daily increase of workers and residents in the long term causing increased emissions and effects to the environment. Development would directly support SA Objective ER2, <i>'To offer everybody the opportunity for rewarding and satisfying employment'</i>, by providing employment during construction and during operation. IP147 would help to attract investment, create jobs and could help to encourage efficient patterns of movement providing increased presence within local centres. It would address job provision, which would help to increase quality of life supporting SA Objectives HW1, HW2, ER2, ER4, ER5, ER6 and ER7.</p> <p>A transport assessment and travel plan will be required for the site. Surface water flooding local to site - will also need to be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.</p>
IP146: Ransomes Europark East	South East	<p>IP146 would create employment areas at three locations which would result in increase of traffic and negative effect on air quality (ET1) however public transport could mitigate some of this increase. There are bus routes located nearby the Ransomes Europark with connections close to the Makro store. Provision of employment land would attract investment, in the long term would create jobs and increase wages and standards of living for the local population which would serve to improve quality of life, and reduce social exclusion. IP146 is presently on an area of unused fields. Development on this area could cause detriment to the soil resource. It would increase waste and would have the potential to affect protected species which would detract from SA Objective ET3. The removal of existing fields and grassland and replacement hard standing would increase runoff and decrease ground absorption.</p>
<p>IP067: Former British Energy Site</p> <p>IP058: Former Volvo Site, Raeburn Road South</p> <p>IP099: Part of former Volvo Site, Raeburn Road South</p>	South East	<p>IP067, IP058 and IP099 each had mixed scores against the SA Objectives. The area around IP067 and IP099 is presently affected by odour from the nearby sewage works which has been identified as an existing barrier to development. Each of these proposals scored positively against SA Objectives ET2 (soil resources). IP067 contains part of a Local Wildlife Site; IP058 is presently a County Wildlife Site and development here would seek to promote the wildlife associated with its status. The removal of existing structures and hard standing at the sites (IP067 former British energy site, IP099 and IP058 both former Volvo sites) would decrease the potential run off by increasing ground absorption. The employment sites would help to attract inward investment and would provide the opportunity for rewarding employment, sustainable economic growth and would help to increase living standards which could support quality of life and the vitality and viability of centres (ET5, HW2, ER2, ER4, ER5, ER6 and ER7).</p> <p>A transport assessment and travel plan will be required for the sites. Surface water flooding local to IP067 site - will also need to be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.</p>
<p>IP152: Airport Farm Kennels, north of the A14</p> <p>IP150c Land south of Ravenswood</p>	South East	<p>The sites are likely to increase traffic and negatively affect air quality though this could be mitigated by increasing public transport provision. These site allocations would directly support economic SA Objectives by offering employment opportunities, support efficient patterns of movement and inward investment (ER2, ER6 and ER7). The sites would also help to attract people into the local area which would help to support local centres and businesses to achieve sustainable levels of growth. A transport</p>

Site Allocation	Location	Significant Findings
		assessment and travel plan will be required for the sites. Surface water flooding local to site - will also need to be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA. <i>New landscaping would be required at IP152 to maintain the view from the A14 across the site.</i>
IP035: Key Street / Star Lane / Burtons (St. Peter Port)		The area along Star Lane, College Street and Bridge Street is designated as an AQMA and this site has the potential to contribute to increasing vehicles particularly from users of the office or hotel buildings which may negatively affect air quality (ET1 and ET4). The site is located in flood zone 2 and 3 and at risk of flooding from the river Orwell. However, as mitigation, Policy DM4 from the Core Strategy addresses flood risk. The site would support SA Objective ER2 ' <i>To offer everybody the opportunity for rewarding and satisfying employment</i> ' as it is sought to be used for employment which in the long term would provide employment opportunities. The site would also support the viability and vitality of the town centre as it would help to meet demands of growing numbers of residents (ER5). The site would be developed on previously developed land and remediation measures would help to improve the soil resources (ET2). Waste production is likely to increase on the whole due to the scale of development. The site has the potential to impact upon heritage with listed buildings adjacent to the site and in addition IP035 is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town.
IP037: Island site	IP One Area Central	The site would be developed on brownfield land and remediation measures would help to improve the soil resources (ET2). The site allocation scores positively against ER2 (employment) and ER (5) as it will provide employment opportunities and will also support the viability and vitality of the town centre. The site is located in flood zone 2 and 3, is surrounded by a designated county wildlife site and is close to an SPA south of the river Orwell therefore potential negative effects are associated with deterioration of air quality, water quality and disturbance to protected species. However, it should be noted that an Appropriate Assessment under the Habitats Regulations has been carried out to consider any potential impacts of the plan on the SPA, which does not identify potential impacts on the SPA from the Island Site redevelopment. Waste production and crime levels could potentially increase due to the size of new development.
IP094: Land to rear of Grafton House	IP One Area South West	This site is located on previously developed land and possible contamination has been identified. Remediation of this land would help to improve the soil resources (ET2). The site is served by public transport. In the long term the development is likely to result in increase of waste production ET3 ' <i>To reduce waste</i> '. The site would directly support SA Objective ER2 as it would provide employment use land. It would also help to achieve levels of sustainable prosperity and economic growth (ER4). The provision of employment in the long term may help to reduce social exclusion and poverty and could help to achieve SA Objective HW2 cumulatively with other development including housing and open space in close proximity to this site. A transport assessment and travel plan will be required for the site. Surface water flooding local to site - will also need to be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.
IP004: Bus depot Sir Alf Ramsey Way	IP One Area South West	The sites are located in areas served by public transport which may reduce the need for private car use, although IP051 also potentially includes car parking which may support car use. There are also a number of employment sites in close proximity which

Site Allocation	Location	Significant Findings
IP051: Old Cattle Market Portman Road		may encourage the implementation of car share schemes as well as more sustainable travel modes supporting directly SA Objective ET4. As each of the sites is located in central Ipswich, close to shopping areas access to key services will be improved supporting SA Objective ET5. IP004 and IP096 are located within flood zones 2 and 3 and are at risk of flooding from the river Orwell. The sites will help to support SA Objective ER2 <i>'To offer everybody the opportunity for rewarding and satisfying employment'</i> , by providing employment opportunities during construction and operational phases. The sites scored positively against SA Objectives HW1, HW2 and ER5 as the location of each of the sites close to shops, facilities and services will help to encourage community participation whilst supporting town centre vitality and viability.
IP140: Land north of Whitton Lane	Ipswich North West	The site scored negatively against ET2 as it would result in the direct loss of greenfield land. The employment area would directly support the provision of employment opportunities (ER2) and this could also help to attract inward investment and support economic growth (ET5 and ER7). The site scored negatively against SA Objective ET7 (water quality) and ET8 (biodiversity) as it would result in loss of greenfield land which could increase surface runoff. The site could contain hedgerows and areas of significance for wild life which may also be lost to development. A transport assessment and travel plan will be required for the site. Surface water flooding local to site - will also need to be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.
IP011b, IP015, IP043, IP052 and IP054		These site allocations have already been assessed previously in the tables above and the assessments are not repeated in this table.

Policy SP6 Land allocated and protected as open space

Site Allocation	Location	Significant Findings
IP037: Island Site	IP One Area Central	The site scored negatively against SA Objective CD1 (crime). It is ranked as an area less deprived when compared to those adjacent to it and in the short term may lead to an increase in crime levels. Positive and negative effects were recorded against SA Objective ET5 as constraints are identified with the potential increase in residents relating to the need to provide vehicular/pedestrian/cycle access via a new bridge. The site is located in flood zone 2 and 3 and providing open space would have a positive impact on flood risk as the area has potential to absorb flood waters. However, it should be noted that the open space would be within developments, which has the potential to increase flood risk. The site is surrounded by a designated county wildlife site and is close to an SPA south of the river Orwell therefore potential negative effects are associated with disturbance to protected birds. Provision of open space would benefit human health and would encourage community participation benefitting SA Objectives HW1 and HW2.
IP142: Land at Duke Street	IP One Area South East	The site is located close to an AQMA and the provision of open space would help improve local air quality. The site would benefit ET2 as it is on previously developed land which is likely to be contaminated and through remediation the soil resources could be improved. The relatively central location of the site could help to encourage more sustainable modes of transport in some cases

Site Allocation	Location	Significant Findings
		and could help to improve access to key services (ET4). This site could directly benefit health and quality of life (HW1 and HW2) with the provision of open space and it is also located close to Holywells and Alexandra Park which could further promote healthier lifestyles. Potential positive effects are associated with improving access to education as the University Campus Suffolk is located close to the site (CL1).
IP083: Banks of the river upriver from Princes Street	IP One Area South West	The provision of open space could help to encourage people to walk and cycle more which may have a positive effect on air quality as well as human health, wellbeing and quality of life, supporting SA Objectives ET1, ET4, ET5, ET6, HW1, HW2 and ER6. In addition, the provision of a cycle path through the southern part of IP083 as part of a continuous path along the River Gipping would also encourage healthy lifestyles. Retaining open space at this site could also benefit ET8 by potentially supporting wildlife and it would help to reduce runoff in the floodplain supporting SA Objective ET7.
IP047 Land at Commercial Road	IP One South West	<p>This site may contribute partially to achieving SA Objective ET1 'To improve air quality' with the provision of 0.17ha of open space at the Waterfront. The site would be developed on brownfield land and remediation would improve the soil resources. SA Objective ET8 (biodiversity) would receive some benefits as the site is allocated for open space which may also help to improve health and quality of life as well as social inclusion and community participation (HW1, HW2, ER1 and ER1). Habitat creation and enhancement could also benefit landscape and townscape at this site (ET10).</p> <p>The site is located near the AQMA which is designated due to air pollution along Vernon Street and Bridge Street. It will contribute to an increase of new residents in the area as it is anticipated that 129 new homes will be built. As a result of a significant number of new residents, the traffic is likely to increase on key roads adjacent to the site albeit to a small extent. Allocating housing at IP047 would help to meet local housing needs whilst providing decent homes close to facilities which would help to improve quality of life and human health and would contribute towards reducing social exclusion supporting SA Objectives HW1, HW2 and ER1.</p> <p>The site is located on previously developed and potentially contaminated land. Remediation of this land would help to improve the soil resources and would benefit SA Objective ET2.</p>
IP029 Land opposite 674-734 Bramford Way IP033 Land at Bramford Road (Stocks Site)	Ipswich South West	The provision of open space with IP029 and IP033 will help improve local air quality. The sites scored positively against ET5 (access) as they each would contribute to improving access to key services and IP029 and IP033 would provide open space which would directly serve housing development at these sites. IP029 and IP033 currently contain vegetation and TPOs which could be affected by development. The sites could contribute to enhancing local distinctiveness through careful design.
IP032, IP048, IP116 and IP061	North West Central North East South West	These sites have been assessed previously. Open spaces are likely to have potential positive impacts on health, air quality and biodiversity.

Policy SP7: Land allocated for leisure uses or community facilities

Site Allocation	Location	Significant Findings
IP150b: Land south of Ravenswood	South East	<p>Development of a sports facility at IP150b would lead to an increase in movement which may have an effect on air quality and the environment (ET1).</p> <p>IP150b would benefit HW1 (health), HW2 (quality of life) and ER1 (poverty) as the development of sports facilities would provide means for promoting healthier lifestyles and encouraging community participation whilst helping to reduce social exclusion. Development at these sites would help to attract inward investment which could benefit surrounding areas by sustaining local centres and improving access to facilities (ET5, ER5 and ER7). IP048 is located adjacent to Central Conservation Area and Grade II listed Christ Church is located to the south.</p> <p>Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance. Due to the high potential for archaeological remains of national significance notably at IP048,, detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). A transport assessment and travel plan will be required for the sites. Surface water flooding local to site – will also need to be considered at planning application stage for the site. See Appendix 1 of the Ipswich SFRA.</p>
IP260: The Former Odeon Cinema	IP One Area Central	<p>The site is allocated for leisure uses/community facility and an increase in traffic would be expected though this would be determined by car parking provision. The Odeon is an existing vacant building which may be reused. As the site is allocated for leisure use there is potential for waste production to increase. The site scored negatively against SA Objective ET9, <i>'To conserve and enhance the historic environment, heritage assets and their settings'</i> as it is located at close proximity to Listed Buildings and development could potentially affect these heritage assets.</p> <p>A transport assessment and travel plan will be required for the sites. Surface water flooding local to site – will also need to be considered at planning application stage for the site. See Appendix 1 of the Ipswich SFRA.</p>
IP258: Land at University Campus Suffolk as part of the Education Quarter	IP One Area Central	<p>The site is located close to an AQMA and the proposed use of land as a new primary school would result in a daily increase in cars at peak times which may have an effect on air quality (ET1), although may result in reduced car use overall should it provide an opportunity for local residents to walk to school. The site is also adjacent to the Central Conservation area and a Grade II listed building. There is a TPO near the site which may require an application for Tree Works. Community participation will be encouraged through the allocation of the site in central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The site will also contribute to the achievement of SA objective HW2 through the provision of a new primary school. The site would also directly support SA Objective CL1 <i>'To maintain and improve access to education and skills for young people and adults'</i> as it would provide a new primary school in a central accessible location.</p> <p>A transport assessment and travel plan will be required for the sites. Surface water flooding local to site – will also need to be considered at planning application stage for the site. See Appendix 1 of the Ipswich SFRA.</p>

Site Allocation	Location	Significant Findings
IP005: Former Took's Bakery, Old Norwich Rd	Ipswich South West	<p>The site seeks to provide a health centre alongside its residential allocation. Negative scores were recorded against SA Objectives ET1 (air quality), ET3 (waste) and ET7 (water quality). An increase in cars cumulatively with other development in the immediate area could result in a negative contribution to local air quality. Waste production and water use would increase with new development.</p> <p>The site scored positively against HW1, HW2, and ER1 as it will be providing a health centre which will help to support the health of local residents. It is also located close to existing playing fields which will also help to encourage community participation and reduce social exclusion.</p>
IP010a Co-op Depot, Felixstowe Road	South East	This site has been assessed previously in the above tables.

Policy SP8 Orwell Country Park Extension

Site Allocation	Location	Significant Findings
IP149 Pond Hall Carr and Farm	South East	<p>The extension to the country park proposed at IP149 could offer benefits to SA Objective ET8, 'To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs', as it could help to enhance habitats within the area. The site is bordered by the internationally designated SPA/Ramsar and nationally designated SSSI. Opportunities to develop IP149 could also have a positive effect on these sites through appropriate visitor management measures. The Habitats Regulations Assessment (December 2014) and addendum (October 2015) has concluded that Policy SP8, regarding Site IP149, will not result in a likely significant effect upon any European site. IP149 would benefit HW1 (health), HW2 (quality of life) and ER1 (poverty) as the extending the existing country park would provide means for promoting healthier lifestyles and encouraging community participation whilst helping to reduce social exclusion. Development at these sites would help to attract inward investment which could benefit surrounding areas by sustaining local centres and improving access to facilities (ET5, ER5 and ER7).</p> <p>IP149 would also particularly benefit SA Objective ET10, 'To conserve and enhance quality and local distinctiveness of landscapes and townscapes'.</p>

Policy SP9 Safeguarding land on development sites for transport infrastructure

Site Allocation	Location	Significant Findings
IP010a/b, IP029, IP059a and IP037	South West IP-One area	These have been assessed previously in the above tables.

Recommendations for mitigation measures

4.3.3 Recommendations to mitigate the significant negative effects include:

- Provision of more frequent public transport to meet increased demand where necessary to ease traffic and address congestion/air quality issues. Where possible public transport links should be provided within 400m of development.
- The use of sustainable modes of transport should also be encouraged through improvements to the pedestrian and cycling infrastructure.
- Provision of green space will improve increase permeability and connectivity.
- Sensitive development on account of the presence of TPOs.
- Contaminated land remediation where appropriate will help to improve the soil resource. The development on brownfield sites should be encouraged where appropriate.
- Recycling schemes should be promoted to reduce impact of additional waste.
- Proposal should include a desktop ecological assessment to determine the need for detailed survey and appropriate site specific mitigation.
- Surveys and mitigation for bird species should be undertaken at sites containing vegetation prior to construction works. The inclusion of soft landscaping would offer minor benefits to biodiversity.
- Soft landscaping will mitigate partially impacts to loss of greenfield land.
- Although the implementation of the tidal barrier and raised defences will raise the level of protection, there is still a residual risk of flooding by either failure of new defences or overtopping in extreme events. Development should be encouraged to use SuDS to manage runoff, further reduce flood risk and help protect groundwater and surface water quality.
- Appropriate design of buildings should be required (through the use of traditional or sympathetic building materials and techniques) to complement and enhance existing designated buildings and local distinctiveness.
- Secured by design principles should be considered to help deter anti-social behaviour.
- Mitigation measures would be required if any archaeological remains are discovered to avoid damage to the heritage assets. Where appropriate mitigation measures can include completion of a licensed excavation and recording of remains before development commences.
- New developments for employment use should meet BREEAM standards.
- Mitigation should also be implemented to encourage measures to reduce potable demand, use of rain water harvesting and grey water recycling systems to reduce domestic water use.

These are identified against the relevant site allocations/policies where appropriate. As mentioned previously, the Annex to Proposed Submission Sustainability Appraisal Reports – Addressing Recommendations (Ipswich Borough Council, December 2014) shows how the mitigation measures were taken on board through the Proposed Submission Site Allocations plan. No further mitigation measures were identified at Pre-Submission Main Modifications stage.

4.4 Appraisal of IP-One Policies

4.4.1 The IP-One Policies define areas for development (Education Quarter, the Waterfront, and Ipswich Village), define routes for transport proposals and manage car parking provision in the town centre. The IP- One policies include the following:

- **SP10 Retail Site Allocations**
- **SP11 Ipswich Waterfront**
- **SP12 Education Quarter**
- **SP13 Ipswich Village**
- **SP14 Arts, Culture and Tourism**
- **SP15 Improving Pedestrian and cycle routes**
- **SP16 Transport Proposals in IP-One**
- **SP17 Town Centre Car Parking**

4.4.2 The detailed matrices are presented in Appendix E. The findings of the assessment are summarised below.

SP10 Retail Site Allocations

4.4.3 This policy relates to land at Westgate, allocated for A1 retail-led mixed use development, which could include other uses provided the predominantly retail use is delivered. This policy is likely to have both positive and negative impacts on air quality (ET1), traffic (ET4) and climate change (ER6). Concentration of uses in the town centre likely to be beneficial in terms of reducing the need for/distance of journeys although there may be effects on AQMAs and air quality in the town centre itself.

4.4.4 Policy SP10 will result in an increase in waste from the Westgate retail allocation due to its proposed use.

4.4.5 Policy SP10 promotes retail uses within the town centre, which are accessible by public transport. This would help reduce the use of private cars and greenhouse emissions. However, it may result in increased use of private cars from outside Ipswich and this would increase greenhouse emissions. As such, this policy scored both positively and negatively against ET6.

4.4.6 The policy provides for retail and mixed use in the town centre and as such, the policy has scored positively against SA Objectives ER1, ER7, ER5, ER4, and ER2. Although fairly tenuous SP10 commitment to largely focussing employment development within the accessible town centre may help to encourage healthy lifestyles (HW1).

4.4.7 This policy is expected to have neutral effects on HW2, ET2, CL1, and ET7. Although Policy SP10 seeks residential-led scheme on the eastern half of the site, it is considered that the overall contribution to ER3 will be neutral.

4.4.8 Regarding ET9 and ET10, Westgate is within an area of archaeological importance but the policy relates to previously developed land and any impact on archaeological resources is unlikely. However, the Mint Quarter, to which SP10 applies, is within a Conservation Area and potential negative effects on heritage assets are recorded.

SP11 Ipswich Waterfront

4.4.9 Policy SP11 relates to the Waterfront, which remains the focus for regeneration within central Ipswich to create mixed use neighbourhoods – residential, community, office, arts, culture and tourism. Much of the 80ha area is developed but a few key sites remain to be redeveloped.

This policy may result in an increased use of private cars by future residents who may travel to areas outside Ipswich and by people that may be travelling to these cultural facilities and employment uses from outside Ipswich and this may negatively impact air quality. However, the area is accessible by foot, particularly for residents in the town centre, and providing a mix of uses alongside the existing mix of uses in the town centre would provide opportunities for walking/cycling. This policy scores positively and negatively against ET1, ET4 and ET6.

4.4.10 The proposed developments in SP11 could potentially lead to an increase in waste production within the Waterfront. This policy scores negatively against ET3 (waste).

4.4.11 This policy scores positively against ET5. It would help reduce dependence on the private car through proposals for new housing, which would be accessible to the town centre. Policy SP11 relates to the Waterfront, which is adjacent to the River Orwell and the Neptune Marina and is within Flood Zones 2 and 3. Although the construction of the tidal barrier and raised defences would raise the level of protection, there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events. It scores negatively against ET7 as developments may increase the risk of flooding.

4.4.12 Policy SP11 relates to the Waterfront Area, which is adjacent to the River Orwell where developments have potential to have a short-term negative impact on water species and habitats from construction activities. There may be temporary disturbance to species but the overall effect in the long term is not significant.

Policy SP12 – Education Quarter

4.4.13 SP12 focuses development for education and ancillary uses, such as student accommodation or offices within the Education Quarter. This policy is likely to have a positive impact within the quarter and reduce the number of trips by private car since the developments would be within the Suffolk New College Campus and the University Campus Suffolk. This policy scores positively against ET1, ET4 and ER6. Developments proposed within SP12 could potentially lead to an increase in waste within the Education Quarter and has a negative score against ET3. SP12 directly supports the SA Objective ET5 and highlights the important serving role of the Education Quarter as an area to provide key service needs for the academic institutions and the local residents.

4.4.14 This policy scores both positively and negatively against ET6. It would help reduce dependence on the private car by supporting student accommodation accessible to the University Campus Suffolk and the Suffolk New College. However, the policy applies to areas within flood zones and any new developments would need to take into account flood risk at the design stage.

4.4.15 Policy SP12 scores negatively against ET7 since the Education Quarter is located adjacent to the Neptune Wharf and this area is within Flood Zones 2 and 3. A section of the University Quarter (open space and car parks) is adjacent to the Neptune Marina and therefore potential negative impacts are identified with regard to biodiversity. However, the University Quarter has some mature trees and is adjacent to Alexandra Park, which may be affected by new developments. A negative score against ET8 has been recorded.

4.4.16 This policy scores negatively against ET9 and ET10. There are a number of heritage assets within and in the vicinity of the Education Quarter, therefore there is potential for new developments relating to Policy SP12 to have an impact on the listed buildings/scheduled monuments and their settings during construction periods. The Education Quarter lies outside the Conservation Areas. It adjoins the Central and St Helens Conservation Areas. There is

potential for new developments to impact heritage assets. However, it is accepted that Core Strategy Policies CS4 and DM9 would offer some protection.

- 4.4.17 The policy scores positively against the following SA Objectives: HW1, HW2, ER1, ER2, ER3, ER4, ER5, ER6, and CL1. SP12 seeks provision of residential accommodation which may have indirect health benefits from good quality housing. SP12 seeks to provide residential and educational ancillary uses, which would contribute to the quality of life of students and the local community. SP12 would make some contribution to the SA Objective through providing the educational community with key services and facilities which would support the reduction of social exclusion. This policy would also contribute to SA Objectives by seeking to provide employment in developments relating to educational ancillary uses and residential accommodation. It will support the economic growth, the vitality of the town centre and the Education Quarter and would encourage investment. By providing for ancillary services, it supports access to education.
- 4.4.18 This policy has both negative and positive scores against CD1. It is possible that development within, and overall regeneration of the Education Quarter would increase natural surveillance and potentially contribute to a reduction in crime levels. However, there may be increased opportunities for crime within the town centre due to increase in population and businesses.
- 4.4.19 This policy scores neutrally against SA Objective ET2.

Policy SP13 Ipswich Village

- 4.4.20 Policy SP13 relates to Ipswich Village, which remains the focus for regeneration within central Ipswich replacing older industries with office development. SP13 may result in an increased use of private cars by people that may be travelling to employment areas from outside Ipswich. Increased traffic may negatively impact air quality and climate change. However, the area is accessible by public transport. This policy scores positively and negatively against ET1, ET4 and ET6.
- 4.4.21 SP11 could potentially lead to an increase in waste production as a result of business and office operational activities. This policy scores negatively against ET3 (waste).
- 4.4.22 Policy SP13 scores positively against ET5. This policy seeks to provide offices/leisure facilities in the west part of the town centre. The policy would contribute partially towards minimising traffic levels within the Borough as they would be located within the town centre, where sustainable modes of transport are available.
- 4.4.23 Policy SP13 relates to Ipswich Village, the majority of which is located within Flood Zone 2 and 3. Although the construction of the tidal barrier and raised defences would raise the level of protection, there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.
- 4.4.24 There are no heritage assets in the vicinity of Ipswich Village; therefore no impacts are recorded with regard to SA Objective ET9. Policy SP13 would make some contributions to SA Objectives HW2, ER1, ER2, ER3, ER4, ER5, ER6, and ER7 through provision of adequate employment areas in the town centre easily accessible to residents and supporting mixed-used neighbourhood of residential use, open space and main town centre uses.

Policy SP14 – Arts, Culture and Tourism

- 4.4.25 Policy SP14 supports the retention and enhancement of existing facilities, providing for arts, culture and tourism activities as well as the creation of new facilities including visitor accommodation within the town centre boundary and the Waterfront area. The facilities will be located in the town centre, which is well served by public transport which may reduce impact on

air quality. However, there may also be those who would travel by private car to these facilities. This policy scores both positively and negatively against SA Objectives ET1, ET4 and ET6.

- 4.4.26 This policy scores negatively against ET3. The development of cultural facilities and visitor accommodation as proposed in SP14 could also lead to an increase in waste within the Waterfront and within the town centre.
- 4.4.27 This policy directly supports the SA Objective ET5 as it seeks to provide arts, cultural and tourism services to the surrounding population and the wider area around Ipswich. The Waterfront, where this policy applies is within a flood risk zone. For this reason, the policy scores negatively against ET7.
- 4.4.28 Policy SP14 proposes arts, cultural and tourism facilities in the town centre and visitor accommodation in the Waterfront, where developments have potential to impact freshwater species and habitats. A negative score is recorded against ET8.
- 4.4.29 Policy SP14 applies to the town centre, where a number of listed buildings and scheduled monuments may be directly affected by new developments relating to arts, culture and tourism. Most of the town centre is within the Central Conservation Area, so there is potential for new developments to impact historical sites. SP14 relate to Waterfront and the town centre which are within Conservation Areas – Central and Wet Dock. Depending on the design of the new developments, there is potential to impact townscape. This policy scores negatively against ET9 and ET10.
- 4.4.30 This policy scores positively against HW2, ER1, ER2, ER3, ER4, ER5, ER6, ER7, and CL1. SP14 seeks to provide arts, tourism and cultural facilities within the Waterfront and the town centre. New developments will contribute to the vitality and vibrancy of these areas and help to improve quality of life of residents as well as contribute towards encouraging community participation. The arts and cultural facilities would also support the reduction of social exclusion. There will be contribution to employment opportunities from the arts, culture and tourism uses. This policy will support economic growth and may encourage investment in the borough.
- 4.4.31 This policy has both negative and positive scores against CD1. It is possible that development of such uses which may attract people into the area in the evenings and at weekends may increase natural surveillance and potentially contribute to a reduction in crime levels. However, there may be increased opportunities for crime within the town centre due to increase in activity.
- 4.4.32 This policy scores neutrally against SA Objectives HW1, ET2 and ER3 and CL1.

Policy SP15 – Improving Pedestrian and Cycle routes

- 4.4.33 SP15 supports improvements to pedestrian and cycle routes within the town centre and those linking the town centres to residential areas and beyond, which is likely to contribute to improved air quality, reduction of car use and efficient movement of traffic. Policy SP15 would improve access to services within the town centre and also the wider area. The provision of

cycling and walking routes may reduce car use. It scores positively against ET1, ET4, ET5 and ET6.

- 4.4.34 This policy scores positively against HW1. By improving pedestrian and cycle routes SP15 may encourage people to cycle or walk and thus offering some direct health benefits.
- 4.4.35 SP15 supports the SA Objective ER5 by making the town centre accessible by cycling and walking. This increased accessibility would attract more people to visit the town centre and contribute to its vitality in the long term.
- 4.4.36 This policy scored neutrally against ET2, ET3, ET7, ET8, ET9, ET10, HW2, ER2, ER3, ER4, ER7, and CD1,

Policy SP16 – Transport Proposals in IP-One

- 4.4.37 SP16 safeguards provision of a new Wet Dock Crossing. The Star Lane Gyratory, which is a key east-west corridor, causes congestion and poor air quality as well as a barrier to pedestrian movement between the Waterfront and the Central Shopping Area. This policy is likely to have positive on ET1, ET4 and ET6 since it may reduce cars on the gyratory.
- 4.4.38 Policy SP16 would provide a pedestrian crossing between the Waterfront and Central Shopping Area, which would improve access to services by both the Waterfront residents and those in the Central Shopping Area. This policy scores positively against ET5.
- 4.4.39 Policy SP16 will improve access within the Waterfront, the town centre and areas beyond, which will help support the vitality of the town centre and ER5.
- 4.4.40 This policy scored neutrally against ET2, ET3, ET7, ET8, ET9, ET10, HW1, HW2, ER1, ER2, ER3, ER4, ER7, CL1 and CD1.

Policy SP17 – Town Centre Car Parking

- 4.4.41 SP17 provides for a Central Car Parking Core within Ipswich town centre. Car parks are proposed in the Mint Quarter, Shed No 8 Orwell Quay and Turret Lane, which are already existing car parks within or close to Air Quality Management Areas. The policy states that it supports the Travel Ipswich measures and encourages the use of sustainable modes of transport. However, the increase in car parking spaces in the town centre would have an adverse effect on air quality, traffic and efficient movement of traffic. This policy scores negatively against ET1, ET4 and ET6.
- 4.4.42 SP17 would improve access to services within the town centre from within the borough and surrounding areas as people can drive into the centre. It therefore scores positively against ET5. Providing additional parking spaces within the town centre would increase greenhouse emissions. This policy therefore scores negatively against ET6. Car parks south and southwest of the town centre are within Flood Zones 2 and 3.
- 4.4.43 Policy SP17 may have a negative impact on heritage assets as there are listed buildings in the vicinity of the Crown Street, Mint Quarter, and Turret Lane, where car parks are proposed. Shed 8 Orwell Quay and Turret Lane are located in an Area of Archaeological Importance. Policy SP17 supports the development of car parks, which have the potential to impact the character of Conservation Areas and has scored negatively against ET10 (Shed 8 Orwell Quay is adjacent to a Conservation Area; Turret Lane is within a Conservation Area). Depending on

the design of the car parks, these have potential to impact the character of the Conservation Areas.

- 4.4.44 Car parks would encourage people from within and outside the borough to drive into the town centre, which would contribute to the vitality of the town centre. SP17 recognises that providing sufficient car parking in the town centre may support the town centre economy and encourage investments. This policy scores positively against ER5 and ER7.
- 4.4.45 This policy scored neutrally against ET2, ET3, ET7, ET8, HW1, ER1, ER2, ER3, ER4, CL1, and CD1.

Recommendations

- 4.4.46 To improve the sustainability of these policies, the following are recommended:
- Although policy SP17 lists the benefits of promoting sustainable transport choices, it is recommended that it includes details on how it supports sustainable modes of transport within IP-One.
 - It is recommended that Policies should include reference to the provision of adequate waste facilities and where possible recycling facilities within the Central Shopping Area, Westgate and district centres.
 - It is recommended that these policies include reference to ensuring that new development does not exacerbate current flood risk issues in the area and the use of SuDS, wherever practicable.
 - It is recommended that Policies should include a reference to the design of new developments to be sensitive to Conservation Area characters and the protection of heritage assets.
 - It is recommended that secured by design principles are incorporated into new development to reduce the potential for crime and anti-social activities.
 - Biodiversity resources should be protected and enhanced where possible through retention of vegetation/mature trees and soft landscaping. Disturbance to freshwater habitats and species during construction near the Waterfront could be minimised through appropriate construction management measures.
- As mentioned previously, the Annex to Proposed Submission Sustainability Appraisal Reports – Addressing Recommendations (Ipswich Borough Council, December 2014) shows how the mitigation measures were taken on board through the Proposed Submission Site Allocations plan. No further mitigation measures were identified at Pre-Submission Main Modifications stage.

4.5 Appraisal of Opportunity Areas

4.5.1 The IP-One Opportunity Areas include the following:

- A- Island Site**
- B- Merchant Quarter**
- C- Mint Quarter and surrounding area**
- D- Education Quarter and surrounding area**
- E- Westgate**
- F- River Corridor and Princes Street Corridor**

4.5.2 The detailed assessments of the opportunity areas are included in Appendix G. The following section presents the summary of the findings.

Opportunity A – Island Site

- 4.5.3 The regeneration of Opportunity Area A – The Island Site will increase traffic in this area, which would have a negative effect on air quality. Opportunity Area A is close to but not within an Air Quality Management Area (AQMA). Green areas and the reinstatement of the tree lined promenade may have a positive effect on air quality and climate change. This Opportunity Area scores positively and negatively against ET1, ET4, ET6, and ER6.
- 4.5.4 Developments in Opportunity Area A are mostly on brownfield sites. There are proposals to include some green areas in this Opportunity Area, which may improve soil quality. This Opportunity Area scores positively against ET2.
- 4.5.5 Opportunity Area A includes residential developments, which would increase household waste in the Borough. Other uses in mixed use developments– offices, cafes and restaurants would also produce waste. This Opportunity Area scores negatively against ET3.
- 4.5.6 Regeneration and redevelopment of Opportunity Area A, would improve access to services and scores positive against ET5. This Opportunity Area provides for heritage/cultural based visitor attractions, marina moorings, retail, cafes and restaurants.
- 4.5.7 Opportunity Area A scores negatively against ET7 and ET8 since the area is within Flood Zones 2 and 3. Development has potential to increase flood risk. The area around Opportunity Area A – Island Site west of the Orwell River and the Wet Dock area is designated as a Country Wildlife Site. It is also close to the Orwell Estuary Special Protection Area. There is potential for developments to have a negative effect on the species and habitats on the river, such as disturbance to birds during construction, therefore mitigation measures should be implemented and HRA assessment should be undertaken for developments.
- 4.5.8 This Opportunity Area scores both positively and negatively against ET9 and ET10. There are no listed buildings on Opportunity Area A but it is within an area of archaeological importance. There is potential for new development to have an impact on archaeological resources within the area during construction periods. The conversion of historic buildings should be sensitive to the character of the buildings. The Opportunity Area refers to enhancing the setting of historic buildings such as Felaw Maltings. Opportunity Area A is within the Wet Dock Conservation

Area and there is potential to impact the character of the Conservation Area but also provides an opportunity to enhance townscape.

- 4.5.9 Opportunity Area A scores both positively and negatively against HW1. Opportunity Area A proposes residential developments, which would improve the housing stock within the Borough. Good quality housing will indirectly contribute positively to this SA Objective. However, new developments would increase traffic and affect air quality, which could also have a negative impact on health.
- 4.5.10 This Opportunity Area scores positively against HW2, ER1, ER2, ER3, ER4, ER5, and ER7. Opportunity Area A proposes employment, small scale retail, heritage and cultural based visitor attraction as well as public open space and waterfront promenade which would contribute to the quality of life within the Ipswich Waterfront. It would make some contribution to reducing poverty and social exclusion through providing communities with employment areas, key services and facilities. This policy supports employment, economic growth, housing, the town centre and district and local centres, and would encourage investment.
- 4.5.11 This Opportunity Area scores neutrally against CL1 (education). Opportunity Area A scores both positively and negatively against CD1. Crime levels may increase within the Opportunity Areas due to the increase in population, shops and businesses. However, increased employment opportunities and improved living standards may contribute to the reduction of crime.

Opportunity Area B – Merchant Quarter

- 4.5.12 This Opportunity Area scores negatively against SA Objective ET1. A section of the Opportunity Area B - Merchant Quarter is within an AQMA. This covers the area between Star Lane, College Street, and Fore Street. Increased development of sites in this area will result in increased traffic, which would have a negative effect on air quality. However, the area is accessible by public transport and pedestrian links are proposed, which may partially reduce traffic levels within the area and its impact on air quality.
- 4.5.13 The score for ET2 is uncertain. Developments in Opportunity Area B would mostly be located on brownfield sites. Remediation, if required, would improve soil quality.
- 4.5.14 This Opportunity Area scores negatively against ET3. Proposed residential developments would increase household waste in the Borough. Other uses in mixed use developments—offices, cafes and restaurants would also produce waste.
- 4.5.15 Opportunity Area B scores both positively and negatively against ET4 and ER6. Increased development within the Opportunity Area B would increase traffic as people from neighbouring areas may travel to this Quarter for shopping or work. However, pedestrian links are proposed in the Merchant Quarter. These would contribute partially towards reducing traffic levels within the town centre and may help encourage people to make more sustainable transport choices in the long term.
- 4.5.16 This Opportunity Area scores positively against ET5 since regeneration developments would increase access to services. Opportunity Area B provides for offices/businesses, cafes/restaurants and small scale retail.
- 4.5.17 This Opportunity Area B scores both negatively and positively against ET6. Opportunity Area B is accessible by public transport. This would help reduce the use of private cars and greenhouse gas emissions. Since the area is already built up, any development will be

redevelopment of existing buildings. As such, it is unlikely that there would be impact on flood risk. This Opportunity Area scores neutrally against ET7.

- 4.5.18 This Opportunity Area scores negatively against ET8. Opportunity Area B is adjacent to the River Orwell and therefore new developments along the river have potential to impact habitats and species along the river, particularly during construction.
- 4.5.19 This Opportunity Area scores both positively and negatively against ET9, ET10 and HW1. There are a number of heritage assets (listed buildings and scheduled monuments) in Opportunity Area B, which is also in an Area of Archaeological Importance. There is potential for the listed buildings and their setting to be directly affected by new development during construction. However, this Opportunity Area refers to opportunities to reinforce existing historic character and Core Strategy Policies CS4, DM8 and DM9 offer some protection. This Opportunity Area lies between the Central and Wet Dock Conservation Areas and developments have the potential to impact the character of the Conservation Areas. Improved public realm may however enhance townscape character.
- 4.5.20 This Opportunity Area scores positively and negatively against HW1 since it proposes residential developments, which would increase the housing stock in the borough. However, new developments could increase traffic and affect air quality, which could also have a negative impact on health, whilst locating development in a location which provides opportunities for walking and cycling may have a positive effect on health, particularly through improving walking and cycling opportunities on Star Lane.
- 4.5.21 Opportunity Area B scores positively against HW2, ER1, ER2, ER3, ER4, ER5, and ER7. Opportunity Area B proposes residential, business, cafes and, small scale retail uses which provide key services and facilities to meet the needs of residents and improve the quality of life, within the Merchant Quarter and surrounding areas. It would make some contribution to reducing poverty and social exclusion through providing communities with employment areas, key services and facilities. This policy supports employment, economic growth, housing, the town centre and district and local centres, and would encourage investment.
- 4.5.22 This Opportunity Area scores neutrally against CL1 (education). Opportunity Area B scores both positively and negatively against CD1. Crime levels may increase within the Opportunity Areas due to the increase in population, shops and businesses. However, increased employment opportunities and improved living standards may contribute to the reduction of crime. The development of vacant sites and opening of spaces to further community use could lower anti-social behaviour records.

Opportunity Area C – Mint Quarter and Surrounding Area

- 4.5.23 Opportunity Area C- Mint Quarter is not within an AQMA but redevelopment of non-retail use, particularly residential and car parking would potentially increase traffic in the area. However, since the redevelopment would be located on an existing surface car park, the overall effect may depend on the number of new car parking spaces. In addition, this area is accessible by

public transport and pedestrian links are proposed, which may reduce traffic and its impact on air quality. This Opportunity Area scores both positively and negatively against ET1.

- 4.5.24 The score for ET2 is positive. Developments in the Mint Quarter would be located on brownfield sites. Any contaminated sites would require a contaminated land risk assessment if developed. Remediation, if required, would improve soil quality.
- 4.5.25 This Opportunity Area scores negative against ET3. Proposed residential developments would increase household waste in the Borough. Other uses in mixed use developments– offices, cafes and restaurants would also produce waste.
- 4.5.26 Opportunity Area C scores both positively and negatively against ET4. Increased development within the Opportunity Area C would increase traffic. However, pedestrian links are proposed in the Mint Quarter. These would contribute partially towards reducing traffic levels within the town centre and may help encourage people to make more sustainable transport choices in the long term.
- 4.5.27 This Opportunity Area scores positively against ET5 since regeneration developments would increase access to services. Opportunity Area C provides for offices/businesses, cafes/restaurants and small scale retail.
- 4.5.28 This Opportunity Area scores both negatively and positive against ET6. Opportunity Area C is accessible by public transport. This would help reduce the use of private cars and greenhouse gas emissions. However, developments within the Mint Quarter may result in increased use of private cars by people outside Ipswich and this would increase greenhouse emissions.
- 4.5.29 This Opportunity Area scores neutrally against ET7 and ET8. The Mint Quarter is not within a flood zone and it is within a built up area and there is limited potential to impact biodiversity and flood risk.
- 4.5.30 Opportunity Area C scores both positively and negatively against ET9 and ET10. There are a number of heritage assets in the Mint Quarter, which is also in an area of archaeological importance. There is potential for listed buildings and their setting to be directly affected by new development during construction but there are also improvements of the public realm proposed. Opportunity Area C is also partly within a Conservation Area and there is potential for developments to impact the character of the Conservation Area and townscape. However, there are also opportunities for enhancement, particularly in areas of low townscape value.
- 4.5.31 Opportunity Area C scores positively against HW2, ER1, ER2, ER3, ER4, ER5, and ER7. Opportunity Area C proposes residential, business, cafes and small scale retail uses which provide key services and facilities to meet the needs of residents and improve the quality of life, within the Mint Quarter and surrounding areas. It would make some contribution to reducing poverty and social exclusion through providing communities with employment areas, key services and facilities. This policy supports employment, economic growth, housing, the town centre and district and local centres, and would encourage investment.
- 4.5.32 This Opportunity Area scores neutrally against CL1 (education) since it does not contribute to this SA Objective. Opportunity Area C scores both positively and negatively against CD1.

Opportunity Area D – Education Quarter and surrounding area

- 4.5.33 The area along Star Lane, Grimwade Street, Fore Street and Duke Street within Opportunity Area D – Education Quarter is within an AQMA. Should car parking proposals result in an

increase in spaces this may increase road traffic in this area, which would have a negative effect on air quality. This Opportunity Area scores negatively against ET1.

- 4.5.34 The score for ET2 is positive. Developments within the Education Quarter would mostly be located on brownfield sites. Remediation, if required, would improve soil quality.
- 4.5.35 This Opportunity Area scores negatively against ET3. Proposed residential developments would increase household waste in the Borough. Other uses in mixed use developments—offices, cafes and restaurants would also produce waste.
- 4.5.36 Opportunity Area D scores both positively and negatively against ET4. Increased development and proposed car parking within the Opportunity Area would increase traffic. However, improved pedestrian links are proposed within the Opportunity Area. These would contribute partially towards reducing traffic levels within the town centre and may help encourage people to make more sustainable transport choices in the long term.
- 4.5.37 This Opportunity Area scores positively against ET5 since regeneration developments would increase access to education related services. This Opportunity Area provides for residential, hotel, offices/businesses, cafes/restaurants and small scale retail.
- 4.5.38 This Opportunity Area scores both negatively and positively against ET6 and negatively against ET7. The Education Quarter is accessible by public transport, which would help reduce the use of private cars and greenhouse gas emissions. However, developments within the Education Quarter may result in increased use of private cars by people outside Ipswich and this would increase greenhouse emissions. Parts of the Education Quarter are within Flood Zone 2 and 3. Although development principles state that layout and design should reduce flood risk, development in these areas may increase surface run-off through increased impervious surface area.
- 4.5.39 This Opportunity Area scores neutrally against ET8. The southern section in Opportunity Area D is located adjacent to the Wet Dock, where car parks are proposed. The area is currently a hard surfaced car park. As such, redevelopment would not increase surface water run-off. The design of the new car park should ensure that surface water run-off is contained.
- 4.5.40 Opportunity Area D scores both positively and negatively against ET9 and ET10. There are a number of listed buildings in the Education Quarter, which is also in an area of archaeological importance. There is potential for the listed buildings and their setting to be directly affected by new development during construction. Small parts of the Education Quarter fall within the Central Conservation Area and there is potential for developments to impact the character of the Conservation Area and townscape. However, there are also opportunities for enhancement.
- 4.5.41 Opportunity Area D scores positively against HW2, ER1, ER2, ER3, ER4, ER5, and CL1. Opportunity Area D proposes academic facilities, student accommodation, hotel, business, cafes and, small scale retail uses which provide key services and facilities to meet the needs of residents and improve the quality of life. It would make some contribution to reducing poverty and social exclusion through providing communities with employment areas, key services and facilities. This policy supports employment, economic growth, housing, the town centre and district and local centres, and would encourage investment.
- 4.5.42 Opportunity Area D scores both positively and negatively against CD1. Crime within the Opportunity Areas may increase due to the increase in population, shops and businesses. However, increased employment opportunities and improved living standards may contribute to

the reduction of crime. The development of vacant sites and opening of spaces to further community use could reduce the number of anti-social behaviour cases.

Opportunity Area E - Westgate

- 4.5.43 This Opportunity Area scores both positively and negatively against SA Objectives ET1, ET4 and ER6. The regeneration of Opportunity Area E – Westgate includes a pedestrian link and new level crossings which would improve pedestrian movement within the area. The area is not within an AQMA. However, high density residential housing and shoppers' car parking are proposed. Also, NO₂ emissions along St Matthews Street have been recorded as high.
- 4.5.44 The score for ET2 is positive. Developments within Westgate would mostly be located on brownfield sites. Some sites may need to be remediated before any redevelopment. Remediation would improve soil quality.
- 4.5.45 This Opportunity Area scores negatively against ET3. Proposed residential developments would increase household waste in the Borough. Other uses in mixed use developments—offices, cafes and restaurants would also produce waste.
- 4.5.46 This Opportunity Area scores positively against ET5 since the proposals would improve access to shops and cultural facilities such as the New Wolsey Theatre. This Opportunity Area provides for residential, café/restaurants, retail shops and car parking.
- 4.5.47 This Opportunity Area scores both negatively and positively against ET6. Westgate is accessible by public transport, which would help reduce the use of private cars and greenhouse gas emissions. However, developments within Westgate, including car parking, may result in increased use of private cars by people outside Ipswich and this would increase greenhouse emissions.
- 4.5.48 Opportunity Area E scores neutrally against ET7 and ET8 as Westgate is not within a flood zone and this is a built up area with low biodiversity value.
- 4.5.49 Opportunity Area E scores both positively and negatively against ET9 and ET10. There are a number of listed buildings in Westgate, which is also in an area of archaeological importance. There is potential for the listed buildings and their setting to be directly affected by new development during construction. Westgate is adjacent to the Central Conservation Area and developments have the potential to impact townscape. However, the proposals, including to the public realm, also represent opportunities for enhancement.
- 4.5.50 Opportunity Area E scores positively against HW2, ER1, ER2, ER3, ER4, ER5, and ER7. Opportunity Area E proposes shopping, residential, café/restaurant uses which provide key services and facilities to meet the needs of residents and improve the quality of life, within Westgate and surrounding areas. It would make some contribution to reducing poverty and social exclusion through providing communities with employment areas, key services and facilities. This policy supports employment, economic growth, housing, and the town centre, and would encourage investment.
- 4.5.1 This Opportunity Area scores neutrally against CL1 and both positively and negatively against CD1. Crime within the Opportunity Areas may increase due to the increase in population, shops and businesses. However, increased employment opportunities and improved living standards

may contribute to the reduction of crime. The development of vacant sites and opening of spaces to further community use could reduce the number of anti-social behaviour cases.

Opportunity Area F – River Corridor and Princes Street Corridor

- 4.5.2 Opportunity Area F – River Corridor and Princes Street Corridor are not within or near AQMAs. The area of car parking to the east of Portman Road has been identified as having potential for a mixed use development. The allocation would require replacement of the car parking on the site or at the site on West End Road. Although the large car park will be removed, it will need to be replaced nearby. As such, the development would have a neutral effect on transport and air quality. However, new pedestrian and cycle links are proposed along the Waterfront area which would reduce car use and its impact on air quality. Overall, this Opportunity Area scores positively against ET1, ET4 and ER6.
- 4.5.3 The score for ET2 is positive. Developments within the River Corridor and Princes Street Corridor would mostly be located on brownfield sites. Remediation, if required, would improve soil quality.
- 4.5.4 Opportunity Area F would be mainly offices and leisure uses and is expected to produce waste.
- 4.5.5 This Opportunity Area scores positively against ET5 since regeneration developments would increase access to shops and cultural facilities such as the New Wolsey Theatre. This Opportunity Area provides for residential, café/restaurants, retail shops and car parking.
- 4.5.6 Opportunity Area F scores both negatively and positively against ET6 and negatively against ET7. The River Corridor is near the railway station and the Princes Street Corridor links the station to the centre of town. There are proposals to enhance the riverside connection to the Waterfront Area as a setting for new pedestrian and cycling links. The River Corridor is within Flood Zone 2 and 3. Development in the area may increase flood risk.
- 4.5.7 This Opportunity Area scores negatively against ET8. Opportunity Area F is along the River Corridor and east of Princes Street is a Country Wildlife site. New development may have negative impacts on species and habitats along the river (e.g. noise disturbance).
- 4.5.8 Opportunity Area F scores neutrally against ET9 and both positively and negatively against ET10. There is a listed building in the area and there is potential for new development to impact the listed building or its setting. However, the potential impact is considered negligible. This Opportunity Area proposes an improved public realm in front of the station, which would contribute to the visual amenity in the area.
- 4.5.9 Opportunity Area F scores positively against HW1, HW2, ER1, ER2, ER4, ER5, and CL1. Opportunity Area F proposes leisure uses, which would have an indirect positive effect on health. It would contribute to the quality of life for commuters and also the residents along Princes Street and nearby areas. Office led mixed use development is proposed, which would make some contribution to reducing poverty and social exclusion through providing communities with employment areas, key services and facilities. This policy supports employment, economic growth and would encourage investment.
- 4.5.10 This Opportunity Area scores neutrally against ER3 as no residential use is proposed.
- 4.5.11 Opportunity Area F scores both positively and negatively against CD1. Crime within the Opportunity Areas may increase due to the increase in population, shops and businesses.

However, increased employment opportunities and improved living standards may contribute to the reduction of crime.

Recommendations for Mitigation Measures

4.5.12 The following recommendations are proposed for the Opportunity Areas:

- It is recommended that all Opportunity Areas should make reference to improving walking and cycling routes in these areas.
- It is recommended that Opportunity Areas should include a reference to providing landscaped areas and green spaces where practicable.
- It is recommended that Opportunity Areas should include reference to the provision of adequate waste facilities and where possible recycling facilities within the areas.
- It is recommended that these Opportunity Areas include reference to ensuring that new development does not exacerbate current flood risk issues in the area and encourage the use of SuDS.
- It is recommended that ecological assessments should be undertaken during the design phase of development proposals which are likely to affect biodiversity resources.
- It is recommended that Opportunity Areas make reference to incorporating secured by design principles which would contribute towards reducing the potential for crime and anti-social activities.

As mentioned previously, the Annex to Proposed Submission Sustainability Appraisal Reports – Addressing Recommendations (Ipswich Borough Council, December 2014) shows how the mitigation measures were taken on board through the Proposed Submission Site Allocations plan. No further mitigation measures were identified at Pre-Submission Main Modifications stage.

4.6 Cumulative effects

4.6.1 The SEA Directive requires that the assessment includes identification of cumulative and synergistic effects (where the combined effects are greater than the sum of their component parts).

4.6.2 The assessment of the policies and site allocations has been undertaken in a manner which has enabled the cumulative effects of the policies to be assessed. This is important as none of the policies or site allocations would ever be implemented in isolation and the plan has to be read as a whole. There is also the potential for the plan to have cumulative effects with other plans and programmes that are produced by other authorities such as neighbouring local authorities or the Environment Agency.

Potential cumulative effects have been considered in relation to sites located on the edge of the town but outside the Borough boundary. These sites are:

- Babergh / Ipswich fringe allocation (approximately 350 homes at south west Ipswich) (Babergh Core Strategy and Policies, February 2014)
- Sroughton Strategic Employment Site allocation (former Sugar Beet Factory site) (Babergh Core Strategy and Policies, February 2014)
- Adastral Park (2,000 homes at Martlesham) (Suffolk Coastal Core Strategy and Development Management Policies, 2013)
- Trinity Park (Suffolk Coastal – planning permission)

- 4.6.3 Table 4-6 summarises the cumulative and synergistic impacts of the plan. The approach identifies receptors, for example the air quality or crime levels that may be affected by cumulative impacts. It also acknowledges where uncertainty has influenced the assessment. The cumulative and synergistic effects identified in the table are all considered to be significant effects.

Table 4-6 Cumulative and Synergistic Effects

Topic/SA Objective	Cumulative / Synergistic Effect (Positive, Negative, Neutral)	Commentary and Causes
Education provision and educational attainment (CL1 To maintain and improve access to education and skills for both young people and adults)	Positive	<p>Educational attainment in the borough is generally lower than regional and national levels.</p> <p>The policies/site allocations are likely to generate positive effects upon educational attainment through the allocation of land for employment use, primary and secondary schools and where necessary for students accommodation. New and diverse employment provision is likely to increase training opportunities, and encourage local partnerships and initiatives. All the residential site allocations in the IP-One area may benefit from the close location of University Campus Suffolk and Suffolk New College.</p>
Crime and Fear of Crime (CD1 To minimise potential opportunities for crime and anti-social activity)	Positive/Negative	<p>Crime levels are generally higher across the borough when compared to national average figures. The projected housing and population growth may result in a significant increase of new residents. This increase in population may have a negative effect on crime within the Borough in the short term, however it can be mitigated cumulatively through improved quality of life. The level of certainty of prediction is low as many factors could influence the crime levels.</p>
Access to services (ET5 To improve access to key services for all sectors of the population)	Positive/Negative	<p>Cumulatively, access will be improved where sites are located in the town centre near existing facilities and employment hubs. However, if all the sites are taken forward negative effects associated with access could occur on key roads in the town centre or the approach roads due to increased traffic and congestion. Mitigation measures will be required to reduce the negative effects, e.g. improved transport links, pedestrian infrastructure, etc.</p>
Health and Well-Being (HW1 To improve the health of those most in need HW2 To improve the quality of life where people live and encourage community participation)	Positive	<p>Whilst health and well-being is affected by a number of factors, there is the potential to improve well-being by delivery of new housing and employment, areas of open/green space and the provision of new schools. There could be indirect benefits for health and well-being within areas where sites are allocated for new parks, river paths, and playing grounds.</p> <p>Many of the policies seek enhancements for walking and cycling which would potentially improve health.</p>
Housing (ER3 To help meet the housing requirements for the whole community)	Positive	<p>Cumulatively, the site allocations for residential use should ensure that new housing development occurs in the most appropriate locations and meets the needs of a wide range of people. The</p>

Topic/SA Objective	Cumulative / Synergistic Effect (Positive, Negative, Neutral)	Commentary and Causes
		<p>residential site allocations should be planned in a way that it does not lead to oversupply of flats particularly in the town centre.</p> <p>The provision of 350 homes at the Babergh / Ipswich Fringe, the residential development at Trinity Park to the east of Ipswich and the large 2000 home development at Adastral Park (also outside the Ipswich boundary) will cumulatively support meeting community housing requirements.</p>
<p>Sustainable Economic Growth</p> <p>(ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area)</p>	Positive	<p>Cumulatively, the site allocations for employment/retail/office use will have a positive effect on the sustainable growth of the borough as employment opportunities will increase both in the short-term and the long-term. The sites will contribute to the regeneration / redevelopment of central town areas, with some infrastructure improvements (car parking, the replacement of an electricity substation, etc.) which may increase the business attractiveness of the area.</p> <p>The Sproughton Strategic Employment site allocation (in the Babergh Core Strategy) would cumulatively support economic growth in the area, helping to attract inward investment to Ipswich as a whole.</p>
<p>Biodiversity – protection of designated sites</p> <p>(ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs)</p>	Negative/Positive	<p>Cumulatively, the site allocations will have both negative and positive effects on biodiversity. Negative effects are identified where TPOs could potentially be affected by development. In addition, sites allocations near the River Orwell may result in disturbance of species during construction activities. The redevelopment of brownfield sites would provide opportunities for enhancements, particularly where this relates to improving connections.</p> <p>Some positive effects may occur as a result of the delivery of open space but cumulatively the amount of land allocated for open space does not suggest a significant positive effect. The remediation of contaminated land may have positive indirect effects in the long term.</p>
<p>Landscape/Townscapes</p> <p>(ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes)</p>	Negative/Positive	<p>Cumulatively, there is potential for urban expansion and projected growth to have a negative effect on landscape through the loss of greenfield sites, when considered with the development of the Garden Suburb. Cumulative impacts on townscape are due to significant changes in townscape character and the concentration of a great number of listed buildings in the town centre. However, there are proposals for the improvement of public realms, which would contribute to enhance the townscape through redevelopment of brownfield sites and overall regeneration of the town centre.</p>
<p>Climate Change</p> <p>Air Quality</p> <p>Energy Efficiency</p> <p>Natural Resources</p> <p>Sustainable Transport</p> <p>Transboundary</p>	Positive/Negative	<p>The policies in the Site Allocations DPD have a strong focus upon ensuring new development is accessible by public transport, walking and cycling links and that new housing, services and employment opportunities are appropriately sited. All of these measures should contribute in the long-term to enabling sustainable patterns of living and travel to be developed which could have a positive effect upon reducing carbon emissions from transportation sources and upon improving local air quality. However at the same</p>

Topic/SA Objective	Cumulative / Synergistic Effect (Positive, Negative, Neutral)	Commentary and Causes
(ET1 To improve air quality ET4 To reduce the effects of traffic upon the environment ET6 To limit and adapt to climate change ER6 To encourage efficient patterns of movement in support of economic growth ET3 To reduce waste)		<p>time, new development and population growth along with the number of cars in the borough would have adverse effects on sustainable travel, air quality and climate change. The development of sites overall and combined with Ipswich Garden Suburb may lead to increases in traffic and air quality issues; however it is uncertain at this stage whether this could significantly affect the AQMAs.</p> <p>There is a degree of uncertainty about these cumulative effects being realised as this is reliant upon travel choices of individual residents and workers.</p> <p>Transboundary issues relate to people travelling to and from Ipswich for shopping or work. In addition, housing development on the edge but outside of Ipswich Borough may also contribute to increased movements into Ipswich. Whilst there may be increase in retail and employment uses, these are not considered significant and any traffic impacts are not considered significant.</p> <p>New development across the borough has the potential to result in a cumulative increase in the use of natural resources and waste generation. Mitigation measures should be implemented to minimise the potential cumulative negative effects.</p>
Water Resources (ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding)	Negative /Positive	<p>New development is likely to place pressure on water resources and increase consumption of water resources. However, there is mitigation suggested within the site allocations assessment to ensure sustainable design, appropriate flood risk management and sustainable (urban) drainage systems incorporated into new development. The enhancement of the green infrastructure network across the borough will also provide benefits for infiltration and water management. Mitigation should also be implemented to encourage measures to reduce potable demand, use of rain water harvesting and grey water recycling systems to reduce domestic water use.</p>

In order to address the significant effects, a number of mitigation measures were identified in relation to each part of the plan as set out in the sections above. The Annex to Proposed Submission Sustainability Appraisal Reports – Addressing Recommendations (Ipswich Borough Council, December 2014) shows how the mitigation measures were taken on board through the Proposed Submission Site Allocations plan. No further mitigation measures were identified at Pre-Submission Main Modifications stage.

5 MONITORING FRAMEWORK

5.1.1 This section provides an outline monitoring framework and advice for monitoring the significant effects of implementing the Site Allocations DPD. Monitoring is an ongoing process integral to the Site Allocations DPD implementation, and can be used to:

- Determine the performance of the plan and its contribution to objectives and targets;
- Identify the performance of mitigation measures;
- Fill data gaps identified earlier in the SA process;
- Identify undesirable sustainability effects; and
- Confirm whether sustainability predictions were accurate.

Requirements of the SEA Directive

The activities relevant to monitoring that are stipulated in the SEA Directive are outlined in Box 4. The outcomes of these activities are detailed in this section.

Box 4: SEA Directive Requirements Applicable to Monitoring

"Member States shall monitor the significant environmental effects of the implementation of plans and programmes... in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action" (Article 10.1).

The Environmental Report should provide information on "a description of the measures envisaged concerning monitoring" (Annex I (i)).

Approach

The monitoring framework has been developed to measure the performance of the Site Allocations DPD against changes in defined indicators that are linked to its implementation. These indicators have been developed based on the following:

- The objectives, targets and indicators that were developed for the SA Framework;
- Features of the baseline that will indicate the effects of the plan;
- The likely significant effects that were identified during the effects assessment; and
- The mitigation measures that were proposed to offset or reduce significant adverse effects.

The monitoring framework has been designed to focus mainly on significant sustainability effects including those:

- That indicate a likely breach of international, national or local legislation, recognised guidelines or standards.
- That may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
- Where there was uncertainty in the SA, and where monitoring would enable preventative or mitigation measures to be taken.

As well as measuring specific indicators linked to the implementation of the Site Allocations DPD, contextual monitoring of social, environmental and economic change has been included

i.e. a regular review of baseline conditions in the borough. This enables the measurement of the overall effects of the plan.

There are numerous SA indicators available and it is not always possible to identify how a specific plan has impacted a receptor, for example housing provision is likely to be influenced by a number of actions and different plans. A thorough analysis of the data collated and the emerging trends will, therefore be important.

Existing Monitoring Programmes

A fundamental aspect of developing the monitoring strategy is to link with existing monitoring programmes and to prevent duplication of other monitoring work that is already being undertaken. The Ipswich AMR identifies a series of indicators that can be used to monitor progress. The proposed monitoring framework presented in Table 5-1 has also been 'tied in' with the proposed monitoring framework for the Site Allocations DPD.

Proposed Monitoring Framework

Table 5-1 provides a framework for monitoring the effects of the Site Allocations DPD and determining whether the predicted sustainability effects are realised. The framework is based around the SA Objectives and includes the following elements:

- The potentially significant impact that needs to be monitored or the area of uncertainty;
- A suitable monitoring indicator;
- A target (where one has been devised);
- The potential data source; and
- The frequency of the monitoring.

For some of the SA Objectives, for example those relating to townscape character and quality, it will be necessary for baseline characteristics and contextual information to be reviewed.

The impacts predicted in the SA will not be realised until development occurs through the Site Allocations DPD.

Monitoring should be ongoing during the whole life of the plan. The targets identified in Table 5-1 will therefore need to be reviewed and updated as new ones are developed and existing ones modified. In addition new or more appropriate indicators may also be developed as more information is gathered and the SA process and Site Allocations DPD further develops.

It should be noted that benefits would be realised from monitoring at different geographical scales. As this is a strategic assessment, it is important to consider the overall changes to Ipswich Borough Council as a whole, as well as considering the changes within individual settlements and the relevant local wards.

It should be noted that a number of socio-economic indicators are not measurable at the very local level. However, as this is a strategic assessment it is important to consider the overall changes to Ipswich as a whole in addition to individual settlements and changes to the local wards. They have, therefore been included to provide a context and to understand how the plan could lead to changes across Ipswich.

Those indicators written in *italics* highlight current data gaps which will be reviewed and additional information gathered where possible.

Table 5-1 focuses upon indicators which are relevant to the monitoring of the likely significant effects within Ipswich as a result of the Site Allocations DPD.

Table 5-1 Proposed Monitoring Framework

SA Objective	Effect to be Monitored	Indicator and Target (targets and sources are provided where relevant)	Review Timescale
ET1. To improve air quality ET4. To reduce the effects of traffic upon the environment ET6. To limit and adapt to climate change	The Site Allocations DPD is committed to promoting the use of sustainable transport. It would contribute to sustainable transport through the provision of housing, jobs and facilities in accessible locations which would support and encourage sustainable movement. It may also result in an increase in traffic which would have an uncertain effect on local air quality.	Access to services and facilities by public transport, walking and cycling: To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031 (Ipswich Borough Council). Number and distribution of AQMAs: No new AQMAs to be designated in the borough (Defra). Per capita CO₂ emissions in the local authority area: To reduce Suffolk's estimated carbon footprint by 60% from the 2004 base level by 2025 (DECC data, SCC climate change partnership, Ipswich Borough Council). Annual average domestic gas and electricity consumption: To reduce the Annual average domestic gas and electricity consumption (DECC).	Every three years.
ET2. To conserve soil resources and quality	The Site Allocations DPD will seek to develop on brownfield land as a priority which represents a sustainable use of soil resources.	Area of contaminated land returned to beneficial use: Target to be established (Ipswich Borough Council). Density of new residential development: At least 90 dph in the town centre, Ipswich Village and Waterfront, a minimum of 40 dph around district centres and an average of 35dph elsewhere (Ipswich Borough Council). Percentage of development on previously developed land: Target not appropriate	Every three years
ET3. To reduce waste	The Site Allocations DPD will seek to provide waste disposal and recycling facilities where possible with new development and encourage the reduction of waste. The Site Allocations DPD will seek to minimise the amount of waste generated during construction and through the lifetime of the buildings. However, overall waste is likely to increase due to the proposed levels of growth.	Tonnage of household waste produced and recycled: To recycle or compost at least 33% of household waste (Suffolk County Council). Amount of residual waste (i.e. not recycled) per household: To reduce the amount of residual waste collected per household in Ipswich.	Annual

SA Objective	Effect to be Monitored	Indicator and Target (targets and sources are provided where relevant)	Review Timescale
ET5. To improve access to key services for all sectors of the population	The Site Allocations DPD contains provisions for improving accessibility and connectivity within the borough which would meet the needs of all communities.	<p>Location of new development: Over the plan period, 75% of major residential developments to take place in IP-One, District Centres or within 800m of District Centres.</p> <p>Number of LSOAs with wards in bottom 10% of most deprived in terms of barriers to housing and services provision: Reduce the number of wards with LSOAs in the bottom 10% most deprived in terms of barriers to housing (IMD).</p>	Every three years
ET6. To limit and adapt to climate change ET7. To protect and enhance the quality of water features and resources and reduce the risk of flooding	All development has the potential to impact upon water quality and resources and could increase flood risk in flood zone areas. A large portion of the proposed growth lies within Flood Zone at present.	<p>Water quality in rivers and groundwater quality: Aim to achieve at least good status for all water bodies by 2015 (Environment Agency).</p> <p>Daily domestic water use (per capita consumption, litres): Number of new homes meeting standard of 110 litres/person/day (Ipswich Borough Council).</p> <p>Number of planning applications granted permission contrary to Environment Agency advice: No planning applications permitted contrary to Environment Agency advice on flooding (Ipswich Borough Council).</p> <p>Flood and Coastal Erosion Risk Management: Implementation of the tidal surge barrier by 2017 (Ipswich Borough Council).</p>	Annual
ET8. To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	The Site Allocations DPD seeks to conserve and enhance local biodiversity and to protect the borough's green infrastructure. It also seeks to create new open spaces and to link ecological and green corridors across Ipswich. Some development has potential to affect habitats and connectivity.	<p>Extent and condition of key habitats for which Biodiversity Action Plans have been established: To maintain / enhance condition of BAP habitats.</p> <p>Net change in extent of protected habitat: No net loss of area of protected habitat. To increase the tree canopy cover in the borough to 22% by 2050 (Ipswich Borough Council).</p>	Annual
ET9. To conserve and enhance the historic environment, heritage assets and their settings ET10. To conserve and enhance the quality and local distinctiveness of	Development built to a high quality design along with heritage protection measures outlined in the Site Allocations DPD would help to protect and enhance local townscape. Uncertain effects on some heritage assets including archaeology.	<p>Number of heritage assets 'at risk': To reduce number of heritage assets 'at risk' (Ipswich Borough Council).</p> <p>Landscape and townscape character: to demonstrate no deterioration in quality of landscape/townscape. Production of Urban Character SPD (Ipswich Borough Council)</p>	Every five years

SA Objective	Effect to be Monitored	Indicator and Target (targets and sources are provided where relevant)	Review Timescale
landscapes and townscapes			
<p>HW1. To improve the health of those most in need</p> <p>HW2. To improve the quality of life where people live and encourage community participation</p>	<p>Provision of new open spaces, better quality housing, sport and community facilities and new employment opportunities are important factors that affect health, quality of life and community participation. An increase in walking and cycling can also increase levels of health and wellbeing.</p>	<p>Number of wards in the bottom 10% most deprived (Department for Communities and Local Government): Reduce the number of wards with LSOAs in the bottom 10% most deprived (Index of Multiple Deprivation).</p> <p>Adult participation in Sport: To increase the levels of adults participating in physical activity.</p> <p>Area of open space created through new development: To increase provision.</p>	Every three years
ER1. To reduce poverty and social exclusion	The Site Allocations DPD promotes significant growth within Ipswich including the provision of new homes, community facilities and employment opportunities which overall could help to reduce deprivation.	Proportion of population who live in wards that rank within the 10% most deprived in the country: Reduce the number of wards with LSOAs in the bottom 10% most deprived (Index of Multiple Deprivation).	Every three years.
ER2. To offer everybody the opportunity for rewarding and satisfying employment	Over the plan period the creation of jobs along with economic development within accessible areas would provide the foundations to improve existing income and employment deprivation along with reducing unemployment within areas most at need.	<p>Unemployment rate: To improve Ipswich's rank in the indices of multiple deprivation by 2031 for income and employment deprivation (IMD).</p> <p>Employment opportunities: To deliver approximately up to 12,500 jobs in the Borough by 2031 (Ipswich Borough Council)</p> <p>Average wage: To increase the average wage within Ipswich.</p> <p>Joint working taking place through the IPA Board (or other equivalent forum): To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.</p>	Every three years
ER3. To help meet the housing requirements for the whole community	The Site Allocations DPD would lead to residential development across the borough which would help widen the choice, quality and affordability of housing. The provision of student	<p>Number of new dwellings achieving a minimum Level 4 Code for Sustainable Homes Standard: At least 75% of new dwellings gaining planning permission in any year to achieve a minimum Level 4 Code for Sustainable Homes standard.</p> <p>Affordable housing provision in Ipswich: 15% in the Borough outside of the Garden Suburb (Ipswich Borough Council).</p>	Every three years

SA Objective	Effect to be Monitored	Indicator and Target (targets and sources are provided where relevant)	Review Timescale
	accommodation, residential units, pitches for Gypsies and Travellers.	<p>Living environment deprivation: To improve Ipswich's rank for living environment deprivation (IMD).</p> <p>Number of housing completions: To meet local need (Ipswich Borough Council).</p> <p>Percentage split of dwelling types (i.e. number of 1 bed, 2 bed, 3 bed etc): To meet local need (Ipswich Borough Council).</p>	
<p>ER4. To achieve sustainable levels of prosperity and economic growth throughout the plan area</p> <p>ER5. To support vital and viable town, district and local centres</p>	The Site Allocations DPD seeks to enhance the town centre and to provide improvements to district and local centres. Enhancements and improvements would help to attract visitors, support investment would support the viability of these areas.	<p>Development distribution: Over the plan period, 75% of major developments to take place in IP- One, District Centres or within 800m of District Centres.</p> <p>Take up of employment land: To provide a minimum of 30ha (Ipswich Borough Council).</p> <p>Unemployment in Ipswich: To reduce the number of people unemployed in Ipswich.</p> <p>No. / Percentage of vacant retail units: Target to be established.</p> <p>Percentage of new retail floorspace developed within defined centres: To reduce number of vacant units in defined centres.</p> <p>Accessible and adaptable dwellings: Number and percentage of dwellings completed meeting Part M4(2) standards</p>	Every three years
<p>ER6. To encourage efficient patterns of movement in support of economic growth</p> <p>ER7. To encourage and accommodate both indigenous and inward investment</p>	The Site Allocations DPD seeks to create attractive conditions for business development and economic growth focusing on those areas most in need of regeneration with elevated levels of deprivation.	<p>Travel to work percentage by mode: To increase the proportion of the population travelling to work by sustainable transport. (Census / Suffolk County Council Travel to Work surveys).</p> <p>No. of business enquiries to Ipswich Borough Council / Suffolk County Council by types and size of site: Target to be established.</p> <p>Employment land take up: To develop a minimum of 30ha (Ipswich Borough Council).</p>	Every five years
CL1. To maintain and improve access to education and skills for both young people and adults	The Site Allocations DPD seeks to provide new educational facilities including new schools and extensions to existing facilities in accessible location and also to make improvements to existing facilities.	<p>GCSE Attainment Levels (Grades A*-C): Levels of attainment should be increased over time to match regional and national averages.</p> <p>Proportion of the population with no qualifications: To reduce the proportion of the population with no qualifications (ONS).</p>	Annual

SA Objective	Effect to be Monitored	Indicator and Target (targets and sources are provided where relevant)	Review Timescale
CD1. To minimise potential opportunities for crime and antisocial activity	Provisions focused in particular within central Ipswich and the town centre have the potential to help minimise crime through regeneration benefits and security by design measures.	<p>Recorded crime per 1,000 population: - To tie in with Police targets relating to reducing crime levels by 2031 (Ipswich Borough Council).</p> <p>Fear of Crime (Quality of Life, Suffolk Speaks, British Crime Survey): Target to be established.</p>	Annual

Appendix A

Review of Plans, Programmes and Policies

International Plans and Programmes

- World Summit on Sustainable Development (WSSD), Johannesburg, September 2002
- European Sustainable Development Strategy (2006)
- EU Sixth Environmental Action Plan 2002 - 2012
- European Spatial Development Perspective (ESDP) (May 1999)
- Aarhus Convention (Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters) (1998)
- UN Framework Convention on Climate Change (1992)
- Kyoto Protocol to the UN Framework Convention on Climate Change (1997)
- Second European Climate Change Programme (ECCP II) 2005
- Directive to Promote Electricity from Renewable Energy (2001/77/EC) (as amended by 2001/77/EC, 2003/30/EC and 2009/28/EC)
- European Transport Policy for 2010: A Time to Decide
- EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)
- Water Framework Directive (2000/60/EC)
- Drinking Water Directive (98/83/EC)
- Directive on the Assessment and Management of Flood Risks (2007/60/EC)
- UN Convention on Biological Diversity (1992)
- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)
- Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)
- EU Birds Directive (2009/147/EC)
- Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC)
- Ramsar Convention on Wetlands of International Importance, especially as waterfowl habitat (1971)
- EU Biodiversity Strategy (1998)
- European Landscape Convention (2000)
- UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
- Waste Framework Directive (2008/98/EC)
- Packaging and Packaging Waste Directive (94/62/EC) (as amended by 2004/12/EC and 2005/20/EC)
- Urban Waste Water Treatment Directive 91/271/EEC (as amended by 98/15/EC)
- SEA Directive 2001/42/EC
- IPCC Climate Change 2014 Synthesis Report (November 2014)

National Plans and Programmes

- UK Sustainable Development Strategy: Securing the Future (2005) and the UK's Shared Framework for Sustainable Development, One Future – Different Paths (2005)
- Sustainable Communities: Building for the Future (2003)
- Planning Act 2008

- Environmental Quality in Spatial Planning (2005)
- World Class Places: The Government's Strategy for Improving Quality of Place (2009)
- The Countryside in and Around Towns: A vision for connecting town and country in the pursuit of sustainable development (2005)
- Sustainable Communities, Settled Homes, Changing Lives – A Strategy for Tackling Homelessness (ODPM) (2005)
- Climate Change Act (2008)
- Stern Review of the Economics of Climate Change (2006)
- UK Carbon Plan (2011)
- Climate change and biodiversity adaptation: the role of the spatial planning system – a Natural England commissioned report (2009)
- Planning for Climate Change – Guidance and Model Policies for Local Authorities (2010)
- Energy WhitePaper: Meeting the Energy Challenge (2007)
- Energy Act 2013
- Planning and Energy Act 2008
- Delivering a Sustainable Transport System (2008)
- The Future of Transport White Paper – A Network for 2030 (2004)
- Low Carbon Transport: A Greener Future - A Carbon Reduction Strategy for Transport (2009)
- Wildlife and Countryside Act (1981) (as amended 1991)
- The Conservation of Habitats and Species Regulations (2010) (as amended 2012)
- The Countryside and Rights of Way (CRoW) Act (2000)
- The Natural Environment and Rural Communities Act (2006)
- Natural Environment White Paper (HM Government, 2011)
- The Guidance for Local Authorities on Implementing the Biodiversity Duty (2007)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
- Biodiversity by Design: A Guide for Sustainable Communities (Town and Country Planning Association) (2004)
- UK Post-2010 Biodiversity Framework 2012
- Biodiversity Indicators in Your Pocket (2013) Defra
- A Strategy for England's Trees, Woodlands and Forests (2007)
- Open Space Strategies: Best Practice Guidance (CABE and the Greater London Authority, 2009)
- Heritage in Local Plans: How to create a sound plan under the NPPF (2012)
- The Geological Conservation Review (GCR) (ongoing)
- Safeguarding our Soils: A Strategy for England (Defra, 2009)
- Natural England's Green Infrastructure Guidance (2009)
- Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003) and Nature Nearby: Accessible Green Space Guidance (2010)

- Heritage White Paper: Heritage Protection for the 21st Century (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
- Water Resources Strategy for England and Wales (2009)
- Future Water: The Government's Water Strategy for England (2008)
- Flood and Water Management Act (2010)
- Making Space for Water: Taking Forward a New Government Strategy for Flood and Coastal Erosion Risk Management (2005)
- Waste Management Plan for England (2013)
- The Egan Review – Skills for Sustainable Communities (2004)
- Working for a Healthier Tomorrow – Dame Carol Black's Review of the health of Britain's working age population (2008)
- Health Effects of Climate Change in the UK 2008 – An update of the Department of Health Report 2001/2002
- Tackling Health Inequalities – A Programme for Action (2003, including the 2007 Status Report on the Programme for Action)
- Water for People and the Environment: A Strategy for England and Wales (2009)
- National Planning Policy Framework (2012)
- Planning Update Ministerial Statement (March 2015)
- Planning Policy for Travellers Sites (DCLG, 2015)
- Starter Homes Written Statement (March 2015)
- Fixing the Foundations: Creating a More Prosperous Nation (July 2015)
- Localism Act 2011
- National Planning Policy for Waste (2014)
- Building for Life 12 (2012)
- Europe 2020: UK National Reform Programme 2013 (April 2013)
- Local Air Quality Management: Consultation on options to improve air quality management in England (July 2013)

Regional and County Level Plans and Programmes

- A Sustainable Development Framework For The East Of England (2001)
- East of England Forecasting Model 2014
- Transforming Suffolk Community Strategy: Suffolk Strategic Partnership (2008)
- Suffolk Growth Strategy 2013
- Minerals and Waste Development Framework: Waste Core Strategy (Suffolk County Council, 2011)
- Minerals Core Strategy (Suffolk County Council, 2008)
- Joint Municipal Waste Management Strategy for Suffolk 2003 – 2020 (2003)
- Suffolk's Climate Action Plan 2 (2012)
- Suffolk's Local Transport Plan 2011 – 2031 (Part 1 and Part 2)
- New Anglia Local Enterprise Partnership 'Towards a Growth Plan' 2013
- New Anglia Strategic Economic Plan (New Anglia Local Enterprise Partnership)

- East of England (LSC) Equality and Diversity Action Plan 2008
- Suffolk Haven Gateway Employment Land Review 2009
- East of England Plan for Sport (2004)
- Biodiversity Action Plan for Suffolk (Various dates)
- Anglian River Basin District (2009)
- In Step with Suffolk: Right of Way Improvement Plan (2006-16)
- Leading the Way – Green Economy Pathfinder Manifesto 2012-15, New Anglia LEP
- Wild Anglia Manifesto, September 2013, Part 1 Aims and Objectives
- Suffolk's Nature Strategy (Wild Anglia, 2014)
- Suffolk Growth Strategy March 2013
- Joint Health and Wellbeing Strategy for Suffolk (Suffolk Health and Wellbeing Board, 2013)
- Suffolk Cycling Strategy (Suffolk County Council, 2014)
- Suffolk Walking Strategy (Suffolk County Council, 2015)
- Anglian Water's Water Resources Management Plan 2015

Local Plans and Programmes

- Ipswich Borough Council Level 2 Strategic Flood Risk Assessment (Ipswich Borough Council, 2011)
- The Ipswich Drainage and flood defence policy (2002 with minor updates in 2009)
- Integrated Landscape Character Objectives (2010)
- Countryside Character Volume 6: East of England (1998)
- Ipswich Economic Development Strategy 2013 – 2026 (Ipswich Borough Council)
- Building a Better Ipswich (Ipswich Borough Council Corporate Plan, 2012)
- Ipswich Cultural Strategy 2011-2014 (Ipswich Borough Council)
- Ipswich Environment Strategy (Ipswich Borough Council, 2010)
- The Ipswich Health and Wellbeing Strategy (Ipswich Borough Council, 2011 – 2016)
- Ipswich Housing Strategy 2010/11-15/16 (Ipswich Borough Council)
- Ipswich Town Centre Master Plan (Ipswich Borough Council, 2012)
- Tree Management Policy (Ipswich Borough Council, 2010)
- Allotment Strategy 2014-2020 (Ipswich Borough Council, 2005)
- Ipswich Housing Market Area Strategic Housing Market Assessment 2012
- Suffolk Coastal District Council Core Strategy and Development Management Policies adopted 5th (Suffolk Coastal District Council, July 2013)
- Mid Suffolk District Council Core Strategy Focused Review December 2012
 - Babergh Core Strategy and Policies 2011-2031 (Babergh District Council, 2014)
 - A Fairer Ipswich Equality Scheme 2012-15 (Ipswich Borough Council)
 - Community Cohesion Policy (Ipswich Borough Council, 2009)
 - Equality and Diversity Policy (Ipswich Borough Council, 2010)
 - Homelessness Strategy 2008-13 (Ipswich Borough Council)

- Air Quality Action Plan (Ipswich Borough Council, 2008)
- Tourism Strategy (Ipswich Borough Council, 2004)
- Ipswich Development and Flood Risk SPD (Ipswich Borough Council, 2014)
- Haven Gateway Green Infrastructure Study (Haven Gateway Partnership, 2008)
- Open Space and Biodiversity Policy/Strategy 2013-2023 (Ipswich Borough Council, 2013)
- Turning our Town Around - Advancing our Vision to create East Anglia's Waterfront Town (Ipswich Central, 2015)

Summary of International Plans and Programmes

International Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
World Summit on Sustainable Development (WSSD), Johannesburg, September 2002			
<p>The World Summit reaffirmed the international commitment to sustainable development. The aims are to:</p> <ul style="list-style-type: none"> Accelerate the shift towards sustainable consumption and production with a 10-year framework of programmes of action Reverse trend in loss of natural resources Urgently and substantially increase the global share of renewable energy Significantly reduce the rate of loss of biodiversity by 2010 	<p>No specific targets or indicators, however key actions include:</p> <ul style="list-style-type: none"> Greater resource efficiency Support business innovation and take up of best practice in technology and management Waste reduction and producer responsibility Sustainable consumer consumption and procurement Create a level playing field for renewable energy and energy efficiency New technology development Push on energy efficiency Low-carbon programmes Reduced impacts on biodiversity 	<p>The plan needs to include objectives that encourage resource efficiency. The plan should recognise the importance of renewable energy and the need to reduce energy consumption and improve energy efficiency. The plan needs to include policies that encourage and contribute to the protection and enhancement of biodiversity.</p>	<p>The SA Framework should include objectives relating to renewable energy use, biodiversity protection and enhancement, and careful use of natural resources. The SA Framework should include objectives to cover the action areas. The SA Framework should include objectives, indicators and targets that address biodiversity.</p>
European Sustainable Development Strategy (2006)			
<p>The Strategy sets out how the EU will effectively live up to its long-standing commitment to meet the challenges of sustainable development. It reaffirms the need for global solidarity and the importance of strengthening work with partners outside of the EU.</p> <p>The Strategy sets objectives and actions for seven key priority challenges until 2010. The priorities are:</p> <ul style="list-style-type: none"> Climate change and clean energy Sustainable transport Sustainable consumption and production Conservation and management of natural resources Public Health Social inclusion, demography and migration <p>Global poverty and sustainable development challenges</p>	<p>There are no specific indicators or targets of relevance.</p>	<p>The plan needs to take on board the key objectives, actions and priorities of the Strategy and contribute to the development of more sustainable communities by creating places where people want to live and work.</p>	<p>The SA Framework should include objectives that complement those of this Strategy. A cross section of objectives are required that cover a number of themes.</p>
EU Sixth Environmental Action Plan 2002 - 2012			

International Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>The EAP reviews the significant environmental challenges and provides a framework for European environmental policy up to 2012.</p> <p>The Programme aims at:</p> <ul style="list-style-type: none"> Emphasising climate change as an outstanding challenge of the next 10 years and beyond and contributing to the long term objective of stabilising greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system. Thus a long term objective of a maximum global temperature increase of 2°C over pre-industrial levels and a CO₂ concentration below 550 ppm shall guide the Programme. In the longer term this is likely to require a global reduction in emissions of greenhouse gases by 70 % as compared to 1990 as identified by the Intergovernmental Panel on Climate Change (IPCC) Protecting, conserving, restoring and developing the functioning of natural systems, natural habitats, wild flora and fauna with the aim of halting desertification and the loss of biodiversity, including diversity of genetic resources, both in the EU and on a global scale Contributing to a high level of quality of life and social well being for citizens by providing an environment where the level of pollution does not give rise to harmful effects on human health and the environment and by encouraging a sustainable urban development <p>Better resource efficiency and resource and waste management to bring about more sustainable production and consumption patterns, thereby decoupling the use of resources and the generation of waste from the rate of economic growth and aiming to ensure that the consumption of renewable and non-renewable resources does not exceed the carrying capacity of the environment</p>	<p>The Plan sets objectives and priority areas for action on tackling climate change. The aims set out in the document are to be pursued by the following objectives (some of these are now out of date and are therefore not included):</p> <ul style="list-style-type: none"> Fulfilment of the Kyoto Protocol commitment of an 8 % reduction in emissions by 2008-12 compared to 1990 levels for the EU as a whole, in accordance with the commitment of each Member State set out in the Council Conclusions of 16 and 17 June 1998 <p>Placing the Community in a credible position to advocate an international agreement on more stringent reduction targets for the second commitment period provided for by the Kyoto Protocol. This agreement should aim at cutting emissions significantly, taking full account, inter alia, of the findings of the IPCC 3rd Assessment Report, and take into account the necessity to move towards a global equitable distribution of greenhouse gas emissions</p>	<p>The plan needs to include policies that encompass the broad goals of the EU Plan e.g. recognising that local action needs to be taken with regard to climate change issues, protecting and enhancing biodiversity and encouraging waste reduction and recycling.</p>	<p>The SA should be mindful that documents prepared will need to conform to EU goals and aims, and should therefore include appropriate objectives, indicators and targets in the SA Framework.</p>
European Spatial Development Perspective (ESDP) (January 1999)			
<p>The European Spatial Development Perspective is based on the EU aim of achieving balanced and sustainable development, in particular by strengthening environmentally sound economic development and social cohesion. This means, in particular, reconciling the social and economic claims for spatial development with an area's ecological and cultural functions and, hence, contributing to a sustainable, and at larger scale, balanced territorial development.</p> <p>This is reflected in the three following fundamental goals of European policy:</p> <ul style="list-style-type: none"> Economic and social cohesion 	<p>There are no specific targets or indicators of relevance. Targets and measures for the most part deferred to Member States.</p>	<p>The plan needs to recognise the tensions between social, economic and environmental issues, and include policies that encourage sustainable development.</p>	<p>The SA should include objectives that complement the principles of the ESDP. Care should be taken when preparing the SA to make sure it encompasses the philosophy of both</p>

International Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<ul style="list-style-type: none"> Conservation of natural resources and cultural heritage <p>More balanced competitiveness of the European territory</p>			national and international strategy documents.
Aarhus Convention (Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters) (1998)			
In order to contribute to the protection of the right of every person of present and future generations to live in an environment adequate to his or her health and well-being, each Party subject to the convention shall guarantee the rights of access to information, public participation in decision-making, and access to justice in environmental matters in accordance with the provisions of this Convention.	<p>As this is a high level EU policy document, responsibility for implementation has been deferred to the Member States:</p> <p>Each Party shall take the necessary legislative, regulatory and other measures, including measures to achieve compatibility between the provisions implementing the information, public participation and access-to-justice provisions in this Convention, as well as proper enforcement measures, to establish and maintain a clear, transparent and consistent framework to implement the provisions of this Convention.</p>	The development of the Local Plan should be a transparent process.	The SA should ensure that enough time is provided for consultation on the SA documents.

International Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
UN Framework Convention on Climate Change (1992)			
<p>The convention sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. It acknowledges that the climatic system is affected by many factors and is a shared system. Under the Convention governments have to:</p> <ul style="list-style-type: none"> ▪ Gather and share information on greenhouse gas emissions ▪ Launch national strategies for climate change <p>Co-operate in adapting to the impacts of climate change.</p>	<p>There are no specific targets or indicators of relevance.</p>	<p>The plan should recognise local action needs to be taken with regards to climate change issues.</p>	<p>The SA Framework should include objectives, indicators and targets that relate to climate change, flooding and the need to reduce greenhouse gas emissions.</p>
Kyoto Protocol to the UN Framework Convention on Climate Change (1997)			
<p>The Kyoto protocol, adopted in 1997, reinforced the UN Framework Convention on Climate Change. It addressed the problem of anthropogenic climate change by requiring developed countries to set legally binding emission reduction targets for greenhouse gases.</p>	<p>Industrial nations agreed to reduce their collective emissions of greenhouse gases by 5.2% from 1990 levels by the period 2008 to 2012. Countries can achieve their Kyoto targets by:</p> <ul style="list-style-type: none"> ▪ Reducing greenhouse gas emissions in their own country ▪ Implementing projects to reduce emissions in other countries <p>Trading in carbon. Countries that have achieved their Kyoto targets will be able to sell their excess carbon allowances to countries finding it more difficult or too expensive to meet their targets</p>	<p>The plan needs to include policies that encompass the broad goals of the Kyoto Protocol, e.g. recognising that local action needs to be taken with regards to climate change issues.</p>	<p>The SA should ensure that the Local Plan conforms to the broad goals and aims of the Kyoto Protocol and include appropriate objectives, indicators and targets in the SA Framework.</p>
Second European Climate Change Programme (ECCP II) 2005			
<p>Initiated in 2005, the programme builds on the First Climate Change Programme and seeks to continue to drive climate change mitigation across Europe, with the aim of limiting climate change and meeting Kyoto targets. It also seeks to promote adaptation to the effects of inevitable and predicted climate change.</p>	<p>Most initiatives in the programme refer to EU-wide elements of policy related, for example, to emissions trading, technological specifications and carbon capture and storage.</p> <p>There are therefore no specific targets or indicators of relevance.</p>	<p>The plan and allocations should take account of the need to understand and adapt to the potential impacts of climate change such as weather extremes and coastal flooding.</p>	<p>The SA Framework should include a target to contribute towards the mitigation and adaption of the effects of climate change.</p>
IPCC Fifth Assessment Synthesis Report (November 2014)			
<p>The report demonstrates the need and strategic considerations for both adaptation and global-scale mitigation to manage risks from climate change. Building on these insights, the report presents near-term response options that could help achieve such strategic goals. Near-term adaptation and mitigation actions will differ across sectors and regions, reflecting development status, response capacities, and near- and long-term</p>	<p>No specific targets or indicators are included. It's been acknowledged that many adaptation and mitigation options can help address climate change, but no single option is sufficient by itself. Effective implementation depends on policies and cooperation at all scales, and</p>	<p>The plan and allocations should take account of the need to understand and adapt to the potential impacts of climate change</p>	<p>The SA Framework should include a target to contribute towards the mitigation and adaption of the effects of climate change.</p>

International Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
aspirations with regard to both climate and non-climate outcomes. Because adaptation and mitigation inevitably take place in the context of multiple objectives, particular attention is given to the ability to develop and implement integrated approaches that can build on co-benefits and manage trade-offs.	can be enhanced through integrated responses that link mitigation and adaptation with other societal objectives.	such as weather extremes and coastal flooding.	
Directive to Promote Electricity from Renewable Energy (2001/77/EC) (as amended by 2001/77/EC, 2003/30/EC and 2009/28/EC)			
<p>This Directive aims to promote an increase in the contribution of renewable energy sources to electricity production in the internal market for electricity and to create a basis for a future Community Framework.</p> <p>Member States are obliged to take steps to increase the consumption of electricity produced from renewable energy sources, by setting national indicative targets, in terms of a percentage of electricity consumption by 2010.</p>	<p>Member States are obliged to take appropriate steps to encourage greater consumption of electricity produced from renewable energy sources in conformity with the national indicative targets.</p> <p>Global indicative target: 12% of gross national energy consumption by 2010 and 22.1% indicative share of electricity produced from renewable energy sources in total Community electricity consumption by 2010.</p> <p>UK target: renewables to account for 10% of UK consumption by 2010.</p>	The plan should recognise the importance of renewable energy and the need to increase the consumption of electricity produced from renewable energy sources.	The SA Framework should include objectives to cover the action areas and encourage energy efficiency.
European Transport Policy for 2010: A Time to Decide			
This policy outlines the need to improve the quality and effectiveness of transport in Europe. A strategy has been proposed which is designed to gradually break the link between transport growth and economic growth to reduce environmental impacts and congestion. The policy advocates measures that promote an environmentally friendly mix of transport services.	There are no specific indicators or targets of relevance.	The development of the plan should consider issues relating to transport and access.	The SA Framework should include objectives relating to the need for a sustainable and efficient transport system.
EU Directive on Ambient Air Quality and Cleaner Air for Europe (2008/50/EC)			
<p>The Directive merges four previous directives and one Council decision into a single directive on air quality and may also incorporate Directive 2004/107/EC relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons at a later date. It sets binding standards and target dates for reducing concentrations of SO₂, NO₂/NO_x, PM₁₀/PM_{2.5}, CO, benzene and lead which are required to be translated into UK legislation.</p> <p>The Directive seeks to maintain ambient-air quality where it is good and improve it in other cases.</p>	Thresholds for pollutants are included in the Directives.	The plan should consider the maintenance of good air quality and the measures that can be taken to improve it. For example, reducing the number of vehicle movements.	The SA Framework should include objectives that address the protection of air quality.

International Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
Water Framework Directive (2000/60/EC)			
<p>The purpose of this Directive is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <p>(a) prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems</p> <p>(b) promotes sustainable water use based on a long-term protection of available water resources</p> <p>(c) aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances</p> <p>(d) ensures the progressive reduction of pollution of groundwater and prevents its further pollution</p> <p>(e) contributes to mitigating the effects of floods and droughts</p>	<p>Objectives for surface waters:</p> <ul style="list-style-type: none"> ▪ Achievement of good ecological status and good surface water chemical status by 2015 ▪ Achievement of good ecological potential and good surface water chemical status for heavily modified water bodies and artificial water bodies ▪ Prevention of deterioration from one status class to another ▪ Achievement of water-related objectives and standards for protected areas <p>Objectives for groundwater:</p> <ul style="list-style-type: none"> ▪ Achievement of good groundwater quantitative and chemical status by 2015 ▪ Prevention of deterioration from one status class to another ▪ Reversal of any significant and sustained upward trends in pollutant concentrations and prevent or limit input of pollutants to groundwater <p>Achievement of water related objectives and standards for protected areas</p>	<p>The plan should consider how the water environment can be protected and enhanced, and include policies that promote the sustainable use of water resources.</p>	<p>The SA Framework should include objectives that consider effects upon water quality and resource.</p>
Drinking Water Directive (98/83/EC)			
<p>Sets standards for a range of drinking water quality parameters.</p>	<p>The Directive includes standards that constitute legal limits.</p>	<p>The plan should recognise the effects of development on drinking water quality, and provide development and operational controls to prevent non-conformance with values.</p>	<p>The SA Framework should include objectives, indicators and targets that address water quality.</p>
Directive on the Assessment and Management of Flood Risks (2007/60/EC)			
<p>This Directive aims to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. It requires Member States to assess whether all water courses and coast lines are at risk from flooding, to map the flood extent and assets and</p>	<p>There are no specific targets or indicators of relevance.</p>	<p>The plan and allocations should consider potential flood risk, and prevent</p>	<p>The SA Framework should include objectives that promote the reduction and</p>

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Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>humans at risk in these areas, and to take adequate and coordinated measures to reduce this flood risk.</p> <p>The Directive shall be carried out in co-ordination with the Water Framework Directive, most notably through flood risk management plans and river basin management plans, and also through co-ordination of the public participation procedures in the preparation of these plans.</p>		development within floodplains.	management of flood risk.
UN Convention on Biological Diversity (1992)			
<p>This was one of the main outcomes of the 1992 Rio Earth Summit. The key objectives of the Convention are:</p> <ul style="list-style-type: none"> ▪ The conservation of biological diversity ▪ The sustainable use of its components ▪ The fair and equitable sharing of the benefits arising from the use of genetic resources <p>The achievement of the objectives in the Convention relies heavily upon the implementation of action at the national level.</p>	The Convention aims to halt the worldwide loss of animal and plant species and genetic resources and save and enhance biodiversity.	It is essential that the development of the plan should consider biodiversity protection.	The SA Framework should include objectives relating to the protection of biodiversity.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)			
<p>The principle objectives of the Convention are to conserve wild flora and fauna and their natural habitats, especially those species and habitats whose conservation requires the co-operation of several States, and to promote such co-operation. Particular emphasis is given to endangered and vulnerable species, including migratory species.</p> <p>In order to achieve this the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species.</p> <p>Each Contracting Party is obliged to:</p> <ul style="list-style-type: none"> ▪ Promote national policies for the conservation of wild flora, wild fauna and natural habitats, with particular attention to endangered and vulnerable species, especially endemic ones, and endangered habitats, in accordance with the provisions of this Convention ▪ Have regard to the conservation of wild flora and fauna in its planning and development policies and in its measures against pollution ▪ Promote education and disseminate general information on the need to conserve species of wild flora and fauna and their habitats 	There are no specific targets or indicators of relevance.	The plan must take into account the habitats and species that have been identified under the Convention, and should include provision for the preservation, protection and improvement of the quality of the environment as appropriate.	The SA Framework should take into account the conservation provisions of the Convention, including provision for the preservation and protection of the environment.
Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)			

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Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>The Convention is an intergovernmental treaty under the United Nations Environment Programme. The aim is for contracting parties to work together to conserve terrestrial, marine and avian migratory species and their habitats (on a global scale) by providing strict protection for endangered migratory species.</p> <p>The overarching objectives set for the Parties are:</p> <ul style="list-style-type: none"> Promote, co-operate in and support research relating to migratory species Endeavour to provide immediate protection for migratory species included in Appendix I <p>Endeavour to conclude Agreements covering the conservation and management of migratory species included in Appendix II</p>	There are no specific targets or indicators of relevance.	The plan must take into account the habitats and species that have been identified under this directive, and should include provision for their protection, preservation and improvement.	The SA Framework should include objectives protecting biodiversity.
EU Birds Directive (2009/147/EC)			
<p>The directive recognises that habitat loss and degradation are the most serious threats to the conservation of wild birds. The Directive places great emphasis on the protection of habitats for endangered as well as migratory species (listed in Annex I), especially through the establishment of a coherent network of Special Protection Areas (SPAs) comprising all the most suitable territories for these species.</p>	There are no specific targets or indicators of relevance.	The development of the plan must consider the preservation / enhancement of biodiversity resources including the protection of bird species.	The SA Framework should include sustainability objectives, indicators and targets for the preservation /enhancement of biodiversity resources.

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Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC)			
Directive seeks to conserve natural habitats, and wild fauna and flora within the EU.	<p>Member States are required to take measures to maintain or restore at favourable conservation status, natural habitats and species of Community importance. This includes Special Areas of Conservation and Special Protection Areas and it is usually accepted as also including Ramsar sites (European Sites).</p> <p>Plans that may adversely affect the integrity of European sites may be required to be subject to Appropriate Assessment under the Directive.</p>	The plan must take into account the habitats and species that have been identified under this directive, and should include provision for the preservation, protection and improvement of the quality of the environment as appropriate.	<p>The SA should include the conservation provisions of the Directive, and include objectives that address the protection of biodiversity.</p> <p>When required, a Habitats Regulations Assessment Screening exercise should be undertaken.</p>
Ramsar Convention on Wetlands of International Importance, especially as waterfowl habitat (1971)			
<p>The Convention is an intergovernmental treaty whose stated mission is ‘the conservation and wise use of all wetlands through local, regional and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world’ (Ramsar COP8, 2002).</p> <p>There are presently 150 Contracting Parties to the Convention, with 1556 wetland sites, totalling 129.6 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance</p> <p>The original emphasis was on the conservation and wise use of wetlands primarily to provide habitat for waterbirds, however over the years the Convention has broadened its scope to incorporate all aspects of wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation and for the well-being of human communities.</p>	<p>There are no specific targets. Although now out of date, the general objectives of the Ramsar Strategic Plan 2003-2008 are:</p> <ul style="list-style-type: none"> ▪ To ensure the wise use of wetlands ▪ To achieve appropriate management of wetlands of international importance ▪ To promote international co-operation ▪ To ensure that the required implementation mechanisms, resources and capacity are in place <p>To progress towards the accession of all countries to the Convention.</p>	The plan needs to include policies that seek to protect designated sites for nature conservation, including Ramsar sites.	The SA Framework must incorporate the overarching principals of the Convention.
EU Biodiversity Strategy (1998)			
The Strategy aims to anticipate, prevent and attack the causes of significant reduction or loss of biodiversity at the source, which will help both to reverse present trends in biodiversity decline and to place species and ecosystems, including agro-ecosystems, at a satisfactory conservation status, both within and beyond the territory of the EU.	There are no specific indicators or targets of relevance.	It is essential that the development of the plan should consider biodiversity protection.	The SA Framework should include sustainability objectives, indicators and targets that address biodiversity.
European Landscape Convention (2000)			

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<p>The aims are to promote European landscape protection, management and planning, and to organise European co-operation on landscape issues. The Convention is part of the Council of Europe's work on natural and cultural heritage, spatial planning, environment and local self-government, and establishes the general legal principles which should serve as a basis for adopting national landscape policies and establishing international co-operation in such matters.</p> <p>The UK is a signatory to this Convention and is committed to its principles.</p>	There are no specific indicators or targets of relevance.	The plan needs to consider the preservation and enhancement of the landscape.	The SA Framework should include objectives that relate to landscape protection.
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)			
The Convention requires that cultural and natural heritage is identified, protected, conserved, presented and transmitted to future generations. It also requires that effective and active measures are taken to protect and conserve cultural and natural heritage.	There are no specific indicators or targets of relevance.	The plan needs to consider preservation and enhancement of cultural and natural heritage.	The SA Framework should include objectives relating to the protection of historic and natural resources.
Waste Framework Directive (2008/98/EC)			
<p>This replaces the old Waste Framework Directive (2006/12/EC). The aims of this Directive are:</p> <ul style="list-style-type: none"> To provide a comprehensive and consolidated approach to the definition and management of waste. To shift from thinking of waste as an unwanted burden to a valued resource and make Europe a recycling society. To ensure waste prevention is the first priority of waste management. <p>To provide environmental criteria for certain waste streams, to establish when a waste ceases to be a waste (rather than significantly amending the definition of waste).</p>	There are no specific targets or indicators of relevance.	The plan should seek to promote the key objectives of prevention, recycling and processing of waste, conversion of waste to usable materials, and energy recovery.	The SA needs to incorporate objectives, indicators and targets that address waste issues, e.g. minimisation and re-use etc.
Packaging and Packaging Waste Directive (94/62/EC) (as amended by 2004/12/EC and 2005/20/EC)			
This Directive covers all packaging placed on the market in the Community and all packaging waste, whether it is used or released at industrial, commercial, office, shop, service, household or any other level, regardless of the material used. The Directive provides that the Member States shall take measures to prevent the formation of packaging waste, which may include national programmes and may encourage the reuse of packaging.	The Directive states that Member States must introduce systems for the return and/or collection of used packaging to attain certain targets. However, all targets are now out of date and are therefore not included.	Although this Directive dictates national legislation, the plan should encourage better waste management.	The SA Framework should be consistent with the waste management principles of this policy.
Urban Waste Water Treatment Directive 91/271/EEC (as amended by 98/15/EC)			

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This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. Its aim is to protect the environment from any adverse effects caused by the discharge of such waters.	The Directive establishes a timetable, which Member States must adhere to, for the provision of collection and treatment systems for urban waste water in agglomerations corresponding to the categories laid down in the Directive. However, all deadlines have since passed and are therefore not included.	The plan should seek to promote the appropriate collection, treatment and discharge of urban wastewater to protect the environment.	The SA needs to incorporate objectives, indicators and targets that complement those of this strategy.
SEA Directive 2001/42/EC			
The directive concerns the SEA procedure, which is as follows: an environmental report is prepared in which the likely significant effects on the environment and the reasonable alternatives of the proposed plan or programme are identified. The public and the environmental authorities are informed and consulted on the draft plan or programme and the environmental report prepared. As regards plans and programmes which are likely to have significant effects on the environment in another Member State, the Member State in whose territory the plan or programme is being prepared must consult the other Member State(s). On this issue the SEA Directive follows the general approach taken by the SEA Protocol to the UN ECE Convention on Environmental Impact Assessment in a Transboundary Context.	There are no specific targets or indicators of relevance.	The plan is required to be subject to SEA under the SEA Directive.	An SEA will be undertaken on the plan.

Summary of National Plans and Programmes

National Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
UK Sustainable Development Strategy: Securing the Future (2005) and the UK's Shared Framework for Sustainable Development, One Future – Different Paths (2005)			
<p>The strategy for sustainable development aims to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.</p> <p>As a result of the 2004 consultation to develop new UK sustainable development strategy the following issues have been highlighted as the main priority areas for immediate action:</p> <ul style="list-style-type: none"> ▪ Sustainable consumption and production - working towards achieving more with less ▪ Natural resource protection and environmental enhancement - protecting the natural resources on which we depend ▪ From local to global: building sustainable communities creating places where people want to live and work, now and in the future ▪ Climate change and energy - confronting the greatest threat <p>In addition to these four priorities changing behaviour also forms a large part of the Governments thinking on sustainable development.</p>	<p>Because the UK sustainable development strategy aims to direct and shape policies, it is difficult to list the objectives of the strategy within the confines of the table. The following principles will be used to achieve the sustainable development purpose, and have been agreed by the UK Government, Scottish Executive, Welsh Assembly Government, and the Northern Ireland Administration:</p> <ul style="list-style-type: none"> ▪ Living within environmental limits ▪ Ensuring a strong, healthy, and just society ▪ Achieving a sustainable economy ▪ Promoting good governance ▪ Using sound science responsibly <p>There are no specific targets within the Strategy, although it makes reference to targets set in related PSA and other relevant policy statements.</p> <p>There are also 68 high level UK Government strategy indicators, which will be used to measure the success with which the above objectives are being met. The most relevant are:</p> <ul style="list-style-type: none"> ▪ Greenhouse gas emissions: Kyoto target and CO₂ emissions ▪ CO₂ emissions by end user: industry, domestic, transport (excluding international aviation), other ▪ Renewable electricity: renewable electricity generated as a % of total electricity ▪ Energy supply: UK primary energy supply and gross inland energy consumption ▪ Water resource use: total abstractions from non-tidal surface and ground water sources ▪ Waste arisings by (a) sector (b) method of disposal ▪ Bird populations: bird population indices (a) farmland birds (b) woodland birds (c) birds of coasts and estuaries (d) wintering wetland birds 	<p>The plan needs to take on board the key objectives of the strategy and contribute to the development of more sustainable communities by creating places where people want to live and work.</p>	<p>The SA Framework should include objectives, indicators and targets that complement those of this strategy.</p>

National Plans			
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	<ul style="list-style-type: none"> ▪ Biodiversity conservation: (a) priority species status (b) priority habitat status ▪ River quality: rivers of good (a) biological (b) chemical quality ▪ Air quality and health: (a) annual levels of particles and ozone (b) days when air pollution is moderate or higher 		
Sustainable Communities: Building for the Future (2003)			
<p>This action programme marks a step change in the policies for delivering sustainable communities for all. The plan allies measures to tackle the housing provision mis-match between the South-East and parts of the North and the Midlands, with more imaginative design and the continuation of an agreeable and convenient environment.</p> <p>It is part of the Government's wider drive to raise the quality of life in our communities through increasing prosperity, reducing inequalities, increasing employment, better public services, better health and education, tackling crime and anti-social behaviour, and much more. It reflects our key principles for public service reform: raising standards, devolving and delegating decision-making, providing greater flexibility over use of resources and choice for customers. The main elements are:</p> <ul style="list-style-type: none"> ▪ Sustainable communities ▪ Step change in housing supply ▪ New growth areas ▪ Decent homes <p>Countryside and local environment</p>	There are no specific indicators or targets of relevance.	<p>The plan should encourage housing to be addressed by local partnerships as part of a wider strategy of neighbourhood renewal and sustainable communities.</p> <p>It should also encourage environmental enhancement to be central to regeneration solutions, including the use of green space networks as a basis for development and have due regard for landscape character and designations.</p>	<p>The SA should acknowledge local action to meet local needs.</p> <p>It should recognise that housing should be provided for all sections of society.</p> <p>It should recognise that environmental improvements can improve quality of life</p> <p>The SA Framework should be reviewed against these objectives.</p>
Planning Act 2008			
<p>The Act created amendments to the functioning of the planning system, following recommendations from the Barker Review first proposed in the 2007 White Paper: Planning for a Sustainable Future. The two principal changes are:</p> <ul style="list-style-type: none"> ▪ The establishment of an Infrastructure Planning Commission to make decisions on nationally significant infrastructure projects. <p>Creation of the Community Infrastructure Levy, a charge to be collected from developers by local authorities for the provision of local and sub-regional infrastructure.</p>	There are no specific targets or indicators of relevance.	The preparation of the plan should consider the recommended actions in this document.	The SA should consider the means by which the measures in the Act may enable the plan to contribute towards sustainable development
Environmental Quality in Spatial Planning 2005			

National Plans			
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This document was jointly published by The Countryside Agency, Historic England, English Nature and the EA. It provides guidance to help in the preparation of Regional Spatial Strategies and Local Development Frameworks, by ensuring incorporation of the natural, built and historic environment, and rural issues in plans and strategies.	There are no specific targets or indicators of relevance.	The preparation of the plan should consider the recommended actions in this document.	The SA should take into consideration the issues raised in this document and ensure that an appropriate suite of objectives is developed, covering relevant aspects of the built and natural environment.
World Class Places: The Government's Strategy for Improving Quality of Place (2009)			
<p>The Strategy identifies the benefits of creating well-designed places, including elements of spatial planning, urban design, architecture, green infrastructure and community involvement. It seeks to promote the consideration of place at all levels of planning. An Action Plan accompanying the Strategy sets out the following seven broad objectives</p> <p>1: Strengthen leadership on quality of place at the national and regional level</p> <p>2: Encourage local civic leaders and local government to prioritise quality of place</p> <p>3: Ensure relevant government policy, guidance and standards consistently promote quality of place and are user-friendly</p> <p>4: Put the public and community at the centre of place-shaping</p> <p>5: Ensure all development for which central government is directly responsible is built to high design and sustainability standards and promotes quality of place</p> <p>6: Encourage higher standards of market-led development</p> <p>7: Strengthen quality of place skills, knowledge and capacity</p>	<p>The majority of actions reflect how the Government will take forward the strategy and use it in the creation of new guidance and to direct its interactions with relevant agencies. However, of particular relevance are:</p> <p>2.3: Working with local authorities to achieve high quality development</p> <p>2.5: Establishing an award scheme for high quality places</p> <p>4.1: Encouraging public involvement in shaping the vision for their area and the design of individual schemes</p> <p>4.2: Ensuring the citizens and service users are engaged in the design and development of public buildings</p> <p>4.3: Encouraging community involvement in ownership and managing the upkeep of the public realm and community facilities</p> <p>4.4: Promoting public engagement in creating new homes and neighbourhoods</p> <p>6.1: Encouraging local authorities to set clear quality of place ambitions in their local planning framework</p> <p>7.1: Strengthening advisory support on design quality for local authorities, the wider public sector and developers</p> <p>7.2: Encouraging local authorities to share planning, design, conservation and related expertise</p>	The plan should seek to reinforce and promote a sense of place. High standards of design and public consultation should be encouraged.	The SA Framework should recognise the importance of developing a high quality built environment and promoting high levels of community involvement.
The Countryside in and Around Towns: A vision for connecting town and country in the pursuit of sustainable development (2005)			

National Plans			
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<p>This document was jointly published by the Countryside Agency and Groundwork, in 2005.</p> <p>The document presents a new vision for a very extensive and often overlooked resource – the countryside in and around England’s towns and cities. The vision at the heart of the challenge to reduce the pressures that urban life places on the local and global environment is, <i>‘the need to ensure a high quality of life for all while at the same time reducing our collective impact on the resources we share’</i>.</p>	<p>There are no specific targets or indicators of relevance.</p>	<p>The plan needs to complement the aims of the strategy and seek to develop sustainable communities.</p>	<p>The SA Framework should include objectives, indicators and targets that seek to promote sustainable communities.</p>
Sustainable Communities, Settled Homes, Changing Lives – A Strategy for Tackling Homelessness (ODPM) (2005)			
<p>The strategy aims to halve the number of households living in insecure temporary accommodation by 2010. This will be achieved by:</p> <ul style="list-style-type: none"> ▪ Preventing homelessness ▪ Providing support for vulnerable people ▪ Tackling the wider causes and symptoms of homelessness ▪ Helping more people move away from rough sleeping ▪ Providing more settled homes <p>For each of the above points a series of actions are identified.</p>	<p>Key target:</p> <p>Halve the number of households living in temporary accommodation by 2010</p>	<p>The plan should understand the causes of homelessness and seek to include guidance that includes homes to meet the needs of the local population.</p>	<p>The SA Framework should include objectives that address housing issues including homelessness.</p>
Climate Change Act (2008)			

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<p>The Act commits the UK to action in mitigating the impacts of climate change. It has two key aims:</p> <ul style="list-style-type: none"> ▪ To improve carbon management, helping the transition towards a low-carbon economy <p>To demonstrate UK leadership internationally, signalling a commitment to take our share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen in December 2009 [and beyond].</p>	<p>Relevant commitments within the Act are:</p> <ul style="list-style-type: none"> ▪ The creation of a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, to be achieved through action in the UK and abroad (against 1990 levels). Also a reduction in emissions of at least 34% by 2020. ▪ A carbon budgeting system which caps emissions over five-year periods, to aid progress towards the 2050 target. ▪ The creation of the Committee on Climate Change - a new independent, expert body to advise the Government on the level of carbon budgets and on where cost-effective savings can be made. ▪ The inclusion of International aviation and shipping emissions in the Act or an explanation to Parliament why not - by 31 December 2012. ▪ Further measures to reduce emissions, including: powers to introduce domestic emissions trading schemes more quickly and easily through secondary legislation; measures on biofuels; powers to introduce pilot financial incentive schemes in England for household waste; powers to require a minimum charge for single-use carrier bags (excluding Scotland). ▪ New powers to support the creation of a Community Energy Savings Programme. 	<p>The plan should ensure that policies are in place to encourage the reduction in CO₂ emissions whilst promoting sustainable economic growth.</p>	<p>The SA Framework should include objectives that address climate change issues including flooding and the need to reduce greenhouse gas emissions.</p>

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Stern Review of the Economics of Climate Change (2006)			
<p>The review examines the evidence on the economic impacts of climate change and explores the economics of stabilising greenhouse gases in the atmosphere. The second part of the review considers the complex policy challenges involved in managing the transition to a low-carbon economy and in ensuring that societies are able to adapt to the consequences of climate change.</p> <p>The document clearly identifies that adaptation is the only available response for impacts that will occur over the next few decades.</p>	There are no specific targets or indicators of relevance.	The plan should ensure that policies are in place to encourage the reduction in CO ₂ emissions whilst promoting sustainable economic growth.	The SA Framework should include an objective relating to the reduction in greenhouse gas emissions.
UK Carbon Plan (2011)			
The Carbon Plan sets out the Government's plans for achieving the emissions reductions committed to in the first four carbon budgets, on a pathway consistent with meeting the UK's 2050 target. The publication brings together the Government's strategy to curb greenhouse gas emissions and deliver climate change targets.	The Carbon Plain includes the following targets: Commitment to reduce carbon emissions by at least 80% by 2050.	It should be ensured that reducing carbon emissions is a key theme throughout the plan.	The SA Framework should include objectives that complement the priorities of this Plan.
Climate change and biodiversity adaptation: the role of the spatial planning system – a Natural England commissioned report (2009)			
<p>The report examines ways in which the land use planning system can help biodiversity adapt to climate change. Strategies are identified that enable LDFs to deliver against the Department for Food, Environment and Rural Affairs' (Defra) 12 core adaptation goals:</p> <ol style="list-style-type: none"> 1. Conserve existing biodiversity <ol style="list-style-type: none"> 1a Conserve protected areas and other high quality habitats 1b Conserve range and ecological variability of habitats and species 2 Reduce sources of harm not linked to climate 3 Develop ecologically resilient and varied landscapes <ol style="list-style-type: none"> 3a Conserve and enhance local variation within sites and habitats 3b Make space for the natural development of rivers and coasts 4 Establish ecological networks through habitat protection, restoration and creation 5 Make sound decisions based on analysis <ol style="list-style-type: none"> 5a Thoroughly analyse causes of change 5b Respond to changing conservation priorities 6 Integrate adaptation and mitigation measures into conservation management, planning and practice 	There are no specific targets or indicators of relevance.	Development of the plan should include recommendations from this report. Biodiversity assets should be protected from inappropriate development and i.e. use of buffer zones around sensitive sites.	The SA should refer to specific guidance in the document for using SA to improve the ability of biodiversity to adapt to climate change.

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Planning for Climate Change – Guidance and Model Policies for Local Authorities (2010)			
<p>The document has been produced by the Planning and Climate Change Coalition, a group of organisations seeking to ensure that the planning system responds effectively to the climate challenge.</p> <p>The guide is designed to provide clarity and guidance to local authorities and Local Enterprise Partnerships on how best to plan for climate change, both in terms of reducing CO₂ emissions, and adapting to future climatic conditions.</p> <p>Guidance is provided on developing both strategic and development control policies.</p>	<p>There are no specific targets or indicators of relevance, other than to support local authorities in mitigating and adapting to climate change.</p>	<p>The guidance should be followed when developing Local Plan in order to address climate change issues.</p>	<p>The SA should examine the likely effectiveness of the plan in mitigating and adapting to climate change. Such judgements should be made with reference to the guidance.</p>
Energy White Paper: Meeting the Energy Challenge (2007)			
<p>This White Paper sets out a framework for action to address the following long-term energy challenges, and helps to manage the risks:</p> <ul style="list-style-type: none"> Tackling climate change by reducing CO₂ emissions both within the UK and abroad Ensuring secure, clean and affordable energy as we become increasingly dependent on imported fuel <p>As set out in 'The Energy Challenge' published in 2006, the context in which the Government is seeking to meet these challenges is evolving.</p> <p>This paper sets out the Government's international and domestic energy strategy (based upon existing policies) to address the long-term energy challenges and deliver the four energy policy goals [set out in the 2003 Energy White Paper]. It sets out how the Government is implementing the measures in the Energy Review Report in 2006 together with other measures announced since (e.g. in the 2007 Budget).</p>	<p>Targets are superseded by 2008 Climate Change Act. There is therefore none of relevance.</p>	<p>The plan should encourage the reduction in CO₂ emissions whilst promoting sustainable economic growth.</p>	<p>The SA Framework should include an objective relating to the reduction in greenhouse gas emissions.</p>
Energy Act 2013			
<p>The Act sets out new legislation to:</p> <ul style="list-style-type: none"> Reflect the availability of new technologies (such as CCS and emerging renewable technologies) Correspond with our changing requirements for security of supply infrastructure (such as offshore gas storage) Ensure adequate protection for the environment and the tax payer as our energy market changes. 	<p>There are no specific targets or indicators of relevance.</p>	<p>The plan should ensure that policies are in place to encourage the reduction in CO₂ emissions whilst promoting sustainable economic growth.</p>	<p>The SA Framework should include an objective relating to minimising greenhouse gas emissions.</p>
Planning and Energy Act 2008			

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<p>The Planning and Energy Act 2008 allows local authorities to include policies in their local development plans setting out reasonable requirements for:</p> <ul style="list-style-type: none"> A proportion of energy used in development in their area to be energy from renewable sources A proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development 	There are no specific targets or indicators of relevance.	The plan should seek to ensure that policies encourage development that incorporates the use of renewable energy.	The SA Framework should include targets and an objective relating to renewable energy within development.
Delivering a Sustainable Transport System (2008)			
<p>The document explains how the strategic aims set out in 'Towards a Sustainable Transport System' (2007) will be translated into policy and practical actions. It takes on recommendations contained in the Eddington transport study and the Stern Review. The 5 goals are:</p> <ul style="list-style-type: none"> To support national economic competitiveness and growth, by delivering reliable and efficient transport networks; To reduce transport's emissions of CO₂ and other greenhouse gases, with the desired outcome of tackling climate change; To contribute to better safety, security and health and longer life expectancy by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health; To promote greater equality of opportunity for all citizens, with the desired outcome of achieving a fairer society; and <p>To improve quality of life for transport users and non-transport users, and to promote a healthy natural environment.</p>	The document does not contain specific targets or indicators, but rather sets out broad strategic priorities at a national level. Nonetheless, the goals provide a framework for local as well as national action.	The plan should recognise the importance of safe, reliable and efficient transport systems to economic and social wellbeing. The sustainability impacts of transport should also be fully understood.	The SA Framework should ensure inclusion of objectives that promote sustainable transport.
The Future of Transport White Paper – A Network for 2030 (2004)			
<p>This Paper builds on the progress that has already been made since the implementation of the 10 Year Plan for transport, and sets out the vision for transport for the next 30 years, until 2015, with a funding commitment. It is a long term strategy for a modern, efficient and sustainable transport system backed up by sustained high levels of investment.</p> <p>The aim is for a transport network that can meet the challenges of a growing economy and the increasing demand for travel, but that can also achieve environmental objectives. This means coherent networks with:</p> <ul style="list-style-type: none"> The road network providing a more reliable and freer-flowing service for both personal travel and freight, with people able to make informed choices about how and when they travel 	<p>The document indicates a number of Public Service Agreement objectives. Those of relevance include;</p> <ul style="list-style-type: none"> Reduce greenhouse gas emissions to 12.5% below 1990 levels in line with our Kyoto commitment and move towards a 20% reduction in CO₂ emissions below 1990 levels by 2010, through measures including energy efficiency and renewables. Improve air quality by meeting the Air Quality Strategy targets for carbon monoxide, lead, nitrogen dioxide, particles, sulphur dioxide, benzene and 1,3 butadiene. 	The plan should recognise the need for an integrated and sustainable transport network.	The SA Framework should contain objectives that support an efficient and sustainable transport system, and also cover issues relating to the protection of air quality and greenhouse gas emissions.

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Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<ul style="list-style-type: none"> The rail network providing a fast, reliable and efficient service, particularly for interurban journeys and commuting into large urban areas Reliable, flexible, convenient bus services tailored to local needs Making walking and cycling a real alternative for local trips Ports and airports providing improved international and domestic links <p>The strategy is built around three key themes:</p> <ul style="list-style-type: none"> Sustained investment over the long term Improvements in transport management Planning ahead sustained <p>Underlining these themes, and an important underlying objective of our strategy, is balancing the need to travel with the need to improve quality of life. This means seeking solutions that meet long term economic, social and environmental goals. Achieving this objective will contribute to the objectives of the UK Sustainable Development Strategy.</p>			
Low Carbon Transport: A Greener Future - A Carbon Reduction Strategy for Transport (July 2009)			
The Strategy sets out how the transport sector will meet its emissions reduction obligations and contribute to the Government's overall policy on climate change as set out in the Climate Change Act 2008.	The Strategy does not contain its own targets; rather it sets out how those committed to elsewhere, notably in the Climate Change Act 2008, will be met by the transport sector and what actions the Government will take to see they are met.	The plan should promote low-carbon transport. This may require the use of new and emerging technology as well as promoting a modal shift in transport choices.	The SA should seek the promotion of low-carbon forms of transport.
Wildlife and Countryside Act (1981) (as amended)			
The Act still forms the basis of conservation legislation in Great Britain, although it has been much modified. Schedules 5 and 8 of the Act detail lists of legally protected wild animals and plants respectively. These are updated every five years.	There are no specific targets or indicators of relevance.	The plan must ensure that the requirements of the Act are complied with and that species and habitats are protected.	The SA Framework should include objectives relating to the protection and enhancement of biodiversity resources.
The Conservation of Habitats and Species Regulations (2010)			
The purpose of the Act is to create a new statutory right of access on foot to certain types of open land, to modernise the public rights of way system, to strengthen nature conservation legislation, and to facilitate better management of Areas of Outstanding Natural Beauty (AONBs).	There are no specific targets or indicators of relevance.	It is essential that the development of the plan should consider biodiversity protection.	The SA Framework should include objectives relating to the protection

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			and enhancement of biodiversity resources.
The Countryside and Rights of Way (CROW) Act (2000)			
The purpose of the Act is to create a new statutory right of access on foot to certain types of open land, to modernise the public rights of way system, to strengthen nature conservation legislation, and to facilitate better management of Areas of Outstanding Natural Beauty (AONBs).	There are no specific targets or indicators of relevance.	It is essential that the development of the plan should consider biodiversity protection.	The SA Framework should include objectives relating to the protection and enhancement of biodiversity resources.
The Natural Environment and Rural Communities Act (2006)			
<p>The act created Natural England and the Commission for Rural Communities and, amongst other measures, it extended the biodiversity duty set out in the Countryside and Rights of Way (CROW) Act to public bodies and statutory undertakers to ensure due regard to the conservation of biodiversity.</p> <p>The Duty is set out in Section 40 of the Act, and states that every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.</p> <p>The aim of the biodiversity duty is to raise the profile of biodiversity in England and Wales, so that the conservation of biodiversity becomes properly embedded in all relevant policies and decisions made by public authorities.</p> <p>The Duty applies to all local authorities, community, parish and town councils, police, fire and health authorities and utility companies.</p> <p>The Government has produced guidance on implementing the Duty, contained in two publications, one for Local Authorities (and the other for other public bodies).</p> <p>Section 41 of the NERC Act 2006, lists species and habitats of principal importance that local authorities must have regard for.</p>	There are no specific targets or indicators of relevance.	It is essential that the development of the plan considers the provisions of the biodiversity duty.	The SA Framework should include objectives relating to the protection and enhancement of biodiversity resources.
The Guidance for Local Authorities on Implementing the Biodiversity Duty (2007)			

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<p>This guidance was issued by Defra and the Welsh Assembly to assist local authorities in fulfilling their Biodiversity Duty.</p>	<p>The guidance references a biodiversity indicator, which was developed as a result of a Defra commissioned research project in 2003/4. The indicator developed to measure local authority performance is:</p> <p>'Progress towards achieving a local authority's potential for biodiversity', which is based on four sub-indicators relating to:</p> <ul style="list-style-type: none"> ▪ The management of local authority landholdings (e.g. % of landholdings managed to a plan which seeks to maximise the sites' biodiversity potential. ▪ The condition of local authority managed SSSIs (e.g. % of SSSI in 'favourable' or 'unfavourable recovering' condition). ▪ The provision of accessible greenspace. ▪ The effect of development control decisions on designated sites (e.g. change in designated sites as a result of planning permissions). 	<p>It is essential that the development of the plan considers the provisions of the biodiversity duty.</p>	<p>The SA Framework should include objectives relating to the protection and enhancement of biodiversity resources.</p>
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)			
<p>This new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how we are implementing our international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes)⁵ and at sea. It builds on the successful work that has gone before, but also seeks to deliver a real step change.</p> <p>The mission for this strategy, for the next decade, is:</p> <ul style="list-style-type: none"> • To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. 	<p>The document sets out 5 strategic goals which include targets in which flexible framework is given to inform the establishment of national plans, taking into account national circumstances and priorities.</p> <ul style="list-style-type: none"> • Strategic goal A: address the underlying causes of biodiversity loss by mainstreaming biodiversity cross government and society • Strategic goal B: reducing the direct pressures on biodiversity and promote sustainable use • Strategic goal C: improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity • Strategic goal D: enhance the benefits to all from biodiversity and ecosystem services • Strategic goal E :enhance implementation through participatory planning, knowledge management and capacity building 	<p>It is essential that the development of the plan should consider biodiversity protection.</p>	<p>The SA Framework should include objectives relating to the protection of biodiversity resources</p>
Biodiversity by Design: A Guide for Sustainable Communities (Town and Country Planning Association) (2004)			

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The aim of the guide is to provide guidance on how to maximise the opportunities for biodiversity in the planning and design of sustainable communities. The guidance is designed to apply at a variety of scales from whole sub-region growth points, to neighbourhood schemes.	This is a guidance document and therefore does not set targets or identify indicators.	The plan should recognise the multi-functional nature of open space. The plan should seek to protect and enhance biodiversity resources and open space.	The SA Framework should seek to protect European, national and locally designated sites along with areas of open space.
UK Post-2010 Biodiversity Framework 2012			
This framework was produced to set out the common purpose and shared priorities of members to address biodiversity loss and decline in the UK.	<p>The document sets out four key strategic targets:</p> <ul style="list-style-type: none"> • Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society. This goal includes targets for public awareness, integrating biodiversity • Reduce the direct pressures on biodiversity and promote sustainable use. • To improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity. <p>Enhance the benefits to all from biodiversity and ecosystems.</p>	The plan should recognise the importance of arresting biodiversity decline and aim to protect and enhance it.	The SA should contain objectives relating to arresting biodiversity loss/decline.
Biodiversity Indicators in Your Pocket (2010) Defra			
These indicators show changes in aspects of biodiversity such as the population size of important species or the area of land managed for	The UK Government committed to two important international targets to protect biodiversity:	The plan should include indicators relating to	The SA Framework should include objectives relating to biodiversity

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wildlife. They provide part of the evidence to assess whether the targets set out in the following column have been achieved.	<p>1. In 2001, European Union Heads of State or Government agreed that biodiversity decline should be halted, with the aim of reaching this objective by 2010.</p> <p>2. In 2002, Heads of State at the United Nations World Summit on Sustainable Development committed themselves to achieve, by 2010, a significant reduction of the current rate of biodiversity loss at the global, regional and national level, as a contribution to poverty alleviation and to the benefit of all life on Earth.</p> <p>There are eighteen UK biodiversity indicators grouped under six focal areas aligned to those used by the Convention on Biological Diversity:</p> <ol style="list-style-type: none"> 1. Status and trends in components of biodiversity 2. Sustainable use 3. Threats to biodiversity 4. Ecosystem integrity and ecosystem goods and services 5. Status of resource transfers and use 6. Public awareness and participation 	biodiversity in order to monitor progress.	and the quality of the natural environment.
A Strategy for England's Trees, Woodlands and Forests (2007)			
<p>The strategy has a 10 – 15 year timescale and strives to achieve sustainable forest management.</p> <p>There are five aims identified for Government intervention in trees, woods and forests. The aims are:</p> <ul style="list-style-type: none"> ▪ To provide a resource of trees, woods and forests where they can contribute most in terms of environmental, economic and social benefits now and in the future. ▪ To ensure that existing and newly-planted trees, woods and forests are resilient to the impacts of climate change and also contribute to the way in which biodiversity and natural resources adjust to climate change. ▪ To protect and enhance the environmental resources of water, soil, air, biodiversity and landscapes and the cultural and amenity values of trees and woodland. ▪ To increase the contribution that trees, woods and forests make to the quality of life for those living, working and visiting England. <p>To improve the competitiveness of woodland businesses and to promote new or improved markets for sustainable woodland products.</p>	There are no specific targets or indicators of relevance.	It is essential that the development of the plan should consider biodiversity protection.	The SA Framework should include objectives relating to the protection of biodiversity resources, which includes areas of woodland, particularly ancient woodland.

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Open Space Strategies: Best Practice Guidance (CABE and the Greater London Authority, 2009)			
This document offers clear, practical guidance to local authorities and their stakeholders on how to prepare an open space strategy.	There are no specific targets or indicators of relevance.	The plan should recognise the multi-functional benefits of open space.	The SA should consider the potential for impacts on open spaces and opportunities for enhancements.
Heritage in Local Plans: How to create a sound plan under the NPPF (2012)			
This document is a guide to local authorities from Historic England on how to achieve the objectives of the NPPF for the historic environment and thereby pass the test for a sound local plan.	This is an advisory document and does not set targets or identify indicators.	The plan should accommodate the guidance of this document relating to heritage in local planning.	The SA framework should seek to take on the advice of this document in regards to heritage in local planning.
The Geological Conservation Review (GCR) (ongoing)			
The GCR is designed to identify sites of national and international importance needed to show all the key scientific elements of the Earth heritage of Britain. They display sediments, rocks, fossils, and features of the landscape that make a special contribution to our understanding and appreciation of Earth science and the geological history of Britain	There are no specific targets or indicators of relevance.	The plan should recognise the status of GCR sites in the borough and aim to protect this and other geodiversity sites.	The SA should consider potential impacts on geodiversity.
Safeguarding our Soils: A Strategy for England (Defra, 2009)			
<p>Vision: By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations.</p> <p>The Strategy sets out how Government intends to improve the management of soil to manage threats to its quality and integrity.</p>	There are no specific targets or indicators of relevance.	The plan should include measures to ensure that soils are protected in line with the Strategy's aims. In addition the protection of valuable soil resources should be promoted within the plan.	The assessment should consider the extent to which soils may be impacted by proposals supported within the plan.
Natural England's Green Infrastructure Guidance (2009)			

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The guidance outlines the benefits of developing multi-functional green infrastructure. It provides advice to local authorities on how to deliver green infrastructure improvements through the planning system, including reference to LDFs.	There are no specific targets or indicators of relevance.	The plan should protect existing green infrastructure and promote new multi-functional green spaces. Guidance should be followed where possible.	The assessment should consider the impact of plan on the quality and quantity of green infrastructure and the extent to which the guidance has been followed.
Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003) and Nature Nearby: Accessible Green Space Guidance (2010)			
These publications by Natural England explain and give guidance on the concept of Accessible Natural Green Space Standards (ANGSt). The 2010 report provides practical advice to planning authorities on meeting the standards within new and existing developments.	<p>ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:</p> <ul style="list-style-type: none"> ▪ of at least 2ha in size, no more than 300m (5 minutes walk) from home; ▪ at least one accessible 20ha site within 2km of home; ▪ one accessible 100ha site within 5km of home; and ▪ one accessible 500ha site within 10km of home; plus a minimum of 1ha of statutory Local Nature Reserves per thousand population. 	The plan should attempt to ensure that the standards are met within the borough.	The SA Framework should contain an objective relating to the provision of green space.
Heritage White Paper: Heritage protection for the 21st century (2007)			
This White Paper responds to the public call for change, and to this changing policy context. It sets out our vision for a new heritage protection system. Our proposals are based on a unified vision of the historic environment that enables a simpler and more efficient system. They are focussed on opening up heritage protection to greater public scrutiny and involvement. And they recognise that heritage protection needs to be an integral part of a planning system that can deliver sustainable communities.	<p>The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:</p> <ul style="list-style-type: none"> • Developing a unified approach to the historic environment; • Maximising opportunities for inclusion and involvement; and • Supporting sustainable communities by putting the historic environment at the heart of an effective planning system. 	The plan will need to take on board the issues and themes that have been identified in the document.	The SA Framework should include objectives that relate to the protection and enhancement of the historic environment.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)			

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<p>The Strategy sets out air quality objectives and policy options to further improve air quality in the UK to deliver environmental, health and social benefits.</p> <p>It examines the costs and benefits of air quality improvement proposals, the impact of exceedances of the strategy's air quality objectives, the effect on ecosystems and the qualitative impacts.</p>	<p>The Strategy sets objectives and targets for each air quality pollutant, e.g. to achieve and maintain 40µg/m-3 of annual average nitrogen dioxide.</p>	<p>The plan should consider the maintenance of good air quality and the measures that can be taken to improve it. For example, promotion of Green Travel Plans.</p>	<p>The SA Framework should include objectives that address the protection of air quality.</p>
Water Resources Strategy for England and Wales (2009)			
<p>This is a strategy produced by the Environment Agency (EA) and applies to both England and Wales. It forms the EA's strategy for water resource management for the next 25 years.</p> <p>The focus of the strategy is understanding the present state of water resources and planning for the management of water resources to prevent long-term environmental damage and degradation. The strategy highlights where water abstractions are unsustainable and where further water is needed. The issue of climate change and its impact upon our water resources is also considered.</p> <p>30 action points are identified to deliver the strategy, which include developing leakage control, encouraging good practice when using water and promoting the value of water.</p>	<p>There are no specific targets or indicators of relevance.</p>	<p>The plan needs to consider the protection and enhancement of water resources.</p>	<p>The SA Framework should include objectives that promote the protection of the water environment.</p>
Future Water: The Government's Water Strategy for England (2008)			
<p>Defra's vision for the state of the water environment in 2030 is for:</p> <ul style="list-style-type: none"> an improved quality of the water environment and the ecology which it supports, and continued high levels of drinking water quality; sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water; sustainable use of water resources, and implemented fair, affordable and cost reflective water charges; reduced greenhouse gas emissions; and an embedded continuous adaptation to climate change and other pressures across the water industry and water users. 	<p>The Strategy contains few quantitative targets. It sets out broad ambitions for improvements in the areas of water demand, supply, quality, surface water drainage, flooding, greenhouse gas emissions, water charging and the regulatory framework.</p> <p>One headline target is to reduce per capita consumption of water to an average of 130 litres per person per day by 2030, or possibly even 120 litres per person per day depending on new technological developments and innovation.</p>	<p>The plan should help to support the aims of this Strategy through requiring high levels of protection for the water environment.</p>	<p>The SA Framework should contain objectives related to water resources, flooding and climate change.</p>
Flood and Water Management Act (2010)			

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<p>The Act will provide better, more comprehensive management of coastal erosion and flood risk for people, homes and businesses. It also contains financial provisions related to the water industry.</p> <p>The Act will give the EA an overview of all flood and coastal erosion risk management and unitary and county councils the lead in managing the risk of local floods. It will also enable better management of water resources and quality, and will help to manage and respond to severe weather events such as flood and drought.</p>	There are no specific targets or indicators of relevance.	The plan should consider flood risk issues. It should seek to avoid siting new development in floodplain and ensure the sustainable use of water resources.	The SA Framework should include objectives, targets and indicators that address flooding risk and the need to manage run-off effectively.
Making Space for Water: Taking Forward a New Government Strategy for Flood and Coastal Erosion Risk Management (2005)			
<p>This strategy has a 20 year time horizon and seeks to implement a more holistic strategy to flood and coastal erosion risks.</p> <p>The aim is to manage risks by employing an integrated portfolio of approaches which reflect both national and local priorities to reduce the threat to people and their property and to deliver the greatest environmental, social and economic benefits</p> <p>A whole catchment and whole shoreline approach will be adopted and adaptation to climate change will be an inherent part of flood and coastal erosion decisions.</p>	There are no specific targets or indicators of relevance.	The plan needs to ensure that development in floodplains is discouraged.	The SA Framework should include objectives, targets and indicators that address flooding risk and the need to manage runoff effectively.
Waste Management Plan for England (2013)			
<p>The Waste Management Plan for England is a high level document which is non-site specific. It provides an analysis of the current waste management situation in England, and evaluates how it will support implementation of the objectives and provisions of the revised WFD. National planning policy on waste is currently set out in Planning Policy Statement 10 'Planning for Sustainable Waste Management. It provides the planning framework to enable local authorities to put forward, through local waste management plans, strategies that identify sites and areas suitable for new or enhanced facilities to meet the waste management needs of their areas. This policy is currently being updated and has been subject to public consultation. Once it has been finalised, the updated policy will replace Planning Policy Statement 10 as the national planning policy for sustainable waste management.</p>	<p>Measures to be taken to ensure that by 2020</p> <ol style="list-style-type: none"> at least 50% by weight of waste from households is prepared for re-use or recycled. at least 70% by weight of construction and demolition waste is subjected to material recovery. 	The plan should seek to ensure sustainable waste management.	The SA Framework should include objectives, indicators and targets that address sustainable waste management issues.
The Egan Review – Skills for Sustainable Communities (2004)			

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<p><i>"Sustainable communities meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity."</i></p> <p>The key components of sustainable communities are:</p> <ul style="list-style-type: none"> ▪ Governance – effective and inclusive participation, representation and leadership. ▪ Transport and connectivity – Good transport services and communications linking people to jobs, schools, health and other services. ▪ Services – a full range of appropriate, accessible public, private community and voluntary services. ▪ Environmental – providing places for people to live in an environmentally friendly way. ▪ Economy – A flourishing and diverse local economy. ▪ Housing and the Built Environment – a quality built and natural environment <p>Social and cultural – vibrant, harmonious and inclusive communities.</p>	<p>A series of indicators are defined for each of the key components to monitor progress. These include:</p> <ul style="list-style-type: none"> ▪ % of population who live in wards that rank within the most deprived 10% and 25% of wards in the country. ▪ % of residents surveyed and satisfied with their neighbourhoods as a place to live. ▪ % of respondents surveyed who feel they 'belong' to the neighbourhood (or community). ▪ Domestic burglaries per 1000 households and % detected. ▪ % of adults surveyed who feel they can influence decisions affecting their local area. ▪ Household energy use (gas and electricity) per household. ▪ % people satisfied with waste recycling facilities. ▪ Average no. of days where air pollution is moderate or higher for NO₂, SO₂, O₃, CO or PM₁₀. ▪ No. of unfit homes per 1,000 dwellings. ▪ % of listed building of Grade I and II* at risk of decay. ▪ % of residents surveyed finding it easy to access key local services. ▪ % of people of working age in employment (with BME breakdown). ▪ Average life expectancy. <p>No. of primary care professionals per 100,000 population.</p>	<p>The plan should include policies that support the principles of the Egan Review and seek to develop sustainable communities.</p>	<p>There are a number of objectives and indicators in the document that should be integrated into the SA Framework.</p>

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Working for a Healthier Tomorrow – Dame Carol Black’s Review of the health of Britain’s working age population (2008)			
<p>This Review sets out the first ever baseline for the health of Britain’s working age population, seeking to lay the foundations for urgent and comprehensive reform through a new vision for health and work in Britain. Three principles lie at the heart of this vision:</p> <ul style="list-style-type: none"> Prevention of illness and promotion of health and well-being Early intervention for those who develop a health condition An improvement in the health of those out of work so that everyone with the potential to work has the support they need to do so <p>The Review recognises the human, social and economic costs of impaired health and well-being in relation to working life in Britain. The aim of the Review is not to offer a utopian solution for improved health in working life, but more to identify the factors that stand in the way of good health and to elicit interventions (including services, changes in attitudes, behaviours and practices) that can help to overcome them.</p> <p>Monitoring the baseline presented in this Review will be critical, together with a research programme to inform future action with a comprehensive evidence base and increased cross-governmental effort to ensure progress.</p>	<p>Although there are no relevant targets within the Review, it presents a number of indicators of working age health, which include:</p> <ul style="list-style-type: none"> Life expectancy Mortality during working age % of the working age population being in good, fairly good or poor health Proportion of people out of work due to sickness or disability Sickness absence per annum Sickness notes issued per medical condition % of working time lost due to sickness Proportion of the working age population on incapacity benefits Employment rate Employment rate for disabled people Income rates Economic inactivity and reasons for inactivity, split into those inactive who would like to work and those seeking work Proportion of deviation from perfect health by social class (Quality Adjusted Life Year (QALY) health measure) and work status Proportion of adult population who smoke Work related illness by industry Proportion of working age population with mental health conditions Incapacity benefits claimants by primary medical condition <p>Costs of working age ill health</p>	<p>The plan should consider issues relating to human health.</p>	<p>The SA Framework should include objectives that seek to protect human health and reduce health inequalities.</p>
Health Effects of Climate Change in the UK 2008 – An update of the Department of Health Report 2001/2002			
<p>The 2001/2 Report and its update seek to provide quantitative estimates of the possible impacts of climate change on health. It is recognised that</p>	<p>A number of indicators are presented in this Report. The key ones include:</p> <ul style="list-style-type: none"> Mean annual temperature 	<p>The plan should address the issues relating to climate change, and the</p>	<p>The SA Framework should include objectives that address climate</p>

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<p>there could be significant long-term health effects as a result of climate change.</p> <p>Since the original report, the assessment of future climate change has been updated. A new generation of high-resolution climate models has allowed for improved estimates of future changes in the frequency, intensity and duration of extreme events in the UK. Some of the major areas of concern are:</p> <ul style="list-style-type: none"> ▪ Flooding ▪ Vector-borne diseases ▪ Food-borne diseases ▪ The effects of climate change on drinking water supplies ▪ The direct effects of high temperatures ▪ The air pollution climate <p>Exposure to ultra-violet light</p>	<ul style="list-style-type: none"> ▪ Number of days per year with daily mean exceeding 20°C ▪ Number of days per year with daily mean below 0°C ▪ Annual total rainfall ▪ Seasonal rainfall ▪ Maximum daily wind speed ▪ Annual highest maximum daily wind speed <p>Annual cases of malaria</p>	<p>need to encourage provision of high quality and flexible health services.</p>	<p>change issues including flooding and the need to reduce greenhouse gas emissions. It should also include an objective related to human health.</p>
Local Air Quality Management – Consultation on options to improve air quality management in England (July 2013)			
<p>The consultation document was prepared by Defra and it aims to improve local air quality management. It recognises that local authorities have an important part to play in helping to improve air quality and in working towards EU standards. This includes coordinating local assessment and action; taking air quality into account when undertaking transport functions, ensuring the planning system is deployed to limit deterioration of air quality (or exposure) and where possible to improve air quality and promote the public health benefits of good air quality.</p>	<p>Local Air Quality Objectives are presented in Annex 1 of this consultation document:</p> <ul style="list-style-type: none"> ▪ Nitrogen Dioxide (NO₂) - 200 µg/m³ (not to be exceeded more than 18 times a year – 1 hour mean ▪ Particles (PM₁₀) – 50 µg/m³ not to be exceeded more than 35 times a year – 24 hour mean ▪ Sulphur Dioxide – 350 µg/m³ not to be exceeded more than 24 times a year – 1 hour mean 	<p>The plan should address the issues relating to air quality, and the need to encourage sustainable travel modes, e.g. walking, cycling, public transport.</p>	<p>The SA Framework should include objectives that address air quality issues. It should also include an objective related to human health.</p>
Tackling Health Inequalities – A Programme for Action 2003 (Including the 2007 Status Report on the Programme for Action)			
<p>This Programme for Action was prepared by the Department of Health, setting out plans for the following three years to tackle health inequalities that are found across different geographical areas, between genders and different ethnic communities and also between different social and economic groups. It established the foundations required to achieve the challenging national target to reduce the gap in infant mortality across social groups, and raise life expectancy in the most disadvantaged areas faster than elsewhere, by 2010.</p> <p>The programme was organised around four themes:</p>	<p>The Programme for Action presents a number of national headline indicators that can be attributed to health inequality, including the following:</p> <ul style="list-style-type: none"> ▪ Number of primary care professionals per 100,000 population ▪ Road accident casualties in disadvantaged communities ▪ Proportion of children living in low-income households 	<p>The plan should consider issues relating to human health.</p>	<p>The SA Framework should include objectives that seek to protect human health and reduce health inequalities.</p>

National Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<ul style="list-style-type: none"> Supporting families, mothers and children – to ensure the best possible start in life and break the inter-generational cycle of health Engaging communities and individuals – to ensure relevance, responsiveness and sustainability Preventing illness and providing effective treatment and care – making certain that the NHS provides leadership and makes the contribution to reducing inequalities that is expected of it Addressing the underlying determinants of health – dealing with the long-term underlying causes of health inequalities <p>These themes are underpinned by discrete principles to guide how health inequalities are tackled in practice.</p> <p>The programme sets out an ambitious agenda including targets and milestones, in order to help to reduce inequalities by progressing against the 2010 national target and also tackling the underlying causes in the future.</p>	<ul style="list-style-type: none"> Proportion of those aged 16 who get qualifications equivalent to 5 GCSEs at grades A* to C Proportion of households living in non-decent housing Prevalence of smoking among people in manual social groups, and among pregnant women <p>Age-standardised death rates per 100,000 population for the major killer diseases (cancer, circulatory diseases), ages under 75 (for the 20% of areas with the highest rates compared to the national average)</p>		
Water for People and the Environment: A Strategy for England and Wales (2009)			
<p>This strategy sets out how the Environment Agency believe water resources should be managed throughout England and Wales to 2050 and beyond to ensure that there will be enough water for people and the environment.</p>	<p>This Strategy includes many targets from other plans and policies including:</p> <p>The Housing Green Paper, 13 published in July 2007, set new long term housing targets for England – to provide two million homes by 2016 and three million homes by 2020.</p> <ul style="list-style-type: none"> The food industry has committed to reduce water consumption by 20 per cent by 2020. The Carbon Reduction Commitment aims to reduce carbon dioxide emissions by four million tonnes per year by 2020, helping achieve reduction targets outlined in the Climate Change Act. The UK has a green energy target of 15 per cent by 2020. The Government in England has set a target for its own departments to achieve a 30 per cent reduction in their carbon emissions by 2020. The Environment Agency has set themselves a target to achieve this reduction by 2012. <p>The England and Wales annual target of saving water is 23 MI/d.</p>	<p>The plan should consider how the water environment can be protected and enhanced, and include policies that promote the sustainable use of water resources.</p>	<p>The SA Framework should include objectives that consider effects upon water quality and resource.</p>

National Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
National Planning Policy Framework March 2012			
<p>The National Planning Policy Framework sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.</p> <p>The Government aims to achieve sustainable development through:</p> <ul style="list-style-type: none"> ▪ Building a strong, competitive economy ▪ Ensuring the vitality of town centres ▪ Supporting a prosperous rural economy ▪ Promoting sustainable transport ▪ Supporting high quality communications infrastructure ▪ Delivering a wide choice of high quality homes ▪ Requiring good design ▪ Promoting healthy communities ▪ Protecting green belt land ▪ Meeting the challenge of climate change, flooding and coastal change ▪ Conserving and enhancing the natural environment ▪ Conserving and enhancing the historic environment ▪ Facilitating the sustainable use of minerals 	There are no specific targets or indicators of relevance.	The plan should adhere to the principles of the Planning Policy Framework ensuring that all aspects of the core land-use planning principles underpin the Local Plan.	The SA Framework should include objectives relating to economic, environmental and social issues.
Planning Update Ministerial Statement (March 2015)			
<p>The statement outlines steps the government are taking to streamline the planning system, protect the environment, support economic growth and assist locally-led decision-making. It addresses the following topics:</p> <ul style="list-style-type: none"> ▪ Solar energy: protecting the local and global environment ▪ Green belt: protecting against inappropriate development ▪ Unauthorised encampments: ensuring fair play in the planning system ▪ Parking: helping local shops and preventing congestion ▪ Planning applications: streamlining the process ▪ Short term lets: championing the shared economy ▪ Planning guidance: making the planning system more accessible ▪ Change of use: supporting brownfield regeneration ▪ Zero Carbon Homes: supporting small builders ▪ Housing standards: streamlining the system ▪ Plan making 	There are no specific targets or indicators of relevance.	The plan objectives and policies need to be broadly compatible with the steps outlined within the statement.	The SA Framework should take the statement into consideration.

National Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<ul style="list-style-type: none"> Decision taking, transition and compliance 			
Planning Policy for Travellers Sites (DCLG, 2015)			
<p>This document sets out the Government's planning policy for traveller sites. The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.</p> <p>To help achieve this, Government's aims in respect of traveller sites are:</p> <ol style="list-style-type: none"> That local planning authorities should make their own assessment of need for the purposes of planning to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites to encourage local planning authorities to plan for sites over a reasonable timescale that plan-making and decision-taking should protect Green Belt from inappropriate development to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply to reduce tensions between settled and traveller communities in plan-making and planning decisions to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure for local planning authorities to have due regard to the protection of local amenity and local environment 	There are no specific targets or indicators of relevance.	The plan should include provisions for Travellers Sites.	The SA Framework should be mindful of the aims outlined within the policy.
Starter Homes Written Statement (March 2015)			

National Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
The written statement outlines changes to planning policy announced following response to the consultation on proposals to enable more starter homes for first time buyers.	No relevant targets and indicators	The plan should make reference to Starter Homes.	The SA Framework should include reference to the provision of housing that meet all community needs.
Fixing the Foundations: Creating a More Prosperous Nation (July 2015)			
The document outlines the ambition for Britain to become the richest of all major economies by 2030 and the conservative government's vision for delivering this vision.	There are no specific targets or indicators of relevance within this document.	The plan should be mindful of the vision outlined within this document and should include policies that seek to enable the development of the economy.	The SA Framework should be mindful of this document and its vision.
Localism Act 2011			
<p>The Localism Act contains a number of proposals to give local authorities new freedoms and flexibility shifting power from the central state. In summary the Act gives:</p> <ul style="list-style-type: none"> ▪ New freedoms and flexibilities for local government; <ul style="list-style-type: none"> - Gives local authorities everywhere the formal legal ability and greater confidence to get on with the job of responding to what local people want - Cuts red tape to enable councillors everywhere to play a full and active part in local life without fear of legal challenge - Encourages a new generation of powerful leaders with the potential to raise the profile of English cities, strengthen local democracy and boost economic growth - Enables ministers to transfer functions to public authorities in cities in order to harness their potential to drive growth and prosperity ▪ New rights and powers for local communities <ul style="list-style-type: none"> - Makes it easier for local people to take over the amenities they love and keep them part of local life - Ensures that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done - Enables local residents to call local authorities to account for the careful management of taxpayers' money 	There are no specific targets or indicators of relevance.	The plan should be mindful of the key principles of this Act.	The SA Framework should be mindful of this Act as its principles will help to create vibrant, cohesive and empowered communities.

National Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<ul style="list-style-type: none"> Reform to make the planning system clearer, more democratic and more effective <ul style="list-style-type: none"> Places significantly more influence in the hands of local people over issues that make a big difference to their lives Provides appropriate support and recognition to communities who welcome new development Reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future Reinforces the democratic nature of the planning system - passing power from bodies not directly answerable to the public, to democratically accountable ministers Reform to ensure that decisions about housing are taken locally <ul style="list-style-type: none"> Enables local authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective Gives local authorities more control over the funding of social housing, helping them to plan for the long term Gives people who live in social housing new ways of holding their landlords to account, and make it easier for them to move 			
National Planning Policy for Waste (2014)			
<p>The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Positive planning plays a pivotal role in delivering this country's waste ambitions through:</p> <ul style="list-style-type: none"> delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy (see Appendix A) ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities; providing a framework in which communities and businesses are engaged with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle; 	There are no specific targets or indicators of relevance within this document.	The plan should seek to ensure a more sustainable and efficient approach to resource use and management and should contribute to achieving waste ambitions.	The SA Framework should include objectives and targets that address waste and sustainable resource use.

National Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<ul style="list-style-type: none"> helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste. 			
Building for Life 12 (2012)			
<p>This document provides the standard for well-designed homes and neighborhoods which local communities, local authorities and developers can utilise to stimulate conversations about creating good places to live. The document comprises 12 questions split over three categories to establish the quality of the project.</p>	<p>Although not strict targets, the aim is for buildings to gain as many 'green lights' to 12 questions in three key areas:</p> <ul style="list-style-type: none"> Integrating into the neighbourhood Creating a place Street and home 	<p>The plan should be mindful of recommendation in the document how to improve homes, neighbourhoods and communities.</p>	<p>The SA should include objectives around generating buildings, neighbourhoods and communities which flourish</p>
Europe 2020: UK National Reform Programme 2013 (April 2013)			
<p>The Programme sets out actions that the government is taking to address the structural reform challenges facing the UK, in line with a set of Country Specific Recommendations agreed by Heads of State or government at the European Council in June 2012. The NRP summarises relevant new announcements and reports on the impact of policies already implemented. It documents reports on progress in broad policy areas covered by five headline EU-level targets under the Europe 2020 Strategy, relating to employment, education, poverty reduction, research and innovation, and energy and climate change.</p>	<p>The document provides a progress update and puts forward overarching aims for the UK going forward around five key areas:</p> <ul style="list-style-type: none"> Employment Education Poverty reduction Research and innovation Climate Change 	<p>The plan should be aware of the key strategies put forward by this document and endeavour to incorporate those relevant within it.</p>	<p>The SA should include objectives around improvement in the five key areas outlined in this document.</p>

Summary of Regional, County and Local Plans and Programmes

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

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p>Freight transport: tonne/miles and empty lorry miles</p> <p>Air quality improvements measured against related illnesses</p> <p>Tourism by mode of transport</p> <p>5) Proportion of housing unfit or lacking appropriate insulation, by area</p> <p>Availability of public services - transport, shops, banks etc by area</p> <p>6) Household water use and peak demand</p> <p>Low flows in rivers</p> <p>Margin between water supply and projected demand</p> <p>% of water lost to leakage</p> <p>Area under agri-environment schemes</p> <p>Area converted to organic production</p> <p>Concentration of organic matter in agricultural top-soils</p> <p>Volumes of minerals produced in the region</p> <p>Level of minerals and aggregate use replaced by recycled or substitute materials</p> <p>Number of exhausted mineral sites returned to suitable use</p> <p>Construction and demolition waste going to landfill</p> <p>Imported mineral tonnage</p> <p>Numbers of dwellings created by re-use of existing buildings</p> <p>Number of buildings designed to sustainability principles</p> <p>7) Levels of wastes and emissions (nutrients, pesticides, herbicides)</p> <p>Household waste and recycling</p> <p>Rivers of good or fair quality</p> <p>Proportion of water needs met by local water recycling in urban and rural areas</p> <p>Compliance with Bathing Water Directive</p> <p>Concentrations of persistent organic pollutants</p>		

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p>Air quality - number of days per year any parameter exceeds its National Standard</p> <p>8) Percentage of food, timber, and raw materials used in the region which is imported from unsustainable sources</p> <p>Percentage of food consumed in the region that is produced locally</p> <p>Number of farmers markets, and local trading schemes</p> <p>9) Vacant land and properties and derelict land</p> <p>Proportion of new retail in town centres versus out-of-town</p> <p>Proportion of population living in town centres</p> <p>Access to local green space</p> <p>Quality of surroundings</p> <p>Noise levels</p> <p>Rates of fear of crime</p> <p>% households stating their neighbourhood has 'community spirit'</p>		
East of England Forecasting Model 2014			
The East of England Forecasting Model (EEFM) was developed by Oxford Economics to project economic, demographic and housing trends in a consistent fashion and in a way that would help in the development of both the Regional Economic Strategy and the Regional Spatial Strategy for the East of England. The Model is based in Excel spreadsheets, allowing users to produce scenarios under which the impacts of a given scenario can be monitored.	The 2014 report provides a comparison against 2013 estimates.	The model outcomes for the East of England which should be taken into account when developing housing targets.	The SA needs to include objectives that relate to economic growth and appropriate housing provision to meet the needs of an expanding population.
Transforming Suffolk's Community Strategy 2008-2028 (2008 revision)			
Aim is to improve quality of life in Suffolk for its people and communities.	To become the most innovative and diverse economy in the East of England:	A number of the key ambitions outlined in the document need to be	The SA Framework should integrate the four

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>Document focuses on the future looking forward to the next 20 years and is based around four themes.</p> <p>A Prosperous and Vibrant Economy:</p> <p>Learning and skills for the future:</p> <p>Creating the Greenest County</p> <p>Safe, Healthy, Inclusive Communities</p>	<p>Transport and infrastructure to support sustainable growth</p> <p>Learning and skills levels in the top quartile in the country</p> <p>County with greatest reduction in carbon emissions;</p> <p>Reducing carbon footprint;</p> <p>Adapting to climate change and geography;</p> <p>Retain and maintain natural and historic environments</p> <p>Pursue healthy lifestyles, safety, and sense of community belonging</p>	<p>considered when developing the plan.</p>	<p>core themes and principles.</p>
Transforming Suffolk Community Strategy: Suffolk Strategic Partnership (2008)			
<p>Purpose of Suffolk LLA is to improve performance in an area. There is a close similarity between the outcomes in Suffolk Strategic Partnership's community strategy and those agreed for Ipswich:</p> <p>Local Strategic Partnerships for Ipswich:</p> <p>Everyone should have a roof over their head</p> <p>Everyone should enjoy good health</p> <p>There should be work for all</p> <p>The creation of a better environment</p> <p>People should be kept safe</p> <p>People should live in friendly and supportive communities.</p>	<p>Ipswich Priorities:</p> <p>Working at neighbourhood level to tackle deprivation and address health, social and economic inequalities</p> <p>Community cohesion and integration of new communities</p> <p>Meeting the growing demand for affordable homes, social rented housing and a partnership approach to addressing deprivation, inequalities and environmental issues relating to housing</p> <p>Tackling drug related crime</p> <p>Environmental issues – making sure Ipswich grows in the right way</p> <p>Supporting business to grow and create more jobs.</p>	<p>The actions, indicators and targets of the LLA should be considered in the development of the plan.</p>	<p>The SA Framework should incorporate indicators and targets that seek to protect community interests.</p>
Suffolk Growth Strategy March 2013			
<p>The growth strategy provides a broad framework and vision on how to encourage business to be successful. It provides opportunities for growth in different sectors of the economy in Suffolk.as well as identifies a potential to create thousands of additional high value and highly skilled jobs in the county.</p> <p>The strategy aims to address the barriers to growth and sets out objectives associated with inward investment,</p>	<p>Increase the number of apprenticeship starts (at all ages) by at least 33% by 2015/16, from 6,272 currently to 8,342; and to increase the number of 16-18 year olds in apprenticeships by 50% from 1,613 currently to 2,477.</p> <p>The vision is for Superfast Broadband (both fixed andmobile), offering typical speeds of 100Mbps, to everyone (100% of homes and small business) in Suffolk by 2020. This investment will bring benefits</p>	<p>The plan should take into consideration the key development sites within the Suffolk Growth Strategy in Ipswich: Ransomes Europark Expansion, Ravenswood, Futura Park, Former Sugar Beet Factory, Adastral</p>	<p>The SA Framework should include objectives that promote economic growth and encourage inward investment.</p>

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
economic growth, improvement of skills and education and improvement of infrastructure.	including economic growth of up to 20% over 15 years, and the creation of up to 5,000 new full-time jobs.	Park Expansion. Along with strategic improvements of A12.	
Minerals and Waste Development Framework: Waste Core Strategy (Suffolk County Council, 2011)			
<p>Vision:</p> <p>Cease of landfilling of untreated municipal, commercial and industrial wastes by 2026</p> <p>Recovering value from waste that cannot practically be recycled or composted</p> <p>Waste management activities to be sensitively located and appropriately operated to high standards to reduce impact/harm on the environment, human health and local amenity and tranquility</p> <p>Former temporary waste management activities (i.e. landfill sites) will be restored to a quality and a state conducive to appropriate after uses such as agriculture and improving habitat biodiversity</p> <p>Aims (reflect national and regional waste policy together with local considerations):</p> <p>Manage volume of waste identified in the East of England plan as being apportioned to Suffolk</p> <p>To promote and encourage sustainable practices in the transportation and management of waste</p> <p>Contribute to social and economic well being</p> <p>To protect against adverse impacts on human wellbeing and to ensure waste management facilities do not endanger human health</p> <p>To protect and enhance the built, natural and historic environment</p>	<p>Relevant targets:</p> <p>Minimise waste as a priority and encourage communities to take responsibility for the waste they produce through better education through a public consultation</p> <p>Have efficient transportation of waste throughout Suffolk</p> <p>Increase access to Household Waste Recycling Centres</p> <p>Minimise adverse impacts on air quality</p> <p>Minimise adverse impacts on landscape quality and the built and historic environment</p>	The plan should promote sustainable waste management and promote rates of recycling.	The SA Framework should encourage sustainable waste management.

Regional, County and Local Plans									
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA						
To assist in reducing the impacts of climate change upon the environment									
Minerals Core Strategy (Suffolk County Council, 2008)									
The Minerals Core Strategy sets out the key elements of the minerals planning framework for the County based on an agreed vision followed by aims and strategic objectives. National planning policy statements contained within MPS1 and associated documents cannot be repeated within the Core Strategy but are, where appropriate, reflected in accompanying text. Specific policies have been tailored to reflect the Suffolk environment and the monitoring and implementation framework will provide a clear methodology for the delivery of the Core Strategy’s objectives.	No specific targets or indicators of relevance.	The plan should promote be mindful of this strategy.	The SA Framework should consider the policies outlined within this strategy.						
Joint Municipal Waste Management Strategy for Suffolk 2003 – 2020									
Enhance joint working between authorities to improve waste management services Involve public community groups, waste management industry and governmental bodies in all aspects of waste management Promotion of education programmes and awareness campaigns to increase knowledge of waste issues and participation in waste management initiatives Promote and encourage waste reduction and make representation seeking changes to national taxation regulation regimes in order to encourage waste reduction Promote and encourage waste re-use schemes: Supporting communities re-use schemes with advice and funding where resource allow Promote awareness of what people can do to re-use waste	<u>National Recycling and Recovery targets:</u> Household waste recycling and composting Recover 45% by 2015 Recover 50% by 2020 Municipal waste recovery: Recover 67% by 2015 Recover 75% by 2020 Landfill Allowance Trading Scheme (LATS) Landfill allowances: <table><tr><th>LATS</th><th>Landfill Allowance</th></tr><tr><td>2013</td><td>99,160</td></tr><tr><td>2020</td><td>69,385</td></tr></table> <u>Regional relevant targets:</u>	LATS	Landfill Allowance	2013	99,160	2020	69,385	The plan should recognise the need to implement sustainable waste removal that does not impact on human health or the environment. Any waste policy in the plan should be developed in accordance with the waste strategy with a clear commitment to the waste hierarchy.	The SA Framework should promote and encourage sustainable waste management particularly within new development.
LATS	Landfill Allowance								
2013	99,160								
2020	69,385								

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>Encourage the re-use of waste collected through recycling centres</p> <p>Seek to maximise the proportion of waste that is recycled or composted, aiming to achieve at least 60% by 2015</p> <p>Introduce “three stream” collection system from the curb side of at least 80% of households in Suffolk by 2010</p> <p>Investigate the possibility of introducing the curb side collection of glass</p> <p>Promote home composting in all areas through promotional and educational campaigns</p> <p>Support community composting initiatives</p> <p>Increase the number of bring sites for the collection of glass throughout the county</p> <p>Optimise the number and location of household waste and recycling centres; increase the quantity and range of material recycled – aiming to recycling 55% of waste taken to sites by 2015</p> <p>Introduce non landfill facilities for the treatment of residual waste</p> <p>Minimise the amount of waste landfill by maximising reduction, re use, recycling and composting</p> <p>Reduce costs by securing joint procurement and tendering and maximising funding from external sources</p> <p>Work with Waste and Resource Action Programme, businesses and the community in order to develop markets for recycled waste and outlets.</p>	<p>Minimise the impacts of new developments, especially in the Key Centres of Development and Change, on regional waste management requirements</p> <p>Minimise the environmental impact of waste management arising from movement of waste, and help secure the recovery and disposal of waste without endangering human health</p> <p>Recognise particular locational needs of some types of waste management facilities in determining planning application and defining green belt boundaries</p> <p>Targets to minimise waste and provide the basis for implementing the overall aim of recycling, compositing, and recovering value from waste:</p> <p>Municipal waste – recovery of 70% by 2015</p> <p>Commercial and industrial waste – recovery of 75% by 2015; and eliminate landfilling of untreated municipal and commercial waste in the region by 2021</p> <p>Relevant Indicators:</p> <p>Kilograms of household waste collected per head (BVPI 84) – Waste Disposal Authority (WDA) and seven Waste Collection Authority (WCA) figures combined;</p> <p>Tonnage and percentage of household waste recycled and composted, including HWRC (BVPIs 82a and 82b);</p> <p>Percentage of householders that have a separate kerbside collection of dry recyclable and compostable waste;</p> <p>Number of home composters distributed via partnership scheme;</p> <p>Recycling rate at HWRCs;</p> <p>Tonnage of municipal waste landfilled</p>		
Suffolk’s Climate Action Plan 2 (2012)			

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>Develop a credible pathway to reduce carbon emission associated with energy use in Suffolk by 60% (on 2004 levels)</p> <p>Support the development of a green economy</p> <p>Adapt to future climate change and resource scarcity</p>	<p>Reduction of Suffolk's annual CO2 emission by 760kt by the end of the decade</p> <p>–</p> <p>Foster resilience to climate change (i.e. winter flooding and summer heat wave events) and promote water saving and energy efficiency</p>	<p>The plan must ensure it is resilient to the future effects of climate change.</p>	<p>The SA Framework should echo the vision and objectives of the plan. It should include objectives that reduce greenhouse gas emissions and adapt to climate change.</p>
Suffolk's Local Transport Plan 2011 – 2031 (Part 1 and Part 2)			
<p>Priorities:</p> <p>Creating a prosperous and vibrant economy</p> <p>Creating the greenest county</p> <p>Safe, healthy and inclusive communities (Protect vulnerable people and reduce inequalities)</p> <p>Learning and skills for the future (Transform learning and skills)</p>	<p>Transport aims to meet priorities:</p> <p>1)</p> <p>Improve connectivity and accessibility</p> <p>Maintain core transport networks. Balance capacity and demand for travel, through increasing the use of sustainable transport and reducing need for travel</p> <p>Improve access to jobs and commercial markets for residents and businesses based in the county</p> <p>2)</p> <p>Reduced emissions from transport, including road maintenance</p> <p>Maintaining resilience of transport networks (e.g. coping with flooding, pot holes, winter damage)</p> <p>Reduced air pollutant emissions</p> <p>3)</p> <p>Facilitating an increase in walking and cycling</p> <p>Improving the physical accessibility of the transport system, improving information about travel options, improving access to services for those without access to cars</p> <p>Supporting wider regeneration</p> <p>Reducing the number of casualties on the transport network</p>	<p>The plan should be aligned with Suffolk's Transport Plan. It should also seek to reduce the dependence on the private car through maximising opportunities for people to use sustainable modes of transport.</p>	<p>The SA Framework should include objectives that encourage and promote the use of sustainable transport along with providing new infrastructure where required.</p>

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p>Reducing impact of poor air quality on local communities</p> <p>4)</p> <p>Improving accessibility to schools, colleges, universities and other places of learning</p> <p>Access to broadband for online learning</p>		
New Anglia Local Enterprise Partnership 'Towards a Growth Plan' 2013			
<p>We have a simple Vision for New Anglia in 2025- more jobs, businesses and prosperity.</p> <p>In 2025, Greater Norwich and Greater Ipswich will be two of the most competitive City regions in Europe for domestic and foreign investment. Suffolk and Norfolk will have as international reputation for our home produced food, the quality of our festivals and cultural events and the beauty and diversity of our coasts and countryside.</p> <p>School attainment throughout New Anglia will match the best in Europe making it easy to attract skilled and talented professionals to drive our global companies.</p> <p>Superfast broadband and 6g mobile phone services will be available everywhere in New Anglia.</p>	<p>The UK economy will grow by 0.6% during the rest of 2013 and by 1.8% and 2.3% in the next two years.</p>	<p>The plan should seek to promote sustainable economic growth within Ipswich that meets the needs of its residents with regards to jobs and new homes.</p>	<p>The SA Framework should include objectives that support sustainable economic growth and the provision of jobs.</p>
New Anglia Strategic Economic Plan (New Anglia Local Enterprise Partnership)			
<p>Our Strategic Economic Plan (SEP) sets out our ambition to harness our distinct sector strengths and our natural assets to deliver more jobs, new businesses and housing.</p>	<p>Our plan commits us to work with government and local partners to deliver:</p> <ul style="list-style-type: none"> 95,000 more jobs: In 2012 there were some 760,000 jobs in the New Anglia area. The East of England Forecasting Model predicts that continuation of pre-existing investment plans will see this grow by 63,000 by 2026. Our Strategic Economic Plan will significantly increase this business as usual number by 50 per cent to 95,000 	<p>The plan should include policies that support economic growth through housing and employment delivery.</p>	<p>The SA Framework should include objectives that support economic growth.</p>

Regional, County and Local Plans			
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	<ul style="list-style-type: none"> 10,000 new businesses: Small businesses are the lifeblood of our economy – accounting for more than 95 per cent of businesses in the area. By 2026 we will create a further 10,000 businesses. This equates to an average increase of 1,000 per year compared with an average increase of 516 per year between 2004 and 2008 and an average decrease of 615 per year between 2009 and 2011 Improved productivity: Gross Value Added (GVA) per job in the area was £36,244, some 10% below the UK average of £40,007. The East of England Forecasting Model predicts that pre-existing investment plans will see this gap remain. Our Strategic Economic Plan will enable us to extinguish the gap by 2026 when gross added value per job will equal the national average 117,000 new houses: Our local authorities have set ambitious house building targets to support economic growth. By 2026 we will have delivered at least 117,000 new houses in the New Anglia area – key local plans have the flexibility to deliver more if the demand arises. This equates to a 32% increase in delivery compared with the period 2001-12 		
East of England Learning and Skills Council (LSC) Equality and Diversity Action Plan 2008			
<p>It lays out actions for the LSC East of England to meet its statutory duties as laid out in the LSC Single Equality Scheme</p> <p>The action plan is broken into four areas:</p> <p>Learning and skills</p> <p>Performance of the system</p> <p>Impact measures and impact assessment</p> <p>Governance</p>	<p>Raise the quality and improve the choice of learning opportunities</p> <p>Raise the skills of the region, giving employers and individuals the skills they need to improve productivity</p> <p>Raise their contribution to economic development</p> <p>Raise the performance of a world class system that is responsive, provides choice and is valued and recognised for its excellence</p> <p>To provide measures that will enable overall progress to be judged</p>	<p>The plan should seek to reduce discrimination and promote equality and diversity within Ipswich.</p>	<p>The SA Framework should include objectives that reduce discrimination and promote equality within Ipswich.</p>

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	Make promoting equality and diversity an integral part of how the East of England LSC is led and governed		
Suffolk Haven Gateway Employment Land Review 2009			
The Employment Land Review and Strategic Sites Study for Suffolk Haven Gateway looks into providing the right mix of employment land to meet the future job growth target of 30,000 in the Suffolk Haven Gateway sub-region. There are evident opportunities through investment in infrastructure and allocation of employment land in the right locations (the A14 and the Ipswich Fringe) to provide a quality and choice that will support efforts to retain existing businesses and encourage new ones and thereby work to achieve the employment target.	No specific indicators or targets of relevance in this plan or programme.	The plan should reference this document when selecting new employment sites.	The SA Framework should include objectives that support economic growth.
East of England Plan for Sport (2004)			
The aim is to change the culture of sport and physical activity in England in order to increase participation across all social groups leading to improvements in health and in other social and economic benefits; and providing the basis for progression into higher levels of performance.	Key targets: Increasing participation in sport and active recreation Improving levels of performance Widening access Improving health and well being Creating stronger and safer communities Improving education Benefiting the economy	The plan policies should seek to increase participation in sport. This could include opportunities to improve access to existing facilities, to prevent the loss of existing facilities and to support the provision of new facilities.	The SA Framework should consider objectives to increase participation in sport through improved access and additional facilities. Suitable objectives should also be developed in relation to protecting human health.
Biodiversity Action Plan for Suffolk (Various dates)			
The plan comprises a series of action plans for habitats and species in Suffolk. For each of the habitats and species information is provided about current national, regional and local status.	For each habitat type/species a series of objectives, actions and timescales for implementation are identified.	The plan should incorporate policies that support and promote the enhancement of biodiversity.	The SA Framework should seek to maximise benefits to biodiversity resources.

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Anglian River Basin Management Plan (2014)			
<p>This plan has been prepared under the Water Framework Directive, which requires all countries throughout the European Union to manage the water environment to consistent standards. Each country has to:</p> <p>Prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;</p> <p>Aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027;</p> <p>Meet the requirements of Water Framework Directive Protected Areas;</p> <p>Promote sustainable use of water as a natural resource;</p> <p>Conserve habitats and species that depend directly on water;</p> <p>Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;</p> <p>Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants;</p> <p>Contribute to mitigating the effects of floods and droughts.</p>	<p>By 2015, 16 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of 1,700 km of the river network in relation to fish, phosphate, specific pollutants and other elements.</p> <p>By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status. In combination 20 per cent of all water bodies will be at good status by 2015. The Environment Agency wants to go further and achieve an additional two per cent improvement to surface waters across England and Wales by 2015.</p> <p>The biological parts of how the water environment is assessed – the plant and animal communities – are key indicators. At least 30 per cent of assessed surface waters will be at good or better biological status by 2015.</p>	<p>The plan should seek to protect and enhance the water environment.</p>	<p>The SA Framework should include objectives that seek to protect and enhance water quality and water resources.</p>
In Step with Suffolk: Right of Way Improvement Plan (2006-16)			
<p>Objectives:</p> <p>Provide a better signed, maintained and accessible network</p> <p>Provide and a protect a more continuous network that provides for the requirements of all users</p> <p>Develop a safer network</p>	<p>No relevant indicators</p>	<p>The plan should be consistent with the objectives of the Rights of Way Improvement Plan.</p>	<p>Baseline information, issues and opportunities identified within the plan should be considered when developing the SA Framework.</p>

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Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>Increase community involvement in improving and managing the network</p> <p>Provide an up to date publically available digitised definitive map for the whole of Suffolk</p> <p>Improve promotion, understanding and use of network</p>			
Suffolk Walking Strategy (Suffolk County Council, 2015)			
<p>Aims of the Strategy:</p> <ul style="list-style-type: none"> - Walking is seen as beneficial, easy, inclusive, accessible, pleasant and safe - Walking is the 'default' choice for journeys of 20 minutes walking time or less <p>More people walking more often will improve the physical and mental health of the people of Suffolk and make a significant contribution towards Suffolk's ambition of being the most active county in England.</p> <p>Strategy Actions:</p> <ul style="list-style-type: none"> ▪ To increase daily physical activity ▪ To promote walking to all ▪ To address inequalities, particularly encouraging those who are active to become active, ensuring that we give additional support to those who need it most ▪ To create a strategic context that will support all organisations across Suffolk to apply for funding for the development of walking opportunities and infrastructure 	<p>The strategy outlines ways in which actions will be achieved including:</p> <p>To increase daily physical activity</p> <ul style="list-style-type: none"> ▪ Explore and consider opportunities and implement actions that make walking easier ▪ Improve information about walking options and walking routes ▪ Encourage organisational buy in to policies on improving infrastructure that supports walking ▪ Encourage all schools to actively monitor, review and develop high quality school travel plans ▪ Develop incentives with partners to encourage walking to work ▪ Influence educational settings and work places about the value of walking <p>To promote walking to all</p> <ul style="list-style-type: none"> ▪ Raise awareness with and encourage GPs and health professionals to engage with the strategy ▪ Establish a virtual resource to promote walking ▪ Support and promote the Suffolk Walking Festival as an annual celebration of walking in Suffolk ▪ Explore innovative technology based initiatives that have the potential to increase walking ▪ Secure a media partner for walking promotion in Suffolk and develop a communications strategy 	<p>The plan should consider the actions within this plan and should seek to promote walking.</p>	<p>The SA Framework should include objectives and indicators which relate to increasing walking and physical activity.</p>

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	<p>To address inequalities, particularly encouraging those who are active to become active, ensuring that we give additional support to those who need it most</p> <ul style="list-style-type: none"> ▪ Target and work with specific groups that we know are less likely to be physically active to encourage walking ▪ Continually highlight the accessibility of Suffolk, promoting the various benefits of walking on individuals and communities. ▪ Develop focus groups to ensure that we are meeting the needs to those who require additional support to walk more ▪ Work with representative bodies and existing event organisers to promote walking to specific groups who are less likely to be physically active <p>To create a strategic context that will support all organisations across Suffolk to apply for funding for the development of walking opportunities and infrastructure</p> <ul style="list-style-type: none"> ▪ Ensure a senior member of the Public Health team is responsible for promoting and developing walking ▪ Ensure the joint strategic needs assessment, the joint health and wellbeing strategy and other local needs assessments and strategies take into account opportunities to increase walking ▪ Provide the evidence and strategic justification to enable organisations across Suffolk to make the case to funding agencies and grant giving bodies for investment in walking in the county ▪ Host an annual walking stakeholder event to showcase good practice and promote collaboration in growing and sustaining walking participation in Suffolk 		

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Looking at the potential for sustainable growth in the development of low-carbon and environmental goods and services; the potential for employment and skills development; innovative financing for businesses and entrepreneurs; business resource efficiency; energy; how best to value the areas natural resources; and community benefits to be enjoyed from a thriving green economy in the Anglia region.	<p>Key targets:</p> <p>To grow sustainably and for the long term</p> <p>To use natural resources efficiently</p> <p>To be more resilient</p> <p>To build on current experience and exploit comparative advantages – to deliver innovative low-carbon solutions at scale.</p>	The plan should include methods to promote sustainable growth, develop a low carbon economy and increase efficiency.	The SA Framework should include objectives that promote sustainable growth, seek to develop a low carbon economy and increase efficiency.
Wild Anglia Manifesto ,September 2013, Part 1 Aims and Objectives			
<p>Wild Anglia's ambition to get sustainable development right in Norfolk and Suffolk. It focusses on the future of businesses, a better quality of life for a healthier population and a better place for our wildlife to thrive.</p> <p>Key objectives:</p> <p>Economic growth: nature will make a full contribution to the success of the economy.</p> <p>Exemplary 'green infrastructure': insisting on the best projects for people, nature and economy.</p> <p>Strengthening nature: creating, improving and investing in the natural environment</p> <p>Healthy, happy society: making the most of nature's capacity to improve lives.</p>	No specific targets and indicators	The plan should promote green infrastructure.	The SA Framework should include objectives to promote and developing green infrastructure in Ipswich.
Suffolk's Nature Strategy (Wild Anglia, 2014)			

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<p>A 2020 vision for Suffolk's natural environment working together as individuals, communities, businesses and decision-makers, we will ensure Suffolk's natural environment is conserved and enhanced for future generations and continues to be seen as one of the county's key strengths. Its intrinsic value, as well as its importance to our economic growth, is increasingly understood, whilst the people of Suffolk and our visitors are able to gain better access to enhanced enjoyment and a deeper understanding of its unique qualities. We will continue to add to our knowledge of Suffolk's wildlife and landscapes and to collect high-quality information.</p>	<p>Suffolk's Nature Strategy describes the challenges and opportunities our natural environment faces. Its purpose is to articulate what we believe are the key natural environment priorities for the county and to convey to decision-makers how the wildlife and landscapes of Suffolk are important building blocks for our own economic growth and health and wellbeing. The recommendations and actions we propose within this document are both forward-looking and challenging. Their delivery will enhance the environment of Suffolk itself, as well as our ability to derive both economic and social benefits from it. Once you have read this document we hope that your understanding of the importance of the natural environment goes far beyond its beauty. It is aimed particularly at the leaders of public, private and voluntary sector organisations, but we hope it will also be of interest to anyone who cares about Suffolk's natural environment and the role it plays in our prosperity and wellbeing. The messages are equally relevant to businesses, health professionals and community representatives. Whilst conservation of Suffolk's environment is of particular interest to us, everyone has a responsibility to look after it, and of course, many already do.</p> <p>The strategy is set out in three broad sections: natural environment, economic growth and health and wellbeing each containing a number of sub-sections for issues of particular importance to the delivery of our vision. Suffolk's Nature Strategy is written in the context of Wild Anglia's manifesto² (the Local Nature Partnership (LNP) across Norfolk & Suffolk). All the organisations involved in drafting this strategy are closely involved with the LNP and this strategy will contribute to Wild Anglia's vision across Norfolk & Suffolk.</p>	<p>The plan should seek to protect and enhance the natural environment.</p>	<p>The SA Framework should include objectives that seek to protect and enhance nature and its resources.</p>
Suffolk Cycling Strategy (Suffolk County Council, 2014)			

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With a growing population which will place increasing pressure on our road network, we have to consider how best to encourage people to take to their bikes. Clearly, we want to foster an environment where bike and car coexist, with an infrastructure that supports both and which encourages cycling, particularly for those two-thirds of car journeys which are fewer than five kilometres. We also know that many drivers would cycle more if the quality and provision was improved. So, the challenge is to promote the benefits of cycling as widely as possible, whilst at the same time we take on the more practical task of improving our cycling infrastructure. From local projects in our towns and villages, to better signage and a host of activities in between, we can succeed in encouraging more people in Suffolk to cycle than ever before if we work together. There are numerous thriving cycling groups and communities in Suffolk, from young people cycling to school to people commuting to work. We have a great foundation upon which to build.	<ul style="list-style-type: none"> • To encourage cycling across all sectors of the community, supporting • Suffolk's 'Most Active County' ambitions • To promote a transfer to cycling (and walking) for short distance trips, • supporting Suffolk's 'Creating the Greenest County' ambitions To promote the benefits of cycling for health and for the subsequent • savings in the health budget • To foster enthusiasm for cycling in young people • To plan and design for the future with cycling in mind • To create a safe and cycle friendly environment 	The plan should seek to help and support cycle networks.	The SA Framework should include objectives that seek to help and support cycle networks.
Anglian Water's Water Resources Management Plan 2015			
This is our 2015 Water Resource Management Plan (WRMP). It shows how we are going to maintain the balance between supply and demand over the next 25 years, as well as deal with the longer term challenge of population increase, climate change and growing environmental needs. We supply water to approximately 2 million households in East Anglia, the adjacent areas of the South East, Midlands, Yorkshire, Humberside and to households in Hartlepool. Rainfall in most of our supply area is significantly less than the national average. We are classed as an area of severe water stress and have many wetland and conservation sites of national and international	<p>The key elements of our final plan are:</p> <ul style="list-style-type: none"> • Supporting water efficiency, so that customers only use the water they need • Reducing the number of leaks from the network of pipes that transports water • Transferring water from where there is a surplus to areas of shortage • In the long-term, developing additional supplies. 	The plan should seek to help and provide sustainability measures for water resources.	The SA Framework should include objectives that seek to help and support sustainable use of water resources.

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Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
importance. Safeguarding these vital assets and maintaining supplies to customers are the two objectives of this plan. Over the next 25 years, our supply-demand balance is at risk from growth, climate change and the reductions in deployable output that we will make to restore abstraction to sustainable levels. In the worst case combination, the impact could approach 567Ml/d, equivalent to approximately 50% of the water we put into supply in 2012/13. We also have to manage risks from drought, deteriorating raw water quality and the impact of cold, dry weather on our distribution system and customer supply pipes.			
Ipswich Borough Council Level 2 Strategic Flood Risk Assessment (2011)			
<p>This Level 2 SFRA supersedes the draft level 1 SFRA dated November 2007 and accounts for the presence of recently improved flood defences within Ipswich, as well as for the planned flood defence barrier expected to be operational in 2014.</p> <p>The SFRA also considers the potential effects of development on local flooding and minor watercourses and identifies mitigation measures including sustainable urban drainage systems (SUDS) and suggests a framework for safe development in flood zones 2 & 3.</p>	No specific targets identified.	The plan should seek to avoid development within Flood Zone 3.	The SA Framework should include objectives that address flood risk within Ipswich.
The Ipswich Drainage and flood defence policy (2002 with minor updates in 2009)			

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<p>Sets out the Council's policy relating to flood protection and drainage</p> <p>Objectives:</p> <p>Control of development in areas at risk of flooding</p> <p>The Inspection and maintenance of ordinary watercourses</p> <p>Establishing flood warnings and emergency evacuation</p> <p>Creating sustainable urban drainage systems (SuDS)</p> <p>Includes: gardens, roads, pipework and manholes, private roofs, driveways and car parks; construction infiltration systems</p>	No specific targets and indicators	<p>Drainage and flood defence must be a key consideration during the preparation of the plan.</p> <p>The plan should seek to avoid development within Flood Zone 3.</p>	<p>The SA Framework should include policies that seek to preserve water resources, protect water quality and reduce flood risk i.e. through ensuring new development provides SuDs measures.</p>
Integrated Landscape Character Objectives (2010)			
<p>The aim was to develop a regional urban landscape typology for the East of England. It articulates the broad variety of towns and cities in the region and the characteristics of the urban landscape of each settlement.</p> <p>Provides an overview of landscape character and settlements for informing future assessment such as green infrastructure strategies for extension to existing settlements and creation of new settlements.</p>	Development must maintain a "sense of place" relevant to the area.	Landscape character should be considered when drafting the plan and siting new development.	The SA Framework should include an objective on protecting and enhancing landscape character and quality.
Countryside Character Volume 6: East of England (1998)			
<p>This document presents the results of Natural England's survey of the countryside character and landscape of the East of England.</p> <p>Many different elements combine to create the character of the countryside. Important to recognise influences on this character that combine to a sense of place, and set a tract of countryside apart from adjacent areas.</p>	The document contains no targets or indicators.	The East of England's landscape character should be considered when drafting the plan and siting new development.	The SA Framework should include an objective on protecting and enhancing landscape character and quality.
Ipswich Economic Development Strategy 2013 – 2026 (Ipswich Borough Council)			

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<p>The economic development strategy will focus on job creation and retention, as well as promoting and attracting investment to Ipswich, reflecting core aims in the Council's Corporate Plan – 'Building A Better Ipswich1'.</p> <p><u>Vision statement</u></p> <p>"Ipswich will be an inspiring and exciting town perceived as both an attractive location for investment in business and a centre of excellence for education. Creative people in partnership with dynamic businesses will drive a diverse and innovative urban economy. A sustainable and low carbon Ipswich will enable individuals to flourish, and inhabitants will be notable for their enterprise, ambition, creativity and pride in their town"</p>	<p>There are no specific targets and indicators.</p>	<p>The plan should seek to facilitate regeneration and economic growth across Ipswich.</p>	<p>The SA Framework should include objectives that support sustainable economic growth.</p>
Building a Better Ipswich (Ipswich Borough Council Corporate Plan 2012)			
<p>The new corporate plan for Ipswich consists of 6 themes and it reveals that the council's priority is to attract new investment and jobs to Ipswich by helping to boost private sector jobs and by supporting the construction industry by building much-needed new affordable housing.</p> <p>There are two underlying principles:</p> <p>Underlying principle 1: A Fairer Ipswich:</p> <p>Everything we do will be based on the principles of fairness and participation. We will work to eliminate discrimination, promote equality of opportunity, and foster good relations amongst all the people of Ipswich.</p> <p>Underlying Principle 2: Value for Money:</p> <p>We will constantly seek to improve the efficiency of the Council, with savings used to protect and improve services and to keep down council tax.</p> <p>Themes:</p>	<p>1. A stronger Ipswich Economy:</p> <p>Develop an Economic Development Strategy with a focus on job retention and creation and to promote and attract investment into Ipswich;</p> <p>Increase both the number and profile of apprenticeships within the business community of Ipswich;</p> <p>Assist small and medium enterprises to deliver training and business support</p> <p>Support skills development and promote educational, business and community engagement.</p> <p>4. Quality housing for all</p> <p>Continue investment to maintain the Decent Homes Standard and achieve the Ipswich Standard by 2014;</p> <p>Increase the delivery of affordable housing by aiming for 35% of all new homes delivered to be affordable, and by keeping our affordable housing policies under review;</p>	<p>The Corporate Plan identifies priorities within Ipswich which should be taken into account when developing the plan.</p>	<p>The SA Framework should include objectives that support the economy and address housing issues.</p>

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
1. A stronger Ipswich economy 2. A safer and healthier Ipswich 3. Keeping Ipswich moving 4. Quality housing for all 5. A greener Ipswich 6. A more enjoyable Ipswich	Work in partnership with Homes and Communities Agency to deliver affordable housing and employment; Work to minimise the impact to local residents of the reduction in the County Council's Supporting People funding to Ipswich Borough Council (e.g. to sheltered housing tenants and homeless people)		
Ipswich Cultural Strategy 2011-2014 (Ipswich Borough Council)			
<p>This three year strategy sets out how Ipswich Borough Council will focus on six key objectives to further improve cultural assets while facilitating the development of others. The strategy identifies major improvements, including a refurbishment of Crown Pools. It also highlights big ambitions for the future including a new Centre of Excellence for the arts focussed on the Ipswich Museum and Art School. The success of these will be dependent on winning support from local residents and stakeholders as well as achieving external funding.</p> <p>The new strategy has six themes with key actions to provide a focus for investment and decision-making over the next 3 years:</p> <ol style="list-style-type: none"> 1. Responding to the national pressure on public spend 2. Developing the Cultural Economy 3. Improving and sustaining what we have 4. Increasing participation in cultural activity 5. 2012 Olympic Legacy 6. Ambitions for the future 	<p>Focus activity on key local assets and aim to reduce duplication and improve efficiency through better co-ordination and management of linked services. We will make better use of partnerships and voluntary provision, maximise income and seek external funding where available.</p> <p>Promote the town's cultural facilities and develop its cultural economy to attract more visitors (especially those who stay more than one day) and boost the local economy.</p> <p>Seek to improve our facilities where we can and ensure they are well maintained and run by qualified customer focussed staff.</p> <p>Encourage communities to become involved in the management and maintenance of their local facilities.</p> <p>The Council will work with partners, including the County Council, Nations and Regions East, private providers and the third sector to provide opportunities and a lasting legacy linked to 2012.</p> <p>Secure £10m investment in a new Centre of Excellence for Arts & Culture, combining the existing Ipswich Museum with adjacent buildings: Ipswich Art School; Wolsey Studio and; High Street Exhibition Gallery, to create a truly world class facility and tourist attraction, providing a source of pride and inspiration for the community.;</p> <p>Establish a new sports village focussed on Gainsborough Sports Centre with more sporting facilities including improved football/all weather pitches, cycling facilities etc.;</p>	<p>The strategy identifies the benefit of improving and developing cultural assets – the plan should seek to protect and enhance heritage assets across the borough. .</p>	<p>The SA Framework should include objectives conserve and enhance heritage assets within Ipswich.</p>

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Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
Ipswich Environment Strategy 2010 (Ipswich Borough Council)			
<p>This overarching Strategy explains how we deliver environmental performance through different areas of the Council's activities and its policies and strategies. This Strategy is not subordinate to other strategies. This Strategy will enable Ipswich Borough Council to improve its environmental performance by identifying and addressing environmental issues that are not covered by other policies and strategies; and by referencing and monitoring environmental actions that are addressed elsewhere.</p> <p>This document is driven by the Council's corporate strategy and its community strategy we set our strategic objectives.</p> <p>'Transforming Ipswich' identifies 6 key themes to develop performance:</p> <p>Clean & Green Ipswich</p> <p>Expanding Ipswich</p> <p>Safe Ipswich</p> <p>Strengthening Communities in Ipswich</p> <p>Travel Ipswich</p> <p>Vibrant Ipswich</p> <p>The primary theme for this strategy is Clean and Green Ipswich:</p> <p><i>'We will work with the community to make Ipswich a model urban clean and green place'</i></p>	<p>Seek to continually improve the cleanliness of Ipswich and seek to enhance the town through effective urban design</p> <p>Reduce waste by supporting initiatives that reduce, re-use and recycle</p> <p>Ensure that residents and businesses value the environment and take action to reduce environmental impact through education, campaigning and enforcement</p> <p>Ensure adequate open spaces and amenity areas are available</p> <p>Protect and enhance biodiversity, by managing, developing and interpreting our valuable natural habitats and sensitive wildlife sites</p> <p>Monitor air, land, water and noise pollution within the Borough and take measures to minimise local pollution consistent with sustainable development principles</p> <p>Reduce carbon emissions by encouraging and supporting initiatives that promote renewable energy and energy efficiency</p>	<p>The plan should seek to maximise environmental benefits across the borough as part of new development.</p>	<p>The SA Framework should include objectives that maximise benefits to the environment.</p>
The Ipswich Health and Wellbeing Strategy (Ipswich Borough Council 2011 – 2016)			
<p>The vision is to improve the health and wellbeing of the people of Ipswich and support them in adopting a healthy lifestyle</p> <p>Priorities:</p>	<p>No indicators.</p>	<p>The plan should promote healthy lifestyles, e.g. providing new recreational facilities, areas of open</p>	<p>The SA Framework should include objectives promoting healthy</p>

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>To develop and implement an action plan to meet the vision</p> <p>Reduce health inequalities</p> <p>Promote healthy lifestyles and healthy communities</p> <p>Collate local information on health and wellbeing issues and to address them</p>		space, footpaths, cycle routes etc.	lifestyles and improved health.
Ipswich Housing Strategy 2010/11-15/16 (Ipswich Borough Council)			
<p>Vision:</p> <p>Everyone in Ipswich should have the opportunity to rent or buy a decent home at the price they can afford, in a sustainable community where they want to live and work</p> <p>Priorities:</p> <p>Improve housing supply and improving neighbourhoods through a mix of high quality, environmentally sustainable homes for sale or rent</p> <p>Improving housing quality and environmental sustainability</p> <p>Supporting and including vulnerable adults, hard to reach groups and all communities</p> <p>Doing the basics better for less</p>	<p><u>Priority 1</u></p> <p>Improving strategic links</p> <p><u>Affordable housing targets:</u></p> <p>To be provided on sites of 0.5hectares or more, or 15 units or more</p> <p>The amount to be provided is 35% and a minimum of 65% of this must be provided as social rented housing</p> <p>Continued supply of new affordable homes</p> <p>Balanced, sustainable communities</p> <p>Balance of large and small affordable homes</p> <p>Target for at least 65% of new affordable homes to rent</p> <p>Meeting gypsy and traveller pitch needs</p> <p>New housing that meets the needs of all communities</p> <p>Right mix of new market, affordable and specialist housing for older people</p> <p>New homes for people with care and support needs, and adapted homes</p> <p>New homes for students in balanced communities</p> <p>Environmental sustainability</p> <p>Improved housing supply through the best use of existing stock</p> <p><u>Priority 3:</u></p> <p>Effective housing and neighbourhood management through partnership working</p>	<p>The plan should ensure that new housing meets an identified need across Ipswich, taking into consideration, quality, housing type, density, affordability, location etc.</p>	<p>The SA Framework should include objectives, indicators and targets that support new homes e.g. providing an appropriate balance of housing types.</p>

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p><u>Priority 4:</u></p> <p>All housing services to represent good value for money</p> <p>Tenants and residents are involved in decision making</p>		
Ipswich Town Centre Master Plan (Ipswich Borough Council, 2012)			
<p>The Town Centre Master Plan provides a view of what Ipswich Borough Council and stakeholders agree is the way forward to achieve an enhanced town centre in Ipswich. The 15-year plan has an end date of 2027. It complements the adopted Core Strategy and Policies Development Plan Document and other relevant policy documents.</p> <p>The aim is to enhance, remodel and develop the town centre, delivering a programme of regeneration and renewal which builds on the aspirations to be a regional centre for shopping and culture.</p>	<p>The document contains no targets or indicators.</p>	<p>The plan should be consistent with the approach identified within this master plan.</p>	<p>The SA Framework should include objectives that seek to facilitate regeneration not only within Ipswich town centre but borough wide.</p>
Ipswich Open Space and Biodiversity Policy/Strategy 2013-2023			
<p>This policy establishes guiding principles for the provision and management of green space within Ipswich Borough, and recommends a strategy for its protection and enhancement so that it can be enjoyed by future generations.</p> <p>Vision statement:</p> <p>'To safeguard, protect and enhance biodiversity and the environment and improve everyone's quality of life by working in partnership with others to ensure that our parks and open spaces are well designed, well managed, safe and freely accessible, encouraging use and benefiting the whole community'</p>	<p>Ensure the provision and management of public open space meets customer needs, now and over the next 10 years.</p> <p>Ensure the natural environment, trees and wildlife is afforded appropriate protection.</p> <p>Ensure the Council operates within the law and where possible adheres to best practice.</p> <p>To raise awareness of the benefits and value of good quality, accessible, biodiversity rich public open space.</p> <p>Identify priorities for future investment and thus ensure best use of available resources.</p> <p>Provide appropriate guidance through the planning process to ensure new public open space is appropriately located, of a high quality and meets local needs.</p> <p>Plan for and mitigate the effects of climate change.</p>	<p>The strategy identifies principles for the provision and management of green space which should be taken into consideration in the plan.</p>	<p>The SA Framework should include objectives that seek to protect and enhance local biodiversity.</p>

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
	<p>Improve the quality of the public realm, natural environment and local heritage.</p> <p>Build social cohesion and encourage healthy lifestyles through a well planned and managed 'green space' infrastructure.</p> <p>Create a delivery plan for green infrastructure provision,</p> <p>Ensure any cross boundary provision is properly coordinated and managed and</p> <p>Ensure heritage parks and heritage features within our parks are afforded appropriate protection.</p>		
Tree Management Policy (Ipswich Borough Council, 2010)			
<p>The Tree Management Policy will allow the council:</p> <p>To continually develop an integrated approach to tree management that embraces all aspects of the council's tree related activities in a coherent and co-ordinated tree programme.</p> <p>To promote awareness of the value of trees in our environment.</p> <p>To interpret the policy framework.</p> <p>To give direction and guidance to local initiatives both public and private.</p>	No relevant indicators.	The plan should promote effective tree management within Ipswich.	The SA Framework should consider the importance of tree management.
Allotment Strategy 2014-2020 (Ipswich Borough Council, 2005)			
<p>A successful strategy will bring allotments into public focus advertising the benefits for all, resulting in increased lettings and improved standards.</p> <p>This will be done by developing a service in which people can expect good security and facility provision. Increased promotion as an activity for all should encourage people of all backgrounds to develop their skills as new gardeners.</p> <p>The aims of the allotment strategy are:</p>	No relevant indicators.	The plan should identify new allotment space within Ipswich if there is a proven need.	The SA Framework should seek to provide new areas of open space for communities to come together and enjoy.

Regional, County and Local Plans			
Key Objectives Relevant to Plan and SA	Key Targets and Indicators Relevant to Plan and SA	Implications for Plan	Implications for SA
<p>to raise the awareness of others to the benefits of allotments for all leading to an increase in the number of plot holders</p> <p>to set a standard for the provision of allotments in Ipswich</p> <p>to improve the standard of service provision</p> <p>to investigate ways to improve the financial position of the service</p> <p>consider the demand for allotments both now and in the future</p> <p>review and propose changes if required to the provision and distribution of allotment land in Ipswich.</p>			
Ipswich Housing Market Area Strategic Housing Market Assessment 2012			
<p>This document updates the 2008 Strategic Housing Market Assessment (SHMA) for the Ipswich Housing Market Area, which comprises: the districts of Babergh, Mid Suffolk and Suffolk Coastal, and the Borough of Ipswich. This update is a hybrid between a straight- forward review of the data and an entirely new assessment.</p>	<p>Currently, there is a backlog of over 4,000 households in need of a suitable and affordable home in the Ipswich HMA.</p> <p>The supply of new affordable homes and the reuse of existing stock are not sufficient.</p> <p>In order to address this shortfall, 70% of all new homes in the Ipswich HMA currently being planned would need to be affordable.</p> <p>The needs are greatest in Ipswich with an annual need for at least 584 more homes to be affordable. Need within Suffolk Coastal is the next greatest at 355, in Mid Suffolk 229 are required and 134 more affordable homes are needed each year in Babergh.</p>	<p>The plan should include seek to maximise affordable housing to meet current and future needs of residents.</p>	<p>The SA Framework needs to include objectives that relate to the choice, quality, diversity and affordability of housing.</p>

Mid Suffolk District Council Core Strategy Focused Review adopted December 2012			
This document was produced as a focused review of the adopted Core Strategy (2008) to update certain sections with recent information.	To update certain sections of the 2008 Core Strategy.	The plan should seek to complement the vision, objectives and strategy within the Core Strategy – particularly as a residual number of homes required by residents in Ipswich would be constructed in neighbouring authorities.	The SA Framework should be mindful of the vision, objectives and strategy.
Babergh Core Strategy and Policies 2011-2031 (Babergh District Council, 2014)			
The Core Strategy & Policies provides a high-level strategic plan for Babergh for 20 years from 2011-2031. The policies are intended to be broad and general, overarching policies outlining the strategy for growth and steering growth to sustainable locations.	No specific indicators or targets of relevance in this plan or programme.	The plan should seek to complement the vision, objectives and strategy within the Core Strategy – particularly as a residual number of homes required by residents in Ipswich would be constructed in neighbouring authorities.	The SA Framework should be mindful of the vision, objectives and strategy.
Community Cohesion Policy (Ipswich Borough Council, 2009)			
<p>This policy provides Ipswich Borough Council's position in respect of achieving community cohesion in Ipswich. It identifies the development of community cohesion as a result of engagement and empowerment in Ipswich.</p> <p>Objectives:</p> <p>Identify issues which undermine relations within and between community members.</p> <p>Select and initiate responses that address these issues in a proportionate and prioritised way.</p> <p>Ensure equality of opportunity.</p> <p>Integrate new arrivals into the community and build a sense of belonging.</p>	No specific indicators or targets of relevance in this plan or programme.	The plan should include measures to promote community.	The SA Framework should include objectives that relate to promoting community cohesion.

Promote understanding and acceptance between different community members.			
Equality and Diversity policy (Ipswich Borough Council, 2010)			
The policy sets out the Council's commitment to taking effective action to eliminate discrimination and to promote equality of opportunity and diversity in all that it does as an employer, a service provider and as a community leader.	No specific indicators or targets of relevance in this plan or programme.	The plan should seek to reduce discrimination and promote equality and diversity within Ipswich.	The SA Framework should include objectives that reduce discrimination and promote equality within Ipswich.
A Fairer Ipswich Equality Scheme 2012-15 (Ipswich Borough Council)			
The purpose of this scheme is to set out a corporate equality and diversity strategy for the next 3 years and how Ipswich council intend to meet their Equality Duty under the Equality Act 2010.	<p>Staff are to undertake equality and diversity training to ensure they achieve the necessary competencies appropriate to their job roles in delivering the Council's Equality Duty.</p> <p>Set out clearly to our staff and customers why we are collecting information, how it will be used and more importantly to assure them of confidentiality and data security. Staff will receive training on obtaining information from customers in an appropriate and sensitive manner.</p> <p>Undertake equality analysis to help services identify any negative adverse impacts and to consider appropriate measures to mitigate the risks of disadvantage and discrimination.</p>	The plan should promote equality and reduce discrimination in the region.	The SA Framework should include objectives that relate to equality and discrimination.
Homelessness Strategy 2008-13 (Ipswich Borough Council)			
The Homelessness Strategy re-affirms the Council's commitment to responding to the challenges set by central government by continuously improving services and working with partner agencies and stakeholders in order to prevent and alleviate homelessness and to help people maintain accommodation.	<p>The key targets of this strategy are:</p> <p>Encourage homeless prevention</p> <p>Support vulnerable people</p> <p>Tackle the wider causes of homelessness</p> <p>Help people move away from rough sleeping</p> <p>Provide more settled homes</p>	The plan should seek to reduce homelessness in Ipswich.	The SA Framework should include objectives that seek to reduce rough sleeping and homelessness in the area.
Ipswich Development and Flood Risk SPD 2014			
Guidance to facilitate the planning permission process is provided in SPD particularly with regards to flood risk vulnerability and flood zone 'compatibility'. Flood resilient measures are also included as part of the guidance.	No specific indicators or targets of relevance in this plan or programme.	The plan should seek to avoid development in Flood Zone 3.	The SA should include an objective directly related to managing flood risk.

Haven Gateway Green Infrastructure Study 2008

The strategy appraises and identifies standards for delivering enhancements to the existing ANG network. The criteria for defining Accessible Natural Greenspace (ANG) were developed. The existing ANG provision was appraised to identify deficiencies in provision based on four accessible natural greenspace standards (as developed by English Nature [now Natural England] in 2003, adapted by the Town and Country Planning Association and agreed by the Steering Group).

The following set of standards (based on those promoted by the Town and Country Planning Association) has been used.

People should have access to:

- 2ha+ of ANG within 300m of home – this has been termed the Neighbourhood Level
- 20ha+ of ANG within 1.2km of home – the District Level
- 60ha+ of ANG within 3.2km of home – the Sub-regional Level
- 500ha+ of ANG within 10km of home – the Regional Level

The plan should ensure that sufficient land is allocated for greenspace / open space and where necessary improve access.

The SA should take into consideration the proximity of new development to open space and green infrastructure and seek to improve access further.

Open Space and Biodiversity Policy / Strategy 2013 - 2023

The Open Space and Biodiversity Policy examines the provision of open space in terms of its quantity, quality, accessibility and management, identifying opportunities to increase supply, improve standards and satisfy demand. The Open Space and Biodiversity Policy underlines the importance of this land asset in meeting social and environmental needs, providing a very cost effective way of delivering a variety of benefits across all sections of the community and serving as a 'quality of life' indicator.

In terms of the provision of shading and greening, Ipswich Borough currently has approximately 12% tree canopy cover. Currently Ipswich does not have a time related tree canopy cover goals. A realistic standard to aim for in Ipswich is 22% by 2050.

The plan should ensure that sufficient land is allocated for greenspace / open space and where necessary improve access.

The SA should take into consideration the potential loss of open space and canopy cover due to new development and provide suggestions to mitigate this.

Turning our Town Around - Advancing our Vision to create East Anglia's Waterfront Town

The Ipswich Vision is to create 'East Anglia's Waterfront Town' and demands:

- A town centre that will attract new investment
- A town centre that is true to its history
- A town centre that is bold and ambitious
- A town centre that recognises the need for change
- A town centre that will excite those who visit it
- A town centre that will appeal to those beyond its immediate catchment

No specific indicators or targets of relevance.

The plan should be mindful of the vision

The SA Framework should ensure objective, targets and indicators reflect the message of the vision.

Appendix B

Baseline Data

B. The Sustainability Baseline

1.1 Population

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

- Total population (2011 Census and Neighbourhood Statistics¹).
- Projected population growth to 2035 (Office for National Statistics Local Profiles²)
- Area of Ipswich Borough (Office for National Statistics Local Profiles).
- Population density (Office for National Statistics Local Profiles).
- Age structure of the population (Office for National Statistics Local Profiles and 2011 Census).
- Mean household size (Strategic Housing Market Assessment Ipswich Borough Council, Data Review June 2012).
- Percentage of single pensioner households (Neighbourhood Statistics³).
- Ethnic groups represented in the population (Office for National Statistics Local Profiles).

Ipswich has the highest population of all the districts within Suffolk. The population of the Borough has increased 1.5% per year since 2001, and between 2011 and 2014 from 128,300 people to 135,000, an increase of 6,700 (representing 5.2%). Ipswich has a relatively young population with 86,700 (64.2%) of working age which is 4.3% more than the average for the rest of Suffolk. Table B-1 below indicates the trend in population growth from 2001 to 2014. Table B-1 shows a relatively high level of growth across the Borough which is an indication why such a large number of new homes is considered necessary within Ipswich. The increase in population resulted from a mix of natural change (births – deaths) and net migration.

Table B-1 Population Change

Date	Population Estimate	Difference
2014*	135,000	+300
2013	134,700	+1,300
2011	133,400	+5,100
2010	128,300	+1,700
2009	126,600	+1,200
2008	125,400	+2,300

1

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

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

3

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

4 <https://www.nomisweb.co.uk/reports/lmp/la/1946157241/report.aspx>

Date	Population Estimate	Difference
2007	123,100	+800
2006	122,300	+700
2005	121,600	+2,100
2004	119,500	+1,400
2003	118,100	+700
2002	117,400	+200
2001*	117,200	-

*Populations are not estimates they are from the 2011 and 2001 Censuses and ONS Nomis

Source: Neighbourhood Statistics and the 2001 and 2011 Census and ONS Nomis

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

The Borough of Ipswich covers 3,900ha. In 2011, the population density of Ipswich was 3,435.4 people per ha, significantly higher than the population density for Suffolk (1.9 people per ha) and that for England (4.1 people per ha). The Borough's fairly high population density trend is anticipated to continue to 2035 based on projected population growth rates.

Ipswich has a younger age profile and small boom in children under 5. Figure B-1 presents the age structure of the Borough based on 2012 mid-year statistics.

Figure B-1 Population Structure of Ipswich

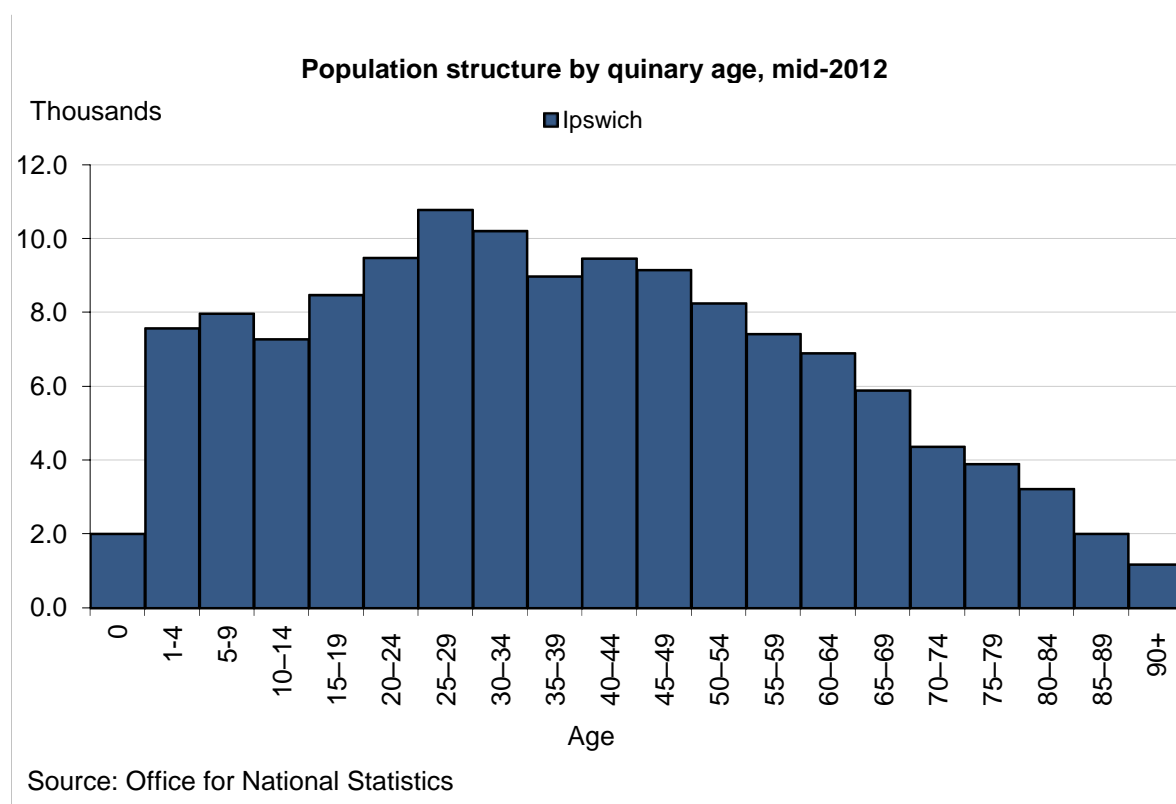
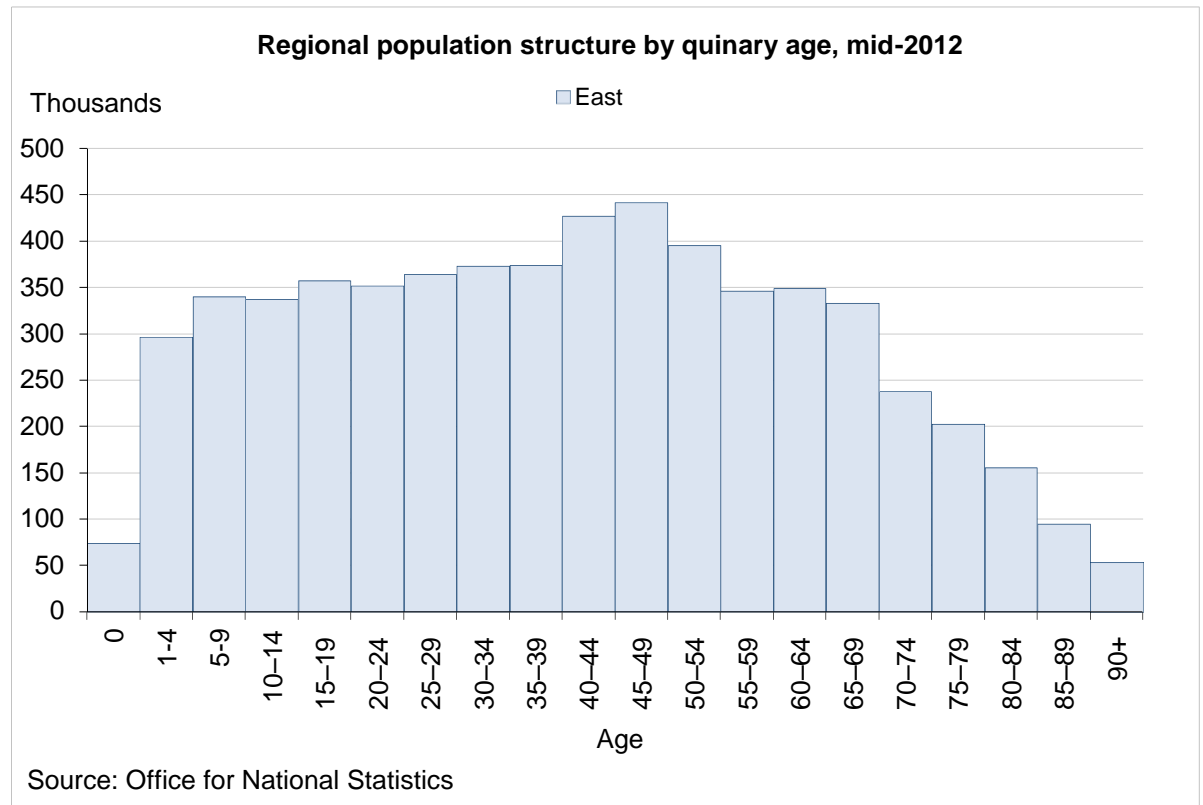


Figure B-2 presents the East of England regional age structure based on the 2012 mid-year statistics.

Figure B-2 Regional Population Structure



The average household size in the East of England stood at 2.29 people per household in the 2011 Census and it is anticipated it will be about 2.17 by 2033 (Strategic Housing Market Assessment Ipswich Borough Council, Data Review June 2012). By 2033, the most common household type will be one person living alone; currently there are 6,750 of those over 65 who live in one person households. These single people will constitute nearly 50% of all households, with the actual number nearly doubling over the next twenty-five years. The number of lone parent households will have increased substantially too. Couple households with one or more other adult will see a decline of 20% as will “Other households” (includes lone parent households with all children non dependant) which are predicted to decrease by a third.

Ipswich has a relatively multicultural population. 2011 Census data indicated that 88.9% of the population of Ipswich were white, which is slightly lower than that for the East of England (90.8%) and slightly higher than that for England (87.1). Asian / Asian British are the main ethnic minority within Ipswich, representing 4.8.3% of the population (Population Estimates by ethnic group, Office for National Statistics).

Data Gaps and Uncertainties

- Population and household forecasts vary according to the assumptions made, but tend to be upwards. The projections used for this assessment are based on data and models included in Strategic Housing Market Assessment Ipswich Borough Council, Data Review June 2012.

Key Issues and Opportunities

- The younger age profile of the Borough and small boom in children under 5 suggests parenting skills, housing support, baby-and child-friendly facilities, play areas, and school-readiness are growing areas of need.
- Services need to consider the diverse and comparatively young population with parent and child friendly services.

1.2 Education and Qualifications

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

- Percentage of pupils achieving five or more GCSEs at Grades A* - C (including Mathematics and English) or equivalent (Office for National Statistics Local Profiles).
- Percentage of people aged 16-64 who have attained a Level Four NVQ or higher (NOMIS).
- Percentage of the population aged 16-74 with no qualifications (NOMIS).
- Most Deprived LSOAs for education, skills and training (Department for Communities and Local Government (DCLG)).

During the 2013 – 2014 school year in Ipswich 43.7% of pupils at the end of Key Stage 4 were achieving 5+ A*-C GCSEs or equivalent including English and Mathematics, which is less than the average for the East of England (57.0%) and England (56.6%).

Levels of educational attainment show a clear link to levels of affluence in later life, as access to employment improves with academic success. In 2014, there were 8,600 people in Ipswich with no qualifications; accounting for 9.8% of the population aged 16 to 64. Those with no qualifications in the East of England accounted for 8.1% of the population and within England 8.8%. Therefore this shows that Ipswich's performance is slightly worse than regional and national performance. In 2014, 26.4% of the population aged 16 - 64 had a Level 4 NVQ and above qualification, lower than the regional and national levels (33.1% and 36.0% respectively).

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

9 wards have LSOAs that fall within the bottom 20% most deprived for education, skills and training. These are, Rushmere, Gipping, Stoke Park, Bridge, Whitehouse, Alexandra, Sprites, Castle Hill and Gainsborough (DCLG 2015 Indices of Multiple Deprivation).

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

Data Gaps and Uncertainties

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

Key Issues and Opportunities

- Educational attainment across Ipswich is below the national average. Although the percentage of the population holding recognised qualifications is average across Ipswich, it is considered that low skill levels and the mismatch between supply and demand of qualified young people is one of the main barriers to economic growth.
- There is a need to improve educational attainment in the Borough. By improving levels of educational attainment there could be wider social benefits and improvements to the local

economy. However, there are limitations as to how far the DPDs could contribute to improving educational attainment.

1.3 Health

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

- Percentage of the resident population who consider themselves to be in good health (2011 Census).
- Life expectancy at birth for males and females for the period 2007 – 2013 (Office for National Statistics Local Profiles).
- Distribution of and GPs and dentists (Ipswich Borough Council).
- Distribution of sports facilities (Active Places⁴).
- Percentage of people participating in one session of moderate sport per week (Sport England Active People Survey 9).
- Proportion of live births with low birthweight. (ONS, Local Profiles).
- Conception rate of under-18 year olds (per 1,000) (Office for National Statistics Local Profiles).
- Most Deprived LSOA for health deprivation and disability (Department for Communities and Local Government (DCLG)).
- Play and open space quality, quantity and accessibility (Ipswich Open Space, Sports and Recreation Facilities Study 2009).

In Ipswich, the proportion of live births with low birthweight in 2012 was 6.7%. This was lower than that for 2011 (6.8%), and was greater than that for 2004 (6.2%). The proportion of live births with low birthweight in 2012 was the same as the proportion in the East of England region (6.7%) and lower than the England figure (7.0%). Amongst all year 6 children the prevalence of obese children in 2010/11 was 18.7%. This prevalence of child obesity in reception year in Ipswich for 2010/11 was greater than the East of England's proportion (17.7%) and greater than the proportion for the Borough in 2009/10 (16.7%) suggesting increasing trend. In 2011-2013, life expectancy from birth for females in Ipswich was 83.2 years which was slightly less than that for the East of England (83.8 years). For males this was 79.2 which was 1.1 years less than that for the East of England. Table B-2 presents these findings.

Table B-2 Life Expectancy at Birth 2007 -2013

	2007-2009		2007-2009		2010-2012		2011-2013	
	Males	Males	Males	Females	Males	Females	Males	Females
Ipswich	78.1	78.1	78.9	83.2	79.3	83.4	79.2	83.3
East of England	79.3	79.3	79.9	83.6	80.1	83.7	80.3	83.8
England	78.3	78.3	78.9	82.9	79.2	83.0	79.4	83.1
Suffolk	79.6	79.6	80.3	84.0	80.6	84.1	80.7	84.1

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

Source: Neighbourhood Statistics, Office for National Statistics

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

The under 18 conception rate in the Ipswich Borough in 2013 was 29.4 per 1000, compared to 21.0 per 1000 across the East of England and 24.3 per 1,000 in England as a whole. This represents a decrease for Ipswich from 48.9 per 1000 in 2007.

11 wards within Ipswich have LSOAs within the bottom 20% most deprived for health deprivation and disability. These are Heath, Alexandra, Bridge, Stoke Park, Gainsborough, Gipping, Whitehouse, Priory Heath, Whitton, Sprites and Westgate.

Ipswich has a large proportion of 'Retirement Home Singles' aged 81+ which require leisure activities. The large amount of open space in the surrounding districts and the presence of parks within the Ipswich Borough provide an excellent recreational resource for the population that should be maintained / enhanced to secure health benefits. According to the Ipswich Open Space, Sports and Recreation Facilities Study 2009 overall provision of open space sites in Ipswich is considered to be very good especially in relation to parks. However, issues with accessibility and locational deficiency were believed to exist, particularly in the north east of the Borough. A number of sites are deemed to lack character, such as on Bramford Lane.

Sports facilities across the Borough are found in and around Ipswich town centre and at the main sports centres. Research from Sport England indicates that 34.3% of people in Ipswich Borough participate in one session a week of moderate intensity sport for at least 30 minutes, higher than the 32.6% who do so in Suffolk but lower than the 34.6% for the East of England (Sport England, Active People Survey 9 (2014/15)). This represents a 1.7% increase since 2005/06. The quality and quantity of indoor sports facilities was generally thought to be good. However, there are some notable issues in terms of the 'tired' condition of Crown Pools and the lack of a two court basketball hall with spectator seating and potentially a 50 metre swimming pool for elite swimming development. The leisure centres are generally perceived to be well used although there are car parking issues (Ipswich Open Space, Sports and Recreation Facilities Study 2009).

Information on open space provision is contained in the Landscape section below.

Data Gaps and Uncertainties:

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

Key Issues and Opportunities

- There is a need to reduce social isolation and promote physical participation to promote health and wellbeing with all the residents of Ipswich, but particularly those over 50 and children.

1.4 Crime

The following baseline data has been identified:

- Crime rates per 1000 of the population for key offences including burglary (Office for National Statistics Local Profiles).
- Robbery Offences (State of Ipswich Report May 2014)

30% of all the crime in Suffolk happens in Ipswich and 10% of all the crime in Suffolk happens in the Town Centre of Ipswich as a result of the night time economy. In 2012, out of the 1185 violence with injury offences recorded, 709 of these were experienced in the night-time economy hours, measured during the hours of 18:00-06:00. The top two offending types of crime in the context of volume are theft and handling (excluding vehicle crime) and violence with

injury. Concerning theft and handling, in 2011 32% of Suffolk based offences were recorded in Ipswich, typically in the central area where 49% of this offending type was reported.

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

There has been a decrease in robbery offences in from 203 to 154 total offences for Ipswich from 2011-2012, with over 54% of Suffolk's robberies occurring in the Ipswich area. Most of these are taking place in Central Ipswich. In 2008/09 the overall crime rate⁵ in Ipswich (71.2) was significantly higher than county (37.4), regional (40.4) and national levels (49.7). However, this reduced to 59.5 in 2009/2010 and 58.2 in 2010/11. Table B-3 presents the total recorded crime in Ipswich (per thousand persons) from 2008-2012. Those recorded crimes per 1000 of Ipswich's population have fallen from 106 in 2008-2009 to 77 in 2013-2014.

Table B-3 Total Recorded Crime (per thousand persons)

Year	2008	2009	2010	2011	2012
Ipswich	106	107	100	103	92
Suffolk	65	64	63	63	57
East of England	69	64	61	60	55
England	84	78	73	71	69

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

Data Gaps and Uncertainties

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

Key Issues and Opportunities

- Continue to support the reduction in crime rates

1.5 Water

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

- River catchment areas (Environment Agency East Suffolk Catchment Flood Management Plan, 2009).
- Historic flood events (Ipswich Borough Council Strategic Flood Risk Assessment 2007).
- Distribution of areas at risk of fluvial flooding (Environment Agency Flood Map⁶) and 2010/11 Annual Monitoring Report, Ipswich Borough Council).

⁵ British Crime Survey Comparator shows the overall crime rate per thousand persons.

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

- Number of planning applications granted permission contrary to Environment Agency advice (Ipswich Local Plan Authority Monitoring Report 9, 2012-2013).
- Water and groundwater quality (Environment Agency⁷)
- Anglian Water Resources Management Plan (Anglian Water, 2015)

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

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

In 2013/14 the Environment Agency was consulted 19 times and no objections to proposals were raised (Ipswich Borough Council, September 2014).

In 2012/13 the EA was advised of 21 applications in Ipswich where flood risk or water quality was an issue. Of these, 16 were approved, one was withdrawn, three were refused, and one has been approved contrary to the EA's initial objection. Whilst an objection was raised by the EA, this was owing to the lack of a Flood Risk Assessment (FRA) rather than an in principle objection to the proposed development. In this case the former fire station development on Sidegate Lane was approved for 59 dwellings subject to relevant EA planning conditions (Ipswich Local Plan Authority Monitoring Report 9, 2012-2013).

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

The Anglian Water Resources Management Plan reports that Ipswich is within an area of 'severe water stress'.

Date Gaps and Uncertainties

- Daily domestic water use (per capita consumption, litres)

D. Key Issues and Opportunities

- Reduce the risk of flooding to new development and existing properties.
- Support the sustainable use of water resources.

⁷ http://maps.environment-agency.gov.uk/wiyby/wiybyController?topic=groundwater&layerGroups=default&lang=_e&ep=map&scale=8&x=616500&y=244500#x=616500&y=244500&lg=1,&scale=7

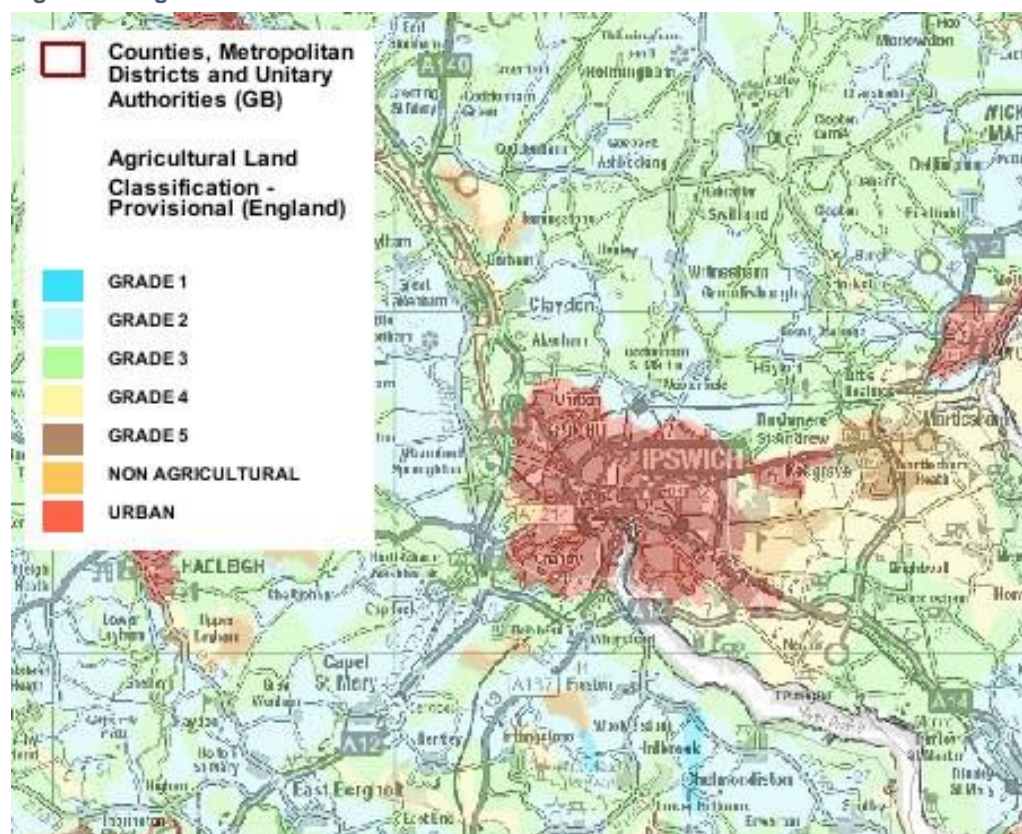
1.6 Soil and Land Quality

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

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

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

Figure B-3 Agricultural Land Classification



Source: www.magic.gov.uk

In 2011/12, there was 67.2 hectares vacant or derelict land. (141.8 hectares total including sites in use, allocated or with planning permission) (Ipswich National Land Use database 2014).

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

Table B-4 Previously-developed land

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

Source: Department for Communities and Local Government (DCLG)

The density of new build dwellings is 45.2 per hectare or 55.2 per hectare if including the assisted living units on Handford Road (Ipswich Borough Council, September 2014).

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

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

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

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

Data Gaps and Uncertainties

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

Key Issues and Opportunities

- Protecting soil resources
- Continuing to develop brownfield sites

1.7 Air Quality

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

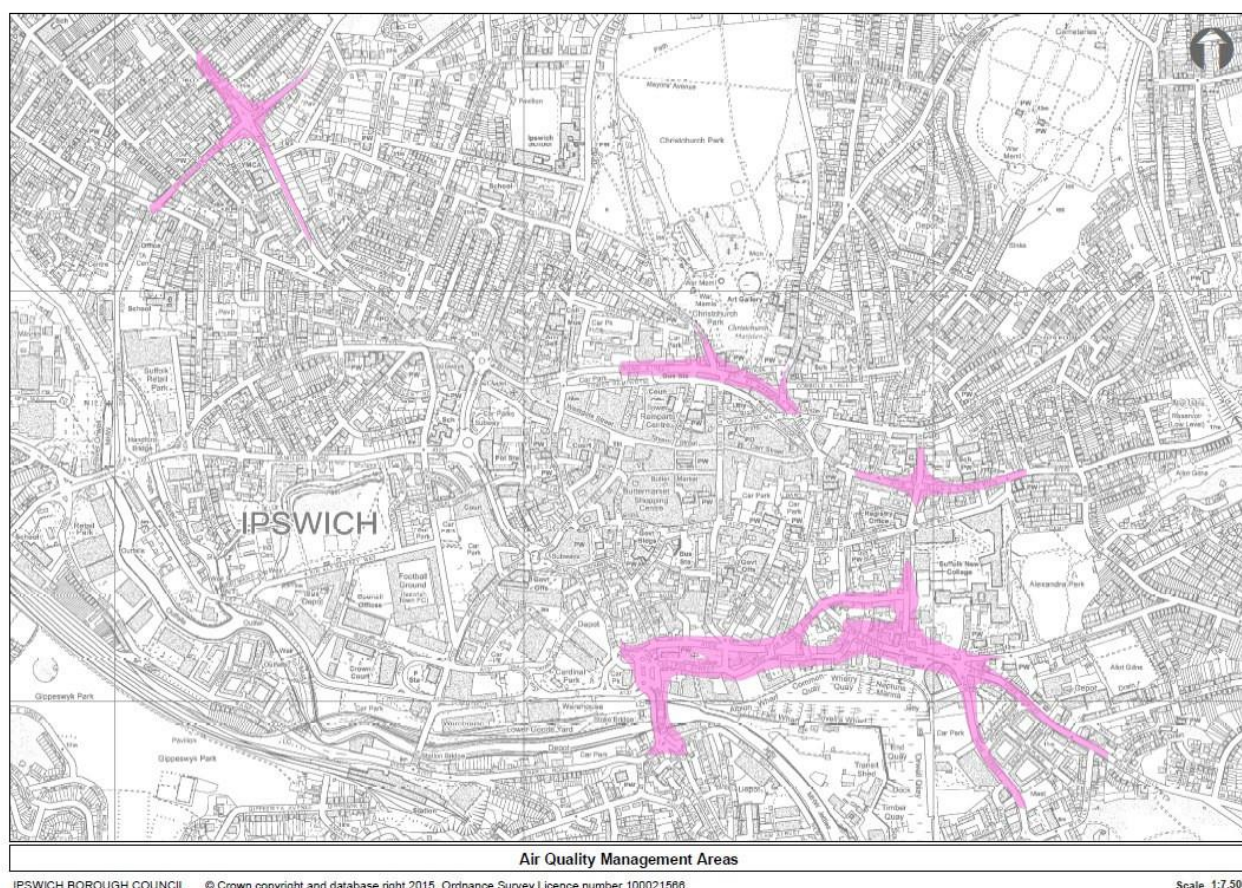
- Number and distribution of Air Quality Management Areas (AQMAs) (Air Quality Archive⁸)

Air quality affects the state of the natural environment and has implications for human health. It is estimated that air pollution attributed to 5.6% (63) of all deaths in 2010 from the population of Ipswich aged 25 and over. AQMAs are designated when local authorities have identified locations where national air quality objectives are unlikely to be achieved. There are four

⁸ http://aqma.defra.gov.uk/aqma-details.php?aqma_id=442

AQMAs within the Ipswich Borough and all have been declared due to levels of nitrogen dioxide exceeding the annual average objective level. Their locations are presented on Figure B-4. Variations to the AQMA boundaries are under consideration due to a small number of monitoring results showing exceedance of the nitrogen dioxide annual mean objective outside of the existing AQMAs, and a small number of monitoring results showing achievement of the objective within the existing AQMAs. The main source of air pollution in the Borough is road traffic (2010 Air Quality Detailed Assessment for Ipswich Borough Council).

Figure B-4 Air Quality Management Areas in Ipswich



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

Data Gaps and Uncertainties

- Dwellings affected
- Long term trends are uncertain.

Key Issues and Opportunities

- Minimise any impacts on local air quality, particularly through traffic

1.8 Energy and Climate Change

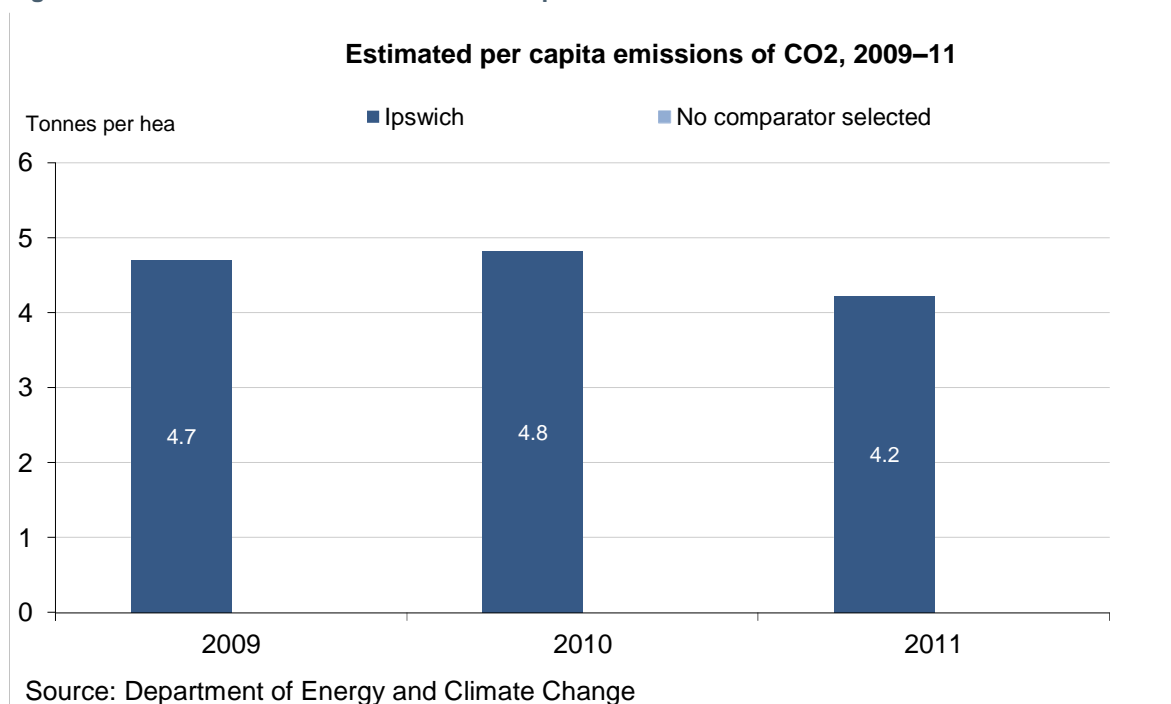
The following baseline indicators have been used:

- Total carbon dioxide (CO₂) emissions per capita (DECC and Ipswich Local Plan Authority Monitoring Report 9, 2012-2013)

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

Although climate change is a global phenomenon, action to avoid its most serious effects and to minimise the emission of greenhouse gases needs to occur at a local level. The Borough will not be immune to the impacts of climate change, either directly or as a result of policy responses at the national and international levels. In 2011, the estimate of CO₂ emissions for Ipswich was 4.2 tonnes per capita (Dept of Energy & Climate Change, 2011 data). When compared with CO₂ emissions per capita for Suffolk in 2009, Ipswich performed better; this is shown in Figure B-5.

Figure B-5 Estimated CO₂ Emissions Per Capita.



Ipswich has the second lowest carbon footprint in Suffolk (2011). Total CO₂ emissions have reduced by 22% (165,000 tonnes) from 729,000 tonnes to 564,000 tonnes between 2005 and 2011. This is a greater reduction, as a percentage of total emissions, than the rest of Suffolk (11% - 568,000 tonnes) and East of England (15% - 6,850,000 tonnes) (State of Ipswich Report, 2014). Ipswich Borough Council is committed to reducing its carbon emissions from the 2007/08 baseline by 30% by 2013 and by 50% by 2021. This equates to over 3,000 tonnes of CO₂ the equivalent of the output of 300 homes (Ipswich Borough Council, Impact Carbon Management Plan 2009). During the period 2005-2011 CO₂ emissions in Ipswich reduced by 28.8% to 4.2 tonnes per capita. If the level of reduction seen up to 2013 continues, it is expected that the areas targets for CO₂ reductions will be met (Ipswich Local Plan Authority Monitoring Report 9, 2012-2013).

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

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

Table B-5 Energy consumption by sector

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

Source: DECC

There were no applications for renewable energy developments in 2013/14 (Ipswich Borough Council, 2014). However, the Council's policy DM2 which requires 15% of energy for certain developments to be from low carbon and decentralised sources was applied 24 times during 2013/14 and 29 times during 2014/15.

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

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

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

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

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

Data Gaps and Uncertainties

- Level of energy efficiency in homes

Key Issues and Opportunities

- Promote energy efficiency within new development
- Minimise emissions related to transport

1.9 Biodiversity, Flora and Fauna

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

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

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

There are three SSSIs located within the Borough; Stoke Tunnel Cutting (2.2ha), Bixley Heath (5.08ha) and the Orwell Estuary (1335.52ha). SSSIs represent the Country's very best wildlife and geological sites. The Stour and Orwell Estuaries are also designated as a SPA under EC Wild Birds Directive⁹ due to their importance for estuarine bird populations. In addition the estuary is also an internationally designated Ramsar site.

Ipswich also contains six LNRs and 20 CWSs. The CWSs total 266.87ha and during 2014/15 there was a net gain in area of 36.45ha.

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

Suffolk's Priority Habitats and a sample of the Priority Species, identified through the Suffolk Biodiversity Action Plan, are listed below. The full list of Priority Species are included within the Action Plan¹⁰.

- **Priority Habitats**
 - Hedgerows
 - Traditional Orchards
 - Open Mosaic Habitats on Previously Developed Land (Brownfield)
 - Wood Pasture and Parkland
 - Lowland Heathland & Acid Grassland
 - Lowland Calcareous Grassland
 - Mixed Deciduous Woodland
 - Arable Field Margins
 - Reedbeds
 - Saltmarsh and Mudflats
 - Coastal and Floodplain Grazing Marsh
 - Lowland Meadows
 - Wet Woodland
 - Fens
 - Rivers and Streams
 - Coastal Sand Dunes

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

¹⁰ <http://www.suffolkbiodiversity.org/biodiversity-action-plans.aspx>

- Coastal Vegetated Shingle
- Maritime Cliffs and Slopes
- Ponds
- Saline lagoons
- Seagrass Beds
- Sheltered Muddy Gravels
- Mud Habitats in Deep Water
- **Priority Species**
 - Mammals
 - *Bats (grouped plan)*
 - *Brown hare Lepus europaeus*
 - *Dormouse Muscardinus avellanarius*
 - *European otter Lutra lutra*
 - *Harbour porpoise Phocoena phocoena*
 - *Red squirrel Sciurus vulgaris*
 - *Water vole Arvicola terrestris*
 - *Water Shrew Neomys fodiens*
 - Amphibians and reptiles
 - *Great crested newt Triturus cristatus*
 - *Natterjack toad Bufo calamita*
 - *Adder or Northern Viper Vipera berus*
 - Birds
 - *Bittern Botaurus stellaris*
 - *Grey partridge Perdix perdix*
 - *Skylark Alauda arvensis*
 - *Song thrush Turdus philomelos*
 - *Stone curlew Burhinus oediconemus*
 - *Bullfinch Pyrrhula pyrrhula*
 - *Corn Bunting Miliaria calandra*
 - *Linnet Carduelis cannabina*
 - *Nightjar Caprimulgus europaeus*
 - *Reed Bunting Emberiza schoeniclus*
 - *Barn Owl Tyto alba*
 - *Spotted Flycatcher Muscicapa striata*
 - *Tree Sparrow Passer montanus*
 - *Turtle Dove Streptopelia turtur*
 - *Woodlark Lullula arborea*
 - *Little tern Sterna albifrons*

- Invertebrates
 - *Cornflower Centaurea cyanus*
 - *Greater Water-parsnip Sium latifolium*
 - *Shepherd's needle Scandix pectiniveneris*
 - *Pillwort Pilularia globulifera*
 - *Red-tipped Cudweed Filago lutescens*
 - *Small-flowered Catchfly Silene gallica*
 - *Spreading Hedge-parsley Torilis arvensis*
 - *Tassel Stonewort Tolypella intricata*
 - *Tower Mustard Arabis glabra*
 - *Native Black Poplar Populus nigra ssp.betulifolia*
 - *Unspotted Lungwort Pulmonaria obscura*
 - *Man orchid Aceras anthropophorum*
- Plants
 - *Cornflower Centaurea cyanus*
 - *Greater Water-parsnip Sium latifolium*
 - *Shepherd's needle Scandix pectiniveneris*
 - *Pillwort Pilularia globulifera*
 - *Red-tipped Cudweed Filago lutescens*
 - *Small-flowered Catchfly Silene gallica*
 - *Spreading Hedge-parsley Torilis arvensis*
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 - *Tower Mustard Arabis glabra*
 - *Native Black Poplar Populus nigra ssp.betulifolia*
 - *Unspotted Lungwort Pulmonaria obscura*
 - *Man orchid Aceras anthropophorum*
- Lichens and fungi
 - *Orange-fruited elm-lichen Caloplaca luteoalba*
 - *Sandy stilt puffball Battarraea phalloides*
 - *Starry breck-lichen Buellia asterella*
 - *Oak Polypore Buglossoporus pulvinus*

Source: Suffolk BAP¹¹

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

- To set out a shared vision and priorities for UK-scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute.

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

- To identify priority work at a UK level which will be needed to help deliver the internationally agreed targets and the EU Biodiversity Strategy.
- To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work.
- To streamline governance arrangements for UK-scale activity.

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

Table B-6 Geodiversity sites in Ipswich

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

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

Data Gaps and Uncertainties

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

Key Issues and Opportunities

- Protect and enhance nationally and internationally designated sites
- Protect and enhance locally designated sites
- Protect and enhance priority habitats and conditions for priority species

1.10 Cultural Heritage

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

- Number and distribution of Listed Buildings, Scheduled Ancient Monuments (SAMs), Conservation Areas and Registered Historic Parks and Gardens (www.magic.gov.uk).

- Number of Listed Buildings / Scheduled Monuments / Conservation Areas and Registered Historic Parks and Gardens on Historic England's 2015 East of England Risk Register (Historic England Scheduled Monuments at Risk East of England, 2011).
- Number of eligible open spaces managed to Green Flag standards (Civic Trust and Ipswich Borough Council).

In Ipswich there are 603 Listed Buildings, of which 11 are Grade I and 31 are Grade II* (Ipswich Borough Council, Listed Buildings in Ipswich).). Of these 6 Grade II buildings are identified as being 'at risk'. In addition, according to Historic England's 2015 'At Risk' Register there is one statutory heritage asset considered to be 'at risk' which is the Grade II* St Mary at the Quay, Quay Street, Ipswich. In general the building is in poor condition with major drainage issues with severe water penetration of masonry at low level. Listed Buildings are largely concentrated within the town centre. There has been little change in the number of listed buildings in the Borough since 1995.

There are also 15 Conservation Areas covering the historic areas of the Borough, each of which has a Conservation Area Appraisal and Management Plan.

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

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

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

According to Historic England's 2015 'At Risk' Register there is one

The Civic Trust and DCLG administer the Green Flag Award, given for the quality and management of parks and other public open spaces. Two of parks within the Borough have been accredited with the Green Flag status; Christchurch Park and Holywells Park (Ipswich Borough Council July 2011). These are also the only two eligible open spaces managed to Green Flag standards (Ipswich Borough Council, September 2014).

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

Data Gaps and Uncertainties

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

Key Issues and Opportunities

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

1.11 Landscape

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

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

The Suffolk Landscape Character Assessment identifies Ipswich town centre as urban, with some areas of ancient rolling farmlands to the north and northeast and estate sandlands to the east of the urban areas (Suffolk Landscape Character Assessment¹²).

No National Parks are located within the Borough's boundary (www.magic.gov.uk). However, a very small section of the Suffolk Coast and Heaths AONB is located within proximity of the southern Borough boundary.

The Natural England Suffolk Coast and Heaths and the South Suffolk and North Essex Clayland national character area profiles identify recent developments such as Ravenswood and development at the west of Ipswich as effecting change in the landscape.

Christchurch Park, 33 hectares in size, was given its eighth Green Flag award in July 2015 in recognition of its excellent use of green space, well-maintained facilities and high standard of safety and security. Holywells Park was awarded its fifth Green Flag award in July 2015. Ipswich has over 518ha of open space, sports and recreation facilities.

Data Gaps and Uncertainties

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

Key Issues and Opportunities

- Ensure future development protects and enhances landscape character

1.12 Minerals and Waste

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

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

The Suffolk Minerals and Waste Development Framework (MWDF) contains mineral and waste specific policies for use in determining planning applications for waste or quarry developments in Suffolk. It sets out the strategy for future minerals and waste development and addresses issues including mineral extraction; waste management and recycling; protecting mineral resources and restoring minerals and waste sites (www.suffolk.gov.uk). In Ipswich, 499kg of residual waste was recorded per household in 2012/13. This is less than the waste per household in the East of England (525kg) and England overall (568kg). From 2010/11 to

¹² http://www.suffolklandscape.org.uk/landscape_map.aspx

2011/12, the amount of residual waste in Ipswich reduced on average by 13kg per household compared with a reduction of 30kg for the East of England region (Defra).

In 2012/13 40.8% of waste in Ipswich was recycled and composted (Ipswich Borough Council, September 2014). Reuse / recycling / composting rates were lower than those recorded for Suffolk, the East of England and England between 2008-2012. (results are presented in Table B-7) (Defra).

Table B-7 Household Waste Recycling and Composting Achieved

	Rate Achieved 2008/09 (%)	Rate Achieved 2009/10 (%)	Rate Achieved 2010/11 (%)	Rate Achieved 2011/2012 (%)
Ipswich	41.1	40.2	42.0	42.5
Suffolk	48.4	50.6	53.8	53.2
East of England	44.5	46.1	48.8	49.7
England	37.6	39.7	41.2	43.0

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

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

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

The Suffolk Annual Waste Survey 2009 indicated sales of recycled aggregate to be 257,497 tonnes, and this was less than the average yearly forecast of approximately 500,000 tonnes, identified in the Minerals Core Strategy. This also reflected the downturn in the economy. In 2012/13 there was an 8.5 year landbank of sand and gravel in Suffolk, exceeding the national requirement for 7 years. Suffolk relies on imports of hard rock for aggregate use from elsewhere in the country. The recently constructed energy from waste plant at Great Blakenham just outside of Ipswich is a local source of recycled aggregates. During 2010/11, one application at Waldringfield (outside of Ipswich) was received for minerals extraction.

Data Gaps and Uncertainties

- There are no key data gaps or uncertainties.

Key Issues and Opportunities

- Reduce the need for natural resources and promote the use of recycled and secondary materials in construction projects and new development.

1.13 Transportation

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

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

The population of Ipswich grows with working commuters. The daytime population is 5% (6152) higher than the night-time resident population. Alexandra Ward has the biggest population increase through commuters with a population change of 131% from 9,700 (night-time population) to 22,433 (Daytime population); it is likely that a majority of this increase is through residents moving within Ipswich from another ward. Suffolk, on the other hand, shrinks between the daytime and night-time population by 3% (18,370).

Ipswich serves as an important employment centre for outlying areas with approximately 97,000 (Census 2011) people travelling to work each day in Ipswich. Central Ipswich is the destination for almost 50% of these journeys. People living in Ipswich are on average travelling further to work in 2011 (13.3km) than in 2001 (10.7km). The average distance for an Ipswich resident travelling to work increased between 2001 and 2011 by 2.6km (24%). Both of these factors suggest that an increasing number of residents are living in Ipswich and commuting further into the wider Ipswich hinterland.

In 2011, 7.4% of people in employment worked mainly from home and more than 50% of people travelled to work by car or van. The percentage of people working from home is lower than that for England (10.64%). The percentage of people travelling to work by car (53.44%) is similar to that for England (53.71%).

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

Table B-8 Journey to Work By Mode

Usual Journey to Work Mode	Ipswich (%)	East of England (%)	England (%)
Working mainly at or from home	7.40	11.07	10.64
Underground, light rail, metro or tram	0.09	1.12	3.94
Train	2.34	6.95	5.14
Bus, minibus or coach	7.57	3.64	7.30

Usual Journey to Work Mode	Ipswich (%)	East of England (%)	England (%)
Motorcycle, scooter or moped	1.09	0.77	0.79
Driving a van or car	53.44	58.16	53.71
Passenger of a van or car	6.78	4.90	4.88
Taxi or Minicab	0.34	0.42	0.48
Bicycle	4.58	3.43	2.86
On foot	15.99	9.07	9.76
Other	0.38	0.47	0.49

Source: Census 2011

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

Significant development within and around Ipswich could increase the transport pressures that currently exist within the town. Traffic modelling shows that without mitigation by 2031 a number of junctions within and around Ipswich will have exceeded their capacity, although the modelling shows that a significant number of additional trips relate to background growth rather than development. . It will be important to ensure that transport is fully integrated with the development plans for these locations. Many peak hour journeys in Ipswich are fairly short and yet are carried out by car. Congestion levels are already seen as a significant problem (Suffolk County Council, Local Transport Plan 2011 – 2031; Ipswich Travel Model Assessment, 2010).

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

All housing developments of ten or more dwellings completed in Ipswich during 2010/11 were within 30 minutes travel time by foot and public transport of a GP, primary and secondary school, employment area and major retail centre. However, two developments were not within 30 minutes travel time of a hospital by public transport (Ipswich Borough Council 2010/11 Annual Monitoring Report). In 2013/2014, there were seven applications within 30 minutes travel time of a GP, primary and secondary school, employment area and major retail centre (Ipswich Borough Council, September 2014).

Data Gaps and Uncertainties

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

Key Issues and Opportunities

- The Borough is well-connected by transport infrastructure and public transport links, making most areas relatively accessible.

- Opportunities should be sought to reduce dependence on the private car and increase public transport use.
- It will be important to ensure that new development can be easily accessed by public transport.
- The cycling and walking network should be expanded and enhanced.

1.14 Economy

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

- Location of key industries and major employers (Ipswich Borough Council).
- Economic activity rate (ONS – Nomis).
- Employment by sector (Office for National Statistics Local Profiles).
- Employment by occupation (ONS – NOMIS).
- Percentage of resident population claiming Jobseekers' Allowance in 2012 (ONS – Nomis).
- Average weekly pay (2011 State of Ipswich Report, Ipswich Borough Council).
- Employment land availability (Employment Land Availability 2012 Report).
- Planning permissions for employment sites (Employment Land Availability 2012 Report).
- Vacant retail units (Ipswich Local Plan District and Local Centres survey 2015 and Central Shopping Area Identified Frontages Survey 2015)

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

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

Table B-9 below shows the change in employment by sector between 2012 and 2013 in Ipswich/.

Table B-9 Ipswich Jobs 2012-2013 by Sector

Industry	2012	2013	Change	% Change
Agriculture	0	0	0	0

Energy and Water	0	1100	1100	1100
Manufacturing	2900	2400	-500	-17.24
Wholesale and retail, including motor trades	9900	10300	400	4.04
Construction	2600	2300	-300	
Transport storage	4000	4000	0	0
Accommodation and food storage	3900	4100	200	
Information and Communication	1600	1600	0	5.12
Financial and other business services	14400	15200	800	5.55
Public admin and Education	21400	22400	1000	4.67
Other services	2800	3000	200	7.14
Total	63500	66400	2900	4.56

Source: Ipswich AMR 2013-2014

Despite the economic downturn the Borough's economy continues to perform well when compared to other districts across the East of England. This is in part due to the high concentration of public sector employment within the Borough, with approximately 27.6% of people employed in the public sector in 2012 (ONS Employment Local Profiles). There has been a general increase in jobs from 2012 to 2013 within sectors 6 sectors as shown within Table B-9.

Ipswich has a large working age (16-64 population 65.7% (87,566) compared with the rest of Suffolk, 61%. Around 5,500 (5.7%) of residents have never worked or are long-term employed. The economic activity rate measures the proportion of the adult population in paid employment, unemployed actively seeking employment or who are full-time students. The figure of economically active people in employment for Ipswich was 72.9% between April 2013 - March 2014, slightly lower than for the East of England (75.5%) and higher than that for Great Britain (71.7%). In August 2014 2.7% of the resident population were claiming Jobseekers Allowance, compared to 1.7% in the East and 2.3% across England (NOMIS¹³).

A lower than average proportion of Ipswich's population are classified as managers or senior officials (Ipswich – 5.5%, East 11.0%, Great Britain 10.2%), while caring, leisure and other service occupations along with sales and customer service occupations and process plant and machine operatives are higher than regional and national averages. This data is presented in Table B-10.

¹³ <https://www.nomisweb.co.uk/reports/lmp/la/1946157241/report.aspx#tabempunemp>

Table B-10 Employment by Occupation (Jul 2014 – Jun 2015)

Employment	Ipswich (%)	East of England (%)	Great Britain (%)
Managers, directors and senior officials	6.8	10.6	10.3
Professional occupations	17.9	19.8	19.7
Associate professional and technical	14.5	14.2	14.0
Administrative and secretarial	5.8	11.1	10.6
Skilled trades occupations	10.7	11.5	10.7
Caring, leisure and Other Service occupations	6.7	8.9	9.2
Sales and customer service occupations	10.5	7.1	7.7
Process plant and machine operatives	9.6	6.1	6.3
Elementary occupations	16.2	10.4	10.8

Source: NOMIS

On average, the gross weekly pay for employees in Ipswich is £483.3 (2015), which is lower than the East of England average (£551.0) and lower than the national average (£529.6). Part of the reason for this is because the gross weekly pay for female workers at £391.3 is significantly behind that for males in Ipswich (£551.6) and the national average for females (£471.6) (NOMIS 2015).

The total amount of employment land available was 71.94 ha across the whole of Ipswich at April 2014. The total consists of 3.81ha with unimplemented planning permission, 18.73ha on allocated land and 49.4ha of vacant land within identified employment areas. Completions on allocated and existing employment sites for 2013/14 were 1.34ha.

Planning consents for employment sites (over 100 sqm) for the year 2013/14 amounted to 3.62ha and the total permitted floorspace was 33,993sqm. .

According to the District and Local Centres report 2015 there are 68 (10.3%) vacant retail units in the Borough's local and district centres and 103 vacant units (16.4%) in the Central Shopping Area. This is higher than the national average for town centres of 10.4%¹⁴.

Data Gaps and Uncertainties

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

¹⁴ ://www.spring-board.info/uk/reports/JAN2015-VACANCY-SURVEY-RESULTS. Note that the two surveys should not be directly compared due to differences in methodology.

1.15 Deprivation and Living Environment

The following baseline data has been identified:

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

In 2015 five wards have been identified with LSOAs in the bottom 10% most deprived for living environment. These are Gipping, Westgate, St Margaret's, Holywells and Alexandra.

Deprivation is a multi-faceted and complex problem which influences and is influenced by a wide range of factors. In general, between 2007-2010, all Local Authorities in Suffolk became relatively more deprived (NB data does not include the effects of the credit crunch and recession). According to the Index of Multiple Deprivation (2010) 26.6% (35,000) of the town's population lives within the most deprived fifth of areas in England. Ipswich remains the most deprived Local Authority in Suffolk being ranked 87/326 in England (Waveney 112/326; The number of people living within the most deprived 20% of areas has risen by 2.5% (3,200) suggesting that Ipswich has become comparatively more deprived since 2007. Mid Suffolk 274/326), and all of the areas ranked in the bottom 20% of Suffolk are found in either Ipswich or Lowestoft. All of the Suffolk lower super output areas (LSOAs) ranked in the worst 10% of England in 2010 (14) are in Ipswich (9) 64% and Lowestoft (5) 36%. The Bridge Ward had the only LSOA to have moved out of the worst 10% ranking, but LSOAs in Whitton and Stoke Park dropped in rank sufficiently to fall into this group.

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

Data Gaps and Uncertainties

- Provision of childcare.

Key Issues and Opportunities

- Provision of land to support employment development.
- Supporting existing retail centres.

1.16 Housing

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

- Average house price (Suffolk Observatory).
- Ratio of relative housing affordability (Office for National Statistics Local Profiles).
- Number of vacant dwellings (Office for National Statistics Local Profiles).
- Dwelling Stock by Tenure (Office for National Statistics Local Profiles and 2011 State of Ipswich Report, Ipswich Borough Council).
- Number of affordable housing completions (Office for National Statistics Local Profiles).
- Number of Homeless presentations (2011 State of Ipswich Report, Ipswich Borough Council).
- Number of dwellings (Ipswich Borough Council and Ipswich Local Plan Authority Monitoring Report 9, 2014-15).

Since 2001, the number of dwellings in Ipswich has increased by 7,984 dwellings. The total housing stock rose from 58,303 at 31st Mar 2010 to 59,721 at 31st March 2015. In 2009 the composition of housing was 14.2% (8210 dwellings) Local Authority stock, 7.8% (4510 dwellings) Registered Social Landlord stock, and 77.8% (44982 dwellings) private housing stock (2011 State of Ipswich Report, Ipswich Borough Council). Housing completions between 2012-13 were the lowest since 1998-99, with just 96 new homes completed – 604 short of the 700 requirement. However in more recent years completions have increased with 166 in 2013/14 and 411 in 2014/15. In addition, 124 assisted living units were completed between 1st April 2012 and 31st March 2015.

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

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

In Ipswich, the number of affordable homes provided in 2014/15 was 202 (49% of completions excluding assisted living). A total of 1,856 affordable homes have been completed since April 2001, equating to 24% of all completions (excluding assisted living).

The number of homeless people has been increasing since 2010. During 2012/13, 617 people were identified as homeless in Suffolk according to the statutory criteria compared to 368 in 2010/2011 and 500 in 2011/2012 (Suffolk Observatory). In 2014/15 144 people were identified as being homeless and in priority need which was a rate of 2.4 people per 1,000, the same as the England rate.

At November 2014 there were 972 vacant dwellings (Ipswich Borough Council, November, 2014). This shows a decrease from 2011 when there were 1,909 vacant dwellings and from 2012 when there were 1,750. Of the 972 vacant homes 306 were long term vacant properties (i.e. over 6 months). It is not stated as to what types of dwellings are vacant i.e. there could be a low demand for large expensive homes yet a high demand for affordable homes.

At 1st April 2013, Local Authority dwelling stock was 8,110; Private Registered Provider dwelling stock was 4,770; Other Public Sector dwelling stock was 160 and Private sector dwelling stock was 46,650. This totalled 59,690 (Ipswich Borough Council, September 2014).

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

Table B-11 Dwelling Stock by Tenure (2011)

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

Source: Census 2011, ONS

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

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

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

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

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

of existing stock are not sufficient. In order to address this shortfall, 70% of all new homes in the Ipswich HMA currently being planned would need to be affordable.

- With more older people being assisted to remain at home, the trend for larger homes to be under-occupied is likely to increase. This could have a knock-on effect of constraining the supply of homes. At the same time, older people will expect more choice on the type, quality and location of accommodation.

Data Gaps and Uncertainties

- Percentage of new dwellings meeting BREEAM standards.

Key Issues and Opportunities

- Meeting housing need.
- Provision of affordable housing.

1.17 Transboundary Issues

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

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

Appendix C

Scoping Letter Comments, SA Scoping Comments and Proposed Submission Comments 2015

Comments on Site Allocations Interim Sustainability Appraisal Report (December 2013)

Respondent	Comments	Response	Action
Northern Fringe Protection Group	Against the existing Proposals map the proposed site allocations and proposals map shows the loss of designated countryside and conservation land off Tuddenham Rd in addition to the 3 Garden Suburb sites. The loss is unacceptable and unsustainable. No assessment of the increased traffic, increased coaches, impact on the humpback bridge and adjacent road without footway and rat running on Humber Doucy Lane has been made The SA should include an assessment of the change of use of the land; why has Hyder ignored this?	The assessment of the Proposed Submission Core Strategy will include an assessment of the proposed sports park area.	Amend SA of CS10 to include assessment of the sports park area.
Northern Fringe Protection Group	Concerned that Westgates has no potential occupier, suggest more residential development here, also at Grafton Way with hotel too and at Cox Lane/Tacket St which should have a mall linking Carr St and Upper Brook St and multi-storey car park. Need for long stay car park capacity is questioned, the issue is access and cost. Increased capacity is at odds with promoting walking/cycling/park&ride. Suggested to reopen Bury Rd P&R and make long term parking short term. SA should consider impact of more short journeys on air pollution and 3 sites reviewed in light of Bury Rd P&R reopening.	Grafton Way is subject to extant planning permission including 129 residential units. If this lapses, it is proposed to be allocated for residential use. The Westgate allocation is based upon the findings of the 2013 DTZ Town Centre Opportunity Areas report. Policy SP9 safeguards the Bury Rd Park and Ride site for Park and Ride. SP17 focuses on provision of short stay parking. The SA has considered the implications of SP17.	None

Northern Fringe Protection Group	Policy CS17 deletes reference to Park & Ride assumed to be Bury Rd but site allocations DPD proposed extension of the facility and elsewhere in the plan there is commitment to re-opening the Park & Ride. If the P&R is not to be re-opened an alternative use for the site should be identified in the site allocations. Consistency is required across the whole document. Re-opening of the Park & Ride site is supported.	Policy SP9 now safeguards the Bury Rd site for Park and Ride.	None
Northern Fringe Protection Group	There is inconsistency over the density of Ipswich Sports Centre Hockey pitch site, an area of 0.6ha and 30 dwellings is shown and a requirement to meet the 35dph average in Policy DM30(c), but the allocation is for 50 dph. We believe 30 dwellings is unrealistic and out of character with the neighbourhood. The hockey pitch is classified as sport provision it would need to be replaced before change of use for housing could be sanctioned; current site access is also considered inadequate. The SA must take account of these issues and reassess accordingly.	DM30 provides an indication of average densities, however for allocated sites specific consideration has been given to the number of dwellings to be accommodated. The indicative capacity of the hockey club site (IP256) has been revised to 18 dwellings / 30dph.	None
Northern Fringe Protection Group	We believe the Council has an opportunity to improve amenity of sites near Cliff Quay for residential and employment users. The Council should aid the attractiveness of this site to developers by committing to working with Anglian Water to resolve the local odour issue. Further development in Ipswich risks worsening the problem. The SA should take account of this opportunity and recommend accordingly or if not Hyder should explain why this is not a good idea. We would like to see Hyder promote IBC generally committing to improving attractiveness of brownfield sites to developers.	Policy CS17 includes water management infrastructure within the list of key strategic infrastructure and a requirement for development to meet the on-site and off-site requirements. The costs of remediating contamination on brownfield land are taken into account when requiring developer contributions. It is not possible for IBC to purchase and improve brownfield sites, which are largely in the ownership of private landowners.	None

Northern Fringe Protection Group	IP256 Artificial Hockey Pitch. There is an error in the table, which shows an area of 0.6ha, an allocation of 30 dwellings and a requirement to meet DM30c. The latter specifies an average density of 35dph whereas the allocation is for 50dph. It is unrealistic and contrary to Policy DM30c to build 30 units on this site. The development would be completely out of character with the surrounding housing, and the site access is inadequate. Under DM28 the pitch would require an alternative to be provided before a change of use for housing is granted. The SA needs amending accordingly.	DM30 provides an indication of average densities, however for allocated sites specific consideration has been given to the number of dwellings to be accommodated. The indicative capacity of the hockey club site (IP256) has been revised to 18 dwellings / 30dph.	None
Northern Fringe Protection Group	Table 4-6: The SA needs to recognise that the plan does little to improve educational standards in existing schools; little to tackle crime in existing wards, while promoting homes without jobs; little to improve health especially for those in poor housing stock; and nothing to redevelop/improve existing sub-standard housing. It uses obsolete jobs data and forecasts far exceed historic provision. Impacts on climate change will be negative and the potential sewage issues associated with growth have not been addressed. These omissions need to be rectified as a key objective.	Jobs are planned for in accordance with the EEFM forecasts. The 2013 EEFM data was not available at the time the SA was carried out. There is considered to be little significance between differences in the 2012 and 2013 forecasts. Policy CS17 includes water management infrastructure within the list of key strategic infrastructure and a requirement for development to meet the on-site and off-site requirements. The planning system has limited influence over existing stock, however it should not be assumed that new homes and jobs would only be occupied by new residents.	None
Northern Fringe Protection Group	Paragraph 4.4.2. The following recommendations are required: most recent population and employment data should be used and forecasts should be made across district boundaries; a firm jobs growth target will help focus delivery; a better balance between new jobs and homes is needed with	The EEFM forecasts are also produced for neighbouring authority areas. It should not be assumed that residents of new homes would only occupy 'new' jobs, consideration should also be given to the location of existing jobs. The NALEP growth sectors are referred	None

	homes built near jobs; less reliance on retail growth and better alignment with NALEP growth sectors; a PDL target should be reintroduced; water supply and sewerage should be addressed; and more should be done to improve the lives of existing residents.	to in relation to CS13 and the NALEP Plan is identified in the list of baseline information which has informed the development of the sustainability objectives. Due to the limited availability of land within Ipswich a PDL target would not be appropriate.	
Barton Wilmore	Objects to the assessment which concludes development would increase run off; there is no evidence for this. Any application would include a flood risk analysis and ecological appraisal to avoid adverse impacts. Also objects to the conclusion that development would have a significant impact on biodiversity and soil quality and would mean the loss of agricultural land. The Phase 1 habitats survey by SWT shows subject to mitigation impacts are acceptable. The loss of food growing land is not significant and the land has not been used for arable agriculture for some years.	This relates to IP140. The SA assesses the site allocation on its own and the score relates to the 'without mitigation' effects. It is acknowledged that applications would consider flood risk and this is reflected in the mitigation measure identified. The development of the greenfield site would lead to a degree of loss of agricultural land even if not currently used for agriculture. In relation to important biodiversity features, mitigation measures are identified to mitigate any potential effects.	None
GeoSuffolk	Policy DM31 Conserving Local Natural and Geological Interest 9.167 should read 'CGS are County Geodiversity Sites, designated on the basis of locally developed criteria. They are the most important sites for geology and geomorphology outside statutorily protected sites such as SSSIs. GeoSuffolk has so far registered three sites within in Ipswich: at Holywells Park (under an earlier RIGS - Regionally Important Geological and Geomorphological Sites - designation), at Christchurch Park (CGS) and Sarsenstones at Stoke Bridge Pocket Park (CGS).'	Further information in relation to CGS has been added to 9.195.	Further information in relation to CGS has been added to 9.195.

Environment Agency	We largely agree with the findings in the SA Report on matters relating to flood risk and land contamination, in particular opportunities arising out of development proposals to improve soil resources for the latter.	Noted	None
Natural England	We are reasonably satisfied that the Interim SA considers the impacts of the Site Allocations DPD on relevant aspects of the environment within our remit. We particularly welcome SA objectives to protect/enhance designated sites and non-designated areas of biodiversity. However, there are areas where the assessment does not fully address potential biodiversity impacts and mitigation requirements. The SA identifies some allocations with potential to adversely affect biodiversity. 4.4.2 includes mitigation recommendations which should be included in the DPD. Section 4.4.2 should also include a recommendation requiring that all proposals be subject to at least a desk top ecological assessment.	An Annex has been produced by Ipswich Borough Council which shows how the mitigation measures have been incorporated in the production of the Site Allocations DPD. DM31 has been revised in collaboration with Natural England.	An Annex has been produced by Ipswich Borough Council which shows how the mitigation measures have been incorporated in the production of the Site Allocations DPD.
Natural England	With regard to the IP149 Pond Hall Carr and Farm allocation the SA only identifies positive outcomes for biodiversity. Whilst recognising the proximity of the site to the Stour and Orwell Estuaries SPA and Ramsar the SA fails to acknowledge the potential for the allocation to have an adverse effect on this European site through increased recreational disturbance, as identified through the AA. Natural England advises that the AA be amended in accordance with our comments above and the revised conclusions and recommendations of the AA should then be included in the SA and Policy DM44 of the DPD.	It is agreed that the potential negative effects should be acknowledged.	Amend assessment of IP149 to reflect potential negative effects.

Historic England	It is noted that the SA recommends that relevant policies and sites require new developments to be sensitive to heritage assets (e.g. paras 4.4.2, 4.5.62, 4.6.62) and we hope this recommendation can be implemented. Appendices F and G contain specific wording for individual sites in terms of heritage issues (e.g. IP172) which offer a starting point for setting out development criteria for sites. As with the main consultation document, the SA appears to overlook scheduled monument issues.	It is agreed that further consideration should be given to impacts on Scheduled Monuments.	Further reference to archaeology has been added into the Site Sheets where relevant and the SA of individual sites has identified the existence of Scheduled Monuments where relevant.
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SA Scoping Report Comments 2014

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
1	Katie	Norton	NHS England - East Anglia Local Area Team	General comment	While there are no specific comments at this time, indeed the document looks extremely comprehensive, it is clearly essential that the health implications of any future plans and developments are considered fully. The Health and Wellbeing board will have a key role in the on-going work and we would anticipate being able to offer our support and input through this forum.	Health implications are fully considered through the assessment of policies and site allocations against the SA objective <i>HW1 To improve the health of those most in need.</i>
2	Sue	Bull	Anglian Water	3.3.13 Themes and issues	Agree with main themes and issues identified (3.3.13) in particular: 1) the need to promote and protect the water environment including issues such as quality and resource use 2) the need to adapt to the threat posed by climate change	N/A
			Anglian Water	3.4.2 Issues and Opportunities	We believe the key sustainability issues relevant to Anglian Water have been identified in table 3-2 under the water and climatic factors topics.	N/A
			Anglian Water	5.5.2 Issues and Opportunities	We believe the key sustainability issues relevant to Anglian Water have been identified in table 5-2 under the water and climatic factors topics.	N/A

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
3	Janet	Nuttall	Natural England	General comment	Natural England promotes the use of our guidance document 'Environmental Quality in Spatial Planning', produced jointly with the Environment Agency and English Heritage, and would recommend that reference is made to this document during the preparation of the new local plan. In particular, Supplementary File 14 provides a checklist to be used during the development of local development frameworks. The guidance can be found at the following link: http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/default.aspx	The topics listed in Supplementary File 14 overlap with most SA objectives included in the Core Strategy Interim SA report. IBC will check the guidance and the Supplementary File 14.
			Natural England	General comment	We welcome the efforts made by Ipswich Borough Council in preparing the draft Scoping Report. We are satisfied at present that the Sustainability Appraisal of the Local Plan is proceeding in a proper, logical and comprehensive manner.	N/A
			Natural England	General comment - Approach to SA	We are pleased to see recognition of the Government's objectives for sustainable development. We would advise that reference is made to the requirement for a Habitats Regulations Assessment, required under the Conservation (Habitats and Species) Regulations 2010 to assess the effects of plans, programmes and projects on Ramsar sites.	Reference included in Chapter 1.
			Natural England	Scoping Process	We welcome reference to issues of importance to NE including landscape character, the protection and enhancement of biodiversity and geodiversity, green infrastructure, soils and climate change mitigation and adaption. We would recommend that the SA adopts a suitable topic based approach to assessment of the effects of Plan policies on the environment.	The topic based approach has been adopted through a selection of topic based SA objectives.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Natural England	Scoping Process	In addition to statutory designated wildlife sites, the effects of the Plan on locally designated sites such as County Wildlife Sites, should be fully assessed through the SA process.	Locally designated sites such as County Wildlife Sites have been taken into consideration and effects on these sites have been assessed. In addition, in order to facilitate the assessment the location of the locally designated sites is shown in GIS maps supporting the assessment.
			Natural England	Scoping Process	The assessment should consider the inter-relationships between topics, for example a number of topics can have a significant influence on biodiversity such as air quality, noise, water quality and resources.	The inter-relationship between topics is considered throughout the assessment.
			Natural England	Scoping Process	The report should reference and consider the objectives of the local Green Infrastructure Plan and the decision making criteria relating to the multi-functionality of the GI network. Objectives and targets of the GI Plan should be used to inform the assessment of impacts on the GI network.	Reference to the standards listed in the Haven Gateway Green Infrastructure Study is made and the objectives have been taken into consideration.
			Natural England	Scoping Process	Recommend consideration of NE's standards for accessible natural greenspace (ANGSt); these provide a set of benchmarks which should be used to ensure new and existing residential development has access to nature. A further useful evidence document in relation to green infrastructure is NE's Analysis of Accessible Natural Greenspace Provision for Suffolk. This identifies levels of deprivation, in terms of access to open space, across the ANGSt standards within each LPA area.	Taken into consideration during the assessment process.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Natural England	Scoping Process	Regarding potential water resource / quality impacts, reference should be made to the local Water Cycle Study. The findings and recommendations of this should be fully considered as part of the assessment process. Consideration should be given to the deliverability of drainage infrastructure requirements ahead of, or at least in line with, development to ensure environmental impacts are minimised.	The findings and recommendations included in Haven Gateway Water Cycle Study Stage 2 – Ipswich have been taken into consideration with regards to drainage issues, flood risk and surface water and ground water quality. Deliverability is covered in the Implementation Chapter 10 of the Core Strategy.
			Natural England	Scoping Process	Welcome reference to SuDS and advise that the report includes recognition of the multi-functional benefits enhancing landscape, amenity, biodiversity, in addition to drainage and flood management.	The multifunctional benefits of SuDS are included as part of the assessment.
4	Lizzie	Griffiths	Environment Agency	Part 1 Draft Core Strategy Focused Review	We are generally supportive of the topics included in the tables. However, we consider some of these topics could be expanded to incorporate our comments below.	N/A

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Environment Agency	Table 3-2 Issues and Opportunities SA Topic Water	Much of Ipswich, an urban built-up environment and yet water quality has not been identified as a key sustainability issue. Most of the central and western area of Ipswich is designated as Source Protection Zone (SPZ) 2, with two smaller areas designated as SPZ1. SPZs are used to identify those areas close to drinking water sources, where the risk associated with groundwater contamination is greatest, and are important for identifying highly sensitive groundwater areas. SPZs are also recognised within the Environmental Permitting Regulations as a zone where certain activities cannot take place and should therefore be included in the list of key sustainability issues. New development should be encouraged to use Sustainable Drainage Systems (SuDS). These provide the opportunity not only to manage runoff and further reduce flood risk on development sites, as mentioned in the SA report, but also to help protect groundwater and surface water quality.	Water quality is picked up in the assessment framework through sustainability objective ET7. Recommendations to use SuDS are included in the sustainability appraisal. The SA report will include the wide variety of benefits of SuDS such as protection of groundwater and surface water quality.
			Environment Agency	Table 3-2 Issues and Opportunities SA Topic Climatic factors	In this section, it is acknowledged that the risk of flooding may increase as a result of rising sea levels. While the Ipswich Flood Defence Management Strategy will help to reduce flood risk to some areas of Ipswich, it should not be solely relied upon as mitigation. Development should be directed to areas of low flood risk wherever possible, through the Sequential Test process, and highly vulnerable development should not be permitted in the high risk Flood Zone 3.	Considered in the assessment of policies. Where appropriate, recommendations for additional mitigation measures are suggested.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Environment Agency	Table 3-2 Issues and Opportunities SA Topic Biodiversity	The Scoping Report recognises that opportunities should be sought to develop and enhance the network of public open space. However, it fails to recognise the benefits that can be brought about by seeking opportunities to provide multifunctional open spaces that can help to reduce flood risk, to promote biodiversity and provide recreational areas. These areas can also be a draw for businesses who want to be able to provide an attractive environment to their workers and customers. The provision of both green and blue infrastructure is also important in helping wildlife adapt to the impacts of climate change.	Taken into consideration in the assessment of the revised policies.
			Environment Agency	Table 3-3 SA Objective ET7	Despite not being identified as key issue, we are pleased to note that Water Quality has been included in the SA Objectives. Indicator ET7a is 'water quality in rivers and groundwater quality'. This can be assessed through consideration of whether or not waterbodies are achieving 'good ecological status' or 'good ecological potential' under the Water Framework Directive.	N/A

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

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

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Suffolk Wildlife Trust	Part One Core Strategy Focused Review 3.3.13 Results from the Review	We support the identification of the objectives to 'conserve and enhance biodiversity as an integral part of economic, social environmental development' and the 'need to protect and enhance biodiversity resources particularly sites of international importance'.	N/A
			Suffolk Wildlife Trust	Appendix B	We recommend that ecological information including that on Country Wildlife Sites (CWS); veteran trees and protected Biodiversity Action Plan (BAP) habitats and species, available from Suffolk Biological Records Centre (SBRC) is used in collating a baseline for this appraisal.	Taken into consideration.
			Suffolk Wildlife Trust	Table 3-3 SA Objective ET8	Recommend that SBRC are included as a source of information under Objective ET8 in Table 3-3.	Included.
			Suffolk Wildlife Trust	5.5.1.2 Baseline Data	In para 5.5.1.2 we suggest that the same objectives are used as those identified in para 3.3.13. Specifically, 'conserve and enhance biodiversity as an integral part of economic, social and environmental development' and the 'need to protect and enhance biodiversity resources particularly sites of international importance'.	The same objectives are used for the assessment of both DPDs.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Suffolk Wildlife Trust	Table 5-2 Issues and Opportunities	Suggest that the following wording is used in the "Key sustainability Opportunities" for "Biodiversity, Flora and Fauna". We consider that this better reflects the opportunities presented. <i>Development proposals should protect existing habitats and species and should maximise opportunities to enhance habitats or create new habitats in order to deliver the biodiversity objectives of the relevant BAPS. When allocating sites for development the current ecological value of the land should be taken into consideration, alongside the most appropriate use of the land and the proximity of the development to designated sites.</i>	N/A
			Suffolk Wildlife Trust	Appendix A	In 2012 the UK BAP (1994) was succeeded by the UK Post 2010 Biodiversity Framework (July 2012). The list of national plans and programmes in Appendix A should include reference to this document.	Included.
			Suffolk Wildlife Trust	Appendix B Section B-9	Appendix B Section B.9 should include reference to SBRC as a source of data for the first bullet point. This section should also be updated to make reference to the UK Post-2010 Bio Framework (July 2012) succeeding the UK BAP (1994).	Included.
			Suffolk Wildlife Trust	Map 1	Map 1 (Sites of Eco Importance). Update this map to include County Wildlife Sites. Whilst CWSs are recognised in the Scoping Report for the SA they should also be included on this map in order to show an accurate reflection of sites designated for their ecological importance across the borough.	CWSs are included in the GIS maps used in the assessment.

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

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

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

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

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

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

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

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

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

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

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

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Northern Fringe Protection Group	4.2.2 Assessment of Alternatives	As stated above, the SA of the CSFR needs to assess the alternative of an evidenced-based jobs-led strategy. It also needs to assess the alternative of a phased and controlled development of the NF that does not allow multi-site starts or places restrictions on when the three areas of the NF can be developed and/or on the number of sites that can be developed in any one area at the same time.	Done through the assessment process of alternatives.
			Northern Fringe Protection Group	6.2.2 Aspects of DPD to be assessed	Paragraph 6.2.2 the SA of site allocations DPD needs to consider the relative benefits of having new housing built in neighbouring authorities nearby new employment sites compared to housing being built in Ipswich that requires residents to commute to new employment sites outside of Ipswich. It also needs to assess the relative benefits of more housing being built in the town centre for example on the Westgate site as proposed in the Ipswich Central vision for Ipswich and on the Grafton Way site.	The SA cannot assess the effects of developments located outside the boundary of the Borough.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
7	Barbara	Robinson	Save our Country Spaces	N/A	SOCS strongly object to the change by IBC within the SPD issued on 15th November by removal of text from 'Establishing Priorities' within its Chapter 2 Vision and Core Objectives for Core Strategy Policy Area CS10 as this is likely to have a significant adverse impact on the steer and sustainability of the Core Strategy Focused Review.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.
			Save our Country Spaces	General comment	SOCS to date have failed to see a Sustainable Development Strategy which outlines the over-arching Government objective to raise the quality of life in our communities referenced within the Hyder SASR. Assessed need is weak within the document.	Core Strategy sets out the sustainable development strategy. Assessed housing need will be identified in a separate paper. This scoping report sets the framework for the future assessment of the plans.
			Save our Country Spaces	General comment / Core Strategy CS10	As an Environmental Impact Study will not be delivered until the end of the exercise and will be done by the developers, - almost at a point of no return- it is hard to securely ascertain whether the revision of the Core Strategy and changes to CS10 are sustainable.	The purpose of the scoping report is to set the framework for the SA not to undertake the SA.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	General comment	SOCS feel the NPPF guidance structured around specific sections indicates a predominantly negative (N) rather than a positive outcome, specifically for: Building a strong, competitive economy; Ensuring the vitality of town centres; Supporting a prosperous rural economy; Promoting sustainable transport; Supporting high quality communications infrastructure; Promoting healthy communities; Protecting Green Belt land; Meeting the challenge of climate change, flooding and coastal change; Conserving and enhancing the natural environment; Plan-making; Decision-taking.	The purpose of the scoping report is to set the framework for the SA not to undertake the SA.
			Save our Country Spaces	N/A	Having appraised the available evidence base and applied a grass roots knowledge of the area and the town, SOCS feel that the deliverability and viability of the NF developments together with potential short, medium and long term adverse social, economic and environmental impacts of proposals present possible unacceptable adverse effects for the entire Ipswich population. SOCS suggest that sustainable development proposed on the NF is, in its present form, highly questionable.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.
			Save our Country Spaces	General comment	The Hyder SASR is highly selective and imbalanced.	The scoping report is produced in compliance with the relevant legislation and baseline data are gathered from various available sources.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	Appendix A	Ipswich Housing Market Area Strategic Housing is unsound as it failed to assess this with other LAs required under Duty to Cooperate.	See earlier comment re NFPG - SHMA was joint research and looked at whole housing market area.
			Save our Country Spaces	Appendix A	The Suffolk Growth Strategy March 2013 - referenced with in the Hyder SR appears more hot air and aspiration than substance. The language it uses is unwise and cannot be validated. It applies less to IBC than other LAs.	As a Suffolk strategy for growth it is a key document for Ipswich and is therefore included in the list of plans policies and programmes.
			Save our Country Spaces	Appendix A	New Anglia Local Enterprise Partnership 'Toward A Growth Plan 2013-SOCS suggest the Confidence Factor here is totally misplaced with respect to Ipswich's situation.	The NALEP Growth Plan is a key document for Ipswich and is therefore included in the list of plans policies and programmes.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	Appendix A	Suffolk Haven Gateway Employment Land Review-Flags up the importance of the A14 and surrounding area, which is a more realistic scenario for employment as suggested by NFPG and SOCS.	This document has been included in the list of plans policies and programmes.
			Save our Country Spaces	Appendix B	Population data has been selectively and subjectively presented and should show the pattern over a range of time scales, bearing in mind the population of Ipswich in 1960 mid way was 126,000 when a similar level of expansion was being planned AND got halted after an initial start; the problematic legacy which still exists within Ipswich today and is recently paralleled within Ipswich Docks.	Population change is shown annually from the 2001 Census and the course is the ONS. A separate topic paper on population will be prepared as part of the evidence base for the plan to fully set out the modelling the Council has used.
			Save our Country Spaces	N/A	Sewage and water issues constraints and resolutions need further confirmation. Community Steering panel were promised an update on this from Anglian Water March 2013.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	Appendix B	There is added dissatisfaction with reliance on questionable and previously unreliable projections and modelling of future needs which translate into targets. (Projections which agency such as OEM readily admits are an imprecise science and were overly optimistic). These targets themselves appear, on close scrutiny, to be unsustainable. Lack of consistency by the Borough in using consistent modelling methodology adds to the problem	A separate topic paper on population will be prepared as part of the evidence base for the plan to fully set out the modelling the Council has used.
			Save our Country Spaces	General Comment / Appendix B	With regard to Sustainability Appraisals, Strategic Environmental Assessments and Scoping work, there has been criticism of the fitness for purpose of this vital work by the main residents groups. This may be in part due to paucity of available data and available information being provided by IBC at the outset to the independent company. It may have been in part due to unrealistic expectations by IBC as to the necessity and extent of the work which would be required.	This is the first stage in the SA for the Core Strategy Focused Review and Site Allocations DPD. Data have been made available and/or is accessible via the Internet.
			Save our Country Spaces	N/A	The initial failure of IBC to conduct a formal SEA Screening Exercise to evaluate potential social, economic and environmental impacts of their emerging plans for the Northern Fringe at the outset of the masterplanning work was unfortunate. If this had been addressed properly, it would have clearly demonstrated their obligation under the SEA Directive 2001/42/EC. The statement below from Executive paper E/13/60 26th November 2013, 2.2, finally validates resident groups' stance on this obligation with the final recognition and acceptance by IBC's Executive of obligation under the SEA Directive 2001/42/EC2 for the IBC's North Fringe/Ipswich Garden Suburb SPD. '2.2 The development of the Northern Fringe involves major challenges due to its large-scale, multiple ownership, the need to incorporate a wide range of supporting infrastructure and the	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
					mitigation of impacts on local communities.'	
			Save our Country Spaces	N/A	<p>SOCS feel the following comment from Executive paper E/13/60 26th November 2013 is disingenuous and misplaced. (SOCS emphasis) '2.21 NFPG/SOCS were, at their request, afforded the opportunity to comment on earlier draft versions of the SEA/SA and their views are attached as appendices 3-5. The SEA/SA as well as the draft SPD has been amended in response, e.g. by removing sequencing diagrams which it is agreed were too prescriptive at this stage. However, many comments made by these groups conflate the principle of the development with its environmental effects.' If proper consideration of the environmental and wider concerns and had taken place in a timely fashion, then current difficulties with the scope of the SPD may have been avoided. SOCS always held the view it had been wrong to re classify the North Fringe work from a DPD to an SPD status. Rather than conflating the principle of development, SOCS believe the environmental effects and possible impacts are fundamental to that principle of development on Sustainability grounds. As already stated, an Environmental Impact Study will not be delivered until the end of the exercise and will be done by the developers; - almost at a point of no return- it is hard to securely ascertain whether the revision of the Core Strategy and changes to CS10 are sustainable.</p>	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	General Comment	It appears, following SOCS conversation with Wild Anglia, that IBC have failed to meet their obligations to inform all Statutory stakeholders for the SASR. Does this mean the statutory notice period for consultation may need to be extended?	The Council consulted Wild Anglia on the draft Scoping Report but received no comments from them.
			Save our Country Spaces	Part One Core Strategy	The manner and delivery of last minute, poorly drafted revisions and additions to the Executive paper on the 15th October on CS10 were, in SOC's view totally unacceptable, and in breach of their own policies, (protocols and SCI) . The unacceptably poor practice, was possible outside proper process in the public's view. The subsequent failure by IBC to properly clarify the changes and place them in the public domain in a timely and transparent fashion added to the confusion and was not in the best public interest. SOCS consider this breach of process to be further example of maladministration and may pursue this as a complaint or further, at the appropriate time through examination of the CSFR. Whilst this may appear to digress from the purpose of this response to the SA Scoping Consultation, SOCS feel the above criticism of the process is key and material to it. SOCS is still unclear about the full future implications these last minute changes might have on the soundness and sustainability of the Core Strategy and DPD as there has been insufficient time to appraise this situation and seek our own independent legal opinion. It is SOCS (& NFPG) worry, that the changes and revision to CS10, are essentially so great and so fundamental a change in direction and steer for the Borough , that there may be seriously undesirable unintended consequences which should be properly referenced, appraised and evaluated within this	This Scoping Report sets the framework for the appraisal of policies including revised CS10. The policy appraisal itself follows on from this scoping stage.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
					SA Scoping report. The CS10 revision /changes currently are not even properly referenced nor track changed within the SASR.	
			Save our Country Spaces	Part One Core Strategy	It is SOCS (& NFPG) worry, that the changes and revision to CS10, are essentially so great and so fundamental a change in direction and steer for the Borough, that there may be seriously undesirable unintended consequences which should be properly referenced, appraised and evaluated within this SA Scoping report. The CS10 revision /changes currently are not even properly referenced nor track changed within the SASR. Equally, there is no reference or evaluation as to whether an SPD status document was/is a suitable vehicle to take these proposals forward to a proper sustainable conclusion. This therefore does not follow best practice guidance issued by the Chief Planner and DCLG in 2012. The verbal claim by IBC officers that changes and revision to policy CS10 within the CSFR were deemed necessary to prevent the risk of unfettered development via early planning applications before the due processes were completed is as yet, an untested and unevaluated opinion. It should be a proposal that is referenced and explored within this scoping document. If planning consents by legal challenge was deemed to be a risk, references should be made to the guidance 2012 from DCLG 6 and an evaluation of the relative risks incorporated within the SA SR.	It is not the role of the Scoping Report to list the policies. The Scoping Report sets the framework for the appraisal of policies.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
				N/A	<p>SOCS have always pragmatically supported a jobs-led / employment - led Local Plan and Core Strategy. This is deemed as a proportionate, balanced and sensible approach which would engender much public support. However, the public cannot and will not support a skewed and unsustainable homes led policy approach which they consider to be unsound. The public look to Spain, Ireland and Portugal who have learnt this fundamental fact to their cost. The public feel attempting to build your way out of recession is not going to work, especially in Ipswich. Yes, IBC have repeatedly consulted the public but have repeatedly failed to listen and respond to the public's majority common sense view. As Russell Williams CEO stated at the IBC Examination in public 2011, the danger is of the tail wagging the dog; with Central Government and business landowner /developer pressure taking precedence over the publics' expressed views and wishes for the town. SOCS key concern is that if this development were to be allowed to proceed in it's current form, the long term success of the proposals are questionable, and likely to be unsustainable on viability and deliverability grounds -due to insufficient profits being generated to reliably deliver the necessary infrastructure and mitigation, together with sufficient resources being reliably available for medium and long term maintenance obligations generated by the sites needs. The Environment Agency already is looking to local resolution and mitigation by neighbourhood voluntary groups to address the likely shortfall of resources. The new prospective home owners may balk at the imposition of a long term maintenance levy applied in perpetuity for services which are to be accessed and enjoyed by the whole of the Ipswich population and the IPA.</p>	<p>Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.</p>

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	General comment - omission	No mention is made in this Scoping report, nor in earlier iterations by Hyder of the long standing requirement to mitigate for the pressures inter authority on the RAMSAR sites, Deben and Orwell as per their joint SA/SEA commitment agreed with Suffolk Coastal District Council and further strengthened by legal challenge by Suffolk Wildlife Trusts evaluation on impacts.	An Appropriate Assessment is being carried out and it will be referenced in the final Sustainability Report.
			Save our Country Spaces	General comment - alternatives	Where is the Plan B or alternatives referenced? Where is there evidence of wiggle room; where is an evaluation of what will happen if one or more landowners/developers face either logistical difficulties (unforeseen or in the natural course of events) or financial difficulties, or both?	This comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report, however the consideration of reasonable alternatives for the Core Strategy Focused Review and Site Allocations DPD will take place at the next stage in the SA process.
			Save our Country Spaces	N/A	What are the contingency measures proposed if, having started development, (especially with the prospect of multiple starts), a default situation arises or Central government yet again moves the goal posts on anticipated Section 106 or CIL infrastructure funding. This may allow the impact of viability considerations to override local identified needs? This may lead to non delivery of vital infrastructure and render the development unsustainable.	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	N/A	Where is the independent market surveillance and anecdotal, but valuable evidence to halt matters if unsustainable development ensues and the need arises? What efficacy does the IBC AMR have to directly influence the phasing and rate of development and halt it if necessary? Should not this be given equal weight and material consideration within the Courts if there is a developer landowner challenge?	Comment relates to the Northern Fringe / Ipswich Garden Suburb SPD and not to this Scoping report.
			Save our Country Spaces	General Comment	Where is the empirical evidence that IBC is paying due attention and heeding National Plans and Programmes cited in the Hyder Scoping Report (such as one of the most important documents reviewed) namely the Sustainable Development Strategy which outlines the over-arching Government objective to raise the quality of life in our communities?	One of the tests of soundness is that a plan is justified, which means it should be based on proportionate evidence.
			Save our Country Spaces	Appendix B	Raising the quality of life in our communities is vital considering the identified problems highlighted within IBC AMR and in the current difficult climate of economic problems facing Ipswich, many of which are effectively beyond their capacity to control; re Traffic /congestion/ pollution, educational underachievement, (all SCC) unemployment rates economic inactivity- (Local Business & market forces) - inaccurately portrayed within the Hyder document as below national averages but are they not higher in Ipswich? - urban cramming and resultant deprivation, and difficulties experienced with lack of social housing and inadequate health and social care service delivery (SCC CCGs and Central Government). Effectively the Borough only has control over urban cramming (and resultant deprivation), and difficulties experienced with lack of social housing - both areas which they also appear to have limited control over due to developer and	Quality of life is picked up in sustainability objective HW2.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
					landowner pressure under the steer of the current Central Government Build at All cost/ Build at Any Cost Agenda! The revision CS10 and Focused Review of the Core Strategy reflects that central dilemma. SOCS recognise this is a difficult place to be.	
			Save our Country Spaces	General comment - omission	Environmental constraints such as the recent 50% cut in direct government funding to the Environment Agency for flood remediation and maintenance will have a significant impact on sustainability and need to be explored within the SA/SEA.	Flooding issues are picked up in sustainability objective ET7. The Ipswich flood defences are due for completion in 2018.
			Save our Country Spaces	General Comment - omission	Equally important bearing in mind Ipswich's BC obligations on formal AQMA problems is the referencing of the recent DEFRA consultation which ended September 2013 and IBC's responses to it in the light of their identified and ever growing air quality problems which will be further impacted by the NF proposals. This should be covered within this report. There is a need therefore to reinvigorate and refocus LAQM on action to help the UK meet EU air quality standards and to clarify its role alongside other actions to improve air quality (by national government etc) and to highlight what local authorities can do through working together to improve air quality. Failure to incorporate, reference and evaluate this important information, which has been identified as one of the key environmental issues and constraints on the NF proposals, weakens and devalues the purpose of this Scoping report. SOCS would suggest if IBC's specialist Public	Air quality is picked up in sustainability objective ET1.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
					Health and Air Quality Management / Climate Change Officers have not been formally invited to contribute to this Scoping exercise, this is tantamount to negligence.	
			Save our Country Spaces	General Comment	SOCS sign up to the NFPG Comments also (see above). Those where SOCS add further comments are listed below with SOCS' additions shown in italics.	N/A
			Save our Country Spaces	General Comment	<p>We are disappointed that IBC has ditched the employment-led strategy despite this being widely supported by officials, councillors, politicians, businesses and the general public in favour of a housing-led approach. This has been done without any assessment or evidence of the relative merits of such an approach compared to a realistic jobs-led strategy and the associated impacts on sustainability. Such an approach is fundamentally flawed.</p> <p><i>It may also be unnecessary as just as IBC jobs target deficit was addressed at inspection by alternative arrangements to met the jobs quota from the Ipswich Policy Area IPA so likewise can the housing targets under Duty to Cooperate and Localism.</i></p>	The revised strategy set out in Core Strategy Focused Review combines a focus on development delivery with an approach which is policy compliant to the National Planning Policy Framework.

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

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
					<i>required to address these unsustainable transport solutions.</i>	
			Save our Country Spaces	General Comment	<p>The new SA must assess and compare the sustainability benefits of a realistic jobs-led CS to a housing-led strategy. This needs to include relative assessments of a co-operative approach between Ipswich Borough and neighbouring authorities where new homes are built near to the location of new jobs across. Such an approach is required under the NPPF requirement for local authorities to cooperate.</p> <p><i>The Actions under Duty to Cooperate issued by DCLG in 2012 requires a statement of actions by IBC. The regulations also require you to report to your communities on the actions you have undertaken under the Duty to Cooperate. In addition to the transparency benefits this brings, it will be beneficial when it comes to showing compliance with the Duty to Cooperate at examination on any forthcoming Local Plans, either yours or ones you have an interest in.</i></p>	Refer to NPPF requirement to meet objectively assessed housing need. The Ipswich SHMA looked at the whole housing market area (Ipswich, Mid Suffolk, Babergh, Suffolk Coastal).

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
			Save our Country Spaces	General Comment	<p>In particular, the SA needs to consider whether there are alternative brownfield sites outside of the Borough that can accommodate new housing with better access to new sites of employment, such as the Sroughton Sugar Beet site, which would be a more sustainable option than building on the high grade agricultural land of the NF with residents commuting through Ipswich to access employment sites.</p> <p><i>SOCS are pleased there is recognition within the Executive report 26th November that acknowledges this requirement and states suitable alternatives will be explored at SA of the CSFR.</i></p>	Sugar Beet Factory site is outside IBC's control. Babergh Core Strategy identifies it for employment to meet job needs. People living there would still need to travel through Ipswich to job opportunities. Plan has to be realistic - in terms of Coastal and Babergh which have just completed Core Strategy processes and market delivery of housing on brownfield sites.
			Save our Country Spaces	General Comment	<p>The current CS allows for a phased approach for the development of the NF and the previous Suffolk County Council Northern Fringe Sustainability Appraisal and the Core Strategy independent Inspection judged multiple starts as unsustainable. However, the revised CS now allows simultaneous multi-site development across the entire NF without any locational restrictions. A detailed examination of the implications of this change must be included in the new SA along with a full critique of the rationale behind the proposed changes.</p> <p><i>The suggested possibility of a multi start approach, whilst appearing to easy delivery of infrastructure may also pose the risk if one or more developer / landowner hits financial or other problems. As stated earlier in SOCS response, what contingency is there within the proposals if to market forces or other difficulties impact on infrastructure delivery, the added burden which may fall on remaining landowners /developers, thereby making their operation unviable and halting their delivery? The land having been committed, will be blighted for years with little sound chance of resolution as happened locally at the Ipswich Dock/Waterfront and in Ireland. This</i></p>	See above.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
					<i>is a fundamentally unsustainable situation. A safety net fund needs to be arranged and established as mitigation, -reserve matters? - or perhaps Grampian Conditions with front loaded finance ahead of any planning permission being granted and started. Grampian Conditions are not referenced or mentioned within the Hyder Scoping report.</i>	
			Save our Country Spaces	3.4.1.3	<p>Paragraph 3.4.1.3 Ipswich Central's vision for Ipswich needs to be considered http://ipswichcentral.com/thebigdebate/ along with the work of the Ipswich Policy Area Board especially in relation to employment and the 2012 Air Quality Updating and Screening Assessment for Ipswich Borough Council (January 2013), which concludes that 'St Matthews Street and Woodbridge Road are both areas where NO2 results were high. These areas have therefore undergone a detailed assessment and as a result AQMA's will be declared.'</p> <p><i>Or substantive changes, additional AQMA or enlargement made to existing AQMA which are being impacted by NF proposals.</i></p>	The additional AQMAs have not yet been declared - boundaries are being considered.
			Save our Country Spaces	4.1	<p>As the revised CS proposes to a housing-led strategy with residents commuting to jobs outside of Ipswich Borough, the SA clearly needs to undertake a full and detailed assessment of the associated travel implications outside of Ipswich Borough.</p> <p><i>Any update on out of date SCC Survey data?</i></p>	This is not a job for the SA and would be considered through transport modelling once 2011 Census Travel To Work data has been published.

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
8	Katharine	Fletcher	English Heritage	General comment / Appendix B Baseline Data / Table 3-3 ET9	The draft report is lacking in detail at this stage in relation to the historic environment. We would request that further consideration is given to how can be strengthened.	The detailed assessment will be undertaken at the next stage.
				General comment	With regard to the scope of the policies to be appraised, we note that this is a focused review, particularly relating to the delivery of housing and employment. Notwithstanding this, we would recommend that the implications of the National Planning Policy Framework (NPPF) in relation to other, generic, policies should be considered. The NPPF identifies the historic environment as a key dimension of sustainable development in para 7, and it is included within the core planning principles in para 17. We would wish the local plan allocations, and general policies, to take account of the contribution that the historic environment makes to sustainable development at both a strategic and detailed level.	<p>The Scoping Report picks up historic environment matters under sustainability objective ET9 and in the baseline data at Appendix B B10. The Core Strategy Focused Review also proposes minor amendments to policies including those on historic environment to reflect the NPPF. A detailed consideration of the impact of the NPPF on the adopted Core Strategy was considered by the Council's Executive Committee on 14th August 2012</p> <p>https://democracy.ipswich.gov.uk/Data/Executive/20120814/Agenda/E-12-30_-_Impact_of_the_National_Planning_Policy_Framework_on_the_Adopted_Ipswich_Core_Strategy_-_Appendix.pdf</p> <p>https://democracy.ipswich.gov.uk/Data/Executive/20120814/Agenda/E-12-30_-_Impact_of_the_National_Planning_Policy_Framework_on_the_Adopted_Ipswich_Core_Strategy_-_Appendix.pdf</p>

	First name	Last name	Company / Organisation	Part of Scoping Report	Comments	Response
						_Strategy.pdf
				General comment / Appendix B Baseline Data	A further requirement of the NPPF is that local plans should set out a positive strategy for the historic environment (para 126). In relation to this, it will be essential to ensure that there is a solid foundation in the SA/SEA relating to the evidence base for the historic environment, and the issues and trends that are evident in the local plan area that can potentially be influenced by the plan. To enable the SA/SEA to play its full part, it may be helpful to prepare a brief topic paper for the historic environment, bringing together the baseline data and the relevant issues. English Heritage has published guidance in relation to SA/SEA and the historic environment, which is available on the Historic Environment Local Management (HELM) website. This refers to a range of data sets that can be publically accessed. The document also includes recommendations relating to potential indicators.	<p>The assessment takes into consideration the protection and conservation of the historic environment by assessing the potential effects of the plan with regards to following objectives: ET9 <i>To conserve and enhance the historic environment, heritage assets and their settings</i> and ET10 <i>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</i>.</p> <p>The revised policies are not directly related to conservation of the historic environment, other policies previously assessed address this topic.</p>

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

Sustainability Appraisal Scoping Report Update Consultation (September/October 2014)

Summary of responses

Respondent	Summary of Response	IBC response	Suggested Action
Babergh District Council and Mid Suffolk District Council	No comments	Noted	No action needed
Natural England	Satisfied with the scope of the SAs as proposed.	Noted	No action needed
	Supports the proposal to update the evidence base including a refresh of baseline information, key issues within Ipswich and the plans review.	Noted	No action needed
	The need to address potential recreation pressures on the Stour and Orwell Estuaries SPA and Ramsar site will need to be addressed through the SA.	This is being addressed primarily through the Habitats Regulations Assessment process but the conclusions will need to be reflected in the SA.	Once updated, the HRA report results will need to be reflected in SA.
Historic England	Would like to review the Core Strategy and the Site Allocations DPDs before the next consultation, in relation to comments made previously about the NPPF requirements for a positive strategy in relation to heritage not being met.	A copy of the latest versions of the Core Strategy and Policies DPD and the Site Allocations DPD (as at 10.10.14) have been sent to Historic England.	No action needed
	Refers to comments made in relation to the previous consultation dated 28 th November 2013 and on the interim SA reports.	Comments on the previous SA consultations have been taken on board, as detailed in Appendix D of the Interim SA report published in January 2014.	No action needed.
	Consideration should be given to alternative spatial options (or sites) in relation to the SA of the Site Allocations document.	Due to the constrained nature of Ipswich Borough there are limited opportunities for meeting the objectively assessed housing need and therefore sites that are appropriate in planning terms and that could realistically be delivered during the plan period have been allocated.	The revised SA of the Core Strategy will include an assessment of alternative spatial options along with reasoning as to why the options were discounted or not considered reasonable. In addition, the revised SA of the Sites DPD will include alternative site allocations that were discounted for various reasons.

Respondent	Summary of Response	IBC response	Suggested Action
	Awareness and understanding of the historic environment of archaeological sites and issues was limited in both the site allocations document and sustainability appraisal report issued for consultation in early 2014 and needs addressing as a priority. This includes identifying locations of Scheduled Monuments within the Site Allocations document and understanding the potential of non-scheduled sites, particularly where site allocations are proposed.	The SA baseline identifies the heritage assets within Ipswich along with noting the concentration of assets within central Ipswich.	Scheduled Monuments will be added to the policies map and details of the relevant heritage assets will be referred to on the sites sheets which form part of the Site Allocations document. The SA of the Sites DPD will be accompanied by a constraints plan showing all known statutory heritage assets in Ipswich. The SA will also have regard to non-scheduled sites.
	Welcome the amended wording to SA objective ET9. In the first sub-objective the term 'historic buildings and sites' could be replaced with 'heritage assets'.	This change would be appropriate as it would align the sub-objective with the NPPF.	The sub-objective will be amended.
Anglian Water	Satisfied that the report covers essential matters including the need to protect the water environment and the need to adapt to threats posed by climate change.	Noted	No action needed
Northern Fringe Protection Group	The SA could better assess the number and location of new jobs to be created in the Borough relative to new housing, and the implications for the transport network and air pollution. The SA currently assumes a vast number of jobs being created in the town centre but without an evidence base to support this assumption. Air pollution should be considered in relation to EU legal requirements.	The purpose of the SA is to assess the contents of the Core Strategy and Sites DPDs. The SA of the Core Strategy has not assumed vast numbers of jobs being created, it has reiterated the number of jobs that will be created in the borough over the plan period stated in the Core Strategy. Job forecasts in the Core Strategy have come from the East of England Forecasting Model.	The SA will consider the potential cumulative effects of new housing and employment generation on vehicle movements, air quality and carbon emissions across Ipswich.
Environment Agency	No comments	Noted	No action needed
Save Our Country Spaces	The previous SA did not recognise the job targets were not realistic and were unachievable. The SA should be more evidence based and take account of the views of the public.	The role of the SA is not to challenge evidence produced as part of the production of the Core Strategy but to assess policies based upon the range evidence and information available (including evidence and data produced	No action needed

Respondent	Summary of Response	IBC response	Suggested Action
		outwith the plan production process), including the views of the public gathered through consultation.	
	Disappointed that an employment led strategy has been abandoned without assessment of the effects. The SA should therefore consider the effects of housing resulting in higher levels of unemployment / commuting.	The SA Framework contains objectives that seek to improve the local economy, create new jobs, promote sustainable transport and reduce private car use.	Policies CS7 and CS10 within the Core Strategy will be assessed against these objectives.
	Higher levels of housing and a larger workforce could have implications on salary levels and therefore poverty levels and this needs to be considered by the SA.	SA objective ER2 enables consideration to given to the effect of policies on rewarding and satisfying employment opportunities and objective ER1 considers poverty.	No action needed
	The impacts on the wider transport network of the change in focus of the Core Strategy should be assessed. Detailed traffic assessment and modelling needs to be undertaken across Ipswich Borough and neighbouring authority areas, taking account of employment sites and housing sites. This is required under the Duty to Cooperate. This needs to consider impacts on air pollution including AQMAs – traffic from the Northern Fringe will pass through AQMAs.	Further consideration will be given to air quality effects arising from the Garden Suburb development.	The SA of the Core Strategy and Sites DPDs will consider the potential cumulative effect of increasing housing and jobs on traffic movements and air quality.
	The SA should assess and compare the sustainability benefits of a realistic jobs-led Core Strategy and a housing-led Core Strategy, including assessments of a co-operative approach between Ipswich Borough and neighbouring authorities.	The Draft Core Strategy and Policies Focused Review – Interim SA Report (December 2013) assessed the 'new' policies against the adopted 2011 policies in this respect and provided commentary on this.	A summary of the conclusions in the Draft Core Strategy and Policies Focused Review – Interim SA Report (December 2013) will be included within the updated SA of the Core Strategy.
	The SA lacks data in relation to monitoring air quality impacts from traffic, particulate impacts and impacts on health from air pollution, including cumulative and compound impacts from multiple sources of air pollution, including impacts from Europe.	Further consideration will be given to air quality effects arising from the Garden Suburb development. It is unclear how impacts from Europe could affect Ipswich. It should be noted that mitigation will be / is provided within the	The SA of the Core Strategy and Sites DPDs will consider the potential cumulative effect of increasing housing and jobs on traffic movements and air quality.

Respondent	Summary of Response	IBC response	Suggested Action
		Garden Suburb SPD and the proposed Low Emissions SPD and Cycling SPD.	
	The SA needs to consider the impact of the levels of housing being proposed on jobs, in terms of higher unemployment in the Borough or residents commuting to elsewhere. The SA needs to consider the effect of a larger number of residents competing for a smaller amount of jobs and take account of average salary levels in Ipswich. The SA of the Northern Fringe will need to be revised to take account of this.	Job forecasts are provided through the East of England Forecasting Model. The provision of homes to meet labour supply requirements is covered by the final sub-objective under SA objective ER2. However, whilst there is a link between number of jobs and provision of housing there is no simple 'ratio' that can be applied due to the multiple variables involved. The Core Strategy plans to meet both the land requirements of the jobs forecast and, as far as possible, the housing needs. The baseline of the SA identifies that Ipswich has lower than average salary levels.	The updated Employment Topic Paper will provide greater explanation of the relationship between housing and jobs provision.
	Reference should be made to the implications of the recent Defra consultation on local air quality monitoring.	As a final document has not been published there is no certainty over future changes to local air quality management. The consultation set out a range of options however the purpose of any changes is to focus more action on meeting EU targets and less on the reporting and monitoring processes themselves. This overall intention could be referred to in the assessment of plans and programmes.	The 'Local Air Quality Management Consultation on options to improve air quality management in England' consultation (DEFRA, 2013) will be added to the review of relevant plans, programmes and environmental objectives in the SA Report appendices along with an explanation of its significance as per our response in the column to the left.
	The SA must consider the implications of the Core Strategy allowing the Northern Fringe developments to come forward simultaneously rather than in a phased manner. There may be implications if one or more developers or landowners have financial issues, this may have implications for infrastructure delivery. The use of	The Draft Core Strategy and Policies Focused Review – Interim SA Report (December 2013) considered effects of 3,500 dwellings being provided at the Garden Suburb by 2031. 'It is anticipated in the Supplementary Planning Document Interim Guidance (2014) that around 200 would be built	The SA will continue to consider the implications of all sites coming forward simultaneously.

Respondent	Summary of Response	IBC response	Suggested Action
	Grampian conditions or a safety net fund could help to avoid such issues.	per year from 2018'.	
	Comments submitted in relation to previous consultations were submitted as appendices.	Noted. Actions have been made in relation to these comments where relevant/appropriate through previous iterations of the SA, as detailed in appendices to the SA reports.	No action needed.
Save Our Country Spaces (received late)	The Housing Charter for Suffolk should be considered as part of the SA process.	At present the Housing Charter is in draft format, if finalised prior to the submission of the SA it will be added to the plans, programmes and environmental objectives appendix of the SA Reports. However, it should be noted that its inclusion would not affect any conclusions in the SA.	No action needed.

Consultation Comments on the Proposed Submission SA Report 2015

REP ID	RESPONDENT NAME	CHAPTER	SUPPORT / OBJECT	REPRESENTATION SUMMARY	CHANGE TO PLAN REQUESTED	IBC Response
5509	Northern Fringe Protection Group (Mr Brian Samuel) [976]	4.3 Appraisal of Site Allocations	OBJECT	The viability of the allocation of the Westgate site for Retail has been questioned by Ipswich Central and the alternative options proposed by Ipswich Central for Retail sites need to be considered in the SA of the Site Allocations accordingly.	Alternative options for retail sites proposed by Ipswich Central need to be considered in the SA.	The allocation at Westgate is based upon the most up to date evidence available which is the DTZ 2013 Ipswich Town Centre Opportunity Areas Report.
5739	Save Our Country Spaces (Mrs Barbara Robinson) [978]	4.3 Appraisal of Site Allocations	OBJECT	SOCS endorse the Northern Fringe Protection Group's points. The viability of the allocation of the Westgate site for Retail has been questioned by Ipswich Central and the alternative options proposed by Ipswich Central for Retail sites need to be considered in the SA of the Site Allocations accordingly.	Alternative options for retail sites proposed by Ipswich Central need to be considered in the SA.	The allocation at Westgate is based upon the most up to date evidence available which is the DTZ 2013 Ipswich Town Centre Opportunity Areas Report.

REP ID	RESPONDENT NAME	CHAPTER	SUPPORT / OBJECT	REPRESENTATION SUMMARY	CHANGE TO PLAN REQUESTED	IBC Response
5621	Natural England (Mr John Jackson) [1413]	Chapter 4: APPRAISAL OF THE SITE ALLOCATIONS DPD	OBJECT	Natural England is reasonably satisfied that the SA considers the impacts of the Core Strategy and Policies [sic] on relevant aspects of the environment within our remit, including biodiversity and geology, landscape, green infrastructure and soils. We particularly welcome SA objectives to protect and enhance designated sites, including SSSIs, SACs, SPAs and Ramsar sites, in addition to locally designated and non-designated areas of biodiversity. However, we would advise that the SA should cross-reference with the findings and recommendations of the AA which identifies potential recreational disturbance effects on European sites, and measures to mitigate these.	We would advise that the SA should cross-reference with the findings and recommendations of the AA which identifies potential recreational disturbance effects on European sites, and measures to mitigate these.	Further cross references and explanation of the Habitats Regulations Assessment have been added into the addendum to the SA Report.

Appendix D

Alternative Site Uses

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

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP006	Coop Warehouse, Pauls Road	100% Residential	DM39	UC006	80% Residential 20% Employment	Leave as existing (employment use) Allocate for employment redevelopment	The proposed allocation of residential use will contribute to SA social and health objectives while the alternative allocation for employment will contribute to economic objectives. The site is located in central Ipswich and is well served by public transport. The allocation has scored positive effects against SA Objectives.
IP009	Victoria Nurseries, Westerfield Road	100% Residential	DM39	UC009	100% Residential	Retain existing use (plant nursery and small shop) or employment	<p>This is a small site (0.39ha), has TPOs, within a Conservation Area and relatively far from key services at present. There is one bus route near the site and housing development may increase traffic in the area. However, only 14 homes are proposed, so that the impact will not be significant.</p> <p>The alternative of retaining existing use or employment use will contribute to economic objectives but housing will contribute to social objectives. Employment use may not be feasible, due to its location.</p>
IP010 a	Co-op Depot, Felixstowe Road	80% Residential Approximately 20% of the site is safeguarded for an extension to Rosehill School	DM39 DM44	UC010 (west part) UC010 has been split into 2 sites a and b to	80% residential 20% community facilities - school extension	Leave as existing (west part mix of vacant and in use employment premises).	<p>The proposed allocation would contribute to housing and educational objectives.</p> <p>Retaining depot uses would contribute to employment objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
				reflect multiple ownerships and uses.			
IP010b	Felixstowe Road	60% Residential (remainder retains existing employment uses)	DM39	UC010 (east part)	80% residential 20% community facilities - school extension	Leave as existing (mainly in-use employment premises)	The proposed allocation would contribute to housing and employment objectives but would result in increased traffic from private car use. The alternative of retaining employment uses would contribute to employment and economic objectives.
IP011b	Smart Street, Foundation Street	Allocated for mixed use development consisting of 80% residential and 20% B1 business	DM39 DM42	UC011 (part)	80% residential 20% Employment	100% housing 100% B1 employment 100% leisure Mix of the above (30% each plus retail.	The proposed uses will make contributions to housing needs and employment generation. 100% housing will increase traffic in the area, which is within an AQMA. 100% B1 employment will contribute to economic SA Objectives but employment use may not address housing needs in Ipswich. 100% leisure alternative would contribute to social and health objectives Mixed use alternative (housing, employment and leisure) would contribute to social, health and economic objectives.
IP012	Peter's Ice Cream	100% Residential	DM39	UC012	100% Residential	100% B1 employment 100% Leisure Mix of the above plus housing (30% each) plus 10% retail 100% retail not	100% housing will increase traffic in the area, which is near an AQMA. 100% B1 employment will contribute to economic SA Objectives but will employment use may not address housing needs in Ipswich.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						tested as it is outside the Central Shopping Area and therefore large scale retail would be contrary to policy.	

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

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

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

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
		15% open space, 5% small scale retail/café/restaurant See also Opportunity Area development principles and guidelines in Part C	DM45		Employment 15% Open Space 5% Small scale retail	and drink (including retaining boat building), 10% open space; and 20% housing, 20% open space and 60% employment, cultural (e.g. museum or concert venue) and small scale food and drink (including retaining boat building). 100% open space is considered undeliverable on viability grounds.	<p>The site will contribute to an increase of new residents in the area as it is anticipated that 50% of the land will be allocated for residential use with indicative capacity of 271 new homes. As a result of the influx of a significant number of new residents the traffic is likely to increase on the road that connects the island to the mainland. In addition, IP037 has the potential to generate traffic in peak hours from users of the office or leisure facilities. The site is currently not served by public transport (due to its existing use) and the additional vehicular access may lead to increase in the use of private cars in the area. Potential negative effects may occur as a result of congestion at junctions with Grey Friars Road/A1022 and Bridge Street/A137.</p> <p>The alternative option of 70% housing, 20% employment and 10% open space would generate more traffic on surrounding roads but would have a greater contribution to housing and health SA Objectives.</p> <p>The alternative option of 20% housing, 20% open space and 60% employment would generate less traffic than the proposed allocation but would have a greater contribution to economic objectives and less contribution to housing and health.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP039 a	Land between Gower Street & Gt Whip Street	100% Residential.	DM39	UC040 (part)	80% Residential 20% Community use & workshops (on a slightly different site)	100% retain existing employment uses, and a mix of 50% employment 50% residential. 100% leisure is not realistic here because it is outside the town centre.	This site is located adjacent to an AQMA, has listed buildings adjacent, abuts a conservation area and lies within an archaeological area of importance. The allocated use of 100% residential will increase traffic and air quality impacts. The alternatives are to retain employment uses or a mix of employment and residential. Employment uses will contribute to economic objectives but not social objectives. A mix of employment and residential will contribute to both social and economic objectives. However, this is a small site, with an area of 0.48 ha and the contributions to the SA Objectives would not be significant.
IP040 and IP041	Civic Centre Area / Civic Drive - Land at Westgate	This site is primarily allocated for 80% retail development but will incorporate some residential e.g. over retail uses	DM49 DM39	UC041 & UC042	Was 2 separate sites- UC041 20% Residential, 60% Retail, 20% Employment ; UC042 50% Residential, 50% Employment	50% B1 employment and 50% housing, and 60% retail and 40% leisure.	<p>The 1.31 ha site is located next to a secondary shopping area and the allocated use will contribute to the achievement of plan economic objectives related to retail development , the vitality and viability of centres. and extension of the Central Shopping Area.</p> <p>The alternative option of 50% employment and 50% housing may generate more traffic along Crown Street and St. Margaret Street and deteriorate the air quality in an existing AQMA. However, as a central location, there would be opportunities for residents and workers to choose more sustainable options. This alternative would contribute to social and economic objectives.</p> <p>The alternative option of 60% retail and 40% leisure may have some positive effects on the economic objectives by attracting more investment in a central area. However, it would not contribute to social objectives by limiting the amount of housing provision in the town centre.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP043	Commercial Buildings and Jewish Burial Ground, Star Lane	80% Residential 20% Employment B1	DM39 DM42	UC044	No allocation as it had planning permission for mixed use at the time	60% B1 employment and 40% leisure; and a mix of 60% residential, 20% employment and 20% small scale retail which broadly reflects a previous planning application ref 07/00643.	<p>This site (0.70 ha) seeks to provide 61 dwellings. The site is within an AQMA and residential use will result in extra traffic, which will impact on air quality.</p> <p>The alternative 60% employment and 40% leisure would have less traffic impacts than the allocated use but would not contribute to the SA housing objective. The leisure use would contribute to health and other social objectives, such as reducing social exclusion and providing opportunities for public participation.</p> <p>The alternative 60% residential, 20% employment and 20% small scale retail would result in less traffic than the proposed allocation and still provide contribution to housing.</p>

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

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						existing use as car parking and 50% B1 office employment. 100% housing is considered unrealistic as is it in the flood zone and would need less vulnerable uses on the ground floor.	employment, 20% residential, 10% hotel and 10% small scale retail would contribute to economic and social objectives. The alternative of 50% retaining the existing use as car parking and 50% B1 office employment would contribute to employment objectives but the car parking would increase traffic in the area and adversely impact on air quality. This is the least sustainable option.
IP052	Land between Lower Orwell Street & Star Lane	80% residential 20% Employment	DM42	UC055	80% Residential 20% Employment B1	100% employment and 100% leisure. The latter reflects the recently permitted temporary bowling use on part of the site. The former would probably take the form of light industry B1c. Currently part of the site is used as a hand car wash. 12/00811/VC pp renewal for student accommodation	This is a small site (0.40). The proposed allocations would contribute to housing, health and economic objectives but residential use will increase traffic in this area which is within an AQMA. The alternative of 100% employment would contribute to employment and economic objectives. The alternative of 100% leisure would contribute to health and social objectives, such as reducing social exclusion. It would also contribute to the vitality of the town centre. The alternatives of 100% employment and 100% leisure would have less impact on traffic than the proposed allocation.

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						approved Jan '13; 13/00649/ FUL temporary pp for bowling alley & adult gaming approved Sept '13.	
IP054	Land between Old Cattle Market and Star Lane	The part of the site to the west of Turret Lane (30%) is allocated primarily for residential use. The remaining 70% is allocated for office, leisure possible short stay car parking, some small scale retail and an extended or replacement electricity sub station	DM39 DM42 DM57	UC057	50% Residential 30% Employment & Elec substation 20% Small scale retail / leisure / food & drink	40% retain existing uses (W of Turret Lane) 60% mix of offices, leisure and car parking (this mix broadly reflects the Link proposal); 25% housing 25% B1 employment 25% large scale retail 25% car parking.	<p>This 1.72ha site is allocated for mixed use development which may generate traffic on Star Lane and key town centre roads. Although the site is well served by public transport and near two bus stations, the number of new residents suggests potential for congestion at key junctions in the town centre.</p> <p>The alternative of 40% retain existing uses (W of Turret Lane) and 60% mix of offices, leisure and car parking (this mix broadly reflects the Link proposal) would contribute to economic, social and health objectives, but the car parking would increase traffic to the area.</p> <p>The alternative of 25% housing 25% B1 employment 25% large scale retail and 25% car parking would contribute less to the SA objective on housing but would contribute to employment and economic objectives; car parking would increase traffic in the area.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP055	Crown Street	100% Car parking	DM57	UC058 (only part)	For much larger site: 30% Retail 20% Residential 25% Employment B1 25% Car parking	50% leisure (sport or culture) and 50% public car park; and 50% housing, 30% leisure and 20% public car park. Leisure/cultural uses could relate to Crown pools or to the High Street museum hub.	<p>The alternatives would have less impact on traffic and air quality than the proposed allocation. It would not contribute to health, housing or employment. This is the least sustainable option because of its potential environmental impacts. However, the allocation of 100% short term parking would support the vitality and viability of town centre shops.</p> <p>The alternative of 50% leisure (sport or culture) and 50% public car park would have less impact on traffic and will contribute more positively to social and health objectives.</p> <p>The alternative of 50% housing, 30% leisure and 20% public car park would contribute more positively to the housing, social and health objectives and there will be less increase in traffic than the proposed allocation.</p>
IP058	Former Volvo Site Raeburn Road South	100% Employment	DM42	UC061	50% Residential 50% Employment	Employment, housing or retail. IBC Environmental Health advised that housing was inappropriate due to odour from nearby sewage works. The site is outside the town centre therefore retail and leisure would not comply with policy.	<p>The site has an area of 5.82 ha. The site is in existing employment use (storage) and is also identified as a County Wildlife Site, but as the Wildlife Audit update 2012 recommends, its CWS status should be reviewed because the species for which it was designated is no longer evident. The proposed allocation would impact on biodiversity, amenity and health. Since the site is currently designated as a country wildlife site, more consideration is required prior to its allocation for employment. <i>A detailed ecological assessment of the impact on biodiversity from development should be undertaken.</i></p> <p>The alternative of a mix of 50% open space and 50% employment would also impact biodiversity, health and amenity. <i>As above, a more detailed ecological assessment of the impact on biodiversity should be undertaken.</i></p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						A mix of 50% open space and 50% employment.	
IP059 a	Elton Park Industrial Estate, Hadleigh Road	100% Residential - this is the western part of the employment area, formerly occupied by a factory	DM39 DM45	UC062 (part)	50% Residential 50% Employment (on larger site)	100% employment use, which reflects the current or most recent use, and a mix of 50% housing and 50% employment.	<p>This site has an area of 2.63 ha. The proposed allocation of 100% residential use will increase in traffic and impact on air quality in the area. Any development has potential to impact on trees with Tree Preservation Orders in the area.</p> <p>The alternative of 100% employment would contribute to economic and employment objectives but not to housing and indirectly, health objectives.</p> <p>The alternative of 50% housing and 50% employment would contribute to social and economic objectives and there would be less traffic from residential use. This site is adjacent to an employment area and its current use is employment.</p>
IP061	Former School Site, Lavenham Road	70% Residential 30% Open space	DM39 DM43	UC064	New School	100% retaining as open space, and 50% housing 50% open space. Site is currently open space. SCC have confirmed the school site is no longer required.	<p>The proposed allocation would contribute to housing and health objectives.</p> <p>The alternative of 100% retaining as open space would indirectly contribute to health as people may use the open space, but would not contribute to SA objective on housing.</p> <p>The alternative of 50% housing 50% open space alternative would contribute to the SA housing objective and the health objective.</p>

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

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

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

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
						20% employment 80% residential	
IP105	Depot, Beaconsfield Road	100% Residential	DM39	UC129	100% Residential	None - retaining existing depot use inappropriate on access and amenity grounds	<p>The area of this site is 0.33 ha. Residential use would contribute to housing and health objectives.</p> <p>The existing use would contribute to employment objectives but this would not be significant. This option is not sustainable because of access problems and also it is near residential areas.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP116	St Clements Hospital Grounds	<p>80% Residential and 20% open space</p> <p>The site is a former mental hospital. Some mental health services are retained on part of the site excluded from the allocation. The remainder is vacant or becoming vacant. The allocation includes converting and refurbishing the Victorian hospital building and new build in the grounds</p>	DM39 DM43	UC185	80% Residential 20% Open space	<p>Retaining existing use not practical as it has already part relocated to Heath Road Hospital.</p> <p>80% leisure/hotel and open space (country club type facility), as it is already adjacent to a golf course, with 20% housing as enabling development</p>	<p>This is a large site, 12.51 ha. The proposed allocation would contribute to housing objectives. However, it may have potential negative impacts on health and biodiversity as development would be built on the grounds. This allocation would increase traffic in the area and reduce air quality.</p> <p>The alternative of 80% leisure/hotel and open space and 20% housing would contribute to economic, employment, and housing objectives. The leisure component would potentially contribute to health. However, this alternative would increase traffic in the area.</p> <p>Any development on the grounds will have potential impact on biodiversity.</p>
IP121	Front of Pumping Station Belstead Rd	100% Residential	DM39	UC209	100% Residential	<p>Currently landscaped grounds screening pumping station.</p> <p>Alternative: 100% retaining existing use as the alternative.</p>	<p>The proposed allocation would contribute to housing objectives but would impact on biodiversity and amenity.</p> <p>The alternative of retaining the existing use would not contribute to housing objectives but would retain its biodiversity and amenity value.</p>

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							a significant impact due to loss of potential for food production from the loss of agricultural land.
IP140b	Land north of Whitton Lane	100% Employment	DM42	UC257	No allocation	50% employment 30% housing 20% open space An alternative of 100% housing is not realistic due to the Core Strategy commitment to deliver the 'green rim' in this vicinity.	<p>IP140b has an area of 5.92ha, which is a greenfield site. The site is on grassland and would have the potential for transboundary effects attracting workers from Mid Suffolk and potentially having an effect on traffic moving in and out of Ipswich concentrated in the north west and particularly on the A14. However, the allocation would contribute to economic and employment objectives</p> <p>The alternative of 50% employment and 30% housing and 20% open space could also result in increase in traffic but would contribute to housing, health, economic and biodiversity objectives.</p> <p>Any development on the site would have significant impacts on biodiversity and soil quality. There could also be a significant impact due to loss of potential for food production from the loss of agricultural land.</p>
IP142	Land at Duke St	75% Residential 25% Open space Site is currently part vacant land and part employment premises. SCC have confirmed the school site is no longer required.	DM39 DM43	UC259	New School	100% open space and 50% residential and 50% public car park.	<p>The site has an area of 0.39 ha. The proposed allocation would contribute to housing and health objectives. The area is well served by public transport but there may be increased traffic due to private cars, impacting on the nearby AQMA.</p> <p>The alternative of 100% open space would contribute to SA Objectives on biodiversity and health. The nearest open space is approximately 400m from the site, so it would benefit nearby residents.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
							The alternative of 50% residential and 50% car park would increase traffic in the area and impact on air quality. The area is well served by public transport, so that the increase in traffic would be mainly from the car park. This is the least sustainable alternative.
IP146	Ransomes Europark (east)	100% Employment	DM42	UC263	100% Employment (on a larger site)	This site lies in a designated employment area therefore there is no realistic alternative except non-allocation.	<p>The allocation for 100% employment would contribute to employment and economic objectives.</p> <p>Non allocation would have the same effects as the proposed allocation since the site lies within a designated employment area.</p>
IP147	Land between railway junction and Hadleigh Road	100% Employment	DM42	UC264	100% Employment plus land for rail chord (on larger site) Rail chord nearing completion hence smaller site now allocated for employment	None This site lies in a designated employment area therefore there is no realistic alternative except non-allocation.	<p>The allocation for 100% employment would contribute to employment and economic objectives.</p> <p>Non allocation would have the same effects as the proposed allocation since the site lies within a designated employment area.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP149	Pond Hall Carr & Farm	Country park and visitor centre	DM44	UC266	No allocation	Retain existing use (agriculture)	<p>This 27.4ha site has access constraints, possible contamination and is adjacent to a Ramsar Site and Special Protection Area for Birds.</p> <p>The allocated use would result in loss of agricultural land, which would impact on food production. However, a country park has potential to contribute to health, amenity, and soil resource objectives. There may also be potential for biodiversity enhancements. Providing a country park and visitor area would provide an opportunity to manage recreational impacts on the SPA, as recommended by the Appropriate Assessment of the adopted Core Strategy..</p> <p>The alternative of retaining the existing agricultural use would mean that there would be continued food production and no loss of agricultural land.</p>
IP150 c	Land south of Ravenswood	100% Residential	DM39	UC267	No allocation. Not allocated in 2007 as covered by Outline	100% employment and 50% employment 50% residential.	<p>This is part of a large site, covering 4.62 ha out of a total of 34.78 ha. The site is greenfield land, which is used for informal open space. Any development may have drainage constraints and would have biodiversity impacts. The site has potential wildlife interest – reptile and invertebrate surveys will be needed prior to any vegetation clearance and mitigation where appropriate.</p>

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
					employment and sports park.		would contribute to housing, amenity and health objectives but less towards community cohesion. The sports park would have the potential to contribute to the health of the wider community.

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

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP172	15-19 St Margaret's Plain	Residential and town centre uses (non-retail) Assume 75% residential, 25% office/leisure/A2	DM39	UC088	No allocation as had permission for flats	50% residential 50% open space.	<p>The site is within an AQMA. The main use of the land will be residential, which may lead to additional use of private cars of any new residents. However, the site is relatively small in size (0.08ha) and the overall effect on traffic may be negligible due to the central location near most community facilities. Whilst the provision of decent housing associated with the development of the site may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects on human health are likely to occur due to the close proximity of Christchurch park which may encourage people to walk and participate in sport events.</p> <p>The alternative of 50% residential and 50% open space would contribute less to the housing objective and but would have a greater contribution to health objectives. There would be less contribution to economic objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP175	47-51 Waveney Road	Residential	DM39	N/A	New site	Alternative: 100% retaining the existing use (small workshop).	This is a small site (0.15 ha) which is currently used as a vehicle repair workshop and it is proposed to use the land to develop 12 dwellings. It is not expected to have significant impacts on traffic or air quality. However, when considered together with the other proposed allocations (IP029, IP165 and IP033) in the area, the cumulative effects on traffic may be significant. Residential use would contribute to housing objectives whilst retaining the existing use as a small workshop would contribute to providing employment locally as well as providing a service to the local community.

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP256	Artificial Hockey Pitch Ipswich Sports Club Henley Road	100% Residential	DM39	N/A	New site	Alternative: retaining the existing use (sports facility).	<p>This is a small site (0.6 ha), which is located next to open space and surrounded by residential areas. The development of 30 homes on the site would cumulatively result in an influx of people and private vehicles which in the medium to long term may contribute to an increase in vehicular emissions locally. There is, however, one local bus route in close proximity which may encourage more sustainable travel. Residential use would contribute to housing objectives. However, the site backs on to the Northern Fringe, so that there may be cumulative impacts on traffic in the area.</p> <p>The alternative of retaining the existing use (sports facility) would contribute to health, community participation and key services to the local community.</p>
IP257	Land at Felixstowe Road east of Malvern Close	100% Residential	DM39	N/A	New site	Alternative: retaining the existing use (care facility).	<p>This site (0.78ha) would provide for 27 dwellings which could result in extra traffic and emissions. The site is located within a residential area and residential use would contribute to the housing objective.</p> <p>The alternative of retaining the existing use as a care facility would provide a service to children in the community as well as providing housing. The care facility would result in less traffic, as traffic would be generated mainly by employees.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP258	Land at University Campus Suffolk	New primary school	DM44	N/A	New site	100% student accommodation and 100% retaining existing teaching uses.	<p>This site (2.58ha), allocated as a primary school, is near an AQMA. As a primary school, the allocation would contribute to educational objective and provide a key service to the community.</p> <p>The alternatives of 100% student accommodation or retaining existing teaching uses are not expected to have a significant impact on traffic since the site is well served by public transport. The 100% student accommodation would contribute to the housing objective but the primary school and retaining the site for teaching uses would contribute to the education objective.</p>

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

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

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

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

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

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

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

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

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

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

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

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

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP211	Regatta Quay, Key Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site was under construction in 2007	None	No Comment since there are no alternatives. This is a stalled development at the Waterfront
IP214	300 Old Foundry Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives
IP215	7-15 Queen Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives
IP223	Hayhill Road, Woodbridge Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	None	No Comment since there are no alternatives. The site is part built with 106 additional dwellings yet to be completed

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP245	12-12a Arcade Street	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	Leisure use as an alternative	<p>This is a small site (0.06ha) located near an AQMA (along Crown Street and St. Margaret Street), and potential negative effects are associated with dust and air pollution during construction.</p> <p>The main use of the land will be residential which may lead to additional use of private cars of any new residents. However, the site is relatively small in size and the overall effect on traffic may be negligible due to the central location near most community facilities. The site is well served by public transport therefore it is considered that effects will be neutral in the long term.</p> <p>Residential use would contribute to housing objectives and indirectly, health objectives.</p> <p>The alternative of leisure use, assuming a cinema or gym, would have less impact on traffic but would contribute to health, community cohesion and the vitality of the area.</p>
IP246	158-160 London Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	Employment use as an alternative.	<p>This is a small site (0.06ha) and the site is currently in use therefore due to the proposed number of housing at the site, it is not considered that the increase in private cars as a result of development would significantly increase vehicular emissions. The residential use would contribute to the housing objective.</p> <p>The alternative of employment use would not generate as much traffic and contribute to economic objectives.</p>

Site ref.	Address	Allocated use(s)	Sites DPD policy ref	Pref options ref	Pref options use(s)	Alternatives considered	SA Comments
IP253	Electric House, Lloyds Avenue	Residential / residential-led mixed use	DM40	N/A	No allocation as the site had planning permission	Employment use as an alternative.	<p>The main use of the land will be residential which may lead to additional use of private cars of any new residents. However, the site is relatively small in size and the overall effect on traffic may be negligible due to the central location near most community facilities. The site is well served by public transport therefore it is considered that effects will be neutral in the long term.</p> <p>The alternative of employment would contribute to economic objectives while residential use would contribute to the housing objective.</p>
IP226	Helena Road	Residential / residential-led mixed use	DM40	N/A	No allocation as the site has a resolution to grant planning permission for 566 dwellings subject to a Section 106 Agreement.	Employment use as an alternative.	<p>This site is 1.87ha in size and the relatively central location of the site may result in reduced need to travel by private car. The area is very well served by public transport (three local buses running on Duke Street and two buses running on Bishops Hill). In addition, the site is located near a District Centre on Duke Street. The indicative 566 dwellings would have a major positive contribution to the housing SA objective.</p> <p>The alternative of employment use would contribute to economic objectives.</p>

Assessment of SP Policies

Policy SP9 Safeguarding land for transport infrastructure

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	SP9: +	Medium and Long-term Direct / Indirect Reversible Low Certainty	Site specific	<p>Policy SP9 ensures that the site allocations at IP010a or b, IP059a, IP037, and IP029 will include provision for adequate transport infrastructure. Sustainable transport access (pedestrian and cycle river crossings) is an integral part of these developments which would benefit local air quality and the associated AQMAs. The potential impacts of the link road at IP029 on the traffic network will be known after detailed modelling work is undertaken.</p> <p>The park and ride site at Bury Road is currently disused. Bringing back into service the facility would provide an opportunity for the local community and those travelling from further afield to travel locally in a more sustainable manner which would contribute towards easing congestion within central Ipswich though ultimately it would lead to a minor localised increase in vehicles.</p>	SP9: -	<p>In the absence of policy SP9 which seeks to safeguard land for transport infrastructure at specific site allocations, the provision of this site specific infrastructure will not be secured.</p> <p>The 'no policy' option would not offer benefits such as improved pedestrian and cycling connectivity and access, and it is considered that in the absence of the policy, the impacts on air quality may be negative as people would use private cars rather than choose walking or cycling.</p> <p>In addition, the park and ride site would not be safeguarded and if the land is allocated for other uses, there will be lost opportunities to bring back the facility into service and encourage people to travel in a more sustainable manner.</p>
ET2 To conserve soil resources and quality	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear relationship between the alternative and the achievement of the SA Objective or the relationship is negligible.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary <i>Mitigation / Enhancement Measures</i>
ET3 To reduce waste	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear link between the alternative and the SA Objective.
ET4 To reduce the effects of traffic upon the environment	SP9: +	Medium and Long-term Direct / Indirect Reversible Medium Certainty	Borough wide	Policy SP9 ensures that sustainable transport access (walking, cycling and public transport) is an integral part of new development at IP010a or b, IP059a, IP037, and IP029. This would reduce the effects of traffic upon the environment and contribute directly to the achievement of the SA objective.	SP9: -	In the absence of policy SP9, it is likely that less sustainable travel options would be chosen by the local residents to access key services and employment areas, and effects of traffic upon the environment could be negative.
ET5 To improve access to key services for all sectors of the population	SP9: +	Short, Medium and Long-term Direct Reversible Medium Certainty	Borough wide	Policy SP9 commits to ensuring the transport infrastructure proposed with IP010a or b, IP059a, IP037 supports the use of sustainable modes of transport. This will be achieved through improved accessibility and adequate cycle and parking provision across at the sites. This would contribute to ensuring new development maintains / improves access to essential services and facilities.	SP9: -	It is considered that the 'no policy' option may result in failing to secure the provision of adequate transport infrastructure within certain development sites. This will result in direct negative impact in relation to SA Objective ET5 due to potential limited access opportunities.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary Mitigation / Enhancement Measures
ET6 To limit and adapt to climate change	SP9: +	Medium and Long-term Direct / Indirect Reversible Medium Certainty	Borough wide	Positive effects are associated with the provision of pedestrian and cycle crossings. This would encourage people to choose more sustainable travel options (walking, cycling) and reduce carbon emissions from transport over the medium to long term.	SP9: -	The 'no policy' option would not offer benefits such as improved pedestrian and cycling connectivity and access, and it is considered that in the absence of a policy the impacts on climate change may be negative as people would use private cars rather than choose walking or cycling. In addition, the park and ride site would not be safeguarded and if the land is allocated for other uses, there will be lost opportunities to bring back the facility into service and encourage people to travel in a more sustainable manner.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear link between the alternative and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary Mitigation / Enhancement Measures
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear link between the alternative and the SA Objective.
ET9 To conserve and where appropriate enhance areas and sites of historical importance	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear link between the alternative and the SA Objective.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	SP9: 0	N/A	N/A	The policy does not explicitly commit to any measures to ensure that new transport infrastructure is designed to maintain and enhance local distinctiveness and townscape. However, as the infrastructure forms part of housing developments, it is anticipated that the mitigation measures suggested for the individual site allocations will be taken into consideration where possible.	SP9: 0	The alternative option would result in the same effects as the preferred option.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary <i>Mitigation / Enhancement Measures</i>
HW1 To improve the health of those most in need	SP9: +	Medium and Long-term Direct / Indirect Reversible Low certainty	Borough wide	Policy SP9 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 at IP010a or b, IP059a, IP037, and IP029. 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.	SP9: -	Some negative effects are possible if residents are provided with less opportunities for pedestrian/cycling access to key services or/and employment areas. That may result in people travelling/commuting primarily using their private cars and following less healthy lifestyles.
HW2 To improve the quality of life where people live and encourage community participation	SP9: +	Medium and Long-term Direct / Indirect Reversible Low certainty	Borough wide	The SA objective will be achieved through improved access to and from new development to facilities (e.g. parks, public transport infrastructure, etc.). The provision of pedestrian and cycle crossings would help to encourage healthier lifestyles and encourage community participation.	SP9: -	In the absence of policy SP9, sustainable access options to key services and community facilities may not be available from IP010a or b, IP059a, IP037 and IP029. People may be discouraged to participate in community events due to limited options to travel.
ER1 To reduce poverty and social exclusion	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear link between the alternative and the SA Objective.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary Mitigation / Enhancement Measures
ER2 To offer everybody the opportunity for rewarding and satisfying employment	SP9: +	Medium and Long-term Direct / Indirect Reversible Low certainty	Site specific	Access to employment sites will be improved at IP059a to Hadleigh Road Industrial Estate. Vehicular, cycle and pedestrian connections will improve the connectivity of IP037 to the town centre and employment areas. Therefore, the policy scored positively against the SA objective.	SP9: -	In the absence of policy SP9, sustainable access options to employment areas may not be available from IP010a or b, IP059a, IP037 and IP029. Therefore, it is considered that potential effects would be negative.
ER3 To help meet the housing requirements for the whole community	SP9: 0	N/A	N/A	The primary focus of this policy is not to address issues related to housing.	SP9: 0	There is no clear link between the alternative and the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	SP9: 0	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.	SP9: -	In the absence of policy SP9, the provision of adequate transport infrastructure within the new development sites at IP010a or b, IP059a, IP037 and IP029 may not be secured. This may have indirect negative impacts on prosperity and economic growth in the vicinity of the sites as the needs of business may not be met.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary <i>Mitigation / Enhancement Measures</i>
ER5 To support vital and viable town, district and local centres	SP9: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Local, district and the town centre	<p>The policy commits to ensuring new development supports the use of sustainable modes of transport through a requirement to facilitate improved accessibility. A new cycle and pedestrian crossing will link IP010a and b to the District Centre</p> <p>Another pedestrian and cycle crossing will link IP059a to the river path on the northern bank. Additional vehicular, cycle and pedestrian access to and from the Island Ste (IP037) will improve connectivity between the residents and the town centre.</p> <p>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.</p>	SP9: -	Access options from the new sites (IP010a or b, IP059a, IP037 and IP029) will be limited under the 'no policy' option as less opportunities for people to use sustainable modes of transport will be available. The park and ride site would not be safeguarded land which may result in allocating the site for other uses. If the park and ride facility is lost, the sustainable access to the town centre of people travelling outside Ipswich will be restricted. For all these reasons, it is considered that the alternative will lead to negative effects with regard to this SA Objective.
ER6 To encourage efficient patterns of movement in support of economic growth	SP9: +	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	Policy SP9 would benefit the SA Objective as it would contribute to ensuring new development meets people's transport infrastructure needs (including walking and cycling) along with ensuring new adequate vehicular access is provided. 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.	SP9: -	It is considered that under the 'no policy' option may result in failing to secure the provision of adequate transport infrastructure within certain development sites. Negative effects may occur as the use of sustainable travel modes would potentially be discouraged in the absence of adequate transport infrastructure. This may result in congestion issues in peak hours of the day and travel delays.

SA Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>	Performance of alternative ('no policy option')	Commentary Mitigation / Enhancement Measures
ER7 To encourage and accommodate both indigenous and inward investment	SP9: +	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	Ensuring sites are accessible may make Ipswich a more attractive place people want to invest in.	SP9: -	Failing to provide access improvements at IP010a or b, IP059a, IP037 and IP029 will make the area less attractive in terms of investment opportunities.
CL1 To maintain and improve access to education and skills for both young people and adults	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear link between the alternative and the SA Objective.
CD1 To minimise potential opportunities for crime and anti-social activity	SP9: 0	N/A	N/A	There is no clear link between the policy and the SA Objective.	SP9: 0	There is no clear link between the alternative and the SA Objective.

IP- One Policies

Policy SP10 – Retail Site Allocations
Policy SP11 – Ipswich Waterfront
Policy SP12 – Education Quarter
Policy SP13 – Ipswich Village
Policy SP14 – Arts, Culture and Tourism
Policy SP15 – Improving Pedestrian and cycle routes
Policy SP16 – Transport Proposals in IP-One
Policy SP17 – Town Centre Car Parking

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	SP10: +/-	Medium and Long-term	Central Area Shopping Areas, Retail Areas, District Centres within IP-One town centre The Waterfront, Education Quarter and IP-One	<p>Policy SP10 relates to the Land at Westgate, which is allocated for A1 retail-led mixed use development. Refurbishments of the Tower Ramparts located in the town centre are supported in the reasoned justification.</p> <p>Policy SP11 relates to the Waterfront, which remains the focus for regeneration within central Ipswich to create mixed use neighbourhoods – residential, community, office, arts, culture and tourism. Much of the 80 ha area is developed but a few key sites remain to be redeveloped. Policy SP13 has a similar regeneration focus replacing older industries with large-scale office development. SP11 and SP13 may result in an increased use of private cars by future residents who may travel to areas outside Ipswich and by people that may be travelling to these cultural facilities and employment areas from outside Ipswich. Increased traffic may negatively impact air quality. However, this is a central area with a range of uses nearby, accessible by public transport, particularly for residents in the town centre.</p> <p>SP12 focuses development for education and ancillary uses, such as student accommodation or offices within the Education Quarter. This policy is likely to have a positive impact within the quarter and reduce travelling by private car since the developments would be within the Suffolk New College Campus and the University Campus Suffolk.</p> <p>SP14 supports the retention and enhancement of existing facilities, providing for arts, culture and tourism facilities and the creation of new facilities including visitor accommodation within the town centre boundary and the Waterfront area. The facilities will be focused in the town</p>
	SP11: +/-	Direct		
	SP12: +	Reversible		
	SP13: +/-	Medium Certainty		
	SP14: +			
	SP15: ++			
	SP16: +			
	SP17: -			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>centre, which is well served by public transport which may reduce impact on air quality. However, there may also be those who would travel by private car to these facilities.</p> <p>SP15 supports improvements to pedestrian and cycle routes within the town centre and those linking the town centres to residential areas and beyond, which is likely to have a positive impact on air quality.</p> <p>The Star Lane Gyratory, which is a key east-west corridor, causes congestion and poor air quality as well as a barrier to pedestrian movement between the Waterfront and the Central Shopping Area. SP16 safeguards provision of a new Wet Dock Crossing. This policy is likely to contribute positively to air quality.</p> <p>SP17 provides for a Central Car Parking Core within town centre. Additional spaces at car parks are proposed in the Mint Quarter, and Turret Lane, which are within or close to AQMA. This provision of a number of car parks may encourage people to travel by private car. The policy states that it supports the Travel Ipswich measures and encourages the use of sustainable modes of transport. Although the policy lists the benefits of promoting sustainable transport choices, <i>it is recommended that Policy SP17 includes information on how it supports sustainable modes of transport within IP-One.</i></p>
ET2 To conserve soil resources and quality	SP10: +	Medium and Long-term	IP-One town centre	<p>SP10 seeks to define where retail activities are to take place.</p> <p>Policy SP11, SP12, SP13 and SP14 relate to the regeneration of the Waterfront, Ipswich Village, developments in the Education Quarter and the development of cultural and arts facilities in the town centre. Proposed developments would be on brownfield land and would make contributions to the SA Objective if any contaminated land is remediated.</p> <p>SP15, SP16 and SP17 relate to cycling and pedestrian routes, a pedestrian crossing and car parks respectively and these are likely to be in the built up area of the town centre.</p>
	SP11: +	Direct / Indirect		
	SP12: +	Reversible		
	SP13: +	Medium Certainty		
	SP14: +			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ET3	SP10: -			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To reduce waste	SP11: -	Medium and Long-term	Waterfront and Education Quarter and IP-One town centre	<p>SP10 will result in increase in waste from the Tower Ramparts Shopping Centre and the residential-led scheme on the eastern half of the Mint Quarter site.</p> <p>The provision of adequate and appropriately placed bins and where possible recycling facilities within these areas could contribute towards reducing waste and encouraging residents to recycle. It would also serve to maintain an attractive image of the Central Shopping Area and district centres by keeping them tidy and free from litter.</p> <p><i>It is recommended that Policy SP10 should include reference to the provision of adequate waste facilities and where possible recycling facilities within the Central Shopping Area, Westgate and district centres.</i></p> <p>The proposed developments in SP11 and SP13 could potentially lead to an increase in waste within the Waterfront and Ipswich Village. Similarly, developments proposed within SP12 could potentially lead to an increase in waste within the Education Quarter. The development of cultural facilities and visitor accommodation as proposed in SP14 could also lead to an increase in waste within the Waterfront and within the town centre.</p> <p>SP15, SP16 and SP17 are not likely to result in significant waste generation.</p> <p><i>It is recommended that Policies SP11, SP12, SP13 and SP14 should include reference to the provision of adequate waste facilities and where possible recycling facilities within the Waterfront, Education Quarter and town centre.</i></p> <p><i>The application of Code for Sustainable Homes and BREEAM standards as part of new development should lead to a progressive reduction in waste generation and encourage greater levels of re-use and recycling as part of new development.</i></p>
	SP12: -	Direct		
	SP13: -	Reversible		
	SP14: -	Low Certainty		
	SP15: 0			
	SP16: 0			
	SP17: 0			
ET4 To reduce the effects of traffic upon	SP10: +/-	Short, Medium and Long-term	Borough wide	<p>These policies would contribute partially towards reducing traffic levels within the Borough as they would be located within the town centre, where sustainable modes of transport are available.</p>
	SP11: +	Indirect		
	SP12: +	Reversible		

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
the environment	SP13: + SP14: + SP15: + SP16: + SP17: -	Medium Certainty		<p>The provision of retail uses in the district centres of Wherstead and Duke Street will provide convenient access for people to go to work and use local services. This in turn may help to encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment.</p> <p>Policy SP11 approach is to encourage regeneration within the Waterfront to create mixed use developments so that facilities and services would be accessible to residents. Similarly, Policy SP12 provides for education and ancillary uses within the Education Quarter, which would be accessible to those at the Suffolk New College and Suffolk University. Policy SP13 seeks to provide offices/leisure facilities in the west part of the town centre. SP14 provides for access to arts, culture and tourism facilities within the town centre. These policies would contribute partially towards reducing traffic levels within the Borough as they would be located within the town centre, where sustainable modes of transport are available.</p> <p>Policy SP15 would encourage cycling and walking and help reduce car use. SP16 would facilitate access between the Waterfront and the Central Shopping Area, which may reduce car use. Policy SP17 provides for car parking in the town centre and is likely to increase traffic congestion within the town centre. Car park site allocations are proposed within or adjacent to AQMAS.</p> <p><i>It is recommended that Policy SP17 includes information on sustainable modes of transport within IP-One.</i></p>
ET5 To improve access to key services for all sectors of the population	SP10: + SP11: + SP12: + SP13: + SP14: + SP15: ++	Medium and Long-term Direct/Indirect Reversible High Certainty	Waterfront, Education Quarter, IP One	<p>Policy SP10 directly supports the SA Objective and highlight the important serving role of the town centre and district centres as places to provide key service needs for the local surrounding population. Policies SP11, SP12, SP13 and SP14 directly support the SA Objective and highlight the important serving role of the town centre, the Waterfront, Ipswich Village and Education Quarter as places to provide key service needs for the local surrounding population.</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	SP16: +			Policy SP15 would improve access to services within the town centre and also the wider area. Policy SP16 would improve access between the Waterfront and Central Shopping Area, serving both the Waterfront residents and those in the Central Shopping Area. SP17 would improve access services in the town centre from within or even outside the Borough.
	SP17: +			
ET6 To limit and adapt to climate change	SP10: +/-	Long-term Direct Irreversible Low Certainty	Borough wide	<p>Policy SP10 promotes retail uses within the town centre, which are accessible by public transport. Similarly policy SP13 promotes large scale office development within the town centre boundary. This would help reduce the use of private cars and greenhouse gas emissions. However, policy SP10 and SP13 may result in increased use of private cars by people outside Ipswich and this would increase greenhouse emissions. On the whole, people are likely to have more opportunities to use sustainable modes of transport by providing developments in the town centre.</p> <p>Policies SP11, SP12, SP14 and SP15 would help reduce dependence on the private car. New housing proposed in Policy SP11 would be located in the Waterfront and accessible to the town centre. Student accommodation proposed in Policy SP12 would be accessible to the University and Suffolk New College. Visitor accommodation as proposed in SP14 would be within the town centre and the Waterfront. The Waterfront area is within Flood Zone 2 and 3 and new developments may increase flood risk. It should be noted, however, that the flood defence barrier is important for release of the development sites at the Waterfront and those within the flood zones.</p> <p>Policy SP15 provides for cycling and pedestrian routes while SP16 supports pedestrian access. SP16 would also facilitate movement of traffic along the Star Lane Gyratory and may alleviate congestion problems.</p> <p>However, providing for public car parks within the town centre as proposed in SP17 would increase greenhouse emissions.</p>
	SP11: +			
	SP12: +			
	SP13: +/-			
	SP14: +			
	SP15: +			
	SP16: +			
	SP17: -			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>SP11, SP12, SP14 and SP15 apply to areas within Flood Zones.</p> <p><i>It is recommended that these policies include reference to ensuring that new development does not exacerbate current flood risk issues in the area.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	SP10: 0	Long-term Direct Reversible High Certainty	Waterfront, Education Quarter, IP One town centre	<p>Policy SP10 relates to retail uses in the town centre. The refurbishment of the Tower Ramparts Shopping centre is supported by the policy. The shopping centre is not in a Flood risk zone and will not have impact on water resources or flood risk.</p> <p>Policy SP11 relates to the Waterfront, which is adjacent to the River Orwell and the Neptune Marina and is within Flood Zones 2 and 3.</p> <p>Policy SP12 – Education Quarter is located adjacent to the Neptune Wharf and this area is within Flood Zones 2 and 3.</p> <p>Policy SP13 – the majority of Ipswich Village is located within Flood Zone 2 and 3.</p> <p>Policy SP14 includes proposals to develop visitor accommodation in the Waterfront, which is in a Flood Risk Zone.</p> <p>Policies SP15 and SP16 are not expected to have an impact on water resources or flood risk.</p> <p>Policy SP17 relates to car parks within the town centre. Car parks south and southwest of the town centre are within Flood Zones 2 and 3.</p> <p>Though not referred to in the Policy, the incorporation of Sustainable Urban Design Systems (SuDS) within the Waterfront and the town centre would contribute to reducing flood risk.</p> <p><i>It is recommended that Policies SP11, SP12, SP13, and SP14 should make some reference to the use of SuDS features against flood risk.</i></p>
	SP11: -			
	SP12: -			
	SP13: -			
	SP14: -			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ET8 To conserve and enhance biodiversity and geodiversity, including	SP10: +	Long-term Direct/Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>There are a number of trees with preservation orders within the central shopping area. Policy SP10 seeks to provide urban greening within the town centre which may offer biodiversity benefits.</p> <p>Policy SP11 relates to the Waterfront Area, which is adjacent to the River Orwell and the</p>
	SP11: -			
	SP12: -			
	SP13: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
favourable conditions on SSSIs, SPAs and SACs	SP14: -			<p>Neptune Marina where developments have potential to impact freshwater species and habitats. Development within Ipswich Village (SP13) would be limited and mainly regeneration projects.</p> <p>SP12 relates to the University Quarter, where a section (open space and car parks) is adjacent to the Neptune Marina and therefore potential negative impacts are identified. In addition, the University Quarter has some mature trees and is adjacent to Alexandra Park, where there are also mature trees, which may be affected indirectly by construction work associated with new developments.</p> <p>SP14 proposes arts, cultural and tourism facilities in the town centre and visitor accommodation in the Waterfront, where developments have potential to impact freshwater species and habitats. SP15 and SP16 and SP17 relate to cycle and pedestrian routes, pedestrian access and car parks within central Ipswich and are not likely to impact biodiversity and geodiversity.</p> <p><i>It is recommended that Policies SP10, SP11, SP12, SP13, and SP14 should make some reference to protecting biodiversity resources.</i></p>
	SP15: 0			
	SP16: 0			
	SP17: 0			
ET9 To conserve and enhance the historic environment, heritage assets and their settings	SP10: -	Short, Medium and Long Term Direct Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>There is potential for the development of new shopping and retail areas through SP10, to have an impact on heritage assets during construction periods. There are a number of listed buildings and Scheduled Monuments within IP-One which may be directly affected. There are also Areas of Archaeological Importance within the central shopping area.</p> <p>There are no listed buildings in the immediate vicinity of the Waterfront (SP11) but it includes the historic port area and is within the Wet Dock Conservation Area. There are a number of heritage assets within and in the vicinity of the Education Quarter, therefore there is potential for new developments relating to Policy SP12 to have an impact on the listed buildings/scheduled monuments and their settings during construction periods. The Education Quarter is also within the Central Conservation Area, so there is potential for new developments to impact heritage assets.</p>
	SP11: -			
	SP12: -			
	SP13: 0			
	SP14: -			
	SP15: 0			
	SP16: 0			
	SP17: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>Policy SP14 applies to the town centre, where there are a number of heritage assets which may be directly affected by new developments relating to arts, culture and tourism.</p> <p>Policies SP13 is not expected to impact any heritage assets.</p> <p>Some potential negative impacts are identified with SP15 and SP16 relating to the creation of new crossings within Conservation areas; however, it is considered that on the whole that will change will be negligible.</p> <p>SP17 may have potential to impact Listed Buildings and there are some located in the vicinity of the Crown Street, Mint Quarter, and Turret Lane, where car parks are proposed. Shed Orwell Quay and Turret Lane are located in an Area of Archaeological Importance.</p> <p><i>It is recommended that Policies SP10, SP11, SP12 and SP14 should include a reference to the protection of heritage assets (including listed buildings, scheduled monuments and non-designated sites).</i></p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	SP10: +/-	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>The Mint Quarter, to which SP10 applies, is within a Conservation Area. There are two Conservation Areas within the town centre- Christchurch Street and Central and any developments would have potential to affect the town centre's townscape.</p> <p><i>It is recommended that SP10 should include a reference to the design of new developments to enhance the townscape.</i></p> <p>Policies SP11, SP12, SP13 and SP14 relate to Waterfront, the Education Quarter, Ipswich Village and the town centre which are within Conservation Areas – Central and Wet Dock. Depending on the design of the new developments, there is potential to impact townscape.</p> <p>Policies SP15 and SP16 will have a negligible impacts on this SA Objective. Pedestrian and cycle routes may have a minor effect on townscape but this is expected to be negligible.</p> <p>SP17 supports the development of car parks, which have the potential to impact the character of Conservation Areas. No 8 Shed Orwell Quay is adjacent to a Conservation</p>
	SP11: -			
	SP12: -			
	SP13: -			
	SP14: -			
	SP15: 0			
	SP16: 0			
	SP17: -			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>Area. Turret Lane is within a Conservation Area. Crown Street is adjacent to a Conservation Area. Depending on the design of the car parks, these have potential to impact the character of the Conservation Areas.</p> <p><i>It is recommended that Policies SP11, SP12, SP13, SP14 and SP17 include a reference to the design of new developments taking account of the character of the Conservation Areas.</i></p>
HW1 To improve the health of those most in need	SP10: +	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>Although fairly tenuous SP10 commitment to largely focussing employment development within the accessible town centre may help to encourage healthy lifestyles. Policies SP11 and SP12 seek provision of residential accommodation which may have indirect health benefits from good quality housing.</p> <p>Policy SP13 may have positive effects through the provision of open spaces. Policy SP14 is not expected to have a significant effect on this SA Objective as it only provides for visitor accommodation.</p> <p>By improving pedestrian and cycle routes Policy SP15 may encourage people to cycle or walk and the exercise would have health benefits.</p> <p>Policy SP16 and SP17 are not expected to contribute to this SA Objective.</p>
	SP11: +			
	SP12: +			
	SP13: +			
	SP14: 0			
	SP15: +			
	SP16: 0			
	SP17: 0			
HW2 To improve the quality of life where people live and encourage community participation	SP10: 0	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>It is unlikely that SP10 would offer many benefits to this SA Objective therefore effects are assessed as neutral.</p> <p>Policies SP11, SP12, SP13 and SP14 seek to provide residential, educational ancillary uses, employment uses, arts, tourism and cultural facilities community uses within the Waterfront, the Education Quarter and the town centre. New developments will contribute to the vitality and vibrancy of these areas and help to improve quality of life of residents as well as contribute towards encouraging community participation.</p> <p>SP15, SP16 and SP17 will improve access to the town centre and the Waterfront areas but the effect would be negligible.</p>
	SP11: +			
	SP12: +			
	SP13: +			
	SP14: +			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ER1	SP10: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To reduce poverty and social exclusion	SP11: +	Medium and Long-term	Waterfront, Education Quarter and Areas within IP-One town centre	<p>Policy SP10 would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.</p> <p>Policies SP11, SP12, SP13 and SP14 would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.</p> <p>Improving accessibility to areas of open space as per SP15 may also contribute to reducing overall health and disability deprivation through encouraging healthy lifestyles – although certainty for this is low.</p> <p>SP16 and SP17 will improve access to the town centre and the Waterfront areas but the effect would be negligible.</p>
	SP12: +	Indirect		
	SP13: +	Reversible		
	SP14: +	Low Certainty		
	SP15: +			
	SP16: 0			
	SP17: 0			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	SP10: +	Medium and Long-term	Waterfront, Education Quarter and Areas within IP-One town centre	<p>Policy SP10 would make some contribution to the SA Objective through providing employment generating retail uses.</p> <p>Policies SP11, SP12, SP13 and SP14 would make some contribution to the SA Objective through providing employment in office developments in the Waterfront, in developments relating to educational ancillary uses within the Education Quarter, in large-scale office developments in Ipswich Village, and in the arts, culture and tourism uses in the town centre.</p> <p>Although physical accessibility to employment areas will be improved through the implementation of Policies SP15, SP16, and SP17, the overall impact would be negligible.</p>
	SP11: +	Direct/Indirect		
	SP12: +	Reversible		
	SP13: +	Low Certainty		
	SP14: +			
	SP15: 0			
	SP16: 0			
ER3 To help meet the housing requirements for the whole community	SP10: 0	Medium and Long-term	Waterfront, Education Quarter and Areas within IP-One town centre Mint Quarter	<p>Although Policy SP10 seeks residential-led scheme on the eastern half of the site, it is considered that the overall contribution to the SA Objective will be negligible.</p> <p>Policy SP12 seeks to provide residential accommodation. Policy SP13 will support mixed-used neighbourhood of residential use, open space and main town centre uses.</p> <p>. Policy SP14 is not expected to contribute significantly to this SA Objective as it supports visitor accommodation.</p>
	SP11: +	Direct		
	SP12: +	Reversible		
	SP13: +	Medium Certainty		
	SP14: 0			
	SP15: 0			
	SP16: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	SP17: 0			No significant effects are anticipated with the implementation of Policies SP15, SP16, and SP17.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	SP10: +	Medium and Long-term Direct/Indirect Reversible Low Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>Policy SP10 would make some contribution to the SA Objective through providing employment within the shopping and employment areas.</p> <p>Policies SP11, SP12, SP13 and SP14 would make some contribution to the SA Objective through providing employment within the Waterfront, the Education Quarter, Ipswich Village and the town centre employment areas. Developments in these areas would prove attractive to new businesses because of accessibility and would serve to support economic growth within IP-One.</p> <p>Policies SP15, SP16 and SP17 would offer indirect benefits through improved transport infrastructure that meets the needs of business.</p>
	SP11: +			
	SP12: +			
	SP13: +			
	SP14: +			
	SP15: +			
	SP16: +			
	SP17: +			
ER5 To support vital and viable town, district and local centres	SP10: +	Medium - Long-term Direct Reversible High Certainty	Waterfront, and IP-One area	<p>Policy SP10 directly supports the SA Objective, particularly the vitality and viability of the town centre. Policy SP10 will safeguard employment areas. Policies SP11, SP12, SP13 and SP14 directly support the SA Objective, particularly the vitality and viability of the Waterfront, the Education Quarter, Ipswich Village and town centre. These centres provide a focus for community facilities and services. With the focus of development in and around centres, residents will have the opportunity to make more sustainable travel choices. The provision of adequate employment areas will increase the Borough's attractiveness and will help to support the vitality and viability of the town centre.</p> <p>SP15, SP16 and SP17 will improve access within the Waterfront, the town centre and areas beyond, which will help support the vitality of the town centre.</p>
	SP11: +			
	SP12: +			
	SP13: +			
	SP14: +			
	SP15: +			
	SP16: +			
	SP17: +			
ER6 To encourage efficient patterns of	SP10: +	Medium-Long-term Direct/Indirect Reversible Medium Certainty	Waterfront, and IP-One area	Policy SP10 recognises the importance of protecting shopping areas within the town centre. This ensures that shopping and retail services are accessible to residents and that
	SP11: +			
	SP12: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
movement in support of economic growth	SP13: + SP14: + SP15: + SP16: + SP17: ?			<p>sufficient land and premises will be available to accommodate business start-up and growth.</p> <p>Policies SP11, SP12, SP13 and SP12 seek to protect existing developments and support new developments within the Waterfront, the Education Quarter, Ipswich Village and the town centre. This ensures that services and employment areas are accessible to residents and will ensure that sufficient land and premises will be available to accommodate business start-up and growth.</p> <p>Policies SP15 and SP16 would make the town centre more accessible, which would support businesses and contribute to economic growth. The effect of SP17 is uncertain; it will make the town centre accessible by private car as businesses and shoppers can park in the town centre but these may also contribute to traffic congestion.</p> <p><i>Policy SP17 includes a reference to Travel Ipswich and states the use of sustainable modes of transport. Additional text in this policy should be provided on measures to encourage people to use sustainable measures rather than a private car.</i></p>
ER7 To encourage and accommodate both indigenous and inward investment	SP10: + SP11: + SP12: + SP13: + SP14: + SP15: 0 SP16: 0 SP17: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Waterfront, and within IP-One area	<p>Policy SP10 recognises the importance of protecting shopping areas within the town centre. Policies SP11, SP12, SP13 and SP14 recognise the importance of protecting mixed use areas within the Waterfront/Ipswich Village/ Education Quarter and arts, cultural and tourism areas within the town centre as well as supporting new developments. This will ensure that sufficient land and premises will be available to accommodate new businesses.</p> <p>No significant effects are anticipated with the implementation of Policies SP15 and SP16. SP17 recognises that providing sufficient car parking in the town centre may support the town centre economy and encourage investment.</p>
CL1 To maintain and improve access to education	SP10: 0 SP11: 0 SP12: + +	Short, Medium and Long-term Direct/Indirect Reversible	IP-One area	<p>Policy SP12 provides for education and ancillary uses within the Education Quarter, which would support this SA Objective.</p> <p>Under SP15 improving sustainable accessibility throughout Ipswich may have</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
and skills for both young people and adults	SP13: 0 SP14: 0 SP15: + SP16: 0 SP17: 0	Medium Certainty		indirect beneficial effects on this SA Objective as it would improve access to educational establishments throughout the borough. There is no link between policies SP10, SP11, SP13, SP14, SP16, and SP17 and the SA Objective.
CD1 To minimise potential opportunities for crime and anti-social activity	SP10: - SP11: +/- SP12: +/- SP13: +/- SP14: +/- SP15: 0 SP16: 0 SP17: 0	Short, Medium and Long-term Indirect Reversible Low Certainty	IP-One area	It is possible that development within, and overall regeneration of the Waterfront, Ipswich Village and the Education Quarter would increase natural surveillance and potentially contribute to a reduction in crime levels. However, there may be increased opportunities for crime within the town centre due to increase in population and businesses. <i>It is recommended that Policies SP10, SP11, SP12, SP13 and SP14 make reference to incorporating secured by design principles in new developments, which would contribute towards reducing the potential for crime and anti-social activities. SP15 and SP16 should also make reference to making cycling and pedestrian routes safe in relation to the potential for crime and anti-social activities.</i> Although temporary car parks would not be permitted in the town centre, the development at IP049 No. 8 Shed Orwell Quay and IP054 Turret Lane will provide public car parking. <i>SP17 should include a reference to incorporating secured by design measures in car parks, which would contribute towards reducing crime and anti-social activities.</i>

Sustainability Matrix Site Allocations

Ipswich North West

Whitton

IP140: Land north of Whitton Lane

IP032: King George V Field, Old Norwich Road, 99 homes

IP005: Former Tooks Bakery, Old Norwich Rd, 101 homes and a health centre

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP140 +/- IP032 - IP005 -	Short, medium and long term Direct and indirect Reversible Medium	North West Central Ipswich transboundary, Mid Suffolk	<p>IP140 would help contribute to improving air quality in central Ipswich by potentially supporting the future use of the former adjacent park and ride facility.</p> <p>IP140 has potential for positive and negative effects, depending on whether there is public transport, walking and cycling provision to mitigate growth in cars.</p> <p>IP032, IP005 are sites where large scale residential development is proposed, which cumulatively could contribute to higher levels of greenhouse gas emissions through increased private car use. If car journeys were generated towards the town centre, they could adversely affect the AQMA at Norwich Rd/Chevallier Street.</p> <p>However, the sites are on at least one frequent bus route (No. 8 service runs every 10 minutes and evenings and weekends) and there is cycle route provision linking the sites to the town centre and other destinations. Therefore there would be every opportunity for sustainable travel choices to be made by residents.</p> <p><i>It is recommended that pedestrian and cycling infrastructure is enhanced in this area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP140 - IP032 - IP005 +/- -	Medium and long term Direct and indirect Irreversible Medium	North West	<p>IP140 would result in the loss of greenfield land and its associated soil resource.</p> <p>IP032 would see 80% of land used for housing provision which would result in loss of land currently used as playing fields. There is also the potential for contaminated land to be encountered as at IP005, the Former Took's Bakery though remediation of this would help to improve the soil resource. Land to the north of the site would be retained for use as open space/playing fields which would offer some minor benefits to the SA Objective.</p> <p><i>Remediation of land at IP005 would help to improve soil quality.</i></p> <p><i>Provision of wildlife and recreational green corridor functions associated with the 'green rim' (Core Strategy Policy CS16, Site Allocations and Policies DPD draft policies DM33 and DM31) should be encouraged as this could provide partial benefits to the SA Objective.</i></p>
ET3 To reduce waste	IP140 - IP032 - IP005 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>IP140 is allocated for employment use and in the long term would lead to an increase in waste during operation. Similarly the provision of homes with an indicative capacity of 99 for IP032 and 101 with IP005 would increase waste in the long term. The provision of adequate waste facilities and where possible recycling facilities would encourage recycling.</p> <p><i>It is recommended that adequate waste facilities should be provided with development at IP140, IP032 and IP005 and where possible provision of recycling facilities. Where possible, waste reduction initiatives should also be encouraged.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP140 +/- IP032 +/- IP005 +/-	Medium and long term Direct and indirect	North West transboundary, Mid Suffolk	<p>IP140 would help contribute to achieving the SA objective by potentially supporting the future use of the former adjacent park and ride facility. This would provide the</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
		Reversible Medium		<p>opportunity for the local community and those travelling from further afield to travel locally in a more sustainable manner which would contribute towards reducing the effects of traffic upon the environment and easing congestion within central Ipswich though ultimately it would lead to a minor localised increase in vehicles. The provision of business park with IP140 and homes with IP032 and IP005 would lead to an increase of traffic within the local area. However the sites allocated for housing would provide homes in close proximity to a large existing employment area. There are also bus services running in the north west area which would provide the opportunity for convenient and sustainable travel and help reduce the effects of traffic upon the environment.</p> <p>A transport assessment and travel plan is required for each of the sites. The traffic impact of access from Bury Road in relation to IP032 will also be considered. This will help to reduce any potential negative effects on traffic.</p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP140 +</p> <p>IP032 +/-</p> <p>IP005 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West</p> <p>Transboundary</p> <p>Central Ipswich</p>	<p>A park and ride facility adjacent to IP140 would contribute to improving access to key services within the north west and would have positive transboundary effects.</p> <p>The provision of homes with IP032 and IP005 close to an existing District Centre (3) and the provision of a new health centre with IP005 will improve access to key services in the long term.</p> <p>IP032 would also see the loss of open space though some of this would be retained and the allocation expressly requires replacement provision in a suitable location.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP140 +/ - IP032 +/ - IP005 +/ -	Medium and long term Direct and indirect Reversible Medium	North West and central Ipswich	<p>A park and ride facility adjacent to IP140 would encourage the use of public transport for trips into central Ipswich which would contribute to decreasing vehicle emissions.</p> <p>The provision of business park at IP140 and residential units at IP032 and IP005 would result in potential localised increase in vehicle emissions. If car journeys were generated towards the town centre, they could adversely affect the AQMA at Norwich Rd/Chevallier Street. However, the sites are on at least one frequent bus route (No. 8 service runs every 10 minutes and evenings and weekends) and there is cycle route provision linking the sites to the town centre and other destinations. Therefore there would be every opportunity for sustainable travel choices to be made by residents. The location of this proposed development is within close proximity of existing and proposed employment land and near a District Centre which may contribute to reducing reliance on private cars.</p> <p>These sites are not located in flood risk areas.</p> <p><i>It is recommended that housing development at IP032 and IP005 should meet Code for Sustainable Homes standards as required by DM1 of the Core Strategy.</i></p> <p><i>It is recommended that the business park at IP140 should meet BREEAM standards and where possible SuDS features should be incorporated into design as required by DM1 and DM4 of the Core Strategy.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP140 - IP032 - IP005 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>The provision of residential units at IP032 and IP005 would lead to an increase in water use. IP140 would replace a greenfield site and this could increase surface run-off, but could be offset by adequate drainage system and gardens.</p> <p>In respect of water supply and waste water treatment, infrastructure and / or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.</p> <p>Surface water flooding local to site – will be considered at planning application stage for each site. See Appendix 1 of the Ipswich SFRA.</p> <p><i>It is recommended that where possible SuDS features should be incorporated into design of these sites as required by DM4 of the Core Strategy.</i></p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP140 - IP032 0 IP005 0	Medium and long term Indirect Reversible Low	Site	<p>IP140 contains hedgerows and mature trees which have great wildlife value. This is a valuable habitat for nesting birds and wildlife which would be lost as a result of development. Further surveys will be needed prior to any vegetation clearance to establish the habitat value and presence/absence of species, including birds and reptiles.</p> <p>There would be a minor loss of green space at IP032 though this would not significantly affect biodiversity. IP140, IP032, and IP005 could offer benefits to biodiversity through incorporating soft landscaping and tree planting.</p> <p><i>Where possible the site allocations should include provision of soft landscaping thus providing some benefits to biodiversity.</i></p> <p><i>It is recommended that where possible the wildlife and recreational green corridor functions associated with the 'green rim' Core Strategy Policy CS16, DM33 and DM34 should be supported particularly at IP140. The hedgerows and mature trees have the greatest wildlife value, but further</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>surveys will be needed prior to any vegetation clearance to establish the full wildlife interest, including for birds and reptiles. Compensation measures should be implemented where appropriate.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP140 0 IP032 0 IP005 0	N/A	N/A	<p>IP140 is located adjacent to Whitton Conservation Area and IP032 is adjacent to Whitton Conservation Area. Any cumulative impacts on the conservation area with the development of IP005 adjacent to IP032 will need to be taken into account.</p> <p>IP005 has been evaluated and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but <i>any permission will require a condition relating to archaeological investigation.</i></p> <p>The Council has published a development brief for this site and the adjacent former Tooks bakery site (reference IP005).</p> <p>Thus there are potential archaeology and conservation area issues but they can all be addressed through the planning process. On the whole it is considered that the effects will be negligible.</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP140 - IP032 + IP005 +	Medium and long term Direct and indirect Reversible Medium	North West	<p>Development could contribute towards enhancing quality and local distinctiveness though IP140 would see the loss of greenfield land.</p> <p>Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) to provide additional guidance to support policies set out in their development plan documents. Phase 2 of the work (adoption expected 2016) will cover this area of the town. Once adopted, this document should be consulted upon at design stage. The Council also currently has in place an adopted planning brief for IP005 and IP032.</p> <p><i>It is recommended that development</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>should complement the existing character of the area opportunities should be sought to enhance townscape. Where possible soft landscaping should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP140 + IP032 + IP005 ++	Medium and long term Direct and indirect Reversible Medium	Localised	<p>The provision of a new health centre at IP005 would directly support the SA Objective as it would provide a health facility to serve existing and future residents in the local area.</p> <p>Residential developments would provide high quality housing to local areas which would help to support the SA Objective.</p> <p>Each of the sites is located close to playing fields and cycle routes, which would contribute to improving health by encouraging healthier lifestyles.</p>
HW2 To improve the quality of life where people live and encourage community participation	IP140 + IP032 + IP005 +	Medium and long term Direct and indirect Reversible Medium	Localised	<p>The provision of a new health centre with IP005 would contribute to improving the quality of life of where people live.</p> <p>Residential developments would provide high quality housing and alongside the creation of an employment area (IP140) that would help to support the SA Objective.</p> <p>Each site is located near playing fields and cycle routes which would help to encourage healthier lifestyles and encourage community participation.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP140 + IP032 + IP005 +	Medium and long term Direct and indirect Reversible Medium	Localised	The provision of a new health centre with IP005 would make a small contribution towards reducing social exclusion. Housing stock will be improved through IP032 and IP005, indirectly supporting the SA objective in a localised area. IP140 would generate job opportunities which could help to address poverty.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP140 ++ IP032 + IP005 +	Short, medium and long term Direct and indirect Reversible High	North West, transboundary, Mid Suffolk	Employment opportunities will be created during the construction phase of development. IP140 directly supports the SA Objective as during operation it would provide an opportunity for rewarding and satisfying employment.
ER3 To help meet the housing requirements for the whole community	IP140 0 IP032 ++ IP005 ++	Medium and long term Direct Reversible Medium	North West Ipswich	IP032 seeks to provide homes with an indicative capacity of 99 and 101 for IP005 which directly supports the SA Objective. Ensuring homes are designed to minimise energy use and maximise energy efficiency may also offer some benefits to reducing fuel poverty. IP140 would not contribute to the achievement of the SA objective as this site is allocated for employment use. Affordable housing will be secured through the implementation of policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP140 ++ IP032 0 IP005 0	Medium and long term Indirect Reversible Medium	North West Ipswich	The provision of land for employment use would support and encourage employment and investment which would support the SA Objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP140 + IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West and central Ipswich	The provision of homes within 600m of an existing District Centre with IP032 and IP005 will result in an increase of residents which in the long term will serve to support the vitality and viability of the District centre. If the park and ride facility is brought back to service this will improve access to local centres which serves to support the SA Objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP140 ++ IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West Ipswich	The employment area at IP140 and adjacent park and ride facility (if brought back to use) will serve to support the SA Objective. The provision of homes with IP032 and IP005 close to existing employment areas and land allocated for employment will also encourage efficient patterns of movement and in the long term this could help to support economic growth. <i>Frequent transport provision from the park and ride facility will help to support the SA Objective.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP140 + IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West Ipswich	Development at each of these sites would encourage investment and in the long term. The increase of local residents associated with housing and employment would support economic growth which would contribute to encouraging and accommodating indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	IP140 0 IP032 0 IP005 0	Medium and long term Direct and indirect Reversible Medium	North West Ipswich	The provision of homes within 1km of more than 10 educational facilities for IP032 and IP005 could contribute to maintaining access to education and skills for both young people and adults in the long term though it is considered that there will not be a significant change from the baseline conditions.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP140 +/- - IP032 + IP005 +	Medium and long term Direct and indirect Reversible Medium	Localised	<p>The provision of homes with IP032 and IP005 would increase natural surveillance which may help to minimise potential opportunities for crime and anti-social activity.</p> <p>Development at greenfield sites could increase crime from a previously crime free piece of land though design measures could mitigate any negative effects.</p> <p><i>Secured by design should be considered during the design phase in order to deter crime.</i></p>

Whitehouse

IP221 Flying Horse PH, 12 homes

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

IP165 Eastway Business Park, Europa Way, 94 dwellings

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

IP090 Europa Way, 18 dwellings and district centre

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP221 0 IP029 - IP165 - IP033 - IP090 -	Short, medium and long term Direct and indirect Reversible Medium	Localised	<p>70% of land at IP029 is proposed to accommodate 71 homes. In the medium to long term the localised increase in population could have a minor contribution to increasing vehicular emissions which may negatively affect local air quality in conjunction with the A14 to the east of the site.</p> <p>IP165, IP033, and IP090 cumulatively in the long term would result in localised population increase which could have a negative effect on air quality. There is currently limited access at IP165 and development has the potential to put pressure on Bramford Road/B1067 to the north and Europa Way to the south of the site. Bramford Road passes through an AQMA area at Chevallier Street on its way into town.</p> <p><i>It is recommended that pedestrian and cycling infrastructure is enhanced in this area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP221 - IP029 - IP165 - IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>IP221 seeks to develop 6 dwellings and 6 flats, IP029 seeks to develop 71 homes, IP165 seeks to develop 94 homes and IP090 seeks to develop 18 homes and a district centre. Each of these sites would result in the loss of grassland and scrubland.</p> <p>Development at IP033 would result in the loss of grass and scrubland. There is the potential for contaminated land to be encountered at this site as land here was previously used for landfill purposes.</p> <p><i>It is recommended that site investigation is undertaken at IP033 and IP261 and where appropriate remediation should take place.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP221 0 IP029 - IP165 - IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>The proposed development of 12 units at IP221 would not result in significant waste production.</p> <p>The provision of a significant number of homes with IP029, IP165 and IP033 and IP090 would result in a localised increase in residents and increase of construction and household waste. Whilst the provision of 18 homes at IP090 alone would not result in significant waste production combined with the new district centre there would be an increase waste production.</p> <p><i>It is recommended that adequate waste facilities should be provided with development at IP029, IP165, IP033 and IP090. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP221 0 IP029 +/- IP165 - IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	North West and North Ipswich	<p>Due to the number of units proposed with IP221, it is not expected this site would have a significant impact on the SA Objective.</p> <p>The provision of 71 homes with IP029 would result in an increase of people and private vehicles which could potentially increase traffic within the local area and the A14. This site would also experience traffic noise. However the site is served by two local bus routes. It is also located in close proximity to two Local Centres (40 and 42), three existing employment areas and one allocated employment site and this would provide the opportunity for convenient and sustainable travel which could help to reduce the effects of traffic upon the environment in the long term. For these reasons, it is considered that the effects will be both positive and negative.</p> <p>The increase of vehicles associated with IP165 could potentially put pressure on Bramford Road/B1067 to the north and Europa Way to the south of the site particularly at peak times which could exacerbate congestion and its effects to the environment.</p> <p>The increase of vehicles associated with the provision of a new district centre at IP090 could potentially put pressure on Sproughton Road to the south east and cumulatively with IP165 this could also put pressure on Bramford Road/B1067.</p> <p>The provision of homes at IP033 would result in the increase of vehicles to and from the site which would put pressure on access routes.</p> <p><i>It is recommended that green buffers are used around IP029 to account for the close proximity of the A14 and the main railway line to the south of the site.</i></p> <p><i>It is recommended that adequate access at IP165 and IP033 is provided where possible to avoid exacerbating peak time congestion issues.</i></p> <p>A transport assessment and travel plan is</p>

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				<p>required for IP029, IP033 and IP165. Access visibility and junction spacing along Bramford Road in relation to IP033 will also be considered. This will help to reduce any potential negative effects on traffic.</p>

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ET5 To improve access to key services for all sectors of the population	IP221 + IP029 + IP165 + IP033 + IP090 ++	Medium and long term Direct and indirect Reversible Medium	North Ipswich	<p>The proposed units with IP221 would be well served with two existing Local Centres and proposed District Centre in close proximity. The site is directly adjacent to playing fields and is also in close proximity to open spaces and an allotment.</p> <p>IP029 would provide homes located in close proximity to local bus routes which in the medium to long term would improve access to key services around the site including open space and two Local Centres. The site will also provide a link road between Bramford Road and Europa Way subject to impacts being assessed.</p> <p>IP165 would provide homes located within 400m of an existing Local Centre and in close proximity to two bus routes and a proposed District Centre.</p> <p>IP033 would provide homes close to a Local Centre and a proposed District Centre.</p> <p>IP090 would provide 18 homes and a District Centre which in the long term would directly support the SA Objective.</p>

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ET6 To limit and adapt to climate change	IP221 0 IP029 +/- IP165 +/- IP033 +/- IP090 +/-	Medium and long term Direct and indirect Reversible Medium	North Ipswich	<p>IP029, IP165 and IP033 each seek to provide a significant number of homes and IP090 seeks to provide 18 homes and a District Centre which would result in a localised population increase and private cars. The increase in vehicular emissions could have a negative effect on local air quality however these sites are located in close proximity to local bus routes, Local Centres, a proposed District Centre and employment areas which may offer some mitigation. IP221 has an indicative capacity of 12; therefore it is not considered the site will have a significant impact on climate change.</p> <p>The replacement of derelict buildings with more energy and water efficient buildings could support the SA Objective.</p> <p><i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP221 0 IP029 0 IP165 0 IP033 0 IP090 0	Medium and long term Direct and indirect Reversible Medium	Localised	<p>None of these site allocations are located within areas at risk of flooding. There would be no significant effects on water resources with development at grassland sites due to the size of development. However replacement of this land with development could increase the surface run-off (e.g. sites IP029 and IP033), but this could be partially offset by adequate drainage and gardens.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP033 and IP165. See Appendix 1 of the Ipswich SFRA.</p> <p><i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP221 ? IP029 - IP165 - IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	Localised	<p>IP221 is located close to a TPO. This site currently contains trees and vegetation which would require clearance and there is the potential for some trees to provide habitat for birds.</p> <p>The majority of the perimeter at IP029 is surrounded by trees and areas within IP165 and IP090 contain trees and vegetation some of which may require removal for access during the construction period. There is the potential for the trees and vegetation to contain birds.</p> <p>IP033 is a local wildlife site which would be lost to development. The site contains trees, vegetation and a pond which are considered suitable habitats for birds and reptiles.</p> <p><i>Bird and reptile surveys should be undertaken prior to construction at IP221, IP029 and IP165. Should any nesting birds or reptiles be found, appropriate mitigation measures should be put in place.</i></p> <p><i>Where possible IP221, IP029 IP033, and IP090 should include provision of soft landscaping and should seek to retain existing trees and the pond at IP033 as this may offer some benefits to biodiversity.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP221 0 IP029 0 IP165 0 IP033 0 IP090 0	N/A	N/A	<p>The site allocations are not located close to any Listed Buildings. IP029 lies in the vicinity of Roman and Prehistoric sites. There were gravel pits across part of IP033. Bronze Age and Neolithic finds were recovered and Saxon remains were recorded to the south. Evaluation is needed to identify the impact of past land use. There are Saxon sites between this one and the river.</p> <p>IP090 lies in an area of Prehistoric archaeology. Part of the site is likely to have been destroyed by extraction of clay for brick-making. There is no objection in principle to development of these sites but any permission will require a condition relating to archaeological investigation</p>

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				<p>attached to any planning consent. Early evaluation is advisable.</p> <p>Therefore it is considered the effects will be negligible on conserving or enhancing the historic environment, heritage assets and their settings.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP221 +</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP033 +</p> <p>IP090 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>Development with IP221, IP029, IP165, IP033 and IP090 could contribute towards enhancing townscape quality and local distinctiveness.</p> <p>Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) to provide additional guidance to support policies set out in their development plan documents. Phase 1 is due for adopted in January 2015 and provides guidance about the Gipping Valley area. Phase 2 of the work (adoption expected 2016) will cover more outer areas of the town. Once adopted, this document should be consulted upon at design stage.</p> <p><i>It is recommended that development at IP221, IP029, IP165, IP033 and IP090 should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping should be incorporated into design.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP221 + IP029 + IP165 + IP033 + IP090 +	Medium and long term Direct and indirect Reversible Medium	Localised	IP221, IP029, IP165, IP033 and IP090 are located close to areas of open space. The provision of quality development could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.
HW2 To improve the quality of life where people live and encourage community participation	IP221 + IP029 + IP165 + IP033 + IP090 +	Medium and long term Direct and indirect Reversible Medium	Localised	IP221 is close to Local and District Centres, open space and an allotment. This could make partial contributions towards improving the quality of life by promoting healthier lifestyles encouraging community participation. IP165 seeks to provide homes in close proximity to open spaces and close to Local Centres and a proposed District Centre which collectively could make some contributions towards improving the quality of life where people live. Development at IP033 and IP090 will provide homes close to and immediately adjacent to the new District Centre which could make partial contributions towards achieving the SA Objective.
ER1 To reduce poverty and social exclusion	IP221 + IP029 + IP165 + IP033 + IP090 +	Medium and long term Indirect Reversible Low	Localised	Each of the site allocations are located close to an existing Local centre or proposed District Centre. The Local and District centres would serve each of the site allocations and contribute towards reducing social exclusion. Housing provision would improve the quality of housing stock and could contribute towards increasing quality of life for residents.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP221 0 IP029 0 IP165 0 IP033 0 IP090 +	Short term Indirect Reversible High	North Ipswich	The new District Centre at IP090 would create employment opportunities and this would support the SA Objective. During the construction phase of development, there would be some opportunity for construction related employment, though this would be temporary and in the short term.
ER3 To help meet the housing requirements for the whole community	IP221 + IP029 ++ IP165 ++ IP033 ++ IP090 ++	Medium and long term Direct Reversible High	North Ipswich	IP221, IP029 and IP165 each support the SA Objective and seek to provide 12 units, 71 new homes and 94 new homes respectively which would help to meet the housing requirements for the whole community. IP033 and IP090 seek to provide 46 and 18 homes respectively which would directly support the SA Objective. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy. Housing type and tenure are addressed in Policy CS8 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP221 0 IP029 0 IP165 0 IP033 0 IP090 +	Medium and long term Indirect Reversible Medium	North Ipswich	The site allocations are not considered to have a significant effect on achieving sustainable levels of prosperity and economic growth throughout the plan area. The provision of the District Centre at IP090 would be supported by the development of 18 homes and the localised increase of residents may encourage economic growth in the area.
ER5 To support vital and viable town, district and local centres	IP221 0 IP029 + IP165 + IP033 + IP090 ++	Medium and Long term Indirect and direct Reversible Medium	North Ipswich	The provision of homes with IP221 in close proximity to a Local Centre may offer some benefits to the SA Objective. However due to the small number of units proposed, benefits would be limited. The provision of a significant number of homes IP029, IP165 and IP033 in close proximity to Local Centres and a proposed District Centre would help to support the

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>vitality and viability of these centres in the long term.</p> <p>IP090 would directly support the vitality and viability of the proposed District Centre as it would result in increase of local residents and would be conveniently located to meet their needs.</p>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>IP221 0</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP033 +</p> <p>IP090 +</p>	<p>Medium to long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	North Ipswich	<p>The provision of the District Centre at IP090 would be supported by the development of 18 homes. The cumulative localised population increase from development at IP033, IP029, and IP165 near community facilities would encourage efficient patterns of movement as well as sustainable and convenient travel. All of the above would encourage economic growth in the area. The sites are located close to main roads and the A14 which could support efficient patterns of movement into town centre areas.</p> <p>IP221 is not considered to have a significant effect on encouraging efficient patterns of movement in support of economic growth.</p> <p><i>Public transport provision would support the SA Objective.</i></p>
<p>ER7</p> <p>To encourage and accommodate both indigenous and inward investment</p>	<p>IP221 0</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP033 +</p> <p>IP090 +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	North Ipswich	<p>The provision of the District Centre at IP090 would be supported by the development of 18 homes. The localised increase in population cumulatively from the sites would encourage indigenous and inward investment.</p> <p>IP221 is not considered to have significant effects on the SA Objective due to the small scale of development proposed.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP221 0 IP029 0 IP165 0 IP033 0 IP090 0	N/A	N/A	Development at these sites is not considered to have a significant effect on maintaining and improving access to education and skills for both young people and adults.
CD1 To minimise potential opportunities for crime and anti-social activity	IP221 0 IP029 + IP165 + IP033 + IP090 +	Medium and Long term Indirect Reversible Low	Localised	The provision of homes at IP029, IP165 IP033 and IP090 would increase natural surveillance which may help to minimise potential opportunities for crime and anti-social behaviour. IP221 is not considered to have a significant effect on the SA Objective.

Ipswich North East

Bixley and St Johns

IP109 R/O Jupiter Road & Reading Road, 13 homes

IP131 Milton Street, 13 homes

IP088 79 Cauldwell Hall Road, 16 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP109 0 IP131 0 IP088 0	N/A	N/A	IP109 and IP131 seek to provide 13 new homes each and IP088 seeks to provide 16 homes and are unlikely to have a significant effect on air quality due to the small scale of proposed development.
ET2 To conserve soil resources and quality	IP109 + IP131 + IP088 +	Medium and long term Indirect Irreversible Medium	Site	Each of the sites will be developed on brownfield land and will not involve land take of greenfield sites which will offer some benefits to the SA Objective. It is possible that contaminated land is encountered at IP109 and IP131 and remediation would help to improve the soil resource. <i>It is recommended that remediation works are undertaken where appropriate.</i>
ET3 To reduce waste	IP109 - IP131 - IP088 -	Medium and long term Indirect Reversible Medium	Site	Housing development at IP109, IP131 and IP088 would result in increasing waste production at these sites. <i>It is recommended that adequate waste facilities should be provided with new development. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>
ET4 To reduce the effects of traffic upon the environment	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	North East Ipswich	Each of the sites is located close to a District Centre, two Local Centres and areas of open space. This may encourage sustainable travel locally.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	North East Ipswich	IP109, IP131 and IP088 each have good access and are located close to a District Centre, two Local Centres and areas of open space which would allow easy access to these services.
ET6 To limit and adapt to climate change	IP109 0 IP131 0 IP088 0	Medium and long term Indirect Reversible Medium	North East Ipswich	The close proximity of Local Centres, District Centres and bus routes would promote the use of public transport and sustainable travel modes. IP109, IP131 and IP088 are not thought to have significant impacts upon the SA Objective due to the number of proposed homes. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP109 0 IP131 0 IP088 0	Medium and long term Indirect Reversible Medium	Localised	None of these site allocations are located within areas at risk of flooding. Surface water flooding local to site - will be considered at planning application stage for IP131. See Appendix 1 of the Ipswich SFRA. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP109 - IP131 0 IP088 0	Medium and long term Indirect Reversible Medium	Localised	There are areas of vegetation and trees at IP109 which have the potential to contain nesting birds. IP131 and IP088 are not considered to have a significant effect on biodiversity as they are not located close to any designated sites and do not comprise any valuable habitats. <i>It is recommended that vegetation is not removed during bird nesting season at IP109. Soft landscaping and vegetation planting should be encouraged where appropriate.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP109 0 IP131 0 IP088 0	N/A	N/A	St Johns Baptist Church Grade II Listed Building is within 400m of IP131 and IP088. However at such distance it is not anticipated that there would be a direct negative effect on the setting of the Listed Building. There are no heritage assets located near or within IP109.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	Localised	Development at each of these site allocations could contribute towards enhancing quality and local distinctiveness through modern design and the replacement of existing structures. Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) (Phase 1 to be adopted in January 2015, Phase 2 for outer Ipswich in 2016) to provide additional guidance to support policies set out in their development plan documents. Once adopted, this document should be consulted upon at design stage. <i>It is recommended that development at each of the sites should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	Localised	Each of these sites is located close to protected playing fields which could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles. High quality housing would also help to support the SA Objective.
HW2 To improve the quality of life where people live and encourage community participation	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	Localised	Development at each of these sites would be close to District Centres, Local Centres and protected playing fields which collectively could make contributions towards improving the quality of life by promoting healthier lifestyles encouraging

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				community participation. High quality housing would also help to support the SA Objective.
ER1 To reduce poverty and social exclusion	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	North East Ipswich	IP109, IP131 and IP088 will be located close to an existing District Centre which provides community facilities and could contribute to reducing social exclusion.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP109 0 IP131 0 IP088 0	Short term Indirect Reversible High	North East Ipswich	There would be the opportunity for construction related employment. Though this would be opportunities would be limited to the construction phase.
ER3 To help meet the housing requirements for the whole community	IP109 + IP131 + IP088 +	Medium and long term Direct Reversible High	North East Ipswich	IP109 and IP131 each seek to provide 13 homes and IP088 seeks to provide 16 homes. Each of these site allocations directly supports the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP109 0 IP131 0 IP088 0	N/A	N/A	Housing provision would not significantly contribute to achieving sustainable levels of prosperity and economic growth.
ER5 To support vital and viable town, district and local centres	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	North East Ipswich	The provision of homes with each of these site allocations close to existing District Centre 18 and Local Centres 19 and 36 would encourage residents to use these facilities which would support the vitality and viability of these centres.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	North East Ipswich	Efficient patterns of movement will be encouraged as the sites are located near existing District and Local Centres. The area is well served by public transport.
ER7 To encourage and accommodate both indigenous and inward investment	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Medium	North East Ipswich	The cumulative development at these sites would encourage investment and in the long term. The increase of people would cumulatively serve to support local business which would contribute to encouraging and accommodating indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	IP109 0 IP131 0 IP088 0	Medium and long term Indirect Reversible Low	North East Ipswich	There is one high school within 500m of IP109, IP131 and IP088. The provision of homes at these sites would make some contributions towards maintaining access to education skills for young people and adults though contributions are considered to have a negligible effect.
CD1 To minimise potential opportunities for crime and anti-social activity	IP109 + IP131 + IP088 +	Medium and long term Indirect Reversible Low	Localised	The provision of homes may result in increase of natural surveillance which may in turn help to minimise potential opportunities for crime and anti-social behaviour.

Ipswich Central

Westgate

IP105 Depot, Beaconsfield Road, 15 homes

IP246 158-160 London Road, 13 homes

IP135 112-116 Bramford Road, 24 homes

IP130 South of South Street, 11 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP105 0 IP246 0 IP135 0 IP130 0	Medium and long term Indirect Reversible Low	Central	<p>IP246 and IP105 are sites currently in use therefore due to the proposed number of housing at these sites it is not considered that the increase on private cars as a result of development would significantly increase vehicular emissions.</p> <p>Cumulatively the housing proposed at IP135, IP130 and IP105 would potentially have a negative effect on local air quality, however the level of certainty is low. The provision of a cycle path to the south west boundary of IP105 linking with the existing riverside cycle paths to the north and south of the site would make partial contributions to promoting cycling though it would not contribute significantly to achieving the SA Objective.</p> <p><i>It is recommended that where possible public transport links should be provided within 400m of development.</i></p>
ET2 To conserve soil resources and quality	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Irreversible Medium	Site	<p>Each of these sites would be developed on previously developed land.</p> <p>Contaminated land may be encountered at IP105 and IP135. Remediation works would benefit the soil resource.</p> <p><i>Contaminated land should be appropriately remediated at IP105 and IP135.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP105 - IP246 - IP135 - IP130 -	Medium and long term Indirect Reversible Medium	Site	Cumulatively the site allocations will result in increase of construction and household waste. <i>Adequate waste facilities should be provided with new development. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>
ET4 To reduce the effects of traffic upon the environment	IP105 0 IP246 0 IP135 0 IP130 0	Medium and long term Indirect Reversible Medium	Localised	IP105 and IP246 propose 15 and 13 homes respectively. Effects upon traffic during operation would not increase significantly due to the number of new homes proposed though there would be a temporary increase in construction traffic. IP130 proposes 11 new homes which would not have a significant impact on air quality. IP135 proposed 24 homes and <i>similarly</i> will only have a negligible effect on traffic the area.
ET5 To improve access to key services for all sectors of the population	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Localised	IP105 is relatively close to the existing Local Centre 35 which would contribute to the achievement of the SA objective. The provision of a cycle path along the south west boundary of the site linking with existing riverside cycle paths to the north and south would also contribute to improving access to key services. Similarly IP246, IP135 and IP130 are located relatively close to District Centre 7, and Local Centre 35 which would provide easy access to these services in the long term.
ET6 To limit and adapt to climate change	IP105 0 IP246 0 IP135 0	Medium and long term Indirect	Central	Housing provision at these sites is considered to have a very minor effect on vehicular emissions due to the number of

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
	IP130 0	Reversible Medium		houses proposed. Therefore no significant effects to the SA Objective are likely to occur. <i>Where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i> <i>These sites should ensure that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP105 0 IP246 0 IP135 0 IP130 0	Medium and long term Indirect Reversible Medium	Localised	Provision of houses would increase water use at each of these sites though not to a significant amount. With sites currently in use, no significant drainage problems would be envisaged. None of these site allocations are located within areas at risk of flooding. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP105 0 IP246 0 IP135 - IP130 0	Medium and long term Indirect Reversible Medium	Localised	There are TPOs at IP135 which may be affected by new development. <i>It is recommended that where possible TPOs should be incorporated into design at IP135. Each of the site allocations should maximise the use of soft landscaping and vegetation planting which would offer some benefits to the SA Objective.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	There are no heritage assets within 100m of the sites therefore no impacts are recorded for this set of sites.
ET10 To conserve and enhance the quality and local	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible	Central	Development with each of these site allocations could contribute towards enhancing townscape quality by implementing careful design techniques

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
distinctiveness of landscapes and townscapes		Medium		<p>that integrate with the local character of the area.</p> <p>Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) (Phase 1 to be adopted in January 2015, Phase 2 in 2016) to provide additional guidance to support policies set out in their development plan documents. Once adopted, this document should be consulted upon at design stage.</p> <p><i>It is recommended that development at each of the sites should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping should be incorporated into design.</i></p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP105 +</p> <p>IP246 +</p> <p>IP135 0</p> <p>IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Central	<p>Development at IP105 is located close to a protected playing field and would provide a cycle path to the south west boundary of the site connecting with existing riverside cycle paths. IP246 is located close to an area of woodland. Each of these factors could make partial contributions towards improving health in the long term through encouraging people to cycle and go outdoors and promoting healthier lifestyles.</p> <p>No significant effects with IP135 and IP130 are considered likely.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP105 +</p> <p>IP246 +</p> <p>IP135 +</p> <p>IP130 +</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	Central	<p>The provision of housing with these site allocations would help to improve quality and availability of homes cumulatively within the local area. Housing would also be provided close to Local and District Centres which would contribute to healthier lifestyles and encouraging community participation.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Low	Central	The provision of housing close to Local and District Centres would contribute to improving access to community facilities and reducing social exclusion.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP105 0 IP246 0 IP135 0 IP130 0	Short term Indirect Reversible High	Central	There would be the opportunity for construction related employment though this would be limited to the construction phase.
ER3 To help meet the housing requirements for the whole community	IP105 + IP246 + IP135 + IP130 +	Medium and long term Direct Reversible High	Central	Each of these site allocations seeks to provide housing within the local area which directly supports the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	The sites do not have a significant effect on encouraging employment and investment.
ER5 To support vital and viable town, district and local centres	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	The provision of homes with each of these site allocations close to existing District and Local Centres would help to encourage residents to use these facilities in the long term which would partially support the vitality and viability of these centres.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	The cumulative minor increase in population close to existing centres would help to encourage efficient patterns of movement. There are bus links close to each of these sites which would encourage sustainable and convenient travel. All of the above would encourage economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	Development at these sites may help to encourage investment and in the long term. The cumulative population increase would support local business which would contribute to encouraging and accommodating indigenous and inward investment. Providing the right type of housing in the right locations could also help attract or retain skills to/in Ipswich which are key to attracting businesses.
CL1 To maintain and improve access to education and skills for both young people and adults	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	The site allocations are not considered to have an effect on maintaining and improving access to education and skills for both young people and adults.
CD1 To minimise potential opportunities for crime and anti-social activity	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Low	Central	The provision of homes with each of the site allocations may help to increase natural surveillance which may in turn help to minimise potential opportunities for crime and anti-social behaviour.

Castle Hill and St Margarets – a

IP009 Victoria Nurseries, Westerfield Road, 12 homes

IP256 Artificial hockey pitch, Ipswich Sports Club, subject to the requirements of policy DM28 being met, 18 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP009 0 IP256 0	Medium and long term Indirect Reversible Medium	Central	The provision of 12 homes at IP009 and 18 homes IP256 would cumulatively result in a minor increase in private cars which in the medium to long term may have a very small contribution to an increase in vehicular emissions locally. There is however one local bus route in close proximity to each of these sites which may encourage more sustainable travel. Both are located within one mile of the town centre where there are job opportunities and services available. For these reasons effects on air quality are considered to be negligible.
ET2 To conserve soil resources and quality	IP009 + IP256 +	Medium and long term Indirect Irreversible Medium	Central	Each of these sites would be developed on previously developed land. It is possible that contaminated land may be encountered at IP256. Remediation works would help to improve the soil resource. <i>It is recommended that remediation works take place at IP256.</i>
ET3 To reduce waste	IP009 - IP256 -	Medium and long term Indirect Reversible Medium	Central	The proposed development with each of the site allocations would increase waste production. <i>It is recommended that adequate waste facilities should be provided with development at these sites. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>
ET4 To reduce the effects of traffic upon the environment	IP009 0 IP256 0	Medium and long term Indirect Reversible Medium	Central	Housing provision will have a potential negative effect on emissions and their effect on the environment though on the whole impacts would be negligible. There is one local bus route which serves each of these site allocations which may help to reduce the effects of traffic upon the environment the long term.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>It is recommended that pedestrian and cycling infrastructure is enhanced in this area.</i>
ET5 To improve access to key services for all sectors of the population	IP009 + IP256 +	Medium and long term Indirect Reversible Low	Central	IP256 is located close to Local Centre 4 and both of the site allocations are located close to a large open space area which partially supports the SA Objective.
ET6 To limit and adapt to climate change	IP009 - IP256 -	Medium and long term Indirect Reversible Medium	Central	Housing provision at these sites would have a potential negative effect on vehicular emissions however each of the sites are located close to a local bus route and the town centre, which could encourage people to use public transport, cycle or walk. <i>It is recommended that where possible public transport links should be provided within 400m of development. Where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i> <i>These sites should ensure that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP009 0 IP256 -	Medium and long term Indirect Reversible Medium	Central	There may be a drainage constraint at IP256 due to the previous use of the site as a sports pitch. None of the site allocations are located within areas at risk of flooding. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i> Surface water flooding local to site - will be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP009 - IP256 -	N/A	N/A	Each of these sites contains TPOs which could be affected by development. <i>Where possible TPOs should be incorporated into design and soft landscaping and tree planting should be encouraged to support biodiversity.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP009 0 IP256 0	N/A	N/A	The Spinney including Car Port and Log Store Grade II Listed Building is located within 100m of IP009. However as development would not affect the Listed Building setting no negative effects are considered likely.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP009 + IP256 +	Medium and long term Indirect Reversible Medium	Central	Development of these site allocations could contribute towards enhancing townscape quality and local distinctiveness through careful design. Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) (Phase 1 to be adopted in January 2015, Phase 2 in 2016) to provide additional guidance to support policies set out in their development plan documents. Once adopted, this document should be consulted upon at design stage. <i>It is recommended that development should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP009 + IP256 +	Medium and long term Indirect Reversible Low	Central	Each of these proposed developments are located close to a large area of open space which could make minor contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP009 + IP256 +	Medium and long term Indirect Reversible Medium	Central	The provision of housing with these site allocations would improve quality and availability of homes within the local area. Housing would also be provided close to a Local Centre at IP256 which would contribute to healthier lifestyles and encouraging community participation. IP256 is currently an all-weather sports pitch which will be lost to a housing development however mitigated through Core Strategy policy DM28.
ER1 To reduce poverty and social exclusion	IP009 0 IP256 +	Medium and long term Indirect Reversible Low	Central	The provision of housing close to a Local Centre at IP256 would contribute to improving access to community facilities and reducing social exclusion. IP009 is not considered to have a significant effect on the SA Objective.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP009 0 IP256 0	Short term Indirect Reversible High	Central	Construction jobs may become available in the short term; however it is considered that on the whole the effect will be negligible.
ER3 To help meet the housing requirements for the whole community	IP009 + IP256 +	Medium and long term Direct Reversible High	Central	Each of these site allocations seeks to provide housing within the local area which directly supports the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP009 0 IP256 0	N/A	N/A	The sites would not support the SA Objective.

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP009 + IP256 +	Medium and long term Indirect Reversible Low	Central	The provision of homes with each of the site allocations may help to increase natural surveillance which may in turn help to minimise potential opportunities for crime and anti-social behaviour.

Ipswich South East

Holywells

IP066 - JJ Wilson, White Elm Street – 18 dwellings

IP010a - Co-op Depot, Felixstowe Road – 66 dwellings

IP010b - Felixstowe Road – 75 dwellings

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP066: - IP010a: - IP010b: -	Long term Indirect Reversible Medium	Localised	<p>Provision of extra housing at IP010a and IP010b could result in minor traffic and emissions increase.</p> <p>IP066 is within an AQMA and any additional traffic associated with housing provision may result in further deterioration of air quality. However, the site is located close to the town centre which could facilitate walking and cycling, and it is currently in industrial use so there is some traffic generation already.</p> <p><i>Use of sustainable modes of transport should be encouraged.</i></p>
ET2 To conserve soil resources and quality	IP066: + IP010a: + IP010b: +	Long term Indirect Irreversible Low	Site	<p>Housing within all of these areas will increase the green space through the provision of gardens and open spaces (all are primarily hard surfaced or built on at present).</p> <p>The existing land use associated with commercial and industrial properties at IP010a and IP010b will be removed and replaced. Potential for contaminated land has been identified along the railway track.</p> <p><i>Appropriate remediation techniques and survey for contaminated land should be conducted during design of any scheme.</i></p>
ET3 To reduce waste	IP066: - IP010a: - IP010b: -	Long term Direct Reversible High	Site	<p>The provision of housing will potentially increase the volume of household waste produced within these areas. <i>Recycling household waste initiatives would mitigate any potential increase.</i></p> <p>Industrial and commercial waste will be reduced at IP010a and IP010b through removal of these land uses. However, there will be associated removal of construction and demolition waste.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP066: - IP010a: 0 IP010b: 0	Long term Indirect Reversible High	Localised	<p>All units will realise an increase in residential traffic. Construction traffic will increase temporarily. IP066 is already in AQMA and even a slight increase in air pollution would be considered significant.</p> <p>IP010a and IP010b will realise a reduction in commercial and industrial traffic, through elimination of this land use. This may broadly offset the increase in residential traffic.</p> <p>A transport assessment and travel plan will be required for IP010a and IP010b which will help to reduce any potential negative effects on traffic.</p> <p><i>Provision of public transport will enable the increase in traffic volumes to be minimised.</i></p>
ET5 To improve access to key services for all sectors of the population	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	<p>IP010a and IP010b are in close proximity to an existing District Centre 23 (along Felixstowe Road) and development within these areas would not hinder access to key services.</p> <p>IP066 is in close proximity to District Centre 21 (along Foxhall Road) and central Ipswich, therefore development would allow access to key services.</p> <p>As part of the development of IP010a, Rose Hill Primary School will be extended and provide an increased level of service to the immediate area.</p> <p><i>Any development should include provision to maintain and improve accessibility and connectivity to the green spaces within the district.</i></p>
ET6 To limit and adapt to climate change	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Ipswich – South East	Residential development is expected at IP066, IP010a, and IP010b. This will replace existing buildings with energy efficient new buildings including insulation and heating; therefore replacing existing inefficient practices with modern standards. These would be in line with the Code for Sustainable Homes.
ET7 To protect and	IP066: + IP010a: +	Long term Indirect	Sites	Removal of existing hard standing and car parks and replacement with open space

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enhance the quality of water features and resources and reduce the risk of flooding	IP010b: +	Irreversible Low		and landscaping will improve run off and aid ground absorption. The implementation of SuDS will offer benefits with regard to drainage and may reduce flood risk within the area. These methods should be studied and applied to any proposals where applicable. Surface water flooding local to site - will be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP066: +/- IP010a: +/- IP010b: +/-	Long term Indirect Irreversible Low	Localised	All of the sites are presently of low biodiversity value. However, IP066 is located within close proximity to a County Wildlife Site. To the south of the site is an area of land designated as open space with geologically important features. IP010a and IP010b border the railway line, where a wildlife corridor exists. <i>Proposals that may have a negative impact on wildlife habitats should not be accepted. Opportunities for enhancement should be sought.</i> Tree Preservation Orders (TPOs) are present within (or nearby) IP010a and IP010b; <i>any development would be required to adhere to any conditions associated with these TPOs.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Irreversible Low	Localised	There are three listed buildings within 150m of the development areas. The Church of St Bartholomew (Grade II), Uplands (Grade II) and Boundary Wall, Gate piers and Gate at Uplands (Grade II). None of the areas will directly impact on any known features of historical interest nor will the proposals affect the setting of these listed buildings.

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ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Irreversible Low	Localised	<p>New housing developments at all sites should be designed to be sensitive and in-keeping with local character. It is likely that the construction of new housing at the sites in place of existing developments will have a slight positive impact upon the townscape. However, the impact is considered to be negligible.</p> <p>There are no listed buildings or conservation areas within proximity to the sites.</p> <p>IP010a and b fall within the California Urban Character Area in the Urban Character SPD (to be adopted January 2015) and IP066 is adjacent to the Parks area. The SPD provides design guidance.</p>
HW1 To improve the health of those most in need	IP066: + IP010a: + IP010b: +	Long term Direct Irreversible Medium	Site	<p>New development at IP066, IP010a and IP010b will add improved quality housing to the area. Associated recreational areas and gardens should improve the health and amenity for local residents.</p> <p>IP010a is designated to include some community usage through extension to the local primary school.</p>
HW2 To improve the quality of life where people live and encourage community participation	IP066: + IP010a: + IP010b: +	Long term Direct Reversible High	Site	<p>Provision of new housing at the sites will increase the quality and availability of housing stock in eastern Ipswich. New housing will be constructed to a higher standard and the council will ensure that affordable housing will be provided. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.</p>

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ER1 To reduce poverty and social exclusion	IP066: 0 IP010a: + IP010b: 0	Long term Indirect Reversible Low	Localised	Provision of new housing at these sites will increase the quality and availability of housing stock in eastern Ipswich. IP010a and IP010b are situated in close proximity to the District centre 23 (along Felixstowe Road). IP010a is allocated for community usage, which is likely to include the extension to a local school. Employment will be created within the construction sector for the new housing provision, the extension of Rose Hill School and associated amenity improvements.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP066: + IP010a: - IP010b: +	Short term Indirect Reversible Low	Localised	Employment will be created across all sites during the construction period of the new housing developments. However, some IP010a existing employment site will be lost. IP066 and IP010b will displace existing economic activities so they will need to be relocated within Ipswich if the jobs benefit is to be retained. Increased job opportunities will be available for the District Centre 23 (along Foxhall Road).
ER3 To help meet the housing requirements for the whole community	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	Provision of new housing at IP066, IP010a and IP010b will increase the quality and availability of housing stock in eastern Ipswich. It is envisaged that an element of affordable housing will be included in any future development. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Reversible High	Site	Employment and investment would be encouraged across IP066, IP010a and IP010b during the design and construction of the proposed development. However, the short term nature of this employment results in a negligible impact. An existing employment area is located to the north of IP066. An increase in the number of local residents could provide a

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				workforce and expansion opportunity for the businesses within this area. <i>Improved transport, connectivity and access routes should be encouraged to link the new developments to the employment area</i>
ER5 To support vital and viable town, district and local centres	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	The developments at IP066, IP010a, IP010b all offer new housing stock and are in close proximity to two local district centres 21 & 23 (along Foxhall Road and Felixstowe Road) containing shops and retail services. Although none of the development sites are primarily designated for commercial uses, their residents will use local services and add to the economy of the area and also that of Ipswich town centre.
ER6 To encourage efficient patterns of movement in support of economic growth	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Ipswich – South East	New housing created at IP066, IP010a and IP010b will provide an available workforce to the surrounding district centres, adjacent town centre and designated employment area. There are presently bus routes in close proximity to the sites along Felixstowe Road to central Ipswich.
ER7 To encourage and accommodate both indigenous and inward investment	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	IP066, IP010a and IP010b are all housing developments. There will be investment into the areas for the design and construction of these sites. There are limited opportunities for new business to develop on these sites; however, the improvement in housing stock and accessibility will benefit surrounding business and attract investment. IP066 and IP010b will displace existing economic activities so they will need to be relocated within Ipswich if the jobs benefit is to be retained.
CL1 To maintain and improve access to education and skills for both young people and	IP066: 0 IP010a: + IP010b: 0	Long term Direct Reversible High	Localised	The developments will provide new housing and some amenity in open space. IP010a will ensure that community facilities are maintained and extend a valuable resource in Rose Hill Primary

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
adults				School. The extension to Rose Hill Primary School in IP010a could contribute to achieving higher educational attainment and increase living standards within the local area.
CD1 To minimise potential opportunities for crime and anti-social activity	IP066: + IP010a: + IP010b: +	Medium term Indirect Reversible High	Site	IP066, IP010a and IP010b would provide new housing to the local area; this will likely be an improvement on existing stock and increase community pride. Employment during construction will attract investment to the area and could have beneficial effects on crime levels thorough improved design and accessibility. The extension to Rose Hill Primary School in IP010a could contribute to achieving higher educational attainment and increase living standards within the local area. <i>Proposals should incorporate safety in design principles and increase natural surveillance thereby minimising opportunities for crime and anti-social behaviour.</i>

Gainsborough

IP067 – Former British Energy Site – employment allocation

IP058 - Former Volvo site, Raeburn Rd South – employment allocation

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

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ET1 To improve air quality	IP067: - IP058: - IP099: -	Long term Direct Reversible High	Localised	<p>The area around IP067, IP099 and IP058 is presently affected by odour from the nearby sewage works. This has been identified as an existing barrier to development.</p> <p>The proposals create employment areas at IP067, IP099 and IP058. It is considered likely that traffic volumes and emissions will increase. Public transport provision would mitigate some of this increase. The closest existing bus routes are to the north and east of the sites along Landseer Road. The sites are also next to a large residential area which could supply a labour force for future employment uses <i>Bus improvements should be sought to reduce impacts on air quality if the proposals are completed.</i></p>
ET2 To conserve soil resources and quality	IP067: + IP058: + IP099: +	Long term Direct Irreversible High	Site	<p>IP067 is formerly the British Energy site; there may be some contaminants in this area. Site investigation may be required prior to any development. Remediation could be necessary and would improve the quality of soil resource.</p> <p>IP099 and IP058 are former Volvo sites and are presently consisting predominantly of hard standing car parking/depot and structures.</p> <p><i>Remediation works to be undertaken where appropriate.</i></p>
ET3 To reduce waste	IP067: - IP058: - IP099: -	Long term Direct Reversible High	Site	<p>Creation of employment areas at IP067, IP099 and IP058 will create industrial/commercial waste. This can be offset by the implementation of recycling schemes.</p> <p>Some demolition work and removal of contaminants may be required and this waste should be disposed of appropriately off-site.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>Any contaminated excavated ground should be disposed of appropriately.</i>
ET4 To reduce the effects of traffic upon the environment	IP067: - IP058: - IP099: -	Long term Indirect Reversible High	Localised	<p>The proposals create employment areas at IP067, IP099 and IP058 with likely increase in traffic volumes and emissions.</p> <p>Public transport provision would mitigate some of this increase. The closest existing bus routes are to the north and east of the sites along Landseer Road.</p> <p>A transport assessment and travel plan will be required for the sites which will help to reduce any potential negative effects on traffic.</p> <p><i>An improvement to the public transport network and green travel plans should be developed to include access to these sites.</i></p>
ET5 To improve access to key services for all sectors of the population	IP067: + IP058: + IP099: +	Long term Indirect Reversible Medium	Localised	IP058 and IP067 contain areas of open space which should be developed to provide an amenity or recreational asset for the local area. IP099 should contribute to the development of open spaces within these sites.
ET6 To limit and adapt to climate change	IP067: +/- IP058: +/- IP099: +/-	Long term Indirect Reversible Low	Ipswich – South East	New employment areas and open space at IP067, IP058 and IP099 will replace derelict and former use buildings with more energy and water efficient structures. However, overall emissions would still increase.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP067: + IP058: + IP099: +	Long term Indirect Irreversible High	Localised	<p>None of the areas designated for employment use are within the floodplain. It is likely that the removal of existing depot/car parking structures and replacement with landscaped developments will decrease the potential run off by increasing ground absorption.</p> <p>Surface water flooding local to site - will be considered at planning application stage for IP067 and IP099. See Appendix 1 of the Ipswich SFRA.</p> <p><i>Suitable drainage systems should be</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>encouraged to ensure flood risk is minimised.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP067: - IP058: - IP099: -	Long term Direct Irreversible High	Localised	<p>IP058 is presently a County Wildlife Site. <i>It would be beneficial for any development on this site to promote the wildlife where possible associated with the CWS as per the recommendations in the 2012/2013 Wildlife Audit.</i></p> <p>IP067 and IP099 also have potential to create areas with rich biodiversity and IP067 contains part of a Local Wildlife Site. IP099 and IP058 are close to the Pipers Vale Local Nature Reserve (LNR) to the south. <i>Opportunities should be sought to enhance wildlife corridors by linking the areas of open space.</i></p> <p><i>Consultation with Natural England would be beneficial to determine potential enhancement of habitats.</i></p> <p><i>It is important that any development is in keeping and does not deteriorate the sensitive nature of the protected sites.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP067: 0 IP058: 0 IP099: 0	Long term Direct Irreversible Low	Localised	There are no heritage assets within close proximity of IP067, IP058, and IP099.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP067: +/- IP058: +/- IP099: +/-	Long term Direct Irreversible Low	Localised	Development at the disused sites IP058, IP099 and IP067 should incorporate green spaces to add to the wildlife sites and corridors in the locality. Development should encourage an improvement to the natural and man-made landscape. It is likely that negative impacts will be realised on the landscape of the CWS, however positive impacts could be realised through the development of derelict sites.

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				<i>Design of this development should be sensitive and encourage a continuation of the features contained within the protected sites.</i>
HW1 To improve the health of those most in need	IP067: 0 IP058: 0 IP099: 0	Long term Direct Reversible Low	Localised	<p>The creation of employment areas at IP067, IP058 and IP099 should attract investment into the area, potentially resulting in a slight increase in wages and standard of living for the local population, however this impact is assessed to be negligible.</p> <p><i>The improvement of the local nature reserves and green space should be encouraged to allow access and recreational use of these sites.</i></p> <p>Removal and appropriate disposal of potentially contaminated land within all areas could bring added health benefits.</p>
HW2 To improve the quality of life where people live and encourage community participation	IP067: + IP058: + IP099: +	Long term Direct Irreversible Low	Localised	<p>The creation of employment areas at IP067, IP058 and IP099 would create jobs and an increase in wages and standard of living for the local population.</p> <p><i>The improvement of the County Wildlife Site and green space should be encouraged to provide a wildlife corridor and if possible allow access and recreational use within IP058 and IP067.</i></p>
ER1 To reduce poverty and social exclusion	IP067: + IP058: + IP099: +	Long term Indirect Irreversible Low	Ipswich – South East	<p>Creation of employment areas at IP058, IP067 and IP099 will attract investment and create jobs. Nearby residents north of Sandyhill Road should benefit from close proximity to employment areas.</p> <p>The Index of Multiple Deprivation highlights that the area containing these development sites is toward the most deprived. Creation of employment and associated improvement in amenities, transport linkages and townscape will benefit the area.</p>

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ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP067: + IP058: +	Long term Direct Reversible High	Ipswich – South East	Employment will be created within IP067, IP058, and IP099. This will be permanent employment during operation and temporary employment during the construction period.
ER3 To help meet the housing requirements for the whole community	IP067: 0 IP058: 0 IP099: 0	Long term Indirect Irreversible Low	Localised	There are no housing proposals associated with the development policies for IP058, IP067, and IP099.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP067: + IP058: + IP099: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP058, IP067 and IP099 will attract investment and create jobs. Nearby residents north of Sandyhill Road should benefit from close proximity to employment areas.
ER5 To support vital and viable town, district and local centres	IP067: + IP058: + IP099: +	Long term Indirect Reversible High	Localised	Creation of employment areas at IP058, IP067 and IP099 will bring investment to an area where there are several disused industrial units. The proposals should support existing employment areas and alongside appropriate investment in public transport and connectivity should increase usage of the area and the nearest local centres 25 and 26.
ER6 To encourage efficient patterns of movement in support of economic growth	IP067: + IP058: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP058, IP067 and IP099 should provide economic growth to the area. Improvement of public transport links and green space connectivity should encourage efficient movement of a workforce. Access from the local residential area north of Sandyhill Lane should be encouraged to reduce traffic, commuting distances and provide an available local workforce to enable business investment.

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ER7 To encourage and accommodate both indigenous and inward investment	IP067: + IP058: + IP099: +	Long term Direct Reversible High	Ipswich – South East	The primary aim of the policies at IP067, IP058, and IP099 is to encourage and accommodate investment. To encourage inward investment it would be beneficial to encourage existing businesses and employers within the nearby employment area and district centre 26 (along Landseer Road) by improving access and connectivity between the sites.
CL1 To maintain and improve access to education and skills for both young people and adults	IP067: 0 IP058: 0 IP099: 0	Long term Indirect Reversible High	Localised	Pipers Vale School is situated on Sandyhill Lane and increased investment in the surrounding area could bring benefits. Creation of employment areas at IP058, IP067 and IP099 should provide economic growth to the area and potentially raise the standard of living within the local community. An increase in public transport and green space connectivity could benefit the students of the school. However, these effects are more likely to be cumulative in combination with other proposals, therefore the performance of the each site is assessed to be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP067: + IP058: + IP099: +	Long term Indirect Reversible High	Localised	Creation of employment areas at IP058, IP067 and IP099 should attract investment and job creation. The living standards within the local area could also rise. The development of disused sites at IP058, IP067, and IP099 will improve the local amenity and vibrancy. Disused sites can be associated with crime and anti-social behaviour. By bringing these back into acceptable use, then the community should benefit. Secured by design principles and an increase in natural surveillance may reduce crime levels within the area.

Priory Heath B - Ravenswood

IP149 - Pond Hall Carr and Farm; extension to Orwell Country Park

IP150a - Ravenswood T (adjacent Fen Bight Circle) Ravenswood U, V, W 138 new dwellings

IP150b - Land south of Ravenswood; sports facilities

IP150c - Land south of Ravenswood; employment allocation

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

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ET1 To improve air quality	IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Reversible Medium	Localised	<p>Extension to Orwell Country Park at IP149 is unlikely to have a significant effect on air quality. There could be a slight increase in vehicle numbers visiting the site, but this is negligible.</p> <p>New housing provision at IP150a will likely lead to an increase in traffic movements due to population increase. <i>To mitigate these effects, proposals to improve the public transport system in south east Ipswich (frequency, bus station provision, passenger information) should be considered.</i></p> <p>IP150b includes the development of sporting facilities which may increase visitors and traffic to the area. <i>Cycling and walking should be encouraged through appropriate infrastructure and public realm improvements.</i></p> <p>IP152 proposes the establishment of an employment area, which will likely increase traffic to the area. <i>This could be mitigated by increasing public transport provision.</i></p> <p>It should be noted that cumulatively the allocation of homes, employment and recreation facilities within a small area could encourage efficient patterns of movement in the long term.</p>

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ET2 To conserve soil resources and quality	IP149: + IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Reversible Low	Site	<p>Proposal to extend the country park at IP149 will extend the level of protection of soils within this area.</p> <p>New housing developments, sporting facilities and employment areas at IP150a, IP150b, IP150c and IP152 are likely to cause some disturbance to the soils. Contaminated areas may be uncovered and will require specialist disposal.</p>
ET3 To reduce waste	IP149: 0 IP150a: - IP150b: 0 IP150c: - IP152: -	Long term Direct Reversible High	Site	<p>New housing provision at IP150a will result in an increase in household waste generated within the area. <i>This could be offset by the promotion of recycling schemes throughout the area.</i></p> <p>Creation of a new employment zone at IP152 and IP150c will lead to an increase in waste during construction and operation. <i>This could be offset by recycling schemes.</i></p> <p>It is considered unlikely that the extension of the country park at IP149 will lead to any waste increase.</p>
ET4 To reduce the effects of traffic upon the environment	IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Reversible High	Localised	<p>Extension to the country park in IP149 could realise a slight increase in vehicle numbers visiting the site, but this is negligible.</p> <p>New housing provision at IP150a may lead to an increase in traffic movements due to population increase. IP152 and IP150c proposes the establishment of an employment area, which may increase traffic to the area. <i>To mitigate these effects, proposals to improve the public transport system in south east Ipswich (frequency, bus station provision, passenger information) should be considered.</i></p> <p>IP150b includes the development of sport facilities which may increase visitors and traffic to the area.</p> <p>A transport assessment and travel plan will be required for IP150c and IP152 which will help to reduce any potential negative effects on traffic.</p> <p><i>Cycling and walking should be encouraged through appropriate infrastructure and</i></p>

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				<i>public realm improvements.</i>
ET5 To improve access to key services for all sectors of the population	IP149: + IP150a: 0 IP150b: + IP150c: 0 IP152: 0	Long term Direct Reversible Low	Localised	<p>Extension to the country park in IP149 will provide additional recreational opportunity for the local population.</p> <p>Housing development at IP150a will not provide key services directly, however, increases in population should encourage key service provision and this should be considered during the planning and design stage. It is also considered that the development could lead to an increase in the viability of Ravenswood District Centre.</p> <p>IP150b adds sport facilities and will directly benefit the key service provision within the area.</p> <p>IP152 and IP150c do not add any key services to the area but workers could access Ravenswood District Centre.</p>
ET6 To limit and adapt to climate change	IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Irreversible Low	Ipswich – South East	<p>Proposals to extend the country park at IP149 will not have an impact upon climate change.</p> <p>New housing development, sport facilities and employment areas at IP150a, IP150b, IP150c and IP152 should be constructed using energy efficient techniques and materials. The increase in traffic associated with these developments could have an adverse impact; <i>this could be offset by improvements to the public transport system.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -	Long term Direct Irreversible High	Sites	<p>None of the sites are presently within the floodplain.</p> <p>Housing developments, sporting facilities and location of businesses within IP150a, IP150b, IP150c and IP152 could replace areas of open space with housing, structures, associated drainage and necessary road infrastructure. This could increase the surface run-off. <i>Proposals should investigate whether SuDS would be appropriate within this area.</i></p> <p>Surface water flooding local to site – will be considered at planning application stage for IP150b and IP150c. See Appendix 1 of the Ipswich SFRA.</p> <p>Extension to the country park in IP149 is</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				unlikely to have any impact upon flooding or water resources.
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP149: +</p> <p>IP150a: -</p> <p>IP150b: -</p> <p>IP150c: -</p> <p>IP152: -</p>	<p>Long term</p> <p>Direct / Indirect</p> <p>Irreversible</p> <p>High</p>	Localised	<p>The extension of the country park at Pond Hall Farm (IP149) could enhance the biodiversity within the area. The site is bordered by the internationally designated SPA/Ramsar and nationally designated SSSI. Visitors' management measures will be implemented to ensure the Orwell Estuary SPA is protected and any disturbance of birds is minimised. The Habitats Regulations Assessment (2014) has concluded that Policy SP8, regarding Site IP149, will not result in a likely significant effect upon any European site. The addendum to the Habitats Regulations Assessment (September 2015) reaches the same conclusions taking into account pre-submission additional modifications to the proposed allocation.</p> <p>Housing development at IP150a could benefit biodiversity if adequate planting and landscaping is included within any proposals.</p> <p>IP150b has been highlighted as an area where reptiles and invertebrate species are potentially present. <i>Development of any proposals in this area will be required to be sensitive to any protected species. Appropriate surveys should be conducted prior to any development.</i></p> <p>Creation of the employment areas at IP152 and IP150c may have an adverse impact upon biodiversity. At present approximately one third of the site IP152 is designated as Area of Outstanding Natural Beauty (AONB), which could be lost if development proceeds. <i>Mitigation measures to offset the effects on species and habitats should be included within the proposals.</i></p> <p>For the area as a whole, the increase in connectivity through retention of a network of green space will ensure further impacts upon biodiversity are minimised.</p>

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ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP149: 0 IP150a: 0 IP150b: 0 IP150c: 0 IP152: 0	Long term Indirect Irreversible Low	Localised	Pond Hall Farm is a listed building (Grade II) however the country park proposal is not expected to have a significant effect on it. Sites IP150a, b and c lie in the vicinity of Prehistoric remains and cropmarks, and as such any necessary mitigation measures should be addressed at an appropriate stage in the planning process. IP152 includes a known Bronze Age barrow (IPS 027). This indicates that there are other prehistoric archaeological remains of high importance in the vicinity. As such any necessary mitigation measures should be addressed at an appropriate stage in the planning process.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP149: + IP150a: 0 IP150b: 0 IP150c: 0 IP152: 0	Long term Indirect Irreversible Low	Localised	There is the possibility that these developments may result in adverse impact upon views and open space. Therefore, the new housing developments, sport facilities and employment areas at sites IP150a, IP150b, IP150c and IP152 should be designed to be sensitive and in-keeping with local character. There are no listed buildings or conservation areas within proximity to the sites. New landscaping will be required at IP152 to maintain the view from the A14 across the site. IP149 will develop the existing country park and would potentially add benefits to the landscape character. Proposed facilities should be designed to blend in with the surroundings. <i>Where possible linkages between the green spaces should be encouraged to improve the landscape characteristics.</i> <i>Existing countryside features, such as hedgerows, should be maintained at IP152 wherever possible'.</i>
HW1 To improve the health of those most in need	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Site	New development at IP150a will provide high quality housing to the area. Associated recreational areas and gardens should improve the amenity for local residents. IP150b will develop sport facilities, allowing a valuable resource for the local area to be maintained.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>IP149 will extend the existing countryside park and increase the recreational area for use by the public.</p> <p>Employment opportunities at IP152 and IP150c would offer benefits with regard to mental health.</p> <p>For these reasons, it is considered that the sites will offer some benefits for the local residents with regard to both physical and mental health.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP149: +</p> <p>IP150a: +</p> <p>IP150b: +</p> <p>IP150c: +</p> <p>IP152: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	Site	<p>New housing development at IP150a will improve the quality of the housing stock within the area. Associated recreational areas would improve both physical and mental health and may increase community participation. <i>Any proposals should include provision for open spaces for community use.</i></p> <p>IP152 and IP150c will offer some additional employment offering indirect benefits to mental health and well-being.</p> <p>IP149 and IP150b will provide additional recreational facilities for the local population. IP149 will provide health benefits to the area through preservation and extension of the country park.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP149: +</p> <p>IP150a: +</p> <p>IP150b: +</p> <p>IP150c: +</p> <p>IP152: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	Localised	<p>The area containing IP149, IP150a, IP150b, IP150c and IP52 is ranked as third most deprived on the national scale. (1 most deprived – 10 least deprived).</p> <p>The creation of employment at IP152 and IP150c could have a positive impact on the quality of life and standard of living within the area.</p> <p>New housing provision will improve the quality of the stock and increase the quality of life for residents.</p> <p>Community facilities, such as the sport facilities at IP150b and the country park extension at IP149 will encourage community participation. <i>The proposals should include plans to maintain in good condition these community assets in the long term and provide linkages and connectivity where possible.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP149: 0 IP150a: 0 IP150b: 0 IP150c: + IP152: +	Long term Direct Reversible High	Localised	Short term employment will be created with the construction of new housing and improvements to sport and country park facilities at IP149, IP150a and IP150b. It is unlikely that these provisions would provide long term opportunities for employment although the country park extension could if a visitors' centre is provided on site. Development at IP152 and IP150c has the potential to offer long term employment to the local population.
ER3 To help meet the housing requirements for the whole community	IP149: 0 IP150a: + IP150b: 0 IP150c: 0 IP152: 0	Long term Direct Reversible High	Localised	IP149, IP150b and c, and IP152 will not create further housing provision for the community. IP150a will create 138 (when complete) new homes. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Site	Creation of employment areas at IP152 and IP150c will attract investment and create jobs. Nearby residents along Nacton Road and Landseer Road should benefit from close proximity to the employment areas. Linkages should be sought with the existing employment area to the east of Nacton Road to extend the scope of investment in the area. Improved housing and community facilities at IP149, IP150a and IP150b will assist in regeneration of the area and potentially attract further investment.
ER5 To support vital and viable town, district and local centres	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Localised	Creation of an employment area at IP152 and IP150c will bring investment to the area. The proposals should support the existing employment areas to the east of Nacton Road and alongside appropriate investment in public transport and connectivity should increase usage of the area. Improved housing and community facilities at IP149, IP150a and IP150b will assist in regeneration of the area and potentially attract further investment. This will benefit

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				the existing District Centre 47 (Ravenswood).
ER6 To encourage efficient patterns of movement in support of economic growth	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP152 and IP150c should provide economic growth to the area. New housing and sport facilities will provide temporary employment during the construction phase. <i>The location of the sites at the periphery of Ipswich, mix of uses and improvement of public transport links and green space connectivity should encourage efficient movement of the workforce. The use of sustainable modes of transport should be encouraged to reduce traffic, commuting distances and provide easy access to employment areas.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Localised	The primary aim of the allocations at IP152 and IP150c is to encourage and accommodate investment. An increase in high quality housing and an improvement in the landscape at IP149, IP150a and IP150b could make the area more attractive to investors. <i>To encourage inward investment it would be beneficial to improve access and connectivity between the existing and planned developments.</i>
CL1 To maintain and improve access to education and skills for both young people and adults	IP149: + IP150a: 0 IP150b: + IP150c: 0 IP152: +	Long term Direct Irreversible Medium	Localised	A visitor centre at IP149 would raise awareness of the potential impacts of disturbance on birds on the estuary. Ravenswood School is situated on Ravenswood Ave, just adjacent to IP150a and increased investment in the surrounding area could bring benefits. Creation of employment areas at IP152 and IP150c should encourage economic growth locally and potentially raise the standard of living within the local community.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP149: 0 IP150a: + IP150b: + IP150c: 0 IP152: 0	Long term Indirect Reversible High	Site	<p>Creation of employment areas at IP152 and IP150c should attract investment and job creation. The living standards within the local area could also rise as a result.</p> <p>The development of IP150a and IP150b should help regenerate the area and raise living standards. <i>Proposals should include open/green spaces for community use. Secured by design principles should be considered during the design stage.</i></p> <p>It is unlikely that the extension of the county park at IP149 will have an impact upon crime or anti-social behaviour.</p>

Priory Heath C – The Havens

IP146 - Ransomes Europark East; three employment areas

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP146: -	Long term Direct Reversible High	Localised	<p>The proposals create employment areas at three locations at IP146. These areas are likely to generate traffic in peak hours and have a negative effect on air quality. It is likely that these traffic effects will be in combination with the effect of the other employment areas nearby. There are bus services running through the Ransomes Europark, with connection close to the Makro store.</p> <p><i>Sustainable modes of transport should be encouraged through the implementation of Travel plans.</i></p>
ET2 To conserve soil resources and quality	IP146: -	Long term Direct Irreversible High	Site	<p>IP146 is presently an area of unused fields. Development on greenfield land could have a negative effect on soil resource. Compensation measures may be required if the soil is of good agricultural quality.</p>
ET3 To reduce waste	IP146: -	Long term Direct Reversible High	Site	<p>The proposed employment area at IP146 will be constructed on open space/farmland. There will be an inevitable increase in waste from the site once operational. <i>However, this can be partly mitigated by encouraging recycling schemes.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP146: -	Long term Direct Reversible High	Localised	<p>The proposals create employment areas at IP146 and may lead to an increase in traffic volumes and emissions.</p> <p>It is likely that these negative effects will be in combination with the negative effects of other employment areas nearby. There are bus services running through the Ransomes Europark, with connection close to the Makro store.</p> <p>A transport assessment and travel plan will be required and will help to reduce any</p>

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP146: 0	Long term Indirect Reversible Low	Site	Development at IP146 will be upon greenfield land. Negative effects on landscape are likely to occur. Cumulative loss of the urban fringe and development of the site for employment is reduced by the existing industrial backdrop. <i>Design of this development should be sensitive and encourage a continuation of the features contained within the surrounding countryside.</i>
HW1 To improve the health of those most in need	IP146: +	Long term Indirect Reversible Low	Site	The creation of employment areas at IP146 should attract investment into the area, resulting in an increase in wages and standard of living for the local population. This may have an indirect positive impact on mental health and well-being.
HW2 To improve the quality of life where people live and encourage community participation	IP146: 0	Long term Indirect Reversible Low	Site	The creation of employment areas at IP146 would create some jobs. However, this is unlikely to have a significant impact in isolation.
ER1 To reduce poverty and social exclusion	IP146: +	Long term Indirect Reversible Low	Localised	Creation of employment areas at IP146 will attract investment and create some jobs. Nearby residents in the Ravenswood and Gainsborough areas should benefit from close proximity to employment areas. The location of the site at the edge of the borough and close to a large road results in a reduced effect upon the local population. The Index of Multiple Deprivation highlights that the area containing these development sites is toward the least deprived. <i>The development should include some improvements for public transport and local amenity to benefit local residents.</i>
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP146: +	Long term Direct Reversible High	Localised	There will be permanent employment opportunities during operation and temporary employment during the construction period.

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP146: +	Long term Direct Reversible High	Localised	The primary aim of site allocation IP146 is to encourage and accommodate investment. It would be beneficial to improve access and connectivity between the existing employment areas and IP146 to encourage existing businesses within the nearby employment area and district centre 47 (Ravenswood) to invest locally. Cumulative effects on the larger employment area are likely be positive.
CL1 To maintain and improve access to education and skills for both young people and adults	IP146: 0	Long term Indirect Reversible Low	Localised	There will be no impact upon educational assets as a result of IP146. There could be the provision of training to the workforce, but is assessed to be of negligible impact.
CD1 To minimise potential opportunities for crime and anti-social activity	IP146: 0	Long term Indirect Reversible Low	Site	Creation of employment areas at IP146 should attract investment and job creation. <i>Secured by design principles should be considered during the design stage.</i>

Ipswich South West

Gipping

IP147 - Land between railway junction and Hadleigh Road; creation of an employment area

IP059a - Elton Park Industrial Estate; creation of 105 new dwellings

IP059b – Arclion House, Hadleigh Road; creation of 18 new dwellings

IP061 - School Site, Lavenham Road; creation of 30 new dwellings and open space

IP168 – Stoke Park Drive – creation of 11 new dwellings

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP147: - IP059a: - IP059b: - IP061: - IP168: -	Long term Indirect Reversible High	Localised	Provision of housing at IP059a, IP059b, IP061, IP168 and the creation of an employment area at IP147 could result in extra traffic and related emissions through an influx of residents and workers. The area is not within an AQMA. There is public transport provision along nearby London Road and Dickens Road. The effect of additional traffic within the area could be offset by the improvement of public transport services to increase the frequency and geographical scope. Sustainable modes of transport should be encouraged.
ET2 To conserve soil resources and quality	IP147: + IP059a: + IP059b: + IP061: - IP168: +	Long term Direct Irreversible High	Site	IP061 proposes to use previously undeveloped grassland/open space to build 30 new homes. This will create disturbance to the existing soil resource and reduce the quality. Creation of housing developments at IP059a, IP059b, IP168 and an employment area at IP147 is on previously developed land. <i>Remediation works should be undertaken if contaminated land is found.</i>
ET3 To reduce waste	IP147: - IP059a: - IP059b: - IP061: - IP168: -	Long term Direct Reversible High	Site	Sites IP059a, IP059b, IP061, IP168 provide additional residential units and IP147 an employment area. This may result in an increase in household and commercial waste in the medium and long term. <i>Recycling schemes will reduce the impact of additional waste.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP147: - IP059a: - IP059b: - IP061: - IP168: -	Long term Direct Reversible High	Localised	<p>The provision of housing at IP059a, IP059b, IP061, and IP168 may lead to an increase in traffic as a result of residents increase in numbers into the area.</p> <p>The creation of designated employment area at IP147 will potentially lead to an increase in traffic movements in peak hours of the day.</p> <p>There are existing bus services along Dickens Road to the south and east of the sites and London Road to the south. Improvements in these services, such as bus stop provision and passenger information may offset any impacts from increased traffic as a result of the developments.</p> <p>A transport assessment and travel plan will be required for IP059a and IP147 which will help to reduce negative effects on traffic.</p> <p><i>Sustainable modes of transport should be encouraged.</i></p>
ET5 To improve access to key services for all sectors of the population	IP147: 0 IP059a: 0 IP059b: 0 IP061: - IP168: 0	Long term Indirect Reversible Low	Localised	<p>Housing developments at IP059a, IP059b, IP061, and IP168 will not provide key services directly, however, increases in population would encourage key service provision around Local centre 8.</p> <p>IP061 is developing an area of open space/playing fields. Some will be retained for use by the existing and new residents.</p> <p><i>Improvements to the amenity of this space should be considered to offset impacts of the development.</i></p>
ET6 To limit and adapt to climate change	IP147: - IP059a: - IP059b: - IP061: - IP168: -	Long term Indirect Irreversible Low	Ipswich – West	<p>New housing development and employment areas at IP147, IP059a, IP059b, IP168 and IP061 should be constructed using energy efficient techniques and materials. The increase in traffic associated with these developments could have an adverse impact, which could be offset by <i>the improvement to public transport services</i>.</p> <p>The retention of some area of open space at IP061 would also offset some of the impacts.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP147: - IP059a: 0 IP059b: 0 IP061: - IP168: -	Long term Direct Reversible High	Sites	<p>Housing developments at IP168 and IP061 would replace areas of open space with housing, ancillary structures and necessary road infrastructure. This could increase the surface run-off and the risk of flooding.</p> <p><i>Drainage issues should be taken into account through the detailed planning of the development at planning application stage.</i></p> <p>A small section to the north of IP059a is adjacent to Flood zone 2 and 3. This may increase the risk of flooding unless mitigated.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP147. See Appendix 1 of the Ipswich SFRA.</p> <p><i>Any development within this area should be sensitive to the flood risk issues and not increase downstream residual issues.</i></p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP147: 0 IP059a: - IP059b: - IP061: 0 IP168: 0	Long term Direct Irreversible High	Localised	<p>Housing developments at IP061, IP059a, IP059b, and IP168 could benefit biodiversity if adequate planting and landscaping is included within any proposals. There are tree preservation orders (TPOs) in place at IP059a and IP059b; any proposals should be sensitive to these natural assets.</p> <p>The creation of an employment area at IP147 is adjacent to the River Gipping, which is a County Wildlife Site. <i>Mitigation measures should be put in place to ensure any potential impacts upon the site are avoided or minimised. Development should be sensitive to the natural environment of the river and protect biodiversity resources.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP147: 0 IP059a: 0 IP059b: 0 IP061: - IP168: 0	Long term Indirect Reversible Low	Localised	<p>There are no known heritage assets within close proximity to IP147, IP059a, IP059b, and IP168.</p> <p>Crane Hall, a Grade II Listed Building, is adjacent to the proposed housing development site at IP061. The proposal should not have a direct impact upon the listed building or the setting, but <i>should be</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>sensitive to the nature of the structure and use suitable construction techniques to avoid any visual impact.</i>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP147: 0 IP059a: 0 IP059b: 0 IP061: - IP168: 0	Long term Indirect Reversible Low	Site	<p>New housing developments and employment areas at IP147, IP059a, IP059b and IP061, and IP168 should be designed to be sensitive and in-keeping with local character.</p> <p>IP061 is to be constructed on open space therefore may have a negative impact on townscape only in localised area.</p> <p>There is a listed building in close proximity to IP061, therefore <i>construction and setting considerations should be taken into account prior to development.</i></p> <p>Where possible linkages between the green spaces should be encouraged to improve the landscape characteristics.</p>
HW1 To improve the health of those most in need	IP147: + IP059a: + IP059b: + IP061: + IP168: +	Long term Indirect Reversible Low	Site	<p>New housing development at IP059a, IP059b, IP061 and IP168 will provide high quality housing to the area. Associated recreational areas and gardens would benefit mental and physical health of the local residents. IP061 will include some open space for recreational use of residents. The creation of an employment area at IP147 should attract investment and result in creation of job opportunities. This may benefit mental health and well-being in the long term.</p>
HW2 To improve the quality of life where people live and encourage community participation	IP147: + IP059a: + IP059b: + IP061: + IP168: +	Long term Indirect Reversible Low	Site	<p>New housing development at IP059a, IP059b, IP061, and IP168 will improve the quality of the housing stock within the area. Associated recreational areas should improve health of local residents and increase community participation. <i>Any proposals at IP059a, IP059b, and IP168 should include provision of open spaces for community use.</i> These are already provided for within the development at IP061.</p> <p>The creation of an employment area at IP147 should attract investment and</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				employment to the area, therefore raising the standard of living within the area. <i>Linkages should be improved to ensure that the residents have easy access to the employment opportunities.</i>
ER1 To reduce poverty and social exclusion	IP147: + IP059a: + IP059b: + IP061: + IP168: +	Long term Indirect Reversible Low	Localised	The area containing all sites is ranked at 5828 on the national deprivation scale (1=most deprived, 32482=least deprived). Therefore the creation of employment at IP147 could have a positive impact on the quality of life and standard of living within the area. New housing provision will improve the quality of the housing stock and improve the quality of life. The creation of an employment area at IP147 will attract investment and should result in more job opportunities for the local residents.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP147: ++ IP059a: 0 IP059b: 0 IP061: 0 IP168: 0	Long term Direct Reversible High	Localised	Short term employment will be created with the construction of new housing facilities at IP059a, IP059b, IP168 and IP061. It is unlikely that these provisions would provide long term opportunities for employment. Development at IP147 has the potential to offer long term employment opportunities.
ER3 To help meet the housing requirements for the whole community	IP147: 0 IP059a: + IP059b: + IP061: + IP168: +	Long term Indirect Reversible Low	Localised	IP059a will create 105 new homes, IP059b will create 18, IP168 will create 11, and IP061 will create 30. There is no provision for new housing within the employment area at IP147. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP147: ++ IP059a: + IP059b: + IP061: + IP168: +	Long term Direct Reversible High	Site	Creation of an employment area at IP147 will attract investment and create jobs. Nearby residents along London Road, Kelly Road and the surrounding estate would benefit from close proximity to the employment areas. Linkages should be sought with the existing employment area adjacent IP147 to extend the scope of investment in the area and increase cumulative positive impacts.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				Improved housing and community facilities at IP059a, IP059b, IP168 and IP061 will assist in regeneration of the area and potentially attract further investment when in combination with each other. The District Centre (8) at the eastern end of Kelly Road and the one at Stoke Park Drive (11) should also benefit from the influx of new residents and employees.
ER5 To support vital and viable town, district and local centres	IP147: + IP059a: + IP059b: + IP061: + IP168: +	Long term Direct Reversible High	Localised	Creation of an employment area at IP147 will bring investment to the area. The proposals should support the existing employment areas to the east of IP147; the Hadleigh Road industrial estate. Improved housing at IP059a, IP059b, IP168 and IP061 will assist in regeneration of the area and potentially attract further investment. This will benefit the District Centre (8) along Kelly Road and Dickens Road and District Centre (11) along Stoke Park Drive.
ER6 To encourage efficient patterns of movement in support of economic growth	IP147: + IP059a: + IP059b: + IP061: + IP168: 0	Long term Direct Reversible High	Ipswich – West	Creation of employment area at IP147 should provide economic growth to the area. New housing at IP059a, IP059b, IP168 and IP061 will provide temporary employment during the construction phase. The location of the housing developments and employment areas in close proximity will have a positive impact. IP168 is located at a distance from existing employment areas and may have a negative impact but it is considered to be negligible due to the size of the site. Improvement of public transport links and green space connectivity should encourage efficient movement of a workforce. <i>Sustainable modes of transport should be encouraged.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP147: + IP059a: + IP059b: + IP061: + IP168: +	Long term Direct Reversible High	Localised	An increase in high quality housing and an improvement of townscape quality at IP059a, IP059b, IP061, and IP168 could make the area more attractive to investors.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP147: + IP059a: 0 IP059b: 0 IP061: 0 IP168: 0	Long term Indirect Reversible Low	Localised	The proposals at IP059a, IP059b, IP061, IP147, and IP168 will not directly affect the educational assets within the area. Creation of an employment area at IP147 may include provision of employee training and offer benefits in the long term.
CD1 To minimise potential opportunities for crime and anti-social activity	IP147: + IP059a: + IP059b: + IP061: + IP168: +	Long term Indirect Reversible Low	Site	Creation of an employment area at IP147 should attract investment and job creation. The development of IP059a, IP059b, IP061, and IP168 should improve the housing stock within the area and result in economic regeneration, which should raise living standards.

IP – One Area

Central – St. Margaret's, Alexandra

IP172: 15-19 St. Margaret's Green, 9 homes

IP176: 7-9 Woodbridge Road, 14 homes

IP214: 300 Old Foundry Road, 11 homes

IP260: The Former Odeon Cinema, leisure uses

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	The whole borough	<p>The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.</p> <p>The traffic generated by IP172, IP176, and IP214 is likely to be low due to the size and the central location of the sites. Cumulatively, the effects on climate change can be reduced through encouraging people to use more sustainable modes of transport.</p> <p><i>The use of sustainable modes of transport should be encouraged through improvements of the pedestrian and cycling infrastructure in the area.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.</p> <p>Benefits for water can be maximised if there are opportunities to remediate some historical areas of contamination.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP214 and IP260. See Appendix 1 of the Ipswich SFRA.</p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>There are no wildlife sites/TPOs near or adjacent to the site allocations. Therefore it is considered that the effects on biodiversity will be negligible.</p>

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the development of sites IP172, IP176, and IP214 may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects on human health are likely to occur due to the close proximity of Christchurch park which may encourage people to walk and participate in sport events. IP260 is allocated for leisure uses and during the operation of the site, potential indirect benefits could result from the use of indoor sport or leisure facilities that may be available.
HW2 To improve the quality of life where people live and encourage community participation	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of land for leisure at IP260. Sites IP172, IP176, and IP214 will contribute to the achievement of the SA objective through the provision of decent housing and thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP172 0 IP176 0 IP214 0 IP260 0	Short Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are likely to arise with the development of leisure facilities at IP260 and temporary construction jobs with each new development. However, on the whole, the predicted positive effects are unlikely to be significant.
ER3 To help meet the housing requirements for the whole community	IP172 + IP176 + IP214 + IP260 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Site allocations IP172, IP176, and IP214 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments and a leisure facility will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	The development of the site will potentially provide support to the town centre shopping areas.
ER6 To encourage efficient patterns of movement in support of economic growth	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings (IP172 and IP176, IP214) and a leisure facility (IP260) close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP172 0 IP176 0 IP214 0 IP260 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Some local economic benefits are associated with the development of IP260.
CL1 To maintain and improve access to education and skills for both young people and adults	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments regardless of their size.</i> http://opendatacommunities.org/deprivation/map

Central – Alexandra

IP055 Crown Street – short stay car park

IP253: Electric House, Lloyds Avenue, 13 homes

IP245: 12-12a Arcade Street, 14 homes

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP253 0 IP245 0 IP040 - IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste and waste from retail operations). The indicative capacity of sites IP245 and IP253 is low in number of residential units, therefore on their own the development of the sites is not anticipated to result in any significant negative effects.</p> <p>Cumulative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p> <p>It is considered that IP055 will have a negligible effect on waste as the future uses of the site will be the same as the existing use.</p>
ET4 To reduce the effects of traffic upon the environment	IP253 + IP245 + IP040 +/- IP055 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP253 is located within a speciality shopping area where community facilities and employment hubs are available at walking distance which may result in reduced need to travel by private car. The area is well served by public transport.</p> <p><i>The use of sustainable modes of transport should also be encouraged through improvements of the pedestrian and cycling infrastructure in the area.</i></p> <p>The availability of additional car parking spaces at IP055 may encourage people to travel by private car, particularly those travelling from adjacent districts into Ipswich town centre.</p>
ET5 To improve access to key services for all sectors of the population	IP253 + IP245 + IP040 + IP055 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in a central urban area of Ipswich and will improve access to shopping areas, education facilities, etc. Access will be improved mainly for those who have access to a car and people travelling from outside Ipswich.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP253 0 IP245 0 IP040 0 IP055 -	Short, medium and long term Direct Irreversible Medium	The whole borough	<p>None of the sites is located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be rather low.</p> <p>The central location of IP253, IP245, and IP040 may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Therefore, cumulative positive effects may occur in the long term.</p> <p>Negative effects are likely to occur as a result of the allocation of site IP055 for car parking uses which may increase the use of private cars.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP253 + IP245 + IP040 + IP055 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.</p> <p>Benefits for water quality improvements are available if opportunities to remediate some historical areas of contamination are used (IP245 and IP040).</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP040 and IP245. See Appendix 1 of the Ipswich SFRA.</p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP253 - IP245 0 IP040 0 IP055 ?	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>There are no designated sites near or adjacent to any of the site allocations. Therefore it is considered that the effects on biodiversity will be negligible.</p> <p>TPOs are identified at IP055 and IP253 has TPO nearby and an application for Tree Works may be required (dependent on the design of the new car parking at IP055).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP253 +/- IP245 +/- IP040 +/- IP055 +/-	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Potential for any negative effects on heritage assets are identified with the development of site IP245 as there is a listed building located adjacent to the site (14&16 Arcade Street, Grade II). <i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of the designated site.</i></p> <p>There is potential for archaeological remains at the sites as they are located in an Area of Archaeological importance and three of them are near a conservation area (IP245, IP055 and IP040).</p> <p>There are no Scheduled monuments in the vicinity of the sites.</p> <p>Early evaluation would be advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</p> <p>Mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP253 0 IP245 - IP040 0 IP055 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Potential negative effects on listed buildings are identified only with the development of IP245. The site is also located in a Conservation area. IP055 is adjacent to a Conservation area. The local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the listed building and maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP253 0 IP245 0 IP040 0 IP055 0	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible. No significant impacts on health are identified with the allocation of IP055 for car parking.
HW2 To improve the quality of life where people live and encourage community participation	IP253 + IP245 + IP040 + IP055 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities. The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP253 0 IP245 0 IP040 0 IP055 0	Short, medium and long term Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the housing sites and the achievement of the SA objective and/or the effect will be negligible. No significant impacts on poverty are identified with the allocation of IP055 for car parking.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP253 0 IP245 0 IP040 + IP055 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are likely to arise with the retail development of IP040 and temporary construction jobs with each new development. However, on the whole, the predicted positive effects are unlikely to be significant.
ER3 To help meet the housing requirements for the whole community	IP253 + IP245 + IP040 + IP055 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP253, IP245, and IP040 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings. No effects are recorded with the allocation of IP055 as the site will be used for car parking.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP253 0 IP245 0 IP040 0 IP055 +	Short, medium and long term Indirect Irreversible Medium	N/A	<p>Whilst new residential developments and a retail centre will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each of the housing sites will have a negligible effect.</p> <p>IP055 is allocated for a short stay car park for shoppers. Its purpose is to support town centre shops and leisure facilities, recognising that not everyone who may want to use town centre facilities has access to regular public transport, especially in rural areas outside Ipswich. Therefore it is considered that IP055 may have some indirect positive effects on economic growth through improved access to town centre facilities.</p>
ER5 To support vital and viable town, district and local centres	IP253 0 IP245 0 IP040 + IP055 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	<p>The development of IP040 will contribute to the achievement of the SA objective through opportunity to offer additional retail services in the central urban Ipswich. IP055 may offer direct benefits through improved access to town centre facilities.</p> <p>There is no clear relationship between the allocation of the rest of the sites and the achievement of the SA objective and/or the effect will be negligible.</p>
ER6 To encourage efficient patterns of movement in support of economic growth	IP253 + IP245 + IP040 + IP055 +	Short, medium and long term Indirect/Direct Irreversible Medium	Central Ipswich	<p>The provision of residential dwellings close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.</p> <p>IP040 is at the edge of the existing central shopping area thus adding to an existing attraction in a highly accessible location rather than creating a rival attraction out of town. IP055 may offer direct benefits through improved access to town centre facilities, especially to people visiting from rural areas outside Ipswich.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP253 0 IP245 0 IP040 + IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Some local economic benefits are associated with the development of IP040 for retail use.
CL1 To maintain and improve access to education and skills for both young people and adults	IP253 0 IP245 0 IP040 0 IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible. There is no relationship between the allocation of IP055 for car parking and educational attainment.
CD1 To minimise potential opportunities for crime and anti-social activity	IP253 0 IP245 0 IP040 0 IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments regardless of their size.</i> http://opendatacommunities.org/deprivation/map

Group 17 – Central – Alexandra

IP048: Mint Quarter / Cox Lane – open space, short stay parking, 72 homes

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

IP264: 28-32 Tacket Street, 16 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP048 - IP074 - IP264 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>IP048 and IP074 are located in or close to AQMA (in the area of St. Helen's Street), and potential negative effects are associated with dust and air pollution during construction. IP264 is unlikely to have any impact on AQMA due to its distance and size.</p> <p>The main use of the land (IP048, IP074, and IP264) will be residential which may lead to additional use of private cars by new residents. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for increased traffic in the town centre.</p> <p>Therefore, <i>sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i></p>
ET2 To conserve soil resources and quality	IP048 + IP074 + IP264 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use.</i></p> <p>Therefore it is considered that the effect in the medium and long term is likely to be beneficial.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP048 - IP074 0 IP264 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of IP048 suggests potential for negative effects if mitigation measures are not in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites.</p> <p>Therefore, it is considered that the site allocation is likely to contribute to the achievement of the SA objective.</p>
ET5 To improve access to key services for all sectors of the population	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are located in the central urban area of Ipswich near shopping and community facilities and no major access constraints are identified.</p>
ET6 To limit and adapt to climate change	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	The whole borough	<p>None of the sites are located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be rather low.</p> <p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport, e.g. walking at short distances.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP264 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.</p> <p>Benefits for water quality can be maximised if opportunities are sought to remediate the contaminated land where appropriate.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP048. See Appendix 1 of the Ipswich SFRA.</p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP048 -</p> <p>IP074 -</p> <p>IP264 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>There are no biodiversity/geodiversity designated sites within or near the site allocations. TPOs are identified at IP048 and IP074 and an <i>application for Tree Works may be required</i>.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP048 -</p> <p>IP074 -</p> <p>IP264 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP264 is located in a conservation areas and IP048 is adjacent to it.</p> <p>Potential for any negative effects on sites of historical importance are identified with the development of these three sites as there are listed buildings located adjacent to the sites:</p> <ul style="list-style-type: none"> • Church of St. Pancras (Grade II) • 70-74 Upper Orwell Street (Grade II) • 13 Orwell Place (Grade II) • County Hall (Grade II) <p>The locally listed façade to Carr Street will be retained.</p> <p>In addition, IP048 is also adjacent to Central Conservation Area and Grade II listed Christ Church is located to the south.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated site.</i></p> <p>There is also potential for any archaeological remains at the sites as they are located in Area of Archaeological importance. The Area between Upper Brook Street and Upper Orwell Street is a Scheduled Monument - middle and late Saxon town.</p> <p>Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance.</p> <p>Due to the high potential for archaeological remains of national significance, detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England will be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>or appropriate programmes of work) this will help to avoid potential negative impacts.</p> <p>Mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets. <i>Where appropriate the mitigation measures can include completion of a licensed excavation and recording of remains before development commences.</i></p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP048 -</p> <p>IP074 -</p> <p>IP264 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings are identified with the development of the sites. Sites IP048 and IP264 are located respectively next to and in a Conservation area and the local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP048 + IP074 + IP264 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the development of the sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects are likely to occur with regards to the potential use of Christchurch park and Alexandra Park located near the sites. The creation of new public open space at IP048 will also have an indirect positive effect on health in a localised area.
HW2 To improve the quality of life where people live and encourage community participation	IP048 + IP074 + IP264 +	Short, medium and long term Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities. The sites will also contribute to the achievement of the SA objective through the provision of decent housing and open space and thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP048 + IP074 + IP264 +	Short, medium and long term Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the development of residential dwellings near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP048 0 IP074 0 IP264 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The allocation of sites detracts from the SA objective as the land use is primarily residential and any jobs during construction will only be temporary.
ER3 To help meet the housing requirements for the whole community	IP048 + + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP048, IP074, and IP264 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP048 0 IP074 0 IP264 0	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments will contribute to the achievement of the SA objective through improved quality of life, it is considered that on its own each site will have a negligible effect on the economic growth of the borough.
ER5 To support vital and viable town, district and local centres	IP048 + IP074 + IP264 +	Short, medium and long term Indirect/Direct Irreversible Low	Localised area in Central Ipswich	Positive effects are identified with regard to the shopping areas located in the town centre, which may benefit from the increase of new residents in the area. Short stay car parking for shoppers (element of IP048) will replace and add to existing surface car parking and directly support the SA objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP048 + IP074 + IP264 +	Short, medium and long term Indirect/Direct Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth. Short stay car parking for shoppers (element of IP048) will replace and add to existing surface car parking and directly support the SA objective.
ER7 To encourage and accommodate both indigenous and inward investment	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Low	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, with some infrastructure improvements (car parking) at IP048, the provision of new public open space which may increase the attractiveness of the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP048 0 IP074 0 IP264 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP048 0 IP074 0 IP264 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments regardless of their size.</i> http://opendatacommunities.org/deprivation/map

1.

Central – Alexandra

IP052: Land between Lower Orwell Street, 29 homes + employment use

IP011a: Smart Street, Foundation Street (former Gym and Trim), 14 homes

IP011b: Smart Street / Foundation Street, 50 homes + employment use

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP052 - IP011a 0 IP011b - IP054 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	The sites are located in or close to AQMA.. Sites IP052 and IP054 are allocated for mixed use developments and may generate traffic on Star Lane and key town centre roads. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for congestion at key junctions in the town centre. <i>Therefore, sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP052 + IP011a + IP011b + IP054 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use</i> . Therefore it is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP052 0 IP011a 0 IP011b - IP054 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of sites IP011b and IP054 suggest potential for negative effects if mitigation measures are not in place. Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area. <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites. In addition, the main shopping area is adjacent to IP011a, IP052 and IP054 and land is allocated to the south of the sites (IP035) for employment use. For all these reasons it is considered that the sites will contribute to the achievement of the SA objective.</p> <p>A transport assessment and travel plan will be required for IP011b and IP054. This will help to avoid potential negative impacts on traffic.</p>
ET5 To improve access to key services for all sectors of the population	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping areas and community facilities and no major access constraints are identified.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP052 +/- IP011a +/- IP011b +/- IP054 +/-	Short, medium and long term Direct Irreversible Medium	The whole borough	<p>Parts of the sites are located in Flood Zones 2 and 3 with a risk of flooding of the southern parts of new development.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design). New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP052 +/- IP011a +/- IP011b +/- IP054 +/-	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>Parts of the sites are located in Flood Zones 2 and 3 and there is a risk of flooding of the southern parts of new development. In the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence. <i>However, flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP011b and IP054. See Appendix 1 of the Ipswich SFRA.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP052 0 IP011a - IP011b - IP054 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no biodiversity/geodiversity designated sites within or near the site allocations. TPO nearby is identified in IP011a, IP011b and IP054 and an <i>application for Tree Works may be required.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP052 - IP011a - IP011b - IP054 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are adjacent to a conservation area and part of IP054 is located within a Conservation area.</p> <p>Potential for any negative effects on sites of historical importance are identified with the development of IP052 and IP054 as there are listed buildings located adjacent to the sites (32 Lower Brook Street – Grade II, 24 Fore Street – Grade II*, 26-28 Fore Street Grade II, Conservative Office – Grade II). Also IP011a and b because they adjoin the listed Tooley's Court.</p> <p>IP054 is also located partly within Central Conservation Area and contains two Grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II* churches to the south.</p> <p>Scheduled monuments in the vicinity of the sites include Dominican Friary (remains of); area of middle and late Saxon town, off Foundation Street; area of middle and late Saxon and medieval defences, off Shire Hall Yard; area of middle and late Saxon town, off Star Lane.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated site.</i></p> <p>There is also potential for any archaeological remains at all four sites as they are located in an Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p> <p>Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England will be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work) this will help to avoid potential negative effects.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP052 -</p> <p>IP011a</p> <p>-</p> <p>IP011b</p> <p>- IP054</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings are identified with the development of IP011a and b, IP052 and IP054. IP052 and IP011a are adjacent to a Conservation area and IP054 is located part within a Conservation area.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the development of sites all four sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects are likely to occur with regards to the potential use of Christchurch park Alexandra Park located near the sites. The sites are also near designated river paths and close to community facilities (restaurants, cinemas, churches) which may encourage more people to choose walking as the main mode of transport.
HW2 To improve the quality of life where people live and encourage community participation	IP052 ++ IP011a + IP011b + IP054 ++	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. football club, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and some employment opportunities (mixed use developments IP052 and IP054) thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/mixed use near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP052 + IP011a 0 IP011b + IP054 ++	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The allocation of IP052, IP011b and IP054 will contribute to the SA objective as part of the sites will be for business/employment use.
ER3 To help meet the housing requirements for the whole community	IP052 + IP011a + IP011b ++ IP054 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP052, IP011a and b and IP054 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP052 + IP011a 0 IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The SA objective will be achieved through the delivery of decent housing, employment opportunities and opportunities for inward investment with the development of IP052, IP011b, and IP054.
ER5 To support vital and viable town, district and local centres	IP052 + IP011a 0 IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	IP052, IP011b, and IP054 would support new business formation through the allocation of land for business/employment use and thus increasing the number of new jobs. IP054 also supports the SA Objective though the delivery of car parking which may improve access to essential services and facilities for both existing and new residents.
ER6 To encourage efficient patterns of movement in support of economic growth	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential/mixed use dwellings and student accommodation close to existing/future employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP052 0 IP011a 0 IP011b 0 IP054 ++	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	IP054 strongly supports the achievement of the SA objective through the allocation of land for various uses including office, leisure and retail. On its own, IP052, IP011a and IP011b are unlikely to contribute to the achievement of the SA objective due to their size and purpose. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, with some infrastructure improvements (car parking) at IP0054, the replacement of an electricity substation which may increase the business attractiveness of the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP052 0 IP011a 0 IP011b 0 IP054 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively low indicative capacity of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP052 0 IP011a 0 IP011b 0 IP054 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments regardless of their size.</i> http://opendatacommunities.org/deprivation/map

Central – Alexandra

IP089: Waterworks Street, 23 homes

IP012: Peter's Ice Cream, 29 homes

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

IP043: Commercial Buildings and Jewish Burial Ground, Star Lane, 50 homes + employment use

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites. In addition, the IP089 and IP043 are adjacent to speciality shopping area and IP012 is near existing Local Centre.</p> <p>The provision of school at IP258 would provide an opportunity for children living around the Waterfront to walk to school. For all these reasons, it is considered that the sites are likely to contribute to the achievement of the SA objective.</p> <p>A transport assessment and travel plan will be required for IP043. This will help to avoid potential negative effects on traffic.</p>
ET5 To improve access to key services for all sectors of the population	IP089 + IP012 +/- IP258 + IP043 +/-	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are located in the central urban area of Ipswich near shopping areas and community facilities.</p> <p>Access constraints are identified at IP012 and IP043 associated with potential negative effects on the local highway network (A1156 and Star Lane).</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes particularly around the vicinity of the university buildings.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP089 0 IP012 0 IP258 0 IP043 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP043 is located in Flood Zones 2 and 3 with a risk of flooding of the southern parts of new development.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design). New development should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that most community facilities are within walking distance.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP089 0 IP012 0 IP258 0 IP043 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP043 is located in Flood Zones 2 and 3 and there is a risk of flooding of the southern parts of new development. In the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP012, IP089, IP258 and IP043. See Appendix 1 of the Ipswich SFRA.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP089 - IP012 0 IP258 - IP043 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no biodiversity/geodiversity designated sites within or near the site allocations. TPO nearby is identified in IP089 and IP258 and an <i>application for Tree Works may be required.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP089 - IP012 0 IP258 0 IP043 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Listing buildings are adjacent or near IP089 and IP043 with potential for negative effects from new developments:</p> <ul style="list-style-type: none"> • 44 Fore Street (Grade II) • 54-58 Fore Street (Grade II*) • Walls Enclosing Jews' Burial Ground (Grade II) • The Lord Nelson Inn (Grade II) • 13-25 Waterworks Street (Grade II) <p>These sites also fall within the boundary of a Conservation area.</p> <p>Grade II* Old Custom House is also located to the south west of IP043 and a complex of highly graded buildings at Isaac Lord to the south east.</p> <p>In addition, IP258 is adjacent to Central Conservation Area and Grade II listed Holy Trinity Church to the south.</p> <p>It is noted that IP043 presents opportunities for enhancing the Jewish burial ground which would need to be carefully respected by any development proposal.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for archaeological remains at the sites as they are located in an Area of Archaeological importance.</p> <p>Early evaluation would be advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</p> <p>Mitigation measures may be required if any archaeological remains are</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England will be required in order to agree the scope of required assessment, the principle of development and to inform design. This will help to avoid potential negative effects.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP089 -</p> <p>IP012 0</p> <p>IP258 0</p> <p>IP043 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of IP089 and IP043.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP089 + IP012 + IP258 0 IP043 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP089, IP012, IP043 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and a leisure facility will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	All the sites are within the town centre and will directly support the SA objective. IP012 is located near a Local centre (45) with a potential to attract new residents and contribute directly to the achievement of the SA objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential/mixed use dwellings and student accommodation close to existing/future employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, through the provision of new primary school (IP258), new decent housing (IP089, IP012, and IP043) and improve the business attractiveness of the area.

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

Central – Alexandra

IP035: Key Street / Star Lane / Burtons (St. Peter Port) employment use (office), hotel and retail

IP132: Former St Peter's Warehouse Site 4 Bridge Street, 73 dwellings with B1a office use, leisure or small scale retail

IP136: Silo, College Street, 48 homes

IP205: Burton's, College Street, 125 homes

IP206: Cranfields, College Street, 140 homes

IP211: Regatta Quay, Key Street, 149 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>The area along Star Lane, College Street, and Bridge Street is designated as AQMA.</p> <p>Five site allocations will contribute to an increase of new residents in the area as well as an increase from employment and commercial uses from offices, leisure or small scale retail with IP047 as it is anticipated new developments will be primarily residential (IP132, IP136, IP205, IP206, and IP211). As a result of the influx of a significant number of new residents the traffic is likely to increase on key roads adjacent to the new developments. In addition, IP035 has the potential to generate traffic in peak hours from users of the office or hotel buildings. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for congestion issues.</p> <p>Therefore, <i>sustainable modes of transport should be encouraged through improved pedestrian/cycle routes in the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use</i> . Therefore it is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP035 - IP132 0 IP136 0 IP205 - IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste as well as commercial waste – IP132). The size of the sites and the indicative capacity of IP205, IP206, and IP211 suggest significant increase of new residents and potential for negative effects if mitigation measures are not in place. Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area and the whole borough. <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP035 - IP132 - IP136 - IP205 - - IP206 - - IP211 - -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Whilst there are two bus stations and Ipswich Railway Station are located near the sites, the area is not currently served by local public transport. In addition, the main shopping area is located north of the sites and existing employment areas are further south and west which may result in increase of the use of private cars and congestion issues. For these reasons it is considered that negative effects are likely to occur unless appropriate mitigation measures are put in place. A transport assessment and travel plan will be required. Pedestrian capacity along College St footways and the one-way traffic system will be considered. This will help to reduce potential negative effects on traffic.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>Mitigation measures at project level can be included in Section 106 Agreement with regards to pedestrian infrastructure improvements or new bus stops (if any bus route is diverted to meet the local needs).</i>
ET5 To improve access to key services for all sectors of the population	IP035 +/- IP132 +/- IP136 +/- IP205 +/- IP206 +/- IP211 +/-	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Although the sites are located in the central urban area of Ipswich near main community facilities which would offer some benefits in terms of access, access constraints are identified with the majority of sites associated with potential negative effects on the local highway network from potential congestion issues (Star Lane). <i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>All the sites are located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures. New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p>As previously identified, <i>the use of sustainable modes of transport should be encouraged due to potential of increased traffic and congestion issues in the vicinity of the sites.</i></p> <p>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport. The central location of these sites offers the potential for walking and cycling.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>All the sites are located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell.</p> <p>Although in the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence, <i>flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP136. See Appendix 1 of the Ipswich SFRA.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP035 0 IP132 0 IP136 0 IP205 0 IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	IP132, IP136, IP205, IP206 and IP211 are adjacent to County Wildlife Site (the river Orwell and the Wet Dock), which is also designated as an important wildlife corridor with high conservation value. Potential negative effects are associated with noise, air pollution and disturbance of species.
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Listing buildings are adjacent or near IP035, IP132 and IP136 with potential for negative effects from new developments:</p> <ul style="list-style-type: none"> • 1-5 College Street (Grade II) • 4 College Street (Grade II) • Church of St. Peter (Grade II*) <p>All the sites (except IP035) fall within the boundary of a Conservation area. Only the south west corner of IP035 (i.e. the listed building) falls within it.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated buildings.</i></p> <p>There is a scheduled monument adjacent to IP035 (Wolsey's Gate) and there is potential for archaeological remains at all seven sites as they are located in Area of Archaeological Importance.</p> <p>In addition IP035 is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP035 -</p> <p>IP132 -</p> <p>IP136 -</p> <p>IP205 -</p> <p>IP206 -</p> <p>IP211 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of all the sites. In addition, IP205, IP206, and IP211 are located at the Waterfront and consideration should be given to any negative impacts on the local character of Neptune Marina and the quays in the area.</p> <p><i>The townscape distinctiveness should be conserved through good design which responds to the character of surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct / Indirect Irreversible Medium	Localised area in Central Ipswich	The provision of decent housing associated with the development of IP132, IP136, IP205, IP206, and IP211 may have some positive indirect effects on health as it will result in improvement of the quality of life of residents in new developments. The sites are also near designated river paths at the Waterfront which may encourage more people to lead healthy life styles.
HW2 To improve the quality of life where people live and encourage community participation	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and some employment opportunities (IP035) and thus improving the overall quality of life. In addition, leisure provision with IP132 may also contribute towards achieving the SA Objective.
ER1 To reduce poverty and social exclusion	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion is likely to be reduced through the allocation of sites for residential uses near a wide range of community facilities. <i>However, opportunities to improve the public transport provision in the vicinity of the new developments can be beneficial in terms of access.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP035 + IP132 + IP136 + IP205 0 IP206 0 IP211 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The only sites with potential to contribute to the achievement of the SA objective are IP035 and IP136 through the allocation of land for business, retail and mixed use. IP132 would also partly contribute towards achieving the SA Objective with provision of B1a office use, leisure or small scale retail though it would not be on a significant scale.
ER3 To help meet the housing requirements for the whole community	IP035 0 IP132 + IP136 + IP205 ++ IP206 ++ IP211 ++	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP205, IP206, IP211 strongly support the SA objective through the delivery of significant number of residential dwellings. However, these dwelling are all anticipated to be flats and may lead to oversupply of this type of housing in central Ipswich.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	Whilst the provision of decent housing and some employment opportunities will improve the overall attractiveness of the area making it a better place to live, on its own each is unlikely to contribute to achievement of the SA objective, However, cumulative positive effects are likely to occur as a result of regeneration of the Waterfront area and enhancement of the existing land use.
ER5 To support vital and viable town, district and local centres	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the town centre and new residents would add to its vitality and viability. The development of IP035 and IP136 will contribute to the achievement of the SA objective through the allocation of small amount of land for retail and business uses to meet the demands of the growing number of residents in the area.

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

South East – Holywells – Island site

IP037: Island site, 271 homes, open space, B1 uses, boat building

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

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP037 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The entire site is located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell.</p> <p>Although in the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence, <i>the flood risk is considered to be high. Therefore development should be directed to areas of lower flood risk through the Sequential Test process and highly vulnerable development should not be permitted unless there are no alternative sites available.</i></p> <p>There is also potential for deterioration of water quality of the river Orwell as a result of construction activities and increased development along the river banks and on the island.</p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP037 -	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich The river Orwell	<p>The site is surrounded by designated County Wildlife site and is close to a designated SPA site located south of the island along the river Orwell. Potential negative effects are associated with deterioration of air quality and water quality, disturbance of protected birds (from noise and dust).</p> <p><i>Therefore Habitats Regulation Assessment will be required to ensure that no adverse effects are likely to occur as a result of a new development.</i></p>

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP037 +/-	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	<p>Potential negative indirect effects are associated with the high level of flood risk.</p> <p>Negative indirect effects are also likely to occur as a result of deterioration of the air quality.</p> <p>Some positive effects may be associated with the allocation of open space with new development. <i>Opportunities should be sought to use the river Orwell for leisure activities where appropriate.</i></p>
HW2 To improve the quality of life where people live and encourage community participation	IP037 -	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	<p>Although the site is located in the Central IP-One area, severance occurs due to the river Orwell playing a role of a barrier from all sides of the island. The only road connecting the site with the main land is located to the northwest. Although some transport infrastructure improvements are envisaged with regards to the redevelopment of the site, <i>careful consideration should be given on the ancillary facilities that may be required within a new mixed use development in order to ensure the quality of life of new residents is improved (e.g. post office).</i></p>
ER1 To reduce poverty and social exclusion	IP037 +/-	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	<p>Social exclusion is likely to be reduced through the allocation of the site for mixed use and the provision of open space on-site. <i>However, improvements with regards to access to the site will be crucial to ensure residents are not affected by the existing movement barrier of the river Orwell.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP037 +	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are identified with regards to the allocation of 30% of the land to employment/leisure use and 5% small scale retail use. In addition, temporary jobs will be created during construction of the envisaged transport infrastructure and residential dwellings.
ER3 To help meet the housing requirements for the whole community	IP037 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The site allocation supports the SA objective through the delivery of 271 residential dwellings. However, these dwelling are all anticipated to be flats and may lead to oversupply of this type of housing in central Ipswich.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP037 0	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	Whilst the provision of decent housing and some employment opportunities will improve the overall attractiveness of the area making it a better place to live, on its own the site is unlikely to contribute to achievement of the SA objective due a number of constraints identified with its location. However, cumulative positive effects are likely to occur as a result of regeneration of the Waterfront area and enhancement of the existing land use.
ER5 To support vital and viable town, district and local centres	IP037 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	The development of IP037 has the potential to contribute to the achievement of the SA objective through the allocation of land for retail and leisure uses to meet the demands of the growing number of residents in the area.
ER6 To encourage efficient patterns of movement in support of economic growth	IP037 ?	Short, medium and long term Direct/Indirect Irreversible Low	Central Ipswich	Efficient patterns of movement could be encouraged if a new pedestrian/cycling bridge is built at an appropriate location to connect residents to key community facilities and some employment areas in Holywells. It is uncertain whether sustainable modes of transport will be used unless <i>public transport services are provided in the area of Bridge Street and pedestrian routes are enhanced.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP037 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, the site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the site will contribute to the regeneration / redevelopment of the Waterfront through the provision of new retail units and open space, new decent housing and thus improve the image and business attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP037 +	Short, medium and long term Indirect Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the site to University Campus Suffolk which may contribute indirectly to the achievement of the SA objective.
CD1 To minimise potential opportunities for crime and anti-social activity	IP037 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The site is located in an area ranked as less deprived when compared to adjacent areas to the north and west of the site. However, in the short term, crime levels may increase as a result of influx of new residents. Therefore, <i>it would be beneficial to incorporate secured by design principles within new development.</i> http://opendatacommunities.org/deprivation/map

South East – Holywells

IP142: Land at Duke Street, 26 homes + 25% open space

IP098: Transco, south of Patteson Road, 51 homes

IP226: Helena Road, 540 homes

IP042: Land between Cliff Quay and Landseer Road, 27 homes plus offices, retail and leisure uses

IP049: No. 8 Shed, Orwell Quay car parking, education

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP142 - IP098 - IP226 - IP042 +/- IP049 +	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	IP142 and IP098 are located near an AQMA designated due to air pollution along Duke Street. As a result of the influx of new residents, traffic may be generated in the vicinity of Duke Street, the A1156, and Fore Street. The area is currently very well served by public transport. However, cumulatively, there is potential for congestion at key junctions of approach roads to the town centre or some employment areas. IP049 is directly adjacent to Duke Street which is an AQMA. IP049 is allocated for public car parking, however part of the existing site is now allocated for education and ancillary uses to university (e.g. GP surgery). This will result in reduced car parking capacity hence it can be assumed that less traffic will be generated to and from the site. The effects are assessed as positive in the long term but the level of certainty is low. <i>Therefore, the use of sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP142 + IP098 + IP226 + IP042 + IP049 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use.</i> Therefore it is considered that the effect in the medium and long term is likely to be beneficial.

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP142 +</p> <p>IP098 +</p> <p>IP226 -</p> <p>IP042 +</p> <p>IP049 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>All the sites are located in a central urban area of Ipswich near a District centre (48), parks, university buildings, etc.</p> <p>Potential access constraints are identified with IP226 associated with potential negative effects on the local highway network.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes connecting major developments such as IP226 to the town centre, parks and gardens, etc.</i></p> <p><i>A separate Transport assessment may be required to identify any significant negative effects from the development of IP226 due to its size and proposed use.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP142 - IP098 - IP226 - - IP042 - IP049 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP049 is located in Flood Zones 2 or 3 prone to flooding from the river Orwell.</p> <p>However the site is already in use therefore there will be only negligible change from the existing baseline.</p> <p>IP098, and IP226 are located in Flood Zones 2 and 3 with a risk of flooding across the entire site. Western parts of IP142 and IP042 also fall within a Flood zone 2 and 3.</p> <p><i>Although the implementation of the tidal barrier and raised defences would raise the level of protection, the area will still be within Flood Zone 3 and there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.</i></p> <p><i>Therefore development should be directed to areas of lower flood risk through the Sequential Test process and highly vulnerable development should not be permitted unless there are no alternative sites available.</i></p> <p><i>Flood risk assessment may be required at project level to identify appropriate mitigation measures for the parts of the development (IP042 and IP142) that fall within Flood Zone 2 and 3 (e.g. through design).</i></p> <p><i>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP142 -</p> <p>IP098 -</p> <p>IP226 - -</p> <p>IP042 -</p> <p>IP049 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Central Ipswich	<p>IP098, and IP226 are located in Flood Zones 2 and 3 with a risk of flooding across the entire site. Western parts of IP142 and IP042 also fall within a Flood zone 2 and 3.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP098 and IP142. See Appendix 1 of the Ipswich SFRA.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p><i>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP142 -</p> <p>IP098 0</p> <p>IP226 -</p> <p>IP042 -</p> <p>IP049: 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Localised area in Central Ipswich	<p>IP042 is adjacent to a CWS located to the northeast (Holywells Park) but the relatively low capacity of the site is likely to result in only negligible effects on the designated site. The close proximity of IP226 to the river Orwell to the west may result in some significant negative effects associated with pollution, noise and disturbance of species. There are no designated sites located near IP049. No significant impacts are likely to occur as the site is already in use and no major constraints in terms of biodiversity have been identified.</p> <p>TPO nearby is identified within the northern parts of IP142 and IP042 <i>and application for Tree Works may be required.</i></p> <p><i>Potential indirect positive effects are associated with remediation of previously contaminated land and improved air quality due to reduced need to travel.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP142 0 IP098 0 IP226 0 IP042 + IP049 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Listing buildings are adjacent or near IP042 (Cliff Cottage – Grade II and Tolly Cobbold Brewery – Grade II). It should be noted that the redevelopment which has planning permission at IP042 has been allowed as enabling development to bring the listed brewery back into use and thereby secure its future. Therefore effects are assessed as positive.</p> <p>IP226 and IP049 are adjacent to a Conservation area. <i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for any archaeological remains at IP049 as it is located in an Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP142 0 IP098 0 IP226 - IP042 + IP049 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Potential positive effects on listed buildings and local distinctiveness are identified with the development of IP042.</p> <p>The development of IP049 and IP226 (adjacent to a Conservation area) may have negative impacts. <i>Mitigation would include appropriate design to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur with regards to the close proximity of the sites to Holywells and Alexandra Park to the east and north east. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthier lifestyle. There is no relationship between the allocation of IP049 and the SA objective.
HW2 To improve the quality of life where people live and encourage community participation	IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing, car parking and ancillary building to the University (IP049) and open space (IP142) thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/education uses near a wide range of community facilities easily accessible by different means of transport. No significant impacts on poverty are identified with the allocation of IP049 for car parking.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP142 0 IP098 0 IP226 0 IP042 + IP049 0	Short Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are identified with IP042 (industrial and commercial use, hotel, food store included in the planning application along with residential units). The only employment opportunities likely to arise from the development of the rest of the sites are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP142 + IP098 + IP226 ++ IP042 + IP049 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP142, IP098, IP226, and IP042 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP142 0 IP098 0 IP226 0 IP042 + IP049 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Some benefits are recorded with the allocation of land for industrial and commercial use, hotel, and food store along with residential units at IP042. It should be noted that cumulatively the allocation of homes, employment and food stores within on site allocation is considered sustainable. Whilst new residential developments will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own the rest of the sites will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	The vitality of the nearby District Centre will be supported through the increase of the potential users and the easy access via Duke Street from all new developments. Car parking provision will be slightly reduced at IP049, however the effects on access to town, district, or local centres is assessed as negligible.
ER6 To encourage efficient patterns of movement in support of economic growth	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings and student accommodation close to existing/future employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth. Car parking provision will be slightly reduced at IP049, however the effects on patterns of movement is assessed as negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP142 0 IP098 0 IP226 0 IP042 + IP049 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Some benefits are recorded with the allocation of land for industrial and commercial use, hotel, and food store along with residential units, at IP042. On their own, the rest of the sites are unlikely to contribute to the achievement of the SA objective as the focus is primarily on residential developments. Cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing (IP142, IP098, IP226) and new commercial buildings (IP042), car parking and university buildings (IP049) and improve the business attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct/Indirect Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to University Campus Suffolk which may contribute to the achievement of the SA objective. IP049 will contribute indirectly to the achievement of the SA objective through land allocated for ancillary uses to University.
CD1 To minimise potential opportunities for crime and anti-social activity	IP142 0 IP098 0 IP226 - IP042 0 IP049 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in an area ranked as less deprived when compared to adjacent areas to the north and west of the site. However, in the short term, crime levels may increase as a result of influx of new residents, particularly with regards to major developments such as IP226. <i>Therefore, it would be beneficial to incorporate secured by design principles within new development.</i> http://opendatacommunities.org/deprivation/map

South West – Bridge

IP188: Websters Saleyard site, Dock Street 9 dwellings
 IP039a: Land between Gower Street & Gt Whip Street 43 dwellings
 IP133: South of Felaw Street 33 dwellings
 IP200: Griffin Wharf, Bath Street 187 dwellings
 IP080: 240 Wherstead Road 27 dwellings

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

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP188 -</p> <p>IP039a -</p> <p>IP133 -</p> <p>IP200 -</p> <p>IP080 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>The majority of sites are located in Flood Zones 2 or 3 with a risk of flooding from the river Orwell.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP039a, IP133, IP188 and IP080. See Appendix 1 of the Ipswich SFRA.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP188 +/-</p> <p>IP039a 0</p> <p>IP133 +/-</p> <p>IP200 +/-</p> <p>IP080 0</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP200, IP133 and IP188 are adjacent to a County Wildlife Site (CWS) located to the east (river Orwell) and the indicative capacity of the sites suggests potential negative effects on the designated site associated with pollution, noise and disturbance of species. <i>Potential indirect positive effects are associated with remediation of previously contaminated land and improved air quality due to reduced need to travel.</i></p>

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

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

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

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

South West – Bridge

IP031: Burrell Road, 20 homes

IP169: 23-25 Burrell Road, 14 homes

IP047: Land at Commercial Road, 103 dwellings, office, leisure, hotel and open space

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP031 0 IP169 0 IP047-	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>The sites are located near an AQMA designated due to air pollution along Vernon Street and Bridge Street. IP047 will contribute to an increase of new residents in the area as it is anticipated that 103 new homes will be built. Along with new office, leisure and hotel development, traffic is likely to increase on key roads adjacent to the site. It is considered likely that residents from the new housing dwellings at IP031 and IP169 could generate additional traffic eastbound along Burrell road to access shopping areas and community services in the town centre area via Bridge Street. However, the number of dwellings does not suggest a significant change from the baseline.</p> <p>IP047 does however incorporate public open space which may contribute partially to the achievement of the SA objective through the provision of 0.17ha open space at the Waterfront. However, cumulative negative effects on air quality are likely to occur if the mitigation measures identified below are not put in place.</p> <p>The area is currently very well served by public transport and the use of <i>sustainable modes of transport should be further encouraged through improved pedestrian routes and where appropriate the creation of cycling infrastructure.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP031 + IP169 0 IP047 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich on previously developed land. IP031 and IP047 are potentially contaminated due to previous use of the land and opportunities <i>should be sought to remediate the land before use</i> . Therefore it is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP031 0 IP169 0 IP047 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household and commercial waste).</p> <p>The capacity of IP031 and IP169 is low in number of residential units, therefore on their own the development of the sites is not anticipated to result in any significant negative effects.</p> <p>The size and indicative capacity of IP047 suggest significant increase of new residents and commercial use and potential for negative effects if mitigation measures are not in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP031 + IP169 + IP047 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The relatively central location of the sites may result in reduced need to travel by private car. The area is very well served by public transport (one local bus running on Burrell Road connecting the area with facilities on the other side of the river). Ipswich railway station is at a walking distance from IP031, IP169, and 047. In addition, the sites are located near major employment areas to the southeast and northwest. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP031 + IP169 + IP047 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are located in a central urban area of Ipswich near parks, schools, river paths, Ipswich railway Station, with a good public transport access to the main shopping area to the north.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i></p>
ET6 To limit and adapt to climate change	IP031 - IP169 - IP047 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP031 and IP047 are located in Flood Zones 2 or 3 being prone to flooding from the river Orwell. IP169 is adjacent to Flood Zone 2 or 3.</p> <p><i>Although the implementation of the tidal barrier and raised defences would raise the level of protection, there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.</i></p> <p><i>Therefore flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 or 3 (e.g. through design).</i></p> <p>Cumulatively, positive effects are likely to occur as a result of the allocation of sites near community facilities with a reduced need to travel by car.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP031 +/- IP169 - IP047 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP031 and IP047 are located in Flood Zones 2 or 3 being prone to flooding from the river Orwell. IP169 is adjacent to Flood Zone 2 or 3. Water quality could be enhanced if opportunities are sought to remediate the contaminated land (IP031) before further use of the land. <i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP031 0 IP169 0 IP047 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no TPOs located near IP031 and IP169. All the sites are adjacent to a County Wildlife site. Potential indirect negative effects are likely to occur with regards to air pollution and temporary noise disturbance during construction. However, due to the small size of IP031 and IP169, it is considered that the effects will be negligible. IP047 includes a site allocated for open space which may offer biodiversity benefits in a localised town centre area. <i>Mitigation opportunities should be sought to enhance the area allocated for an open space (IP047). (Note, this is not a new mitigation measure but carried over from the assessment of IP263 which has been merged with IP047)</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP031 0 IP169 0 IP047 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no listing buildings located in the vicinity of IP031 and IP169. Part of IP031 falls within an Area of Archaeological Importance and adjacent to a Conservation Area in its most eastern parts. There are no Scheduled Monuments within or adjacent to the sites. <i>Appropriate design of buildings should be considered in order to avoid any negative effects on the setting of the designated site.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>IP047 falls within an Area of Archaeological Importance.</p> <p>Previous planning permissions have had a condition attached requiring archaeological investigation, <i>which could include archaeological monitoring and recording of initial groundworks with contingency for fuller archaeological recording if deemed necessary; recording the remaining railway features; checking whether any trace of the dock tramway survives; and a palaeoenvironmental sampling strategy.</i></p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP031 -</p> <p>IP169 -</p> <p>IP047 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on local distinctiveness and the conservation area at IP031 and IP169 are associated with deterioration of the waterfront townscape character.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p> <p>Potential beneficial opportunities are identified at IP047 where at present the area is occupied by commercial / industrial buildings with low townscape value. New development may contribute to the achievement of the SA objective with appropriate design of buildings.</p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP031 +</p> <p>IP169 +</p> <p>IP047 +</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Positive indirect effects are likely to occur with regards to the proximity of all the sites to Gippeswyk Park located to the west of the site allocations. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthy lifestyle.</p> <p>Positive indirect effects are also likely to occur with regards to the potential use of open space and leisure provision (IP047).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP031 + IP169 + IP047 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, playing fields, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the overall quality of life. In addition, leisure provision with IP047 may also contribute towards achieving the SA Objective.
ER1 To reduce poverty and social exclusion	IP031 + IP169 + IP047 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP031 0 IP169 0 IP047 +	Short Direct Reversible Medium	Localised area in Central Ipswich	IP047 includes office, leisure and hotel development. These developments will create employment opportunities and will contribute towards supporting the SA Objective. The only employment opportunities likely to arise from the development of IP031 and IP169 are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.
ER3 To help meet the housing requirements for the whole community	IP031 + IP169 + IP047 + +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP031, IP169, IP047 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP031 0 IP169 0 IP047 +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	The provision of office, leisure and hotel development with IP047 will help to provide employment opportunities which could contribute towards economic growth. Whilst new residential developments and will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP031 0 IP169 0 IP047 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The capacity of sites IP031 and IP169 do not suggest any significant change from the baseline; therefore it is considered that the impact on the vitality of the town centre will be negligible. There are no District or Local centres near IP047; however new residents and occupants at the site may contribute to the achievement of the SA by supporting town centre shopping areas.
ER6 To encourage efficient patterns of movement in support of economic growth	IP031 + IP169 + IP047 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings, new offices, leisure provision and a hotel close to an existing employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP031 0 IP169 0 IP047 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, IP031 is unlikely to contribute to the achievement of the SA objective as the focus is only on residential developments. IP047 could help to attract inward investment through the provision of offices and cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing and improve the business attractiveness of the borough.
CL1 To maintain and improve access to education and skills for both young people and adults	IP031 0 IP169 0 IP047 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible.
CD1 To minimise potential	IP031 0	Short, medium and long term	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
opportunities for crime and anti-social activity	IP169 0 IP047 -	Direct Irreversible Medium		<p>also be noted that the sites are located in an area ranked as most deprived.</p> <p>In the short term, crime levels may increase as a result of the increase in the number of new residents.</p> <p>Therefore, <i>it would be beneficial to incorporate secured by design principles within new development.</i></p> <p>http://opendatacommunities.org/deprivation/map</p>

South West – Gipping

IP083: Banks of the river upriver from Princess Street, open space

IP015: West End Road Surface Car Park, 22 homes + employment use

IP094: Land to rear of Grafton House, employment use

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

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP083: + IP015: +/ - IP094: +/ -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Retaining IP083 for an open space will contribute to the achievement of the SA objective as less impervious surface area in the floodplain reduces runoff, which can decrease peak discharge for rainfall events and lower flood heights. Water quality could be enhanced if opportunities are sought to remediate the contaminated land before future use of the land and enhancement of the open space (IP083). Surface water flooding local to site – will be considered at planning application stage for IP094. See Appendix 1 of the Ipswich SFRA. <i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP083: + IP015: 0 IP094: -	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	. IP015 and IP083 are adjacent to a County Wildlife Site (the river). Potential direct positive effects are likely to occur at IP083 where the majority of land will be retained as open space or vegetation supporting wildlife habitats. Consequently, indirect positive effects may occur with regards to air quality, water quality, and soil resources. Potential negative effects at IP015 are associated with noise disturbance; however these effects will be temporary and on the whole negligible. One TPO is identified at IP094 and <i>application for Tree Works may be required.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP083: 0 IP015: - IP094: 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	None of the sites fall within an Area of Archaeological Importance or Conservation Area. There is one listed building adjacent to IP015 (Paul's Maltings - Grade II) and negative effects may occur if housing or multi storey car parking is developed in the eastern part of the land. <i>Appropriate design of residential buildings should be considered in order to avoid any negative effects on the setting of the designated site.</i>

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP083: + IP015: + IP094: +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport. Some positive effects may occur with the allocation of land for employment use and thus improving the employment opportunities in the borough.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP083: 0 IP015: 0 IP094: +	Short Direct Reversible Medium	Localised area in Central Ipswich	IP094 will contribute to the achievement of the SA objective through the allocation of land for employment use (B1 Class). It is anticipated that IP083 and IP015 will have a negligible effect due to only temporary short term employment opportunity during construction of residential units.
ER3 To help meet the housing requirements for the whole community	IP083: + IP015: + IP094: 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP083 and IP015 will contribute to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP083: + IP015: + IP094: +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	New residential development (IP083 and IP015) and new employment opportunities (IP094) will contribute to the achievement of the SA objective.
ER5 To support vital and viable town, district and local centres	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP083: + IP015: + IP094: +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment areas and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP083: + IP015: + IP094: +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing, office buildings, open space and car parking facilities and thus improving the business attractiveness of the town centre. IP083 and IP015 in particular could improve a key gateway into the town centre from the railway station.
CL1 To maintain and improve access to education and skills for both young people and adults	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small proportion of housing development of IP083 and IP015 the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should also be noted that the sites are located in an area ranked as relatively deprived. Crime levels may increase in the vicinity of the new multi-storey car park. Therefore, <i>it would be beneficial to incorporate secured by design principles within new development.</i> http://opendatacommunities.org/deprivation/map

South West – Gipping

IP004: Bus depot Sir Alf Ramsey Way, 48homes + 50% employment use

IP051: Old Cattle Market Portman Road, 80% B1 development + 20% leisure

IP096: Car park Handford Road East, 20 homes

IP006: Coop Warehouse, Pauls Road, 28 homes

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP004 - IP051 - IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste + office waste). The indicative capacity of IP004 and IP051 suggests potential for negative effects if mitigation measures are not in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP004 + IP051 - / ? IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport: Tower Ramparts Bus Station and Old Cattle Market Bus Station are located to the east, Ipswich Railway Station is located to the south, and two local bus lines connect the north bank with residential areas and facilities on the south bank. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective.</p> <p><i>A separate transport assessment may be required for IP051 due its size and close proximity to Ipswich Town Football Club stadium which may result in potential negative effects on traffic particularly during major sport events.</i></p> <p>A transport assessment and travel plan will be required for IP004. This will help to reduce potential negative effects on traffic.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are located in the central urban area of Ipswich near shopping areas and community facilities.</p> <p>No major access constraints are identified.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes particularly around the vicinity of the office buildings.</i></p>
ET6 To limit and adapt to climate change	IP004 - IP051 - IP096 0/- IP006 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that most community facilities are within walking distance.</p> <p>IP004 and IP051 are entirely located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Part of IP096 is also located in a zone prone to flooding.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design). Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP004 - IP051 - IP096 0/- IP006 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP004 and IP051 are entirely located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Part of IP096 is also located in a zone prone to flooding. Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate. Surface water flooding local to site – will be considered at planning application stage for IP004, IP006 and IP006. See Appendix 1 of the Ipswich SFRA. <i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP004 - IP051 0 IP096 - IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	IP096 and IP004 are located near a local nature reserve. IP004 is also close to CWS. Negative effects are likely to occur during construction with regards to dust and air pollution, noise and disturbance of species. <i>Mitigation measures should be put in place to ensure any potential impacts upon the local nature reserve are avoided or minimised.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP004 + IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no designated sites located in or near the site allocations and none of the sites fall within an Area of Archaeological Importance/Conservation area. However the allocation of IP004 helps to retain and conserve the locally listed tram shed on the site.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP004 0 IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst none of the site allocations is anticipated to have any negative effects on the local distinctiveness of townscape, <i>opportunities should be sought to enhance the quality of the townscape through appropriate design of office buildings ((IP051) and residential dwellings (IP004, IP096, and IP006).</i>
HW1 To improve the health of those most in need	IP004 + IP051 + IP096 + IP006 -	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	<p>Whilst the provision of decent housing and employment opportunities may have some positive indirect effects on health, it is considered that the effect from the development of each site will be negligible. Some negative effects are likely to occur with the development of IP006 as result of the location of rail lines adjacent to the site and potential noise disturbance.</p> <p>Positive indirect positive effects are likely to occur with regards to the use of the playing grounds and sport facilities near IP004, IP051, and IP096. The sites are also near designated river paths and close to community facilities (restaurants, cinemas, churches) which may encourage more people to choose walking as the main mode of transport.</p>
HW2 To improve the quality of life where people live and encourage community participation	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, playing grounds, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and employment opportunities and thus improving the overall quality of life.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/business uses near a wide range of community facilities easily accessible by different means of transport. The main benefits are associated with the existing open space at Alderman Park and playing fields at Ipswich Town Football Club Stadium.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP004 + IP051 + IP096 0 IP006 0	Short, medium, and long term Direct Reversible Medium	Localised area in Central Ipswich	The only sites with potential to contribute to the achievement of the SA objective is IP051 allocated for B1 business use and IP004 allocated for mixed use. IP096 and IP006 are allocated for residential use and employment opportunities will be temporary during construction of new development.
ER3 To help meet the housing requirements for the whole community	IP004 + IP051 0 IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP004, IP096, IP006 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP004 + IP051 + IP096 0 IP006 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and a new office building (IP051 and IP004) will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	There are no District or Local centres in the vicinity of the sites. However, the site allocations will contribute to the achievement of the SA objective through regeneration of a central town area and influx of new residents/employees.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential and office buildings close to existing/future employment hubs, shopping areas, and community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP004 + IP051 + IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas. IP051 will contribute directly to the achievement of the SA objective through the provision of office/hotel/leisure space in a central part of Ipswich next to existing employment sites. IP004 includes business uses as part of a mixed use allocation.
CL1 To maintain and improve access to education and skills for both young people and adults	IP004 0 IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University Campus Suffolk and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP004 - IP051 - IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average and the close proximity of Ipswich Town Football Club has potential to result in anti-social activities during sport events. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments.</i> http://opendatacommunities.org/deprivation/map

Sustainability Matrix Opportunity Areas

IP- One Opportunity Areas

A – Island Site

B – Merchant Quarter

C – Mint Quarter and surrounding area

D – Education Quarter and surrounding area

E – Westgate

F – River Corridor and Princess Street Corridor

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	A: +/-	Medium and Long-term Indirect Reversible Medium Certainty	IP-One	<p>The regeneration of Opportunity Area A – The Island Site is likely to increase traffic in this area, which would have a negative effect on air quality. However, Area A is close to but not within an Air Quality Management Area (AQMA). Green areas and the reinstatement of the tree lined promenade as well as the provision of pedestrian and cycle routes may have a positive effect on air quality.</p> <p>A section of the Opportunity Area B - Merchant Quarter is within an AQMA. This covers the area between Star Lane, College Street, and Fore Street. Increased development of sites in this area is likely to result in increased traffic, which would have a negative effect on air quality. However, pedestrian links are proposed, which would contribute partially towards reducing traffic levels within the town centre and help people make more sustainable transport choices in the long term.</p> <p>Improved cycle routes to link the Merchant Quarter area with the Waterfront and the Central Shopping Centre are considered.</p> <p>Opportunity Area C- Mint Quarter is not within an AQMA but redevelopment in the area of non-retail use, particularly residential uses and car parking would potentially increase traffic in the area. However, since the redevelopment would be located on an existing surface car park, the overall effect may be neutral or positive, depending on the number of new car parking spaces.</p> <p>The area along Star Lane, Grimwade Street, Fore Street and Duke Street within Opportunity Area D – Education Quarter is within an AQMA. Additional car parking will increase road traffic in this area, which would have a negative effect on air quality.</p>
	B: +/-			
	C: +/-			
	D: -			
	E: +/-			
	F: +			

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>The regeneration of Opportunity Area E – Westgate includes a pedestrian link and new level crossings which would improve pedestrian movement within the area. The area is not within an AQMA. However, high density residential housing and shoppers' car parking are proposed. Also, NO2 emissions along St Matthew Street have been recorded as high.</p> <p>Opportunity Area F – River Corridor and Princes Street Corridor are not within AQMAs. New or enhanced pedestrian and cycle links are proposed to the Waterfront area. The area of car parking to the east of Portman Road has been identified as having potential for a mixed use development. Although the office and leisure uses and a car park to service those uses will increase traffic, removing the large car park would have a neutral or positive effect on air quality. New or enhanced pedestrian and cycle links are proposed to the Waterfront area. Overall, the potential impact on this SA Objective is positive.</p> <p><i>It is recommended that all Opportunity Areas should make reference to improving walking and cycling routes in these areas.</i></p>
ET2 To conserve soil resources and quality	A: +	Medium and Long-term Direct / Indirect Reversible Medium Certainty	IP-One	<p>Developments in Opportunity Area A, B, C, D, E and F would mostly be located on brownfield sites. There are proposals to include some green areas in Opportunity Area A, which may improve soil quality.</p> <p>Some sites in Opportunity Areas B, C, D, E and F may possibly be contaminated and these would need to be remediated before any redevelopment. Remediation would improve soil quality.</p> <p><i>It is recommended that Opportunity Areas should include a reference to providing landscaped areas and green spaces where practicable.</i></p>
	B: +			
	C: +			
	D: +			
	E: +			
	F: +			
ET3 To reduce waste	A: -	Medium and Long-term Indirect Reversible Low Certainty	IP-One	<p>Opportunity Areas A, B, C, D and E include residential developments, which would increase household waste in the Borough. Other uses in mixed use developments—offices, cafes and restaurants would also produce waste. Opportunity Area F would be mainly offices and leisure uses and is</p>
	B: -			
	C: -			
	D: -			

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	E: - F: -			<p>expected to produce office waste.</p> <p>The provision of adequate and appropriately placed bins and where possible recycling facilities within these areas could contribute towards reducing waste and encouraging residents, shoppers and businesses to recycle.</p> <p><i>It is recommended that Opportunity Areas should include reference to the provision of adequate waste facilities and where possible recycling facilities within the areas.</i></p>
ET4 To reduce the effects of traffic upon the environment	A: +/- B: +/- C: +/- D: +/- E: +/- F: +/-	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	<p>Increased development and car parking within the Opportunity Areas A, B, C, D, E and F would increase traffic. Pedestrian and cycling links are proposed in Opportunity Areas A and F, while pedestrian links are proposed in Opportunity Areas B, C, and E. These Opportunity Areas would contribute partially towards reducing traffic levels within the town centre. These may help encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment.</p> <p><i>It is recommended that Opportunity Areas A and D should include reference to the provision of cycling and walking routes to promote more sustainable transport choices, which may reduce car use within these areas.</i></p>
ET5 To improve access to key services for all sectors of the population	A: + B: + C: + D: + E: + F: +	Medium and Long-term Direct/Indirect Reversible High Certainty	Borough wide	<p>Regeneration and redevelopment of Opportunity Areas A, B, C, D, E and F would improve access to services. Opportunity Area A provides for heritage/cultural based visitor attractions, marina moorings, retail, cafes and restaurants. Opportunity Area B provides for offices/businesses, cafes/restaurants and small scale retail. Opportunity Area C and E provide for cafes/restaurants and small scale retail uses. Opportunity Area D provides for higher and further education uses. Opportunity Area F provides for offices and leisure uses.</p> <p><i>It is recommended that Opportunity Areas include reference to community facilities such as community halls and health facilities.</i></p>

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET6 To limit and adapt to climate change	A: +/-	Long-term Direct Irreversible Low Certainty	Borough wide	<p>Opportunity Areas A, B, C, D, E and F are accessible by public transport. This would help reduce the use of private cars and greenhouse gas emissions. However, developments within these areas may result in increased use of private cars by people outside Ipswich and this would increase greenhouse emissions. Opportunity Area F is in the vicinity of the railway station.</p> <p>Opportunity Area A and parts of Opportunity Areas B and D are within Flood Zone 2 and 3. Opportunity Area A is in the vicinity of the River Orwell and Wet Dock. Opportunity Area F is along the River Corridor and within a Flood Zone. Development of these areas should take into account flood risk and encourage the use of SuDS where possible.</p>
	B: +/-			
	C: +/-			
	D: +/-			
	E: +/-			
	F: +/-			
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	A: +	Long-term Direct Reversible Medium Certainty	IP-One town centre	<p>Opportunity Area A and parts of Opportunity Areas B and D are within Flood Zone 2 and 3. Opportunity Area A is in the vicinity of the River Orwell and Wet Dock and includes provision of open space which may help to reduce flood risk. Part of Opportunity Area F is within a Flood Zone and is located along the River Corridor. New developments have potential to increase flood risk. However, since the Opportunity areas are already built up or largely covered by hard surfaces, any development would be redevelopment of existing buildings it is unlikely that there will be increase in flood risk. Opportunity Areas C and E are not within any flood zones and developments are not expected to increase flood risk.</p> <p>Though not referred to in the Opportunity Areas, the incorporation of Sustainable Urban Design Systems (SuDSs) into opportunity areas would have the potential to contribute to reducing flood risk.</p> <p><i>It is recommended that Opportunity Areas A, B, D and F should make some reference to the use of SuDS features against flood risk.</i></p>
	B: 0			
	C: 0			
	D: 0			
	E: 0			
	F: 0			
ET8 To conserve and enhance	A: -	Long-term Direct	IP-One town centre	The area around Opportunity Area A – Island Site covering the area west of the Orwell River and adjacent to the Wet Dock
	B: -			

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	C: 0	Reversible High Certainty		<p>area is designated as a County Wildlife Site. It is also close to the Orwell Estuary Special Protection Area. There is potential for developments to have a negative effect on the species and habitats on the river. There is potential for disturbance during construction.</p> <p><i>It is recommended that ecological assessments should be undertaken during the design phase of development proposals.</i></p> <p>Opportunity Area B is adjacent to the Wet Dock and therefore new developments on the Waterfront have potential to impact water habitats and species.</p> <p>Opportunity Area C and E are in built up areas and have limited potential to impact biodiversity.</p> <p>The southern section in Opportunity Area D is located adjacent to the Wet Dock and includes a car park proposal. The existing use is a car park, and as such, redevelopment would not increase surface water run-off. The design should ensure that surface water run-off is contained.</p> <p>Opportunity Area F is along the River Corridor and east of Princes Street is a County Wildlife site. There is potential for development to impact on species and habitats along the river.</p> <p><i>It is recommended that ecological assessments should be undertaken during the design phase of development proposals.</i></p>
	D: 0			
	E: 0			
	F: -			
ET9 To conserve and enhance the historic environment, heritage assets and their settings	A: +	Short, Medium and Long Term Direct Reversible Medium Certainty	IP-One	<p>There is a listed building (Felaw Maltings) on the west bank of the on Opportunity Area A. The Opportunity Area is within an area of archaeological importance. There is potential for new development to have an impact on archaeological resources within the area during construction periods. The conversion of historic buildings should be sensitive to the character of the buildings. The Opportunity Area refers to enhancing the setting of historic buildings such as Felaw Maltings. Development in Opportunity areas B and C will take account of Scheduled monuments and archaeology.</p> <p>There are a number of listed buildings in Opportunity Areas B, C, D and E, which are</p>
	B: +			
	C: +			
	D: +			
	E: +			
	F: 0			

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>also in areas of archaeological importance. There is potential for the listed buildings and their setting to be directly affected by new development during construction. However, Opportunity Area B refers to opportunities to reinforce existing historic character. Opportunity Area D refers to developments respecting and enhancing settings of listed and historic buildings. In addition, the Core Strategy policies CS4 and DM9 would offer some protection.</p> <p>There is only one listed building in Opportunity Area F. There is potential for new development to have an impact on the listed building and its setting during construction, which is considered negligible.</p> <p><i>Reference to the protection of heritage assets is included in the DPD, therefore overall impacts are considered to be positive in the long term.</i></p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	A: +/-	Medium and Long-term	IP-One	<p>Opportunity Areas A, B, C, and D are within or partly within Conservation Areas. Opportunity Area E is adjacent to a Conservation Area. Improved public realms are proposed for Opportunity Areas A, B, C, D, E and F. There is also a commitment to improve connectivity and take account of the existing street patterns. There is potential to impact on the character of the Conservation Areas but also opportunities for enhancement.</p> <p>Opportunity Area F is not within or adjacent to Conservation Areas. However, the river corridor is along the River Orwell which is a County Wildlife Site and developments have potential to impact on the townscape but also offers an opportunity to enhance the river landscape. This Opportunity Area proposes an improved public realm in front of the station, which would contribute to the visual amenity in the area.</p> <p><i>It is recommended that Opportunity Areas A, B, C and D include a reference to the design of new developments being sensitive to the character of the Conservation Areas. Opportunity Area D should include a reference to the design of new developments being sensitive to the river</i></p>
	B: +/-	Indirect		
	C: +/-	Reversible		
	D: +/-	Medium Certainty		
	E: +/-			
	F: +/-			

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<i>corridor landscape.</i>
HW1 To improve the health of those most in need	A: +/-	Medium and Long-term Indirect Reversible Medium Certainty	IP-One	<p>Opportunity Areas A, B, C, D and E propose residential developments, which would improve the housing stock within the Borough. Good quality housing will indirectly contribute positively to this SA Objective.</p> <p>Opportunity Area F provides for leisure uses, which should have an indirect effect on the health of those using the facilities.</p> <p>However, new developments would increase traffic and affect air quality, which could also have a negative impact on health.</p>
	B: +/-			
	C: +/-			
	D: +/-			
	E: +/-			
	F: +/-			
HW2 To improve the quality of life where people live and encourage community participation	A: +	Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	<p>Opportunity Area A proposes employment, small scale retail, heritage and cultural based visitor attraction as well as public open space and waterfront promenade which would contribute to the quality of life within the Ipswich Waterfront.</p> <p>Opportunity Areas B, C, D and E also propose residential, business, cafes and small scale retail uses which will provide key services and facilities to meet the needs of residents. Opportunity Area C seeks to address higher and further education needs through academic facilities, support facilities and student accommodation.</p> <p>Opportunity Area F proposes office and leisure uses and the improvement of the river corridor would provide an amenity to the residents.</p> <p>With the approach to development focused on development in and around town centre, contributions can be made to the vitality and vibrancy and will help to improve quality of life as well as contribute towards encouraging community participation.</p>
	B: +			
	C: +			
	D: +			
	E: +			
	F: +			
ER1 To reduce poverty and social exclusion	A: +	Medium and Long-term Indirect Reversible Low Certainty	Borough wide	<p>Opportunity Areas A, B, C, D, E and F would make some contribution to the SA Objective through providing communities with employment areas, key services and facilities which would support the reduction of social exclusion.</p>
	B: +			
	C: +			
	D: +			

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	E: +			
	F: +			
ER2 To offer everybody the opportunity for rewarding and satisfying employment	A: + B: + C: + D: + E: + F: +	Medium and Long-term Direct/Indirect Reversible Low Certainty	Borough wide	Opportunity Areas A, B, C, D, E and F would make some contribution to the SA Objective through providing employment within the opportunity areas.
ER3 To help meet the housing requirements for the whole community	A: + B: + C: + D: + E: + F: 0	Medium and Long-term Direct/Indirect Reversible Medium Certainty	Borough wide	Opportunity Areas A, B, C, D and E would contribute to the SA Objective through proposals for residential uses within the opportunity areas. Opportunity Area F would not contribute to this objective since it only provides for offices and leisure uses.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	A: + B: + C: + D: + E: + F: +	Medium and Long-term Direct/Indirect Reversible Low Certainty	IP-One	Opportunity Areas A, B, C, D, E and F would make some contribution to the SA Objective through providing communities with employment areas, key services and facilities, which would prove attractive to new businesses because of accessibility and would serve to support economic growth. These policies would provide the opportunities to encourage new business formation and would promote opportunity areas as places to live and work which would support economic growth within the plan area.
ER5 To support vital and viable town, district and local	A: + B: + C: +	Medium - Long-term Direct Reversible	Town Centre and District Centres	Opportunity Areas A, B, C, D, E and F directly support the SA Objective, particularly the vitality and viability of the town centre. These Opportunity Areas recognises that these areas perform an

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
centres	D: + E: + F: +	High Certainty		important role serving the day to day convenience, food and services needs of their local resident catchment populations. These opportunity areas will provide a focus for community facilities and higher density housing development, would contribute to the vitality of these areas as well as the town centre. These opportunity areas provide key employment areas for businesses to locate. The provision of adequate employment areas will increase the Borough's attractiveness and will help to support the vitality and viability of the town centre.
ER6 To encourage efficient patterns of movement in support of economic growth	A: +/- B: +/- C: +/- D: +/- E: +/- F: +/-	Medium-Long-term Direct Reversible Medium Certainty	Town Centre and District Centres	Opportunity Areas A, B, C, D, E and F recognise the importance of connectivity within the town centre. Cycling and pedestrian routes are proposed or are to be improved. However, should the total number of parking spaces increase this may encourage more private cars into the centre. There are proposals in the vicinity of the Star Lane Gyratory and St Matthews Street, which would increase traffic in those areas.
ER7 To encourage and accommodate both indigenous and inward investment	A: + B: + C: + D: + E: + F: +	Short, Medium and Long-term Indirect Reversible Low Certainty	IP-One	Opportunity Areas A, B, C, D, E and F recognise the importance of protecting and allocating employment, business and retail areas within the town centre. This will ensure that sufficient land and premises will be available to accommodate new businesses. Public realm improvement will also provide an attractive central environment, which may encourage investment.
CL1 To maintain and improve access to education and	A: 0 B: 0 C: 0	Medium and Long-term Direct Irreversible Medium	Borough wide	Opportunity Area D supports this SA Objective by providing for land for educational uses and support facilities. Other Opportunity Areas would not contribute to this objective.

Objective	Performance of opportunity area	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
skills for both young people and adults	D: +	Certainty		
	E: 0			
	F: 0			
CD1 To minimise potential opportunities for crime and anti-activity	A: +/-	Short, Medium and Long-term Indirect Reversible Low Certainty	IP-One	<p>There may be increased opportunities for crime within the Opportunity Areas due to the increase in population, shops and businesses. However, increased employment opportunities and improved living standards may also contribute to the reduction of crime. Opportunity Areas include connectivity, the development of vacant sites and opening of spaces to further community use could lower anti-social behaviour incidences.</p> <p><i>It is recommended that Opportunity Areas make reference to incorporating safety by design which would contribute towards reducing the potential for crime and anti-social activities.</i></p>
	B: +/-			
	C: +/-			
	D: +/-			
	E: +/-			
	F: +/-			

Appendix H

Pre-Submission Main Modifications for Public Consultation and Pre-Submission Additional Modifications

Table 3-1 Pre-submission Modifications for Public Consultation

Policy / paragraph	Main Modification	Reason	Objector(s)	Significance to the SA
SP2 LAND ALLOCATED FOR HOUSING and policies map	<p>Additional site allocations of sites previously listed under policy SP3 – to be added to Table 1:</p> <ul style="list-style-type: none"> • <u>IP011a Lower Orwell Street (former Gym & Trim and formerly listed as Smart Street/Foundation Street) 0.15ha, 14 dwellings (90dph on 100% of site) (permission for student accommodation granted 25/10/11 - lapsed Oct 2014)</u> • <u>IP047 Land at Commercial Rd 2.86ha, 103 dwellings (90dph on 40%) as part of a mixed use scheme of 40% housing, 20% public open space and enhanced river path, 40% office, leisure, hotel (development including supermarket approved 7/2/11 – lapsed Feb 2015)</u> • <u>IP090 Europa Way 1.43ha, 18 dwellings (indicative masterplan), as part of a mixed use district centre (approved 11/07/11 – lapsed July 2014)</u> • <u>IP132 Former St Peters Warehouse Site, 4 Bridge Street, 0.18ha, 73 dwellings as part of a mixed use scheme (with B1a office use, leisure or small scale retail) (approved 14/4/11 – lapsed April 2014)</u> • <u>IP135 112-116 Bramford Road 0.17ha, 14 dwellings (pending application withdrawn October 2014)</u> 	<p>The plan baseline has been updated to 1st April 2015. The planning permissions for some sites have now lapsed or applications been withdrawn and therefore it is appropriate to allocate the sites for development.</p> <p>Reference to the district centre added to IP090 to ensure the allocation through SP2 aligns with its allocation as a District Centre through policy DM21.</p> <p>Capacity of IP132 Former St Peter's Warehouse increased from 48 to 73 to reflect the successful bid for the site.</p>	<p>Editorial update.</p> <p>ALDI</p>	<p>The sites have been removed from Policy SP3 and placed into Policy SP2 within the SA. Similarly, one site has been moved from SP2 to SP3 (IP116 – see below). The number of dwellings per site allocation has not changed therefore the significant findings and the overall assessment of the sites within the SA, in terms of the housing elements of the allocations, has not changed.</p> <p>The mixed uses of IP047, IP090 and IP132 sites have been assessed.</p> <p>A positive score has been given against for IP132 against SA Objective ER2 as the provision of B1a office use, leisure or small scale would contribute towards providing employment opportunities.</p> <p>A positive score has been given for the assessment of IP047 against SA Objective ER2, ER4 and ER7 as the provision of new office, leisure and hotel development will contribute towards providing employment opportunities and supporting economic growth.</p>

Policy / paragraph	Main Modification	Reason	Objector(s)	Significance to the SA
	<p>Site sheets have been prepared for these allocations for inclusion in Appendix 3A.</p> <p>Delete site which has a resolution to grant permission subject to a Section 106 Agreement and which needs to be safeguarded through policy SP3: IP116 St Clement's Hospital Grounds, 227 dwellings.</p> <p>Add 222 dwellings to total capacity figure of SP2 Table 1 but delete 227 dwellings:</p> <p>Total 4,934 <u>1,929</u></p>			A positive score was recorded for the assessment of IP090 against SA Objective ER2 as the provision of a new District Centre would create employment opportunities.
SP3 LAND WITH PLANNING PERMISSION and policies map	<p>Delete table entries for sites identified through SP3, for which planning permission has now lapsed or which have been withdrawn. The sites are to be allocated through policy SP2 (see above) and are listed below.</p> <ul style="list-style-type: none"> • IP11a Smart Street Foundation Street (former Gym & Trim) (planning permission for student accommodation granted 25/10/11 - lapsed Oct 2014) • IP047 Land at Commercial Rd (approved 7/2/11 – lapsed Feb 2015) • IP090 Europa Way (approved 11/07/11 – lapsed July 2014) • IP132 Former St Peters Warehouse Site 4 Bridge Street (approved 14/4/11 – lapsed April 2014) 	The sites have been moved into policy SP2 as allocations.	Editorial update	<p>Further to the action above, the Policy removes sites for which planning permission has lapsed.</p> <p>IP178 has been removed from the assessment.</p> <p>It is recognised that these sites may potentially come forward later than originally planned. However, at the scale of the assessment, this does not changed the overall SA scores.</p>

Policy / paragraph	Main Modification	Reason	Objector(s)	Significance to the SA
	<ul style="list-style-type: none"> • IP135 112-116 Bramford Road (pending application withdrawn October 2014) Delete table entry now being used as a music venue under planning permission 10/00277: <ul style="list-style-type: none"> • IP178 Island House, Duke Street (student accommodation approved Feb 2012 – lapsed Feb 2015) Add sites granted planning permission or with a resolution to grant subject to a Section 106 Agreement, which need to be safeguarded through policy SP3: <u>IP116 St Clement's Hospital Grounds, 227 dwellings and public open space provision.</u> <u>IP272 72 Foundation Street, 10 dwellings (reference 14/00939/FUL granted 19/02/15)</u> Delete 232 dwellings from capacity figure of SP3, Table 2, but add 237. Total 4,892 1,897			
SP5 Land allocated for employment use	Add to second part of Table 3 (sites allocated for employment uses with a mix of other uses): <u>IP047 Land at Commercial Road, 2.86ha (40%) 1.14ha, as part of a mixed use scheme with 40% housing and 20% public open Space and enhanced river path. The B1a element could also include hotel and leisure uses.</u> <u>IP132 Former St Peters Warehouse Site, 4 Bridge Street, 0.18ha / 0.05ha, B1a office, leisure, small</u>	To update the plan baseline to 1st April 2015.	Editorial Update	The modification updates IP047 and IP132 with the inclusion of employment and a mix of other uses at the sites. These updates have been reflected within the assessment of the sites and a positive score has been recorded for both sites against SA Objectives ER2 and for IP047 against ER4 as the provision of new, office, leisure and hotel development will contribute

Policy / paragraph	Main Modification	Reason	Objector(s)	Significance to the SA
	<u>scale retail as part of a mixed use scheme of 73 dwellings</u> (approved 14/4/11 – lapsed April 2014)			towards providing employment opportunities and supporting economic growth. There were no changes to SA scores for IP132.
SP6 LAND ALLOCATED AND PROTECTED AS OPEN SPACE	<p>Delete: Site IP263 West of Bridge Street, north of the River Orwell is allocated for public open space.</p> <p>Add to table: <u>IP047 Commercial Road (UC048)</u> <u>20% Open Space and enhanced river path; 50% housing, 30% hotel, leisure.</u></p> <p>Paragraph 4.37: ... for this use at site IP263<u>IP047</u> and within ...</p>	The planning permission on the site IP047 has now lapsed and therefore it is appropriate to allocate the whole site, including the IP236 element, for residential-led mixed use development including public open space.	Editorial Update	<p>The modification combines the open space element of IP263 into IP047 for which planning permission has lapsed.</p> <p>The SA of IP263 has been deleted. The SA of IP047 has been slightly amended to reflect the inclusion of 0.17ha of open space. Whilst this may have some minor benefits regarding health, landscape and climate change adaptation, the scale of open space is relatively small and has not changed the SA scores for IP047.</p>

Pre-Submission Additional Modifications Table

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
Throughout	Change references to English Heritage to Historic England.	To reflect change in title.	Editorial update.	Reference to English Heritage will be replaced with Historic England throughout the SA.
Throughout	Changes references to the Highways Agency to Highways England.	To reflect change in title.	Editorial update.	The SA has been reviewed and does not contain reference to the Highways Agency therefore no further action is required.
CHAPTER 3				
New paragraph 3.6 to follow paragraph 3.5	Add new paragraph as follows: <u>'In July 2015 a non-statutory document entitled 'The Vision for Ipswich: East Anglia's Waterfront Town' was published by partners – University Campus Suffolk, New Anglia Local Enterprise Partnership, Suffolk County Council, Ipswich Central, Ipswich Borough Council, Ben Gummer MP and the Ipswich Chamber of Commerce. This Vision brings together the aspirations of the partners on a range of issues and identifies a series of actions for the next few years. Some of these are relevant to the Local Plan and others are not, because they relate to matters beyond the remit of the planning system (e.g. starting works on the I-Am Project around the Museum on High Street). The two documents (the statutory 'Local Plan' and the 'Vision for Ipswich') are considered to complement each other in a helpful way.'</u>	For completeness	Editorial update.	The update provides completeness within the supporting text and does not change the SA.
CHAPTER 4				
SP2 LAND ALLOCATED FOR HOUSING / MIXED USE				

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
SP2 / para 4.8	<p>Split the final sentence from paragraph 4.8 and create a new paragraph as follows:</p> <p>‘Appendix 3 provides additional information about the sites allocated through this policy. <u>Information on development constraints contained in the site sheets must be taken into account in development proposals, in accordance with the Ipswich Local Plan’s Development Management policies. The Council is working with Historic England and Suffolk County Council to establish an Urban Archaeological Database for Ipswich, to make available desk-based information on known heritage assets.</u>’</p>	To add weight to the site sheets and ensure the constraints they identify are taken into account. To update the situation in relation to the Urban Archaeological Database.	Historic England	The additional text updates ensures constraints in the site sheets are taken into account and updates the situation in relation to the Urban Archaeological Database. This does not change the SA.
SP2 / para 4.9	<p>Amend paragraph 4.9 to read:</p> <p><u>‘In allocating sites for development the Council has followed the sequential approach, to ensure that sites are not allocated in areas with a greater probability of flooding if sites in lower risk areas are available. It has also applied the exception test to ensure that the benefits to the community of development outweigh flood risk, and ensure that development will be safe. Planning applications Risk Assessment. The Council’s supplementary</u></p>	For clarity and completeness.	Environment Agency	The amended text provides clarity to the supporting text regarding flooding and does not change the SA of the policy.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<u>planning document on Development and Flood Risk provides more guidance.'</u>			
SP2/para 4.10	<p>Amend reference to Lifetime Homes and Lifetime Neighbourhoods:</p> <p>'Housing is a key issue for older people. There is a need to ensure a suitable mix of housing for older people, whether market housing or types of supported housing. The Council encourages new housing to be built to <u>be accessible and adaptable</u> the Lifetime Homes standard, which makes it easier for people to remain in their own homes as their mobility needs change. In order to create an environment which enables older people to have a good quality of life, the Council supports the implementation of the Government's 'Lifetime Neighbourhoods' principle in new development. This concept covers the built environment, access to services and resident empowerment in addition to housing standards mix <u>and design</u>.</p>	To reflect the fact that new, optional standards have been introduced for accessible and adaptable dwellings and wheelchair user dwellings, which have led to amendments to policy DM5 of the Core Strategy.	Editorial update	The amendment text reflects the fact that new, optional standards have been introduced for accessible and adaptable dwellings and wheelchair user dwellings, which have led to amendments to policy DM5 of the Core Strategy. This does not change the SA on the policy.
Various sites IP052, IP133, IP140, IP258	<p>Amendments to site sheets:</p> <p>IP052 – Amend first sentence:</p>	For clarity.	Historic England	The corresponding SA assessments against ET9 have been updated to reflect to these additions, although the overall result has not changed. Reference to IP258s proximity to an

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p>'Within an Air Quality Management Area and an area of archaeological importance and adjacent to a conservation area, and a Grade II* listed building to the north (24 Fore Street) and a Grade II building (26-28 Fore St).'</p> <p>IP133 – Add to the end of the first paragraph of the Development constraints section the following:</p> <p><u>'Site is adjacent to the Wet Dock conservation area and to the Grade II listed Felaw Maltings.'</u></p> <p>IP140 – Add to the beginning of the second paragraph the following:</p> <p><u>'The site is adjacent to the Whitton conservation area and any development should have regard to the setting of the conservation area and conserve its significance.'</u></p> <p>IP258 – Add to the end of the second sentence of the first paragraph the following:</p> <p>'Adjacent to an Air Quality Management Area, and the Central</p>			AQMA is already included within the assessment.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	conservation area and the Grade II listed Holy Trinity Church to the south.'			
Various sites IP10a, IP029, IP033, IP058, IP067, IP083, IP140a, IP0150b and c	Amend site sheets to add reference to need for ecological and/or reptile survey to site sheet where necessary. IP10a, IP067: ' <u>An ecological and reptile survey will be needed prior to any vegetation clearance and mitigation where appropriate.</u> ' IP029, IP033, IP058, IP083, IP140 and IP150b & c: ' <u>an ecological and reptile survey will be needed ...</u> '	For clarity.	Suffolk Wildlife Trust	The modification provides clarity to the site sheet on the need for ecological and reptile survey and does not change the SA of the sites.
Various sites IP005, IP029, IP032, IP033, IP059a, IP061, IP105, IP140, IP165, IP175, IP221, IP265, IP261	Add note to site sheet of relevant allocations: ' <u>This site falls within the 91.4m height consultation zones surrounding Wattisham airfield, therefore any proposed structures which may exceed this height would need to be reviewed by the Ministry of Defence.</u> '	For clarity	MoD	The modification provides clarity of the sites that fall within the 91.4m height consultation zones surrounding Wattisham airfield and does not change the SA of the sites.
Various sites IP005 IP010a&b IP011b IP029 IP032 IP040 IP043 IP048 IP054 IP059a IP165 IP004 and IP033 IP032 IP033	Add Suffolk County Council information to site sheets about potential transport requirements: <u>A transport assessment and travel plan will be required.</u> <u>A transport assessment will be required.</u> <u>A transport assessment and travel plan will be required. The traffic impact of access from Bury Road will need to be considered.</u> <u>A transport assessment and travel plan will be required. Access visibility and junction spacing along</u>	For completeness	Suffolk County Council	The modification is for completeness in relation to the requirement for transport assessments and travel plans. Reference has been added within the assessment of the sites against SA Objective ET4. The overall result of the SA has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
IP037 IP136	<p><u>Bramford Road will need to be considered.</u></p> <p>A transport assessment and travel plan will be required. Traffic impact especially on Bridge Street will need to be considered.</p> <p>A transport assessment and travel plan will be required . Pedestrian capacity along College St footways, and the one-way traffic system will need to be considered.</p>			
Various sites IP004 IP005 IP006 IP009 IP011b IP012 IP032 IP033 IP039a IP040 IP043 IP048 IP054 IP059a IP066 IP080 IP089 IP096 IP098 IP131 IP133 IP136 IP142 IP165 IP188 IP214 IP245 IP256	<p>Add Suffolk County Council information to site sheets on surface water flooding:</p> <p><u>'Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.'</u></p> <p>Also add to site sheets for IP136 and IP245: <u>'There is a Flood Incident Report for this site.'</u></p>	For completeness.	Suffolk County Council	The modification is for completeness providing reference to considering surface flood water local to the sites and has been referenced within the assessment of each site against SA Objective ET7. It does not change the overall scores.
IP004 Bus depot	<p>The site sheet should mention proximity to a permitted minerals/waste use as a constraint, through the inclusion of the following text:</p> <p><u>'The site is close to uses which are safeguarded through the Suffolk Waste Core Strategy, and is also in close proximity to existing minerals uses.'</u></p>	For accuracy.	Suffolk County Council	The modification provides accuracy regarding proximity to minerals uses. It does not change the SA of the site.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
IP006 Co-Op Warehouse Pauls Road	Flag up Co-op Juniors issue on the site sheet: <u>'The Council would wish to see the Co-Op Juniors accommodated through refurbishment of the building, or relocated to suitable premises elsewhere in Ipswich.'</u>	For clarity.	Paul Lofts (Co-op Juniors)	The modification provides clarity regarding Co-Op Juniors and does not change the SA of the site.
IP012 Peter's Ice Cream	Amend penultimate paragraph to read: 'In terms of archaeology, This site lies in the historic core of Anglo-Saxon and medieval Ipswich, and could involve potentially high excavation costs. <u>Necessary measures for archaeology should be addressed at an appropriate stage in the planning process. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</u> Archaeological costs have the potential to be relatively high.'	For clarity.	Suffolk County Council	The modification provides clarity regarding measures for archaeology and has been referenced within the assessment of the site against SA Objective ET9. It does not change the overall score.
IP037 Island Site	Site IP037 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the inclusion of the following text on the site sheet: <u>'The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.'</u>	For clarity and compliance with the Suffolk Minerals Core Strategy	Suffolk County Council	The modification provides clarity regarding proximity to minerals uses. It does not change the SA of the site.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
IP040 Civic Centre Area / Civic Drive	<p>Amend final paragraph of site sheet to read:</p> <p>'This site lies in the historic core of Anglo-Saxon and medieval Ipswich. Measures for archaeology should be addressed at an appropriate stage in the planning process. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. — Early evaluation is advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed. — Archaeological costs have the potential to be relatively high.'</p>	For clarity	Suffolk County Council	The modification provides clarity and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.
IP043 Commercial Buildings and Jewish Burial Ground, Star Lane	<p>Amend sections of site sheet to read:</p> <p>'This is a sensitive site in heritage terms, located partly in the Central conservation area and containing Grade II listed buildings and adjoining others, including the Grade II* 54-58 Fore Street to the north-east, the Grade II* Old Custom House to the south-west and the complex of highly graded buildings at Isaac Lord to the south-east. Archaeological issues include the Jewish Burial Ground. The site presents opportunities for enhancing the Jewish burial ground which needs to be carefully respected by any development proposal.'</p> <p>This site is within the urban core (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval</p>	For clarity.	Historic England & Suffolk County Council	The modification provides clarity and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p>remains <u>in particular</u> (IPS 639, 371,372, 358). There is outstanding post-excavation work under IP/11/00267) <u>and further work would be needed across the site.</u></p> <p>Development of the site could involve potentially high excavation costs.</p> <p>The site presents opportunities for enhancing the Jewish Burial Ground.</p> <p>There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Detailed early pre-application discussions with Suffolk County Council</u></p> <p><u>Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform design.</u></p> <p>Archaeological costs have the potential to be relatively high.'</p>			
IP048 Mint Quarter / Cox Lane	<p>Amend second paragraph of Constraints section as follows:</p> <p>'Close to an Air Quality Management Area <u>and in an area of archaeological importance.</u> <u>The site is adjacent to the Central conservation area and two Grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south.</u> <u>Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance.</u>' Possible contamination and TPOS ...'</p>	For clarity.	Historic England & Suffolk County Council	The modification provides clarity and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p>Amend fourth paragraph as follows:</p> <p>'Much of this site is a Scheduled Monument (<u>List entry No 1005983</u>), therefore separate Scheduled Monument Consent will need to be obtained in addition to planning permission from Historic England and they should be consulted at the earliest opportunity. The scheduled area represents a large portion of the Anglo-Saxon and medieval town, preserved under current car parks. There would be extremely high archaeological costs associated with development. <u>Due to the high potential for archaeological remains of national significance, detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u> Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards. The rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. Development would require full assessment prior to the granting of consent to any proposals – DBAdesk</p>			

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	based assessment, building survey and field evaluation. As noted in Policy CS4, English Heritage consent would be needed for any development on scheduled sites. Should the principle of any development be acceptable, archaeological remains will be complex, important and involve significant costs. Archaeological management would be a major consideration and should involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work).'			
IP049 No. 8 Shed, Orwell Quay	<p>Delete Archaeology will need to be considered and add paragraph dealing with archaeology:</p> <p><u>'This site has potential for evidence relating to exploitation of the foreshore from the Middle Saxon period onwards, as well as potential for remains relating to medieval and post-medieval shipyards. Buildings on the site should be assessed, and it will require a condition relating to archaeological investigation attached to any planning consent.'</u></p>	For clarity	Suffolk County Council	The modification provides clarity regarding archaeological potential and does not change the SA of the site.
IP054 Land between Old Cattle Market and Star Ln	<p>Add this wording to the end of the fourth para of Development constraints/issues:</p> <p><u>'The site is partly within the Central Conservation Area and contains two Grade II listed buildings (18-20 Lower</u></p>	For clarity.	Historic England & Suffolk County Council	The modification provides clarity and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p><u>Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II* churches to the south.'</u></p> <p>Amend final paragraph as follows: 'This site includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b), which are statutorily protected as of National Importance. Parts of the area have been investigated (IPS 214, IPS 369, IPS 574). This<u>The</u> latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well preserved organic deposits. As noted in Policy CS4, English Heritage Scheduled Monument consent would be needed to be obtained from Historic England for any development on<u>works within scheduled sites</u> monuments and they should be consulted at the earliest opportunity. <u>Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work).</u> Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. Archaeological management will be a major consideration and should involve</p>			

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	early assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work). The route of Turret lane should be protected in development proposals. Outside the scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.'			
IP058 Former Volvo Site, Raeburn Road	Amend penultimate paragraph as follows: 'This site overlooks the Orwell and in relation to archaeology is in a topographically favourable location in the vicinity of prehistoric sites, particularly of Palaeolithic date. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process.</u> A desk-based assessment is recommended in the first instance.'	For clarity	Suffolk County Council	The modification provides clarity regarding measures for archaeology and does not change the SA of the site.
IP080 Wherstead Road	Site IP080 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the inclusion of the following text in the site sheet:	For clarity.	Suffolk County Council	The modification provides clarity regarding proximity to minerals uses. It does not change the SA of the site.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<u>'The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.'</u>			
IP083 Banks of river upriver from Princes Street	<p>Add archaeological information to site sheet:</p> <p><u>'Depending on the nature of groundworks, there may be a requirement for a condition relating to archaeological works on this land on the edge of the river.'</u></p> <p>Also add to site sheet:</p> <p><u>'The design will need to avoid light spillage in the river corridor.'</u></p>	For clarity and to safeguard biodiversity	<p>Suffolk County Council</p> <p>Suffolk Wildlife Trust</p>	The modification provides clarity regarding the potential requirement for a condition relating to archaeological works and avoiding light spillage into the river. It does not change the SA of the site.
IP089 Waterworks Street	<p>Need to refer on site sheet to the Old Ragged School building. Add text: <u>'Contains fragment of the Ipswich Ragged School, founded 1849.'</u></p> <p>Also, the boundary of site needs amending slightly to follow building lines.</p>	For clarity.	Editorial update (following telephone call from member of the public).	The modification adds reference to the Old Ragged School building and does not change the SA of the site.
IP096 Car Park, Handford Road East	<p>Amend final paragraph of site sheet to read:</p> <p><u>'This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has high potential for archaeological remains. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early evaluation is advised so that decisions can be taken on</u></p>	For clarity	Suffolk County Council	The modification provides clarity and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<u>preservation in situ and/or appropriate investigation strategies designed.</u> Archaeological costs have the potential to be relatively high. ‘			
IP098 Transco South of Patterson Road	Site IP098 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the inclusion of the following text: <u>‘The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.’</u>	For clarity	Suffolk County Council	The modification provides clarity regarding proximity to minerals uses. It does not change the SA of the site.
Site IP105 – Site Sheet	Identify need for cycle lane to run along southern part of site to enhance Gipping cycle path as follows: <u>‘A cycle path should be provided along the south west boundary of the site, linking with the existing riverside cycle paths to the north and south of the site.’</u>	To enhance Gipping cycle path and provide a segregated route as it currently narrows and merges with the footpath as it passes the depot.	Editorial update	The modification has been referenced within the assessment of the site against SA Objectives ET1, ET5 and HW1. This has not resulted in any changes to the assessment scores.
IP133 South of Felaw Street	Site IP133 needs to recognise the mineral handling facilities at the Port which are protected through the Minerals Plan and DM26 and are part of the delivery of a wider marine plan, through the addition of the following text to the site sheet: <u>‘The site is close to uses which are safeguarded through the Suffolk Minerals Core Strategy.’</u>	For clarity	Suffolk County Council	The modification provides clarity regarding proximity to minerals uses. It does not change the SA of the site.
IP133 South of Felaw Street	Ensure that on-site open space provision is included in any scheme - highlight the need on the site sheet. Point out the proximity to Grade II listed Felaw Maltings.	For clarity.	Private individuals Suffolk County Council	The modification provides clarity and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p>Add information on archaeology.</p> <p>Add to the end of the constraints section of the site sheet:</p> <p><u>'On-site open space provision will be required in accordance with policy DM29.</u></p> <p><u>The site is adjacent to the Wet Dock Conservation Area and to the Grade II listed Felaw Maltings.</u></p> <p><u>This site lies close to Anglo-Saxon remains (IPS 683, IPS 230). No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent.'</u></p>			
IP136 Silo, College Street	<p>Amend final paragraph of site sheet as follows:</p> <p><u>'This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). Ground works could involve surviving sections of 'early' waterfront. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Measures for archaeology should be addressed at an appropriate stage in the planning process.</u> Early assessment would be advisable if extensive ground works</p>	For clarity	Suffolk County Council	The modification provides clarity and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	are proposed <u>so that decisions can be taken on preservation in situ and/or appropriate investigation strategies designed.</u>			
IP214 300 Old Foundry Road	<p>Delete The site is also in an area of archaeological importance and add more detailed text on archaeology to site sheet:</p> <p><u>'This site lies within the historic core of Ipswich and the area of archaeological importance, close to the town defences. Any consent for development will require a planning condition to secure a programme of archaeological work.'</u></p>	For clarity.	Suffolk County Council	The modification provides clarity regarding the site's location within an area of archaeological importance and does not change the SA of the site.
IP221 The Flying Horse PH, Waterford Road	Amend from short term to long term in Table 1 column 6/SP2.	To reflect discussion with IBC Land and Property	Editorial update	The modification is of an editorial nature and does not change the SA of the site.
SP4 LAND PROTECTED FOR GYPSY AND TRAVELLER SITES				
SP4	Delete policy SP4 and combine necessary elements into policy CS11 of the Core Strategy.	To avoid confusion (arising from the existence of two policies).	National Federation of Gypsy Liaison Groups	Policy SP4 has been deleted from the SA. Policy CS11 has been reviewed and incorporates the assessment undertaken for policy SP4. The overall result has not changed.
SP5 LAND ALLOCATED FOR EMPLOYMENT USE / MIXED USE				
SP5 / para 4.29	<p>Cross refer to the site sheets in the reasoned justification to SP5 to ensure the constraints are addressed:</p> <p><u>'... supporting their delivery. The constraints are identified on the site sheets included at Appendix 3A and need to be taken into account by prospective developers.'</u></p>	For clarity and consistency with sites allocated through SP2.	Private individuals	The modification provides clarity and consistency with sites allocated through SP2 and does not change the SA of the policy.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
IP035 Key Street / Star Lane / Burtons Site (SP5)	<p>Amend archaeological section of site sheet to read:</p> <p>'In terms of archaeology, This site, the former Cardinal Works, is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town. The site lies on the remains of St Peter's Priory, within the historic core of Ipswich and close to the Anglo-Saxon and medieval waterfront. Evidence for the Priory and preceding Anglo-Saxon occupation was revealed during evaluation (IPS 455). There are possible is high potential for archaeological remains of possible national significance, such as important waterlogged remains and evidence of the later Wolsey's College and a Quaker burial ground. There is potential for waterlogged remains. This site is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town. The archaeological works required will comprise the total archaeological excavation of the site, prior to development. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to</p>	For clarity	Historic England and Suffolk County Council	The modification provides clarity regarding the archaeological sensitivity of the site and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p><u>inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u> <u>Total archaeological excavation of any development footprint prior to development will be required.</u> Mitigation on this site is likely to be extensive and expensive.</p> <p>Development should show consideration for the adjacent Grade 1 medieval listed churches of St Peter's and St Mary Quay. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.'</p> <p><u>'This very sensitive site forms part of the transition area from the town centre to the waterfront where development needs to reflect this transition in terms of design and scale etc. the site contains a Grade II listed building, 1-5 College Street, adjoins the Grade I listed and scheduled Wolsey's Gateway , is located between two conservation areas (Central and Wet Dock) and two Grade II* churches (St Peter's and St Mary at the Quay). Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance.</u></p>			

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p><u>Proposals impacting on the scheduled monument of Wolsey's gate or its setting would require detailed pre-application discussions with Historic England.</u></p> <p><u>The site has access constraints, is within an Air Quality Management Area and a flood zone.'</u></p>			
Site IP067 – Site Sheet	<p>Correction to the site's western boundary, including removal of area of developed land in the south west corner. Consequential change to site area.</p> <p>Add wording to site sheet: It is adjacent to a County Wildlife Site, <u>contains part of a Local Wildlife Site</u> and forms part of the ecological network.</p>	<p>Boundary corrected to the line of ownership.</p> <p>Wording added to reflect Local Wildlife Site status of part of site.</p>	EDF Energy	The site containing part of a LWS has been referenced within the assessment of the site against SA Objective ET8. However, the overall result has not changed.
Site IP152 Airport Farm Kennels	Add to the allocation and site sheet a note that significant new landscaping would be required to maintain the view from the A14 across the site.	For accuracy and to protect the adjacent AONB (the site lies part within the AONB)	Editorial update	The assessment of the site against SA Objective ET10 has been amended to reflect the requirement for landscaping at the site. This does not change the overall result.
Various sites IP067 IP094 IP099 IP140 IP147 IP150c	<p>Add Suffolk County Council information on surface water flooding to site sheets:</p> <p><u>'Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.'</u></p>	For completeness.	Suffolk County Council	The modification provides completeness regarding the need to consider surface water flooding local to the sites and has been referenced within the assessment against SA Objective ET7. This does not change the overall scores.
Various sites IP058 IP067 IP094 IP099 IP140 IP146	Add Suffolk County Council information to site sheets about potential transport requirements:	For completeness	Suffolk County Council	The modification provides completeness regarding the need for a transport and

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
IP147 IP150c IP152 IP094 IP140	<p><u>'A transport assessment and travel plan will be required.'</u></p> <p><u>'A transport assessment and travel plan will be required. Vehicular access to West End Road may not be acceptable.'</u></p> <p>Also amend site sheet to read: <u>'Access constraints and need to consider impacts on rights of way, noise'</u></p>			travel assessment and does not change the overall assessment.
SP6 LAND ALLOCATED AND PROTECTED AS OPEN SPACE				
Site IP083 – Site Sheet	<p>Identify need for cycle lane to run along southern part of site to enhance Gipping cycle path as follows: <u>'A cycle path should be provided through the southern part of the site as part of a continuous path along the River Gipping.'</u></p>	To provide a continuous cycle path along the River Gipping	Editorial update	The modification has been referenced within the assessment of the site against SA Objective HW1. However, the overall result has not changed.
SP7 LAND ALLOCATED FOR LEISURE USES OR COMMUNITY FACILITIES				
Various sites IP150b IP258 IP260	<p>Add Suffolk County Council information on surface water flooding to site sheets:</p> <p><u>Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</u></p> <p>Also add to the site sheet for IP260: <u>'There is a Flood Incident Report for this site.'</u></p>	For completeness	Suffolk County Council	The modification is for completeness within the site sheets stating the need to consider surface water flooding local to the sites and has been referenced within the assessment against SA Objective ET7. The overall SA result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
Various sites IP150b IP258 IP260	Add Suffolk County Council information to site sheets about potential transport requirements: <u>A transport assessment and travel plan will be required.</u>	For completeness	Suffolk County Council	The modification states the need for a transport assessment and travel plan and has been referenced within the assessment against SA Objective ET4. This does not change the overall SA result.
SP8 ORWELL COUNTRY PARK EXTENSION				
SP8 ORWELL COUNTRY PARK EXTENSION Paragraph 4.44	Add text: <u>A visitor survey of Orwell Country Park undertaken during March 2015 concluded that the extension of the park into land at Pond Hall Carr and Farm is not likely to have harmful impacts on the Special Protection Area.</u>	For clarity.	Natural England	The effects of SP8 are assessed under allocation IP149. The modification provides clarity to the supporting text regarding an extension of the country park and does not change the SA of the policy. The addendum to the Habitats Regulations Assessment confirms that the amendment would not result in effects on the Stour and Orwell Estuaries SPA, concluding 'the text adds clarity to the existing safeguard'.
SP8 ORWELL COUNTRY PARK EXTENSION Paragraph 4.45	Add text: <u>Project level Habitats Regulations Assessment would be needed for any visitor centre proposal.</u>	For clarity.	Natural England	The modification provides clarity and does not change the SA of the Policy. The addendum to the Habitats Regulations Assessment confirms that the amendment would not result in effects on the Stour and Orwell Estuaries SPA, concluding 'the text adds clarity to the existing safeguard'.
CHAPTER 5				
Paragraph 5.8	Add to end of paragraph: <u>'Grade I and II* buildings in Ipswich are dealt with through the national Heritage at Risk register.'</u>	For completeness.	Historic England.	The modification notes that Grade I and II* buildings in Ipswich are dealt with through the Heritage at Risk register and has not resulted in any overall changes to the assessment.
SP10 RETAIL SITE ALLOCATION				
SP10 / IP040 Civic Centre Area, Civic Drive (also known as Westgate)	Add noise constraint to site sheet (in relation to residential element of the mix): <u>'Residential use could be located above or adjacent to retail uses. The residential element of the</u>	To ensure that the residential element of development is designed and located so as not to be adversely affected by noise from the Wolsey Theatre.	Theatres Trust	The addition of the noise constraint does not change the SA of the policy.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<u>development should be designed and located so as not to be adversely affected by noise from the Wolsey Theatre.'</u>			
SP15 IMPROVING PEDESTRIAN AND CYCLE ROUTES				
SP15 Improving Pedestrian and Cycle Routes / paragraph 5.41	Minor amendment to explanation of Travel Ipswich: 'Due for completion in 2015, it aims <u>forms part of a wider long term strategy</u> to achieve a 15% switch to more sustainable modes, to enable Ipswich to accommodate planned growth without corresponding growth in congestion. This will see <u>include</u> some further improvements to walking routes from the railway station ...'	For clarity.	Suffolk County Council	The modification provides clarity regarding Travel Ipswich and does not change the SA of the policy.
SP16 TRANSPORT PROPOSALS IN IP-ONE				
SP16 Transport proposals in IP-ONE Paragraph 5.46	Add constraints information to supporting text: ' <u>The Wet Dock Crossing must avoid unacceptable impact on vessel access to the Wet Dock, on Cliff Road, on the West Bank Terminal railhead, on port security and on New Cut navigation.</u> '	For clarity.	ABP	The modification provides clarity to the supporting text regarding avoiding unacceptable impact on vessel access to the Wet Dock and does not change the SA of the policy.
SP16 Paragraph 5.46	Update supporting text to reflect the fact that feasibility work is to be carried out on the route.	For accuracy	Ben Gummer MP (see objection to CS20)	The modification provides accuracy of the supporting text to reflect feasibility work to be carried out and does not change the SA of the policy.
SP17 TOWN CENTRE CAR PARKING				
SP17/Site IP055 Crown Car Park, Charles St	Add text to site sheet on archaeological constraints: ' <u>The site is within an area of Anglo-Saxon and medieval suburban activity, beyond the early town defences. Geotechnical survey data</u>	For clarity	Suffolk County Council	The modification provides clarity regarding archaeological constraints and does not change the SA of the site or policy.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	will inform understanding of the <u>impacts of past landscaping</u> , but this will be heavy across most of the site. In the event that archaeological remains may have survived previous landscaping in the southern part of it, consent for development may require <u>a planning condition to secure a programme of targeted archaeological work.</u> '			
SP17 Town centre car parking	Add note to site sheet for IP055 Crown Street: 'The redevelopment should deliver <u>accessibility, legibility and attractiveness</u> of the public realm.'	For completeness.	Ipswich Central	The modification relates to the need to achieve accessibility, legibility and attractiveness of the public realm in the Crown Street redevelopment and is intended for completeness. It does not change the SA of the policy.
Part C, IP-One Opportunity Areas, CHAPTER 6				
Opportunity Areas para 6.1	A sentence should be added to the start of Part C stating that the allocation policies take precedence if there are inconsistencies. 'The allocation policies of the Plan <u>take precedence in the event of inconsistencies between the Opportunity Area guidance and site allocations.</u> '	For clarity and to avoid confusion	Applekirk Properties Ltd	The modification provides clarity regarding the allocation policies of the plan taking precedence in the event of inconsistencies between the Opportunity Area guidance and site allocations. This does not change the SA.
Opportunity Area A Island	Clarify that the mix percentage is indicative.	For consistency with paragraph 4.8	ABP	The modification provides clarity that the mix percentage is indicative and does not change the SA.
Opportunity Area B and C	Amend development principles for areas B and C to read 'Development to take account of <u>address</u> heritage issues ...' Also amend the area analysis maps to include the scheduled monuments.	For clarity	Historic England	The modification provides clarity of the text and includes scheduled monuments on the analysis maps. This does not change the SA.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
Opportunity Area B Merchant Quarter	Development Opportunities Delete reference to percentages of use: Residential (max 50%) Non-residential use (50% +)	For consistency with the site allocations in the area for which the proportions of different uses vary, e.g. IP043 and IP052 80% of the site residential. Also the percentages of mix within sites as specified through policy SP2 is indicative (see paragraph 4.8) in order to take account of viability.	Applekirk Properties Ltd	The removal of text does not change the SA.
CHAPTER 7 IMPLEMENTATION, TARGETS, MONITORING AND REVIEW				
7.3	Add reference to Ipswich Central and Greater Ipswich Partnership.	For completeness.	Ipswich Central	The modification is intended for completeness and does not change the SA.
APPENDIX 2A List of Policies				
Policy SP4	Delete policy reference as the policy is deleted and combined with CS11.	For consistency	Editorial	The Policy has been deleted from the SA.
Policy SP9	Amend policy title to Safeguarding land on development sites for transport infrastructure	For consistency	Editorial	The policy title amendment does not change the SA of the policy.
Policy SP17	Amend policy title to Town Centre <u>Car</u> Parking	For consistency	Editorial	The policy title amendment does not change the SA of the policy.
All policy references	Policy SP4 is deleted, therefore all remaining policy reference numbers will need to be updated	For consistency	Editorial	The Policy has been deleted from the SA and the policy references will be updated.
APPENDIX 3A Site Allocation Details				
Appendix 3A Site Allocation Details	Please refer to modifications to the site sheets listed under policy SP2 above which allocates the sites.			The main modifications within SP2 remove sites from Policy SP3 and place them into Policy SP2 within the SA. The number of dwellings per site allocation has not changed therefore the significant findings and the overall assessment of the sites within the SA has not changed.
APPENDIX 3B				

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
Development Constraints for SP3 sites				
IP011a Smart Street/Foundation Street	Amend constraints data: 'This site affects an area of archaeological importance, within the area of the Anglo-Saxon and medieval town. It lies adjacent to Scheduled Monuments relating to parts of the early town. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process.</u> Archaeological costs have the potential to be relatively high, and early evaluation is <u>advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</u> '	For clarity.	Suffolk County Council	The modification provides clarity regarding the archaeological importance of the area in which the site is located as well as archaeological measures that should be addressed and this has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.
IP052 Land between Lower Orwell Street and Star Lane	Amend constraints data: 'This site is within the urban core (IPS 413), close to Scheduled areas of Middle Saxon and medieval occupation (SF 489-494 <u>Nos. 1005985, 1002973, 1005986</u>). It is within the street pattern area close to the waterfront and is likely to contain complex and important archaeological remains that will involve potentially high excavation costs. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process.</u> Early evaluation is	For clarity.	Suffolk County Council	The modification provides clarity regarding archaeological constraints and has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<u>advised so that decisions can be taken on preservation <i>in situ</i>, and/or appropriate investigation strategies designed.'</u>			
IP132 Former St Peter's Warehouse Site	Amend as follows: 'This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents that last surviving section of 'early' waterfront, and may also encounter the remains of bridges dating from at least the 10th century. The site will involve potentially high excavation costs. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation <i>in situ</i>, and/or appropriate investigation strategies designed.'</u>	For clarity.	Suffolk County Council	The modification provides clarity regarding the archaeological importance of the area in which the site is located as well as archaeological measures that should be addressed and this has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.
IP178 Island House, Duke Street	<u>'This site, in the Ipswich waterfront area, will require a condition relating to archaeological investigation attached to any planning consent.'</u>	For clarity.	Suffolk County Council	The modification provides clarity regarding archaeological investigation and does not change the SA of the site.
IP205 Burton's, College Street	Amend as follows: 'This site lies in an area of international archaeological importance, on the Anglo-Saxon and	For clarity.	Suffolk County Council	The modification provides clarity regarding the archaeological importance of the area in which the site is located as well as archaeological measures that

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p>medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents the last surviving section of 'early' waterfront. The site will involve potentially high excavation costs. No objection in principle to development but it will require a condition relating to archaeological investigation attached to any planning consent. <u>Measures for archaeology should be addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation <i>in situ</i>, and/or appropriate investigation strategies designed.</u></p>			should be addressed and this has been referenced within the assessment of the site against SA Objective ET9. However, the overall result has not changed.
IP264 28-32 Tacket Street	<p>Add: <u>'This site is in the Anglo-Saxon and Medieval core of Ipswich, close to excavated remains (IPS 210). No objection in principle to re-development but it will require a condition relating to archaeological investigation attached to any planning consent.'</u></p>	For clarity.	Suffolk County Council	The modification provides clarity regarding archaeological investigation at the site and does not change the SA of the site.
NEW APPENDIX	<p>Insert new Appendix 4 – Saved policies superseded by this plan</p> <p>The following saved policies are superseded by this Site Allocations Plan: <i>(see table below)</i></p>	For legal compliance.	Editorial update	This update is of an editorial nature and does not change the SA.
Policies Map	Amend the sites which have been moved from policy SP3 to policy SP2 and vice versa.	For accuracy	EDF Energy	The updates to the policies map do not change the SA.

Policy / paragraph	Additional Modification	Reason	Objector(s)	Significance to the SA
	<p>Add new site added to SP3: IP272 72 Foundation Street</p> <p>Amend boundary to IP089 Waterworks Street.</p> <p>Delete IP263 West of Bridge Street, north of the River Orwell, now part of larger allocation IP047 Land at Commercial Road.</p> <p>Amend western boundary to site IP067 British Energy.</p> <p>Amend the boundary of Opportunity Area F, River and Princes Street Corridor, on the policies map. It should include the eastern end of the extended site IP047 Land at Commercial Rd as shown in Part C, Chapter 6, of the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document. The boundary at the eastern end now follows the river, Bridge Street and Grafton Way.</p>			

Part 2 – Post Submission Modifications



Strategic Environmental Assessment and Sustainability Appraisal

Post Submission Site Allocations and Policies
(Incorporating IP-One Area Action Plan) Development
Plan Document

SA Report Addendum – Post Submission Main Modifications

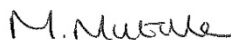
Ipswich Borough Council

Strategic Environmental Assessment and Sustainability Appraisal

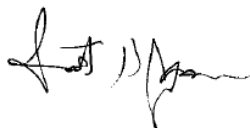
Post Submission Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document

SA Report Addendum – Post Submission Main Modifications

Author Mwale Mutale



Checker Scott Johnson



Approver David Hourd



Report No 005-UA006314-UE31-04-F

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Sustainability Appraisal Matrices – SP Policies

Appendix B

Sustainability Appraisal Matrices – Site Allocations

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 Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD SA Report (December 2015) (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 proposed modifications alter the findings of the SA Report.

The SEA Regulations place a requirement to assess 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

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 or strategy (e.g. rewording policies to change their meaning, adding new sites or deleting existing ones). New text added to policies 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. Revised

matrices showing the assessments of the proposed modifications to the SP policies and the site allocations are contained 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.

Table 3-1 Post Submission Modifications

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
SAP MM45	17	SP1 Policy and supporting text	<p><i>Amend paragraph 4.3 to reflect changes made to policy SP1 to improve flexibility:</i></p> <p>4.3 This policy introduces measures to reserve allocated sites for the uses proposed and thereby means any <u>inappropriate</u> alternative uses would be a departure from the development plan.</p> <p><i>Amend the policy to increase flexibility around retail uses (where there comply with the NPPF) and mixed use sites:</i></p> <p>Policy SP1 The protection of allocated sites</p> <p>Sites will be safeguarded for the use(s) for which they have been allocated. The Council will only permit alternative uses on allocated sites if they are compatible with other plan objectives <u>and policies</u>, they do not harm the plan strategy and the applicant can demonstrate that the allocated use is:</p> <p>a. No longer needed to meet planned development needs; <u>and</u> <u>or</u> b. Not viable or deliverable for the allocated use and likely to remain so during the plan period.</p> <p><u>In terms of retail, the Central Shopping Area remains the focus for significant retail development. However, proposals for retail development will be permitted on sites allocated for other uses subject to:</u></p> <ul style="list-style-type: none"> <u>satisfactorily addressing the sequential test and impact assessment in accordance with national policy; and</u> <u>there being no significant conflict with the delivery of other requirements of the Plan, e.g. residential development to meet the</u> 	To ensure that the Plan offers appropriate flexibility and link to changes made to policy CS14 in the Core Strategy Review	The implementation of Policy SP1 is assessed through the assessment of the site allocations. The modification ensures appropriate flexibility of the plan and a link to the CS14 modifications but does not change the SA.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p><u>identified housing need and any associated open space requirements.</u></p> <p><u>Where an allocated mix of uses is not viable or deliverable, the Council will prioritise the primary use and community uses (including open space) identified through the policies and the site sheet at Appendix 3A and negotiate the remainder of the mix.</u></p> <p><i>Amend paragraph 4.4 to provide clarity as to how clause b. will be interpreted:</i></p> <p>4.4 The Council has specific requirements for the delivery of housing, jobs and retail development in the period up to 2031. Sites are allocated in this plan to enable the targets to be met. The allocations need to be backed by policy to ensure that they cannot easily be developed for alternative uses and thereby harm the Council's ability to achieve its growth targets. <u>To demonstrate that the allocated use is not viable or deliverable in accordance with clause b., applicants will be required to produce evidence that the site has been marketed actively for a continuous period of at least twelve months from the date of the first advertisement for the allocated use.</u></p>		
SAP MM46	17	SP2 Policy and allocation change	<p><i>Amend paragraph 4.5 to reflect the figures in Core Strategy Review policy CS7:</i></p> <p>4.5 Through Core Strategy review policy CS7 'The Amount of Housing Required', the Council commits to allocating land to provide at least an additional 4,734 4,544 dwellings net to 2031. The following policy provides the detailed site allocations to deliver a proportion of that housing requirement.</p> <p><i>(continued)</i></p> <p><i>Amend allocation IP010a site area to reflect change to western boundary; allocation IP032 site area to reflect change to boundary;</i></p>	To incorporate additional land fronting Derby Road into the allocation IP010a; reflect the fact that site IP165 has a planning consent; to correct the description of IP059a; and to update the figures to ensure consistency	The implementation of Policy SP2 is assessed through the assessment of the housing site allocations. The incorporation of additional land at IP010a is not a significant amount in size nor does it alter the allocation for the

Mod. No.	Pg.	Policy / Para.	Proposed Modification						Reason	Change to the SA
			<i>delete allocation IP165 as it has planning consent; correct the description of site IP059a; and update total indicative capacity accordingly:</i>						with Core Strategy Review policy CS7	site and the remaining modifications applied similarly do not change the SA.
			IP010a	Co-op Depot, Felixstowe Road Approximately 25% of the site is safeguarded for an extension to Rosehill School.	1.95 <u>2.22</u> (c.75%)	66 <u>75</u>	45dph (DM30b)	M		
			IP032	King George V Field, Old Norwich Road Allocated for 80% residential and 20% open space. The allocation is subject to the provision of replacement playing fields and ancillary	3.54 <u>3.7</u> (c. 80%)	99	35dph (Development Brief)	S/ M		

Mod. No.	Pg.	Policy / Para.	Proposed Modification							Reason	Change to the SA
				facilities (e.g. changing rooms and spectator accommodation) in a suitable location.							
			IP059a	Elton Park Industrial Estate, Hadleigh Road This is the western part of the employment area, formerly occupied by a factory. The eastern part adjacent to railway is retained as employment area (in neighbouring authority).	2.63	105	40dph (discussions with developer). Application 08/00365/0 UT for 130 dwellings withdrawn.	S			
			IP165	Eastway Business	2.08	94	As per approved scheme	S			

Mod. No.	Pg.	Policy / Para.	Proposed Modification						Reason	Change to the SA
				Park, Europa Way			(13/00943/0 UT)			
				Total		1,929 1,844				
			<p><i>Amend paragraph 4.7 to reflect revised Table 1 and revised Core Strategy Review policy CS7:</i></p> <p>4.7 The indicative capacity of the sites listed in the policy above is 1,934 <u>1,844</u> dwellings. These will contribute to meeting the <u>minimum housing requirement target</u> of 10,585 <u>9,777</u> dwellings by 2031, as identified through Policy CS7 of the Core Strategy review. In addition, the Core Strategy review allocates land for the development of approximately 3,500 dwellings at Ipswich Garden Suburb (the Ipswich Northern Fringe) through policy CS10, with around 2,800 <u>2,700</u> dwellings expected by 2031. The housing land requirement and supply figures are set out in Table 2 of the Core Strategy review. The likely delivery timescale shown in the policy shows the Council's expectation based on current knowledge; sites could come forward sooner than indicated.</p>							
SAP MM47	27	SP3 Policy and supporting text	<p><i>Update the date in the policy to reflect the 1st April 2015 baseline for the allocations, and update Table 3 to include IP165 moved across from policy SP2 because it has planning permission and amend the total accordingly:</i></p> <p>As at 1st April <u>2015</u>-2014, the sites listed in Table 2 below have planning permission for residential development, student</p>						To ensure consistency with Core Strategy Review policy CS7 and Table 2, which addresses land supply at 1st April 2015	The modification ensures consistency with regards to land supply. The modification does not change the site assessment however

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA												
			<p>accommodation or mixed use development including residential use, which has not been implemented or has started and then stalled, or are awaiting the completion of a Section 106 Agreement. Should the permissions fail to be issued or implemented and lapse during the plan period or the development fail to come forward or be completed in accordance with the permission, the Council will protect the sites for residential use or residential-led mixed use.</p> <table border="1"> <tr> <td><u>IP165</u></td><td><u>Eastway Business Park, Europa Way</u></td><td><u>2.08</u></td><td><u>94</u></td><td><u>As per approved scheme (13/00943/OUT)</u></td><td><u>S</u></td></tr> </table> <table border="1"> <tr> <td><u>IP165</u></td><td><u>Total</u></td><td><u>2.08</u></td><td><u>1,897</u> <u>1,991</u></td><td></td><td></td></tr> </table> <p><i>Amend 4.16 to refer to the University of Suffolk</i></p> <p>4.16 The success of <u>the University of Campus-Suffolk</u> is a priority for the Council. Sufficient student accommodation is needed to support the University's targets for student numbers and ensure that potential impacts on residential neighbourhoods can be managed. The University ...</p>	<u>IP165</u>	<u>Eastway Business Park, Europa Way</u>	<u>2.08</u>	<u>94</u>	<u>As per approved scheme (13/00943/OUT)</u>	<u>S</u>	<u>IP165</u>	<u>Total</u>	<u>2.08</u>	<u>1,897</u> <u>1,991</u>				the 2015 SA Report should be seen to include IP165 within Policy SP3.
<u>IP165</u>	<u>Eastway Business Park, Europa Way</u>	<u>2.08</u>	<u>94</u>	<u>As per approved scheme (13/00943/OUT)</u>	<u>S</u>												
<u>IP165</u>	<u>Total</u>	<u>2.08</u>	<u>1,897</u> <u>1,991</u>														
SAP MM48	29	SP4	(Policy SP4 Land Protected for Gypsy and Traveller Sites was deleted at Pre-Submission Modifications stage)	(Policy elements were incorporated into policy CS11)	The policy has been removed however its elements were incorporated into policy CS11. This does not change the SA.												

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA																				
SAP MM49	30	SP5 Policy and allocations	<p><i>Amend SP5 wording to allow appropriate, employment-generating sui generis uses on certain sites:</i></p> <p>The following sites are allocated for employment development within Use Classes B1, B2 or B8, either in their entirety or as part of mixed use developments as specified in Table 3. <u>Appropriate employment-generating sui generis uses, defined through policy DM25, will also be permitted where specified.</u></p> <p><i>Amend table 3 to add specific reference to appropriate, employment-generating sui generis uses to certain sites; add a new allocation IP141a Land at Futura Park and amend the overall land total accordingly; amend the uses suitable at site IP140 Land north of Whitton Lane; and refer to the Area of Outstanding Natural Beauty in connection with IP152:</i></p> <p>Table 3 Land allocated for employment uses</p> <table><tr><th>Site</th><th>Address</th><th>Site Area ha</th><th>Notes</th></tr><tr><td colspan="4">Sites for 100% employment uses (B1, B2, B8)</td></tr><tr><td>IP058</td><td>Former Volvo site, Raeburn Rd South</td><td>5.82</td><td>Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u></td></tr><tr><td>IP067</td><td>Former British Energy Site</td><td>4.66</td><td>Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u></td></tr><tr><td>IP099</td><td>Part of former Volvo Site, Raeburn Road South</td><td>2.30</td><td>Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u></td></tr></table>	Site	Address	Site Area ha	Notes	Sites for 100% employment uses (B1, B2, B8)				IP058	Former Volvo site, Raeburn Rd South	5.82	Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>	IP067	Former British Energy Site	4.66	Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>	IP099	Part of former Volvo Site, Raeburn Road South	2.30	Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>	To provide greater flexibility on employment site allocations in accordance with modified Core Strategy Review policies CS13 and DM25, and ensure that development at IP152 addresses the AONB	The modification to the Policy and land uses at allocations ultimately do not change the assessment of the existing site allocations however with the addition of IP141a as a site allocation an assessment against the SA Objectives has been undertaken, the results of which are included within Appendix B.
Site	Address	Site Area ha	Notes																						
Sites for 100% employment uses (B1, B2, B8)																									
IP058	Former Volvo site, Raeburn Rd South	5.82	Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>																						
IP067	Former British Energy Site	4.66	Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>																						
IP099	Part of former Volvo Site, Raeburn Road South	2.30	Suitable for B1 (excluding office use B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>																						

Mod. No.	Pg.	Policy / Para.	Proposed Modification				Reason	Change to the SA
			IP140	Land north of Whitton Lane	6.93	Suitable primarily for B1, with some B2 and B8 and appropriate employment-generating sui generis uses as defined through policy DM25. Delivery expected in the medium to long term. Should be planned comprehensively as part of a larger scheme with adjacent land in Mid Suffolk but the two areas could come forward in phases. Subject to suitable access being provided.		
			IP141a	Land at Futura Park, Nacton Road	7.1	Suitable for employment uses B1b, B1c, B2, B8 and appropriate sui generis uses as defined through policy DM25.		
			IP146	Ransomes Europark (east)/Land around Makro	5.29	Suitable for B1, B2 or B8 and appropriate employment-generating sui generis uses as defined through policy DM25. Development shall design in wildlife corridors to maintain a linked network of habitats including the lagoon and the plantation.		
			IP147	Land between railway junction and Hadleigh Road	4.7	Suitable for B1, B2 or B8 (excluding B1a office use) and appropriate employment-generating sui generis uses as defined through policy DM25		
			IP150c	Land south of Ravenswood	4.62	Suitable for B1 and appropriate employment-generating sui generis uses as defined through policy DM25		
			IP152	Airport Farm Kennels	7.37	A site for longer term development subject to access improvements. Suitable for B1 (excluding office use		

Mod. No.	Pg.	Policy / Para.	Proposed Modification				Reason	Change to the SA
						B1a), B2 or B8 <u>and appropriate employment-generating sui generis uses as defined through policy DM25. Development will be subject to the preparation of a development brief to address matters including the nationally designated Area of Outstanding Natural Beauty.</u>		
			Sub total		42.00 49.1			
				TOTAL	49.1 3 56.2 3			
SAP MM50	40	SP10 Policy and supporting text	<p><i>Amend policy to delete reference to floorspace:</i></p> <p>Site IP040 (formerly IP040 and IP041, now combined and extended) Land at Westgate is allocated for A1 retail-led mixed use development, which could include other uses provided the predominant retail use is delivered. This is the main site allocated for new large scale and large floor plate retail development during the plan period. The retail element should provide in the region of 15,000 sq m net of new retail floorspace.</p> <p><i>Amend paragraphs 5.11 to 5.13 to remove references to a floorspace requirement:</i></p> <p>5.11 The focus should be on strengthening the existing centre, particularly the prime pitch, prioritising sites and supporting the delivery of one scheme in a development cycle (10 years) for new retail floorspace. This evidence has informed Core Strategy review policy CS14 <u>and policy SP10 above, which identifies a need for in</u></p>				To ensure consistency with Core Strategy Review Policy CS14 which removes reference to a floorspace requirement	The amendment provides consistency with Policy CS14 and does not change the SA

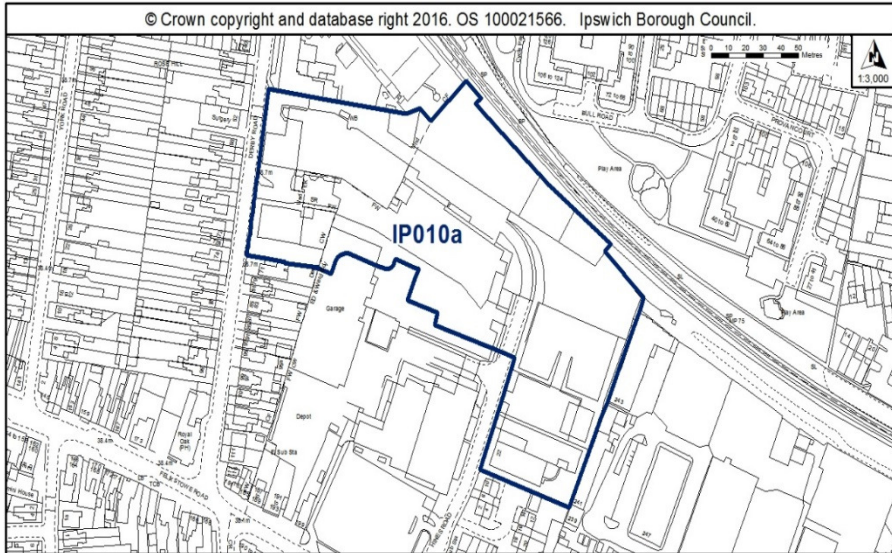
Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>the region of 15,000 sq m of net additional retail floorspace. However, policy CS14 does not identify a retail floorspace requirement. This will be set as part of a review of the plan scheduled to begin in 2016, and CS14 sets out how additional retail proposals will be considered in the interim period.</p> <p>5.12 Delivering new retail investment in town centres can be challenging in this economic climate, and therefore it is appropriate to plan for the delivery of one retail development within an economic cycle. The Westgate site is identified as a key opportunity to achieve this, as it is located in close proximity to the existing retail core and would build upon the existing well functioning retail centre. The focus is on ensuring delivery of a retail scheme at Westgate which would lever maximum benefit and further investment.</p> <p>5.13 Therefore, the only significant new floorspace proposed is at the Westgate site. New retail floorspace here goes towards meeting the quantitative shortfall over the plan period and helps to address the qualitative deficiencies in the town centre, such as the lack of choice of large floor plate shop units. A development brief will be prepared for the Westgate site. Appendix 3 provides additional information about the site allocated through this policy.</p>		
SAP MM51	45	SP14	<p><i>Amend policy SP14 to clarify that facilities will be protected throughout the Borough:</i></p> <p>The Council will support the retention and enhancement of existing facilities providing arts, cultural and tourism facilities, including visitor accommodation throughout the Borough. Alternative uses will only be considered where it can be demonstrated that the</p>	To ensure that such facilities are appropriately protected everywhere in Ipswich and not only within the IP-One area	The modification ensures the appropriate protection of arts, cultural and tourism facilities as well as visitor accommodation

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			current use is either being satisfactorily relocated or is unviable or that the new use complements the arts, culture and tourism sectors and supports the vitality and viability of the town centre. Retail development would need to satisfy policy DM23.		throughout the Borough. The assessment has been appropriately amended to reflect the modification, although the SA scoring remains unchanged.
SAP MM53	58	Opportunity Area A Island Site	<p><i>Amend site analysis and development options plans to remove buildings shown with a bold outline:</i></p> <p>Please refer to separate Opportunity Areas key and maps</p> <p><i>Amend Development Opportunities guidance to delete ‘max’:</i></p> <ul style="list-style-type: none"> Residential (max 50%) could include live-work units 	To avoid confusion, as the buildings identified in bold are not explained in the key and were included in error; for flexibility and consistency with policy SP2	The modification seeks to avoid confusion and provide flexibility and consistency with policy SP2 and does not change the SA.
SAP MM54	63	Opportunity Area B Merchant Quarter	<p><i>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</i></p> <ul style="list-style-type: none"> <i>east of the bus station, north of Turret Lane;</i> <i>Burton’s, College Street;</i> <i>north of Regatta Quay; and</i> <i>east of St Mary at the Quay</i> <p>Please refer to separate Opportunity Areas key and maps</p> <p><i>Amend second bullet of Development Principles to refer to the Tall Buildings policy DM6:</i></p> <ul style="list-style-type: none"> Fine grain development of generally low rise (3 storeys) with increased scale at focal points, up to a maximum of 5 storeys, to 	To avoid confusion about the status of ‘development options’ shown orange on the Opportunity Area maps, which are not site allocations made through the Plan; to provide clarity about the approach to tall buildings	The modification seeks to provide clarity about the approach to tall buildings and does not change the SA.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			reflect historic scale and grain. <u>Taller buildings may be permitted in the tall building arc defined through policy DM6.</u>		
SAP MM55	67	Opportunity Area C Mint Quarter	<p><i>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</i></p> <ul style="list-style-type: none"> <i>Church and land including car park at Upper Orwell Street/Bond Street.</i> <p>Please refer to separate Opportunity Areas key and maps</p>	To avoid confusion about the status of 'development options' shown orange on the Opportunity Area maps, which are not site allocations made through the Plan	The modification seeks to avoid confusion regarding development option of the Opportunity Area maps and does not change the SA.
SAP MM56	71	Opportunity Area D Education Quarter	<p><i>Add to the Development Options map as an orange-shaded development option the primary school allocation made through the Plan, site reference IP258</i></p> <p>Pease refer to separate Opportunity Area key and maps</p> <p><i>Update reference to University Campus Suffolk to refer to University of Suffolk:</i></p> <p>It includes the higher and further education sites occupied by University Campus Suffolk <u>(now the University of Suffolk)</u> and Suffolk New College.</p> <p><i>Amend Development Opportunities column heading to show that the percentage is indicative:</i></p> <p>Development Opportunities</p> <p><u>(percentage is indicative)</u></p> <p><i>Amend Development Principles bullet 4 to refer to all conservation areas and address archaeology:</i></p> <ul style="list-style-type: none"> Development to take account of <u>address</u> archaeology and Wet Dock, Central and St Helen's Conservation Areas. 	To ensure that allocated sites are included as 'development options' shown orange on the Opportunity Area maps; reflect the change to the University of Suffolk; to ensure consistency within the plan; and ensure that references to heritage are comprehensive	The modifications ensure consistency of reference to the University of Suffolk and inclusion of allocated sites as development options on the Opportunity Area maps. The modifications do not change the SA.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
SAP MM57	74	Opportunity Area E Westgate	<p>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</p> <ul style="list-style-type: none"> the vicarage to St Mary Elm, on the corner of Elm Street and Black Horse Lane which is excluded from allocation IP040 <p>Please refer to separate Opportunity Areas key and maps</p>	To avoid confusion about the status of 'development options' shown orange on the Opportunity Area maps, which are not site allocations made through the Plan	The modification seeks to avoid confusion regarding development option of the Opportunity Area maps and does not change the SA.
SAP MM58	77	Opportunity Area F River and Princes Street Corridor	<p>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</p> <ul style="list-style-type: none"> Fison House, north of Grafton Way; the Fire Station; land west of IP094, fronting Constantine Road; and Land west of IP047 Grafton Way, adjacent to Princes Street. <p>Please refer to separate Opportunity Areas key and maps</p>	To avoid confusion about the status of 'development options' shown orange on the Opportunity Area maps, which are not site allocations made through the Plan; to ensure consistency with riverside site allocations IP047 and IP015	The modification seeks to avoid confusion regarding development option of the Opportunity Area maps and does not change the SA.
			Modifications to Appendix 3A Site Sheets		The modifications to the site sheets are of an informative nature and do not change the SA.
SAP MM59	-	Appendix 3A Site IP005	<p>Add text to development constraints section relating to heritage assets:</p> <p>The site is adjacent <u>close to the</u> Whitton Conservation Area and forms part of the approach and setting to the conservation area. Therefore, development will need to have regard to this. The Core Strategy and the published development brief for this site and the adjacent site IP032 King George V Playing Fields require the Conservation Area to be taken into account. <u>Any</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures accurate information is provided for prospective developers and the assessment against SA Objective ET9 has

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p><u>cumulative impacts on the conservation area with the development of adjacent site IP032 and site IP140 will need to be taken into account.</u></p> <p><u>In terms of archaeology, the site lies on high ground above the Gipping Valley. The adjacent site IP032 this site has been subject to geophysical survey and a desk based assessment has been carried out for both sites. There is potential for remains of multiple periods on the site and trenched evaluation will be required.</u></p> <p>evaluated and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation.</p> <p>There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u></p>		<p>been appropriately amended to reflect the modification. The scoring remains unchanged.</p>
SAP MM60		Appendix 3A Site IP010a	<p><i>Amend western site boundary to Derby Road to incorporate additional land; amend site area and indicative capacity accordingly; add text to development constraints section linking to policy SP9 and list policy SP9:</i></p> <p>Site area: 1.95ha <u>2.22ha</u> (revised western boundary to Derby Road)</p>	To ensure that full and accurate information is provided for prospective developers	The indicative number of dwellings has been updated to reflect the additional capacity and the reservation of land to facilitate development of a cycle and pedestrian bridge. The SA scoring remains unchanged.

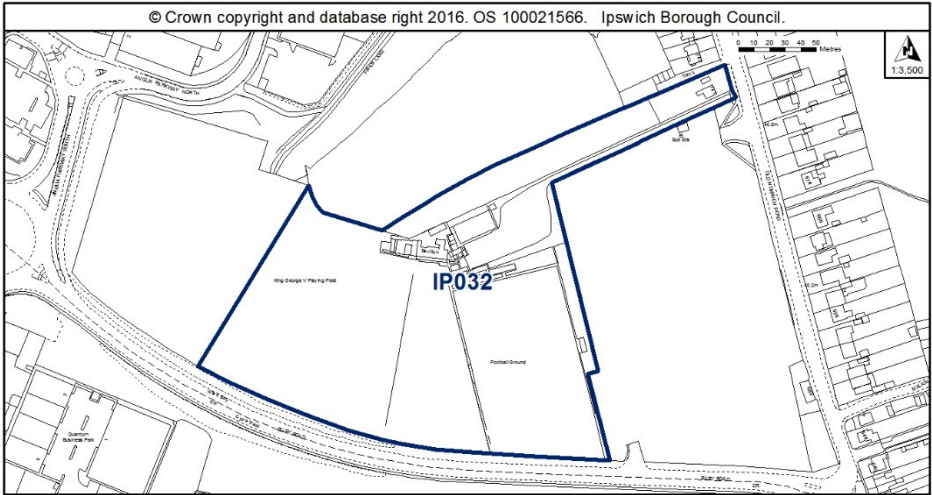
Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA									
			<div><p>© Crown copyright and database right 2016. OS 100021566. Ipswich Borough Council.</p></div> <p><u>Proposed Allocation Policies SP2, & SP7 & SP9</u></p> <table><tr><th colspan="2">Use(s)</th><th>Indicative capacity</th></tr><tr><td>Primary</td><td>Residential</td><td>66 <u>75</u> (45dph on 75% of site*)</td></tr><tr><td>Secondary</td><td>School extension (approximately 25%)</td><td>0.5ha</td></tr></table> <p><u>Land should be reserved as part of the development of either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link the District Centre with the housing to the north of the railway.</u></p>	Use(s)		Indicative capacity	Primary	Residential	66 <u>75</u> (45dph on 75% of site*)	Secondary	School extension (approximately 25%)	0.5ha		
Use(s)		Indicative capacity												
Primary	Residential	66 <u>75</u> (45dph on 75% of site*)												
Secondary	School extension (approximately 25%)	0.5ha												

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
SAP MM61	-	Appendix 3A Site IP010b	<p>Add text to development constraints section and refer to policy SP9 in table heading:</p> <p>Proposed Allocation Policy SP2 & SP9</p> <p><u>Land should be reserved as part of the development of either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link the District Centre with the housing to the north of the railway.</u></p>	To ensure that full and accurate information is provided for prospective developers	The additional text has been appropriately incorporated against IP010a and IP010b into the assessment. The scoring remains unchanged.
SAP MM62	-	Appendix 3A Site IP011a	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section about tree works, heritage assets and water requirements:</i></p> <p>It is close to an Air Quality Management Area (Star Lane) and just outside the Flood Zone and contains trees protected through a TPO (<u>an application for tree works may be needed</u>).</p> <p>The site is adjacent to the Central Conservation Area, close to a <u>the grade II listed building (Tooley's Court) and Smart's Almshouses, contains a scheduled monument and lies within an area of archaeological importance.</u></p> <p>Development principles for the Merchant Quarter, within which this site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').</p> <p>This site affects an area of archaeological importance within the area of the Anglo-Saxon and medieval town. <u>The site lies over the line of the Anglo-Saxon and medieval town defences, and the 14th century Friary wall. Much of the site is a scheduled monument (List entry no: 1005985). Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information which is also relevant to the sites assessed for Central – Alexandra. The addition of improvements to existing water supply and foul sewerage to SA Objective ET7 is however noted, though scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p><u>opportunity to discuss the nature of the development. SMC is a separate process from the planning system.</u></p> <p><u>There is a high potential for archaeological remains of national significance and detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required. Archaeology would be a major consideration for project costs and timescales. Proposals would need to be supported by programmes of pre-determination archaeological works which may include desk-based assessments, survey works and archaeological evaluation. Complex archaeological mitigation is likely to be required which could include watching briefs, full excavation and / or design scheme changes to allow for preservation in situ. Post-excavation analysis, assessment and reporting would also be necessary.</u></p> <p><u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u></p>		
SAP MM63	-	Appendix 3A Site IP011b	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). <u>The site lies between the Central and Wet Dock Conservation Areas, close to the grade II* St Mary at Quay church, contains two scheduled monuments and lies within an area of archaeological importance.</u></p> <p>Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B'). Where possible, the site layout should allow for improvements to the Star Lane frontage such as footway and cycleway provision or widening, and tree planting.</p> <p>This site, within the Anglo-Saxon core and the Area of Archaeological Importance (IPS 413), includes three <u>two</u> separate Scheduled Monuments <u>areas of National Importance</u>, all relating to the Middle and Late Saxon town (SF 189b, 190 and 191; IPS 211, 212 and 213 <u>List Entry numbers 1005986 and</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information which is also relevant to the sites assessed for Central – Alexandra. Additional text to reflect the amendment has been

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>1005985). As noted in Policy CS4, English Heritage consent Scheduled Monument Consent (SMC) is a legal requirement would be needed for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system, impacting on Scheduled sites and they should be consulted at the earliest opportunity.</p> <p><u>There is also a potential for nationally important archaeological remains outside of the scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle archaeological remains will be complex, important and mitigation could involve significant costs and timescales.</u></p> <p>Where development is accepted in principle, archaeological remains will be complex, important and involve significant costs. Archaeological management will be a major consideration and should involve upfront assessment to inform design (e.g. to allow for preservation in situ of deposits or appropriate programmes of work). Outside the Scheduled areas, there is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.</p> <p>The site also lies between the Central and Wet Dock Conservation Areas and close to St Mary at Quay church therefore the potential impact of development on heritage issues will need to be carefully considered.</p>		incorporated though scoring remains unchanged.
SAP MM64	-	Appendix 3A Site IP012	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Possible access constraints, close to an Air Quality Management Area, in an area of archaeological importance and there is possible contamination.</p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to archaeological

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>This site lies in <u>is within the historic core of Anglo-Saxon and medieval core</u> and Area of Archaeological Importance (IPS413) Ipswich, and could involve potentially high excavation costs. Necessary measures for archaeology should be addressed at an appropriate stage in the planning process. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Archaeological costs have the potential to be relatively high. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u> <u>Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p> <p>The site also lies close to the Central Conservation Area and listed St Clement's Church. The site is adjacent to the Central Conservation Area and the listed St Clement's Church.</p>		remains. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.
SAP MM65	-	Appendix 3A Site IP031	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>In a flood zone, close to an AQMA, adjacent to a conservation area, part within an area of archaeological importance, and possible contamination (former petrol station and car workshop). Development would need to support the wildlife corridor function of the river which is a County Wildlife Site at this point.</p> <p><u>This site is within the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</u></p> <p>This site lies along the bank of the Orwell, close to the Medieval church of St Mary at Stoke, which is Grade 1 listed. adjacent to the Stoke Conservation Area and the grade I listed Church of St Mary at Stoke. The conservation area is currently on the Heritage at Risk Register. Should development have</p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			significant below ground impacts, a condition would be recommended relating to archaeology.		
SAP MM66	-	Appendix 3A Site IP032	<p><i>Amend site boundary to extend it to Old Norwich road frontage; amend site area accordingly; and add text to development constraints section relating to heritage assets:</i></p> <p>Site area: 3.54ha <u>3.7ha</u> (revised site boundary)</p>  <p>Possible access constraints, adjacent to Whitton Conservation Area, and possible contamination. Trees on southern boundary protected by a TPO. Any cumulative impacts on the conservation area with the development of the adjacent site IP005 will need to be taken into account. <u>In terms of archaeology, the site lies on high ground above the Gipping Valley. It has been subject to geophysical survey, and a desk based assessment has been carried out for both this site and the adjacent site IP005. There is potential for remains of multiple periods on the site and trenched evaluation</u></p>	To ensure that full and accurate information is provided for prospective developers (which is consistent with information provided for sites nearby) and that the site area is correctly shown	The amendment of size to this allocation is not of a significant magnitude and does not alter the SA. The modifications to the text have been incorporated into the assessment against SA Objective ET9 however do not change the SA scoring.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>will be required. This site has been evaluated for archaeology and features of prehistoric and Roman date were identified over much of the site in the form of pits and boundary ditches. There is a need for archaeological excavation. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation.</p> <p><u>The site is close to the Whitton Conservation Area. The Core Strategy and the published development brief for this site and the adjacent IP005 Tooks Bakery require the Conservation Area to be taken into account. Any cumulative impacts on the conservation area with the development of adjacent site IP005 and site IP140 will need to be taken into account.</u></p>		
SAP MM67	-	Appendix 3A Site IP035	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, within an Air Quality Management Area, in an area of archaeological importance and a conservation area, possible contamination, in a flood zone and listed buildings on or adjacent to the site. The site contains the grade II listed 1-5 College Street, adjoins the grade 1 listed and scheduled monument of Wolsey's Gate and lies within an area of archaeological importance. It is located between two conservation areas (Central and Wet Dock) and two grade II* listed churches (St Peter's and St Mary at the Quay).</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). <u>Where appropriate to development impacts, Total archaeological excavation of any development footprint prior to development will be required. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales. Mitigation on this site is likely to be extensive and expensive.</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>This very sensitive site forms part of the transition area from the town centre to the waterfront where development needs to reflect this transition in terms of design and scale etc. <u>Wolsey's Gate is a scheduled monument (List Entry No. 1006071). Proposals impacting upon its setting would require detailed pre-application discussions. The site presents opportunities for enhancing the setting of this scheduled monument. Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system.</u></p>		
SAP MM68	-	Appendix 3A Site IP037	<p><i>Add reference to policy SP16 and add text to development constraints section relating to heritage assets and Enterprise Zone status:</i></p> <p><u>Proposed Allocation Policies SP2, SP5, SP6, & SP15 & SP16</u></p> <p>Redevelopment will be dependent on the intentions of existing businesses. The aim would be retain and incorporate the existing boat-related uses and leisure uses. Development would require the provision of additional vehicular and pedestrian/cycle access (see Policy SP9), including the provision of access for emergency vehicles as a priority. Any additional access would need to be risk assessed. <u>Part of the Island Site now has Enterprise Zone status.</u></p> <p>It is close to an AQMA, in an area of archaeological importance, forms a large part of the Wet Dock Conservation Area, is in a flood zone, and close to the Orwell Estuary Special Protection Area. Its proximity to the Special Protection Area may necessitate an Appropriate Assessment of development proposals under the Habitat Regulations.</p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>This site is within the Area of Archaeological Importance (IPS 413). There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</p> <p>The granting of any permission will require a condition relating to archaeological investigation. There may be archaeological issues in relation to industrial heritage. Historic buildings should be assessed. The site forms a large part of the Wet Dock Conservation Area.</p>		
SAP MM69	-	Appendix 3A Site IP039a	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>In a flood zone, close to an Air Quality Management Area, adjacent to a listed building and conservation area, within area of archaeological importance, and possible contamination. Development principles for the Island Site Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area A').</p> <p>In terms of archaeology, the site lies immediately adjacent to a large area of Anglo-Saxon and Medieval occupation at Stoke Quay core (IPS 683) and the Area of Archaeological Importance (IPS 413). There is high potential for Middle Saxon archaeology. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p> <p><u>The site is adjacent to the Stoke Conservation Area and a listed building.</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
SAP MM70	-	Appendix 3A Site IPO40 & IPO41	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>The site is adjacent to the Central Conservation Area and the Burlington Road Conservation Area lies a little further away to the west. Grade II* St Matthews Church (Grade II* listed) also lies to the west. Development principles for Westgate Opportunity Area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area E').</p> <p>This site lies in the historic core of Anglo-Saxon and medieval Ipswich. Archaeological costs have the potential to be relatively high.</p> <p><u>This site is within the Anglo-Saxon and medieval core and the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.
SAP MM71	-	Appendix 3A Site IPO43	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, within an Air Quality Management Area, area of archaeological importance and a flood risk area.</p> <p>This is a sensitive site is in heritage terms, located partly within the Central Conservation Area; it and containing Ggrade II listed buildings and adjoining others, including the Ggrade II* 54-58 Fore Street to the north-east, the Ggrade II* Old Custom House to the south-west and the complex of highly graded buildings at Isaac Lord to the south-east. The site lies within an area of archaeological importance. The site presents opportunities for enhancing the Jewish burial ground which needs to be carefully respected by any development proposal.</p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA								
			<p>It is considered unlikely to come forward for student accommodation as per an extant permission for the site (11/00267/FUL), hence its inclusion in policy. Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').</p> <p>This site is within the urban core <u>and area of archaeological importance</u> (IPS 413) and previous archaeological evaluation and limited excavation has revealed Anglo-Saxon and Medieval remains in particular (IPS 639, 371,372, 358). There is outstanding post-excavation work under IP/11/00267} and further work would be needed across the site. <u>There is potential for archaeological remains of possible national significance.</u> Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the scope of required assessment, the principle of development and to inform design. <u>Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales.</u> Archaeological costs have the potential to be relatively high.</p>										
SAP MM72	-	Appendix 3A Site IPO47	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Amend indicative capacity and mix of uses to align with the allocation through policy SP2; indicate that the residential capacity is a minimum; add reference to policy SP5 and office use; and add text to development constraints section about transport and water requirements:</i></p> <table><tr><th colspan="2">Proposed Allocation Policies SP2, <u>SP5</u> & SP6</th></tr><tr><th>Use(s)</th><th>Indicative capacity*</th></tr><tr><td>Primary</td><td>Residential</td></tr><tr><td></td><td>129 (90dph on 50%) <u>103 (90dph on 40%)</u></td></tr></table>	Proposed Allocation Policies SP2, <u>SP5</u> & SP6		Use(s)	Indicative capacity*	Primary	Residential		129 (90dph on 50%) <u>103 (90dph on 40%)</u>	To ensure that the site sheet aligns with the policy and that full and accurate information is provided for prospective developers	The modification has been appropriately incorporated into ET4 and ET7. Expecting the site to require improvements to the existing water supply and foul sewerage networks to enable development would contribute towards SA Objective ET7 protecting and enhancing the quality
Proposed Allocation Policies SP2, <u>SP5</u> & SP6													
Use(s)	Indicative capacity*												
Primary	Residential												
	129 (90dph on 50%) <u>103 (90dph on 40%)</u>												

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Change to the SA
					<u>this is a minimum figure</u>		of water features therefore a positive score has been allocated. The scoring against this site is now positive and negative.
			Secondary	Hotel, leisure, <u>B1 office</u> Public open space and enhanced river path	Min 20% of the site to form public open space and enhanced river path – 0.54ha		
			<p><u>A transport assessment will be needed for this site due to its scale, location and the proposed uses, and it may identify the need to contribute towards significant off-site highway mitigation, depending on the detail of the scheme.</u></p> <p><u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u></p>				
SAP MM73	-	Appendix 3A Site IP048	<p><i>Add text to development constraints section relating to heritage assets and local listing:</i></p> <p>Close to an Air Quality Management Area, <u>possible contamination and TPOs on site or nearby (an application for tree works may be needed).</u> The locally listed façade to Carr Street is to be retained locally listed. The site lies within <u>and in an area of archaeological importance, contains a large scheduled monument and is adjacent to the Central Conservation Area, and two Grade II listed churches (Christ Church and St Pancras) and other listed buildings to the south. Possible contamination and TPOs on site or nearby (an application for Tree Works may be needed). The locally listed façade to Carr Street is to be retained.</u></p>			To ensure site sheet remains factual only and that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information which is also relevant to the sites assessed for Central – Alexandra therefore no further

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>Development principles for the Mint Quarter / Cox Lane regeneration area, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies development plan document (see 'Opportunity Area C').</p> <p><u>The site lies within the area of archaeological importance (IPS 413) and much of it lies within a Scheduled Monument relating to the Middle and Late Saxon town, preserved under current car parks (List entry No 1005983), therefore separate Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system, will need to be obtained in addition to planning permission from Historic England and they should be consulted at the earliest opportunity.</u></p> <p><u>There is also potential for nationally important archaeological remains outside the scheduled areas. The scheduled area represents a large portion of the Anglo-Saxon and medieval town, preserved under current car parks. There would be extremely high archaeological costs associated with development. Due to the high potential for archaeological remains of national significance, detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Excavations and interventions have taken place in parts of the site and revealed evidence for occupation and activity from the Middle Saxon period onwards - the rest of the site is undisturbed from modern development under car parks and is anticipated to contain rich and well preserved archaeological remains. Development would require full assessment prior to the granting of consent to any proposals - desk based assessment, building survey and field evaluation. Where development is</u></p>		amendment is deemed necessary.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<u>accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales.</u>		
SAP MM74	-	Appendix 3A Site IPO49	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Within a flood zone, and an area of archaeological importance and close to an Air Quality Management Area and there may be contamination. It is adjacent to a conservation area the Wet Dock Conservation Area. and there may be contamination.</p> <p><u>The site is within the Area of Archaeological Importance (IPS413). This site has potential for evidence relating to exploitation of the foreshore from the Middle Saxon period onwards, as well as potential for remains relating to medieval and post-medieval shipyards. Buildings on the site should be assessed. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. and it will require a condition relating to archaeological investigation attached to any planning consent.</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.
SAP MM75	-	Appendix 3A Site IPO52	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Within an Air Quality Management Area, and an area of archaeological importance and The site is adjacent to the Central Conservation Area, scheduled monuments, grade a conservation area, and a Grade II* listed building to the north (24 Fore Street) and a Grade II 26-28 Fore St.</p> <p>Possible contamination and part within a flood zone.</p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information which is also relevant to the

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>Development principles for the Merchant Quarter, within which the site is located, are set out in Chapter 6 of the Site Allocations and Policies plan (see 'Opportunity Area B').</p> <p>In terms of archaeology, this site is within the urban core (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (SF 189 191). It is within the street pattern area close to the waterfront and is likely to contain complex and important archaeological remains that will involve potentially high excavation costs. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Archaeological costs have the potential to be relatively high.</p> <p><u>This site is within the urban core and the Area of Archaeological Importance (IPS 413) and close to scheduled areas of Middle Saxon and medieval occupation (NHLE 1005985 and NHLE 1002966). There is a potential for nationally important archaeological remains outside of scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p>		sites assessed for Central – Alexandra therefore no further amendment is deemed necessary in relation to ET9.
SAP MM76	-	Appendix 3A Site IP054	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p><u>The site is within or close to an Air Quality Management Area and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed). The site is also within an area of archaeological importance, partly within the Central Conservation Area, contains a scheduled monument and two grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the rest of the Central</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objectives ET1, ET8, ET9 are noted to already contain much

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p><u>conservation area and several listed buildings, with two grade II* churches to the south.</u></p> <p>There is a need to protect land for an extension to the electricity sub-station or new provision within the site. Part of the Lower Brook Street frontage is within a conservation area and should be retained. <u>The route of Turret Lane should be protected in development proposals.</u></p> <p>It is within or close to an Air Quality Management Area, in an area of archaeological importance, and part within a flood zone at the southern end of the site. There are TPOs on site or nearby (an application for Tree Works may be needed). The site is partly within the Central Conservation Area and contains two Grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II* churches to the south.</p> <p><u>This site lies within the area of archaeological importance (IPS 413) and contains a scheduled monument (split over two separate areas) relating to includes two scheduled areas of the Anglo-Saxon and medieval town of Ipswich (SF 192 a and b List Entry No 1005987)., which are statutorily protected as of National importance. Parts of the area have been investigated (IPS 214), IPS 369, and IPS 574). This The latter found a wood-lined well with an assemblage of boar tusks, demonstrating good potential for the survival of wet and well preserved organic deposits. As noted in Policy CS4, English Heritage Scheduled Monument Consent (SMC) is a legal requirement for any development which might affect a monument either above or below ground level. Historic England administers the SMC application process on behalf of the Secretary of State for Culture, Media and Sport and should be consulted at the earliest opportunity to discuss the nature of the development. SMC is a separate process from the planning system. would will need to be needed obtained from Historic England for any development on works within scheduled sites monuments and they should be consulted at the earliest opportunity.</u></p>		<p>of this information which is also relevant therefore no further amendments are deemed necessary.</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA				
			<u>There is also a potential for nationally important archaeological remains outside the scheduled areas.</u> Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England would be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex, <u>and important,</u> and <u>mitigation could</u> involve significant costs <u>and timescales.</u> The route of Turret lane should be protected in development proposals.						
SAP MM77	-	Appendix 3A Site IP058	<i>Add text to allocation table to refer to sui generis uses:</i> <table><tr><th>Use(s)</th><th>Indicative capacity</th></tr><tr><td>Industrial (B-Class or similar Sui Generis uses excluding offices in accordance with DM25) <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u></td><td>20,000sqm</td></tr></table>	Use(s)	Indicative capacity	Industrial (B-Class or similar Sui Generis uses excluding offices in accordance with DM25) <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>	20,000sqm	To align with policy SP5	The amendment does not change the SA.
Use(s)	Indicative capacity								
Industrial (B-Class or similar Sui Generis uses excluding offices in accordance with DM25) <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>	20,000sqm								
SAP MM78	-	Appendix 3A Site IP061	<i>Add text to development constraints section relating to heritage assets:</i> <p>In terms of archaeology, this site is in the vicinity of a Bronze Age cremation (IPS017), and Roman and Iron Age finds (IPS 034, IPS 185). <u>It has been subject to geophysical survey and some follow up test pits which identified areas of recent overburden but did not reveal major archaeological features. Trial trenching of this site should be carried out in order to further characterise archaeological remains. Evaluation should be undertaken early in the project management to allow mitigation and investigation strategies to be developed. Sparse remains might be anticipated. Depending on the nature of ground works, a condition may be recommended on any grant of permission to secure a programme of archaeological works.</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.				

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA				
SAP MM79	-	Appendix 3A Site IP067	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table><tr><th>Use(s)</th><th>Indicative capacity</th></tr><tr><td>Industrial (B-Class or similar Sui Generis uses excluding office uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25</td><td>20,000sqm</td></tr></table>	Use(s)	Indicative capacity	Industrial (B-Class or similar Sui Generis uses excluding office uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	20,000sqm	To align with policy SP5	The amendment does not change the SA
Use(s)	Indicative capacity								
Industrial (B-Class or similar Sui Generis uses excluding office uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	20,000sqm								
SAP MM80	-	Appendix 3A Site IP089	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>It is part within a conservation area and adjacent to a listed building. Contains fragment of the Ipswich Ragged School, founded 1849. The site is partly within Central Conservation Area and adjacent to listed buildings. It contains a fragment of the Ipswich Ragged School, founded in 1849.</p> <p>TPOs on site (an application for Tree Works may be needed), within an area of archaeological importance, possible contamination and close to an Air Quality Management Area. May need to incorporate some parking at northern end of site to Co-op Education Centre. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p> <p>This site is a large area in the Anglo-Saxon and Medieval core and within the Area of Archaeological Importance (IPS 413). of Ipswich. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early, upfront evaluation would be advisable. Detailed early pre-application discussions with Suffolk County Council Archaeological Service</p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information which is also relevant to the sites assessed for Central – Alexandra therefore no further amendment is deemed necessary in relation to ET9.				

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			would be required to agree the scope of required assessment-and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.		
SAP MM81	-	Appendix 3A Site IP090	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section about water requirements:</i></p> <p><u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u></p>	To ensure that the fullest possible information is provided for prospective developers	The modification has been appropriately incorporated into ET7. Expecting the site to require improvements to the existing water supply and foul sewerage networks to enable development would contribute towards SA Objective ET7 protecting and enhancing the quality of water features therefore a positive score has now been allocated.
SAP MM82	-	Appendix 3A Site IP094	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, possible contamination, flood risk and there is a TPO adjacent to the site (an application for Tree Works may be needed). Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA. A transport assessment and travel plan will be required. Vehicular access to West End Road may not be acceptable. There is no archaeological objection in principle to development, but any permission will <u>may</u> require a condition relating to archaeological investigation, <u>depending on the nature of the groundworks.</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.

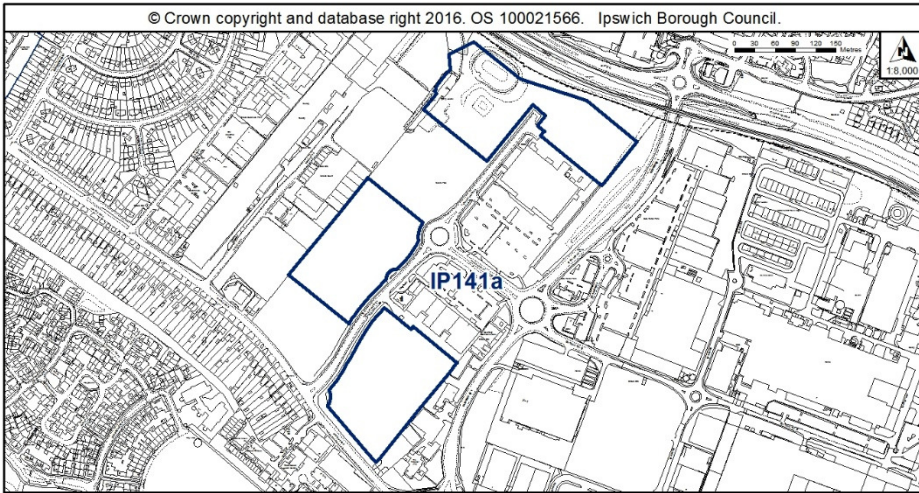
Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA				
SAP MM83	-	Appendix 3A Site IP096	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Within Ipswich Village, housing densities should be high (Policy DM30) therefore the capacity has been increased. The development by McCarthy and Stone on the site to the west also suggests that high density may be appropriate here. Design and layout would need to support the wildlife corridor function of the canal which is also a County Wildlife Site and Local Nature Reserve. The site is part within the flood plain and opposite a conservation area. There is also possible contamination on site. Surface water flooding local to site - will need to be considered at planning application stage. See Appendix 1 of the Ipswich SFRA.</p> <p>This site is close to Roman, Anglo-Saxon and prehistoric excavated sites. It has a high potential for archaeological remains. Archaeological costs have the potential to be relatively high. <u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p> <p><u>The site is opposite Burlington Road Conservation Area.</u></p>	To ensure that full and accurate information is provided for prospective developers					
SAP MM84	-	Appendix 3A Site IP099	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table><tr><th>Use(s)</th><th>Indicative capacity</th></tr><tr><td>Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25</td><td>10,000sqm</td></tr></table>	Use(s)	Indicative capacity	Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	10,000sqm	To align with policy SP5	The amendment does not change the SA.
Use(s)	Indicative capacity								
Industrial (B-Class excluding office uses, or similar Sui Generis uses in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	10,000sqm								

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
SAP MM85	-	Appendix 3A Site IP105	<p><i>Amend text to development constraints section relating to heritage assets:</i></p> <p>This site affects an area of archaeological interest, on land formerly in the low lying plains of the River Gipping. There is potential for palaeo-environmental remains to exist. The likely site of a medieval watermill at Kettlebaston (KBA 014) is indicated by field names and the alignment of the river less than 200m upstream. This shows activity in the area, and Saxon remains were recorded at IPS 395 in a similar topographic location to the site, PDA 250m to the west. There is no objection in principle to development, but any permission will require a condition relating to archaeological investigation. A desk-based assessment in the first instance will establish impacts of past land use.</p>	To ensure that full and accurate information is provided for prospective developers	
SAP MM86	-	Appendix 3A Site IP132	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section about heritage assets and water requirements:</i></p> <p><u>The site contains the grade II listed No. 4 College Street and lies within an area of archaeological importance and the Central Conservation Area. It is located adjacent to the Wet Dock Conservation Area and close to, and within the setting of, the grade II* listed Church of St Peter and the scheduled monument of Wolsey's Gate. Archaeology this</u></p> <p><u>The site lies in an area of international archaeological importance (IPS 413), on the Anglo-Saxon and medieval waterfront of Ipswich (Historic Environment Record IPS 413). This site potentially represents that last surviving section of 'early' waterfront. There is high potential for archaeological remains of possible national significance, such as important waterlogged remains and the potential, and may also encounter the remains of bridges dating from at least the 10th century.</u></p> <p><u>Detailed early pre-application discussion with Suffolk County Council Archaeological Service and Historic England would be required to agree the scope of required assessment, the principle of development and to inform</u></p>	To ensure that the fullest possible information is provided for prospective developers	<p>The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9.</p> <p>Scoring against SA Objective ET7 has been changed from negative to positive and negative given the requirement for improvements to the existing water supply and foul sewerage networks which would offer benefits to the</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p><u>design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex and important and mitigation could involve significant costs and timescales.</u></p> <p>The site will involve potentially high excavation costs. Measures for archaeology should be addressed at an appropriate stage in the planning process. Early consultation and evaluation is advised so that decisions can be taken on preservation in situ, and/or appropriate investigation strategies designed</p> <p>The site is within the Flood Zone and within the Air Quality Management Area.</p> <p><u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u></p>		quality of water features.
SAP MM87	-	Appendix 3A Site IP133	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Site previously had permission for 47 flats and ground and first floor commercial uses B1, A3 and retail with underground car park (now lapsed). Site lies within the Ipswich Waterfront, is within an area of archaeological importance, in Flood Zone 2 and 3 and has an Article 3 direction on it restricting permitted development rights.</p> <p>The site is adjacent to the Wet Dock Conservation Area and to the Grade II listed Felaw Maltings.</p> <p><u>This site lies close to Anglo-Saxon remains (IPS 683, IPS 230) and within the Area of Archaeological Importance (IPS 413). Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information along with additional information added as an update from IP039a which is also relevant to the sites assessed for South West – Bridge

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<u>work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u>		therefore no further amendment is deemed necessary in relation to ET9.
SAP MM88	-	Appendix 3A Site IP135	<p><i>This was a new site sheet added at Pre-Submission Modifications stage. Add text to development constraints section of IP135 about water requirements:</i></p> <p><u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u></p>	To ensure that the fullest possible information is provided for prospective developers	IP135 would require improvements to the existing water supply and foul sewerage networks to enable development which would offer benefits to enhancing the quality of water features, a positive score has therefore been added against SA Objective ET7.
SAP MM89	-	Appendix 3A Site IP136	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Access constraints, Air Quality Management Area, it is within an area of archaeological importance and a conservation area, possible contamination, and flood risk, and opposite the Grade I listed and scheduled Wolsey Gate.</p> <p><u>The site is within Central and Wet Dock Conservation Areas and opposite the grade I listed and scheduled Wolsey Gate.</u></p> <p>This site lies in an area of international archaeological importance, on the Anglo-Saxon and medieval waterfront of Ipswich <u>and within the Area of Archaeological Importance (Historic Environment Record IPS 413).</u> Ground works could involve surviving sections of 'early' waterfront. There is no objection in principle to development but any permission will require a condition relating to archaeological investigation. Early assessment would be advisable if extensive ground works are proposed. <u>There is a potential for</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information along with additional information added as an update from other site allocations, which is also relevant to the

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA								
			<u>nationally important archaeological remains outside of scheduled areas. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u>		sites assessed for Central - Alexandra therefore no further amendment is deemed necessary in relation to ET9.								
SAP MM90	-	Appendix 3A Site IP140	<p><i>Add text to allocation table to refer to sui generis uses and clarify the approach to office (B1a) uses; add text to the development constraints section relating to a pipeline and heritage issues:</i></p> <table><tr><th colspan="2">Use(s)</th><th>Indicative capacity</th></tr><tr><td rowspan="2">Employment Park</td><td>Business (B1, including <u>excluding</u> offices B1a)</td><td>10,000sqm</td></tr><tr><td>Other B-Class or similar Sui Generis uses in accordance with DM25 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u></td><td>10,000sqm</td></tr></table> <p>The site is adjacent to the Whitton Conservation <u>aArea</u>. <u>Any cumulative impacts on the conservation area with the development of sites IP005 and IP032 will need to be taken into account.</u></p> <p>Roman, Medieval and Anglo-Saxon finds are recorded in the vicinity of the site area (IPS 093). As such any necessary mitigation measures for</p>	Use(s)		Indicative capacity	Employment Park	Business (B1, including <u>excluding</u> offices B1a)	10,000sqm	Other B-Class or similar Sui Generis uses in accordance with DM25 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>	10,000sqm	To align with policy SP5 and ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information along with additional information added as an update from IP032 which is also relevant to the sites assessed for Whitton therefore no further amendment is deemed necessary in relation to ET9.
Use(s)		Indicative capacity											
Employment Park	Business (B1, including <u>excluding</u> offices B1a)	10,000sqm											
	Other B-Class or similar Sui Generis uses in accordance with DM25 <u>and appropriate employment-generating sui generis uses as defined through policy DM25</u>	10,000sqm											

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>archaeology should be addressed at an appropriate stage in the planning process. <u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales</u></p> <p><u>A pipeline traverses the site. It could affect the layout or require diversion. National Grid will need to be consulted on any development proposals for the site.</u></p>		
SAP MM91	-	Appendix 3A – new site sheet, site IP141a	<p><i>Provide site sheet for allocation IP141a to reflect the change in status from strategic employment site to employment land allocation through policy SP5:</i></p> <p><u>Site ref: IP141a (UC258) Land at Futura Park, Nacton Road (formerly the Cranes Site)</u></p> <p><u>Site area: 7.1 ha</u></p>  <p><u>Allocation Policy SP5</u></p>	To align with policy SP5 and ensure that full and accurate information is provided for prospective developers	<p>This site has been changed from strategic employment site to an employment land allocation through policy SP5.</p> <p>An assessment against the SA Objective has been undertaken for this site, the results of which are included within Appendix B.</p> <p>In summary, given the allocation as an employment site, positive scores have been recorded against the economic centred SA Objectives and the</p>

Mod. No.	Pg.	Policy / Para.	Proposed Modification		Reason	Change to the SA				
			<table><tr><th>Use(s)</th><th>Indicative capacity*</th></tr><tr><td><u>Primary</u></td><td><u>B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM25</u></td></tr></table>	Use(s)	Indicative capacity*	<u>Primary</u>	<u>B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM25</u>			site will ultimately enable the provision of employment opportunities, will attract inward investment and contribute towards economic growth. Some negative effects recorded include negative impacts upon climate change and air quality through traffic and emissions and an inevitable increase in waste production through construction activities and during operation.
Use(s)	Indicative capacity*									
<u>Primary</u>	<u>B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses as defined through policy DM25</u>									
			<p>Preferred Option 2007 <u>100% Employment Use</u></p> <p>Current use <u>Vacant employment land (previously allocated as a strategic employment site)</u></p> <p>Development constraints / issues <u>TPOs nearby fronting Nacton Road (an application for tree works may be required). Possible contamination.</u> <u>Adjacent to a railway wildlife corridor and buffer.</u> <u>The site is expected to require improvements to the existing water supply and foul sewerage networks to enable development.</u> <u>A transport assessment and travel plan will be required.</u></p>							
SAP MM92	-	Appendix 3A Site IP146	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table><tr><th>Use(s)</th><th>Indicative capacity</th></tr><tr><td>Employment (B-Class uses <u>and appropriate employment-generating sui generis uses as defined</u></td><td>20,000sqm</td></tr></table>		Use(s)	Indicative capacity	Employment (B-Class uses <u>and appropriate employment-generating sui generis uses as defined</u>	20,000sqm	To align with policy SP5	The amendment does not change the SA.
Use(s)	Indicative capacity									
Employment (B-Class uses <u>and appropriate employment-generating sui generis uses as defined</u>	20,000sqm									

Mod. No.	Pg.	Policy / Para.	Proposed Modification			Reason	Change to the SA						
			through policy DM25 or similar Sui Generis uses in accordance with DM25)										
SAP MM93	-	Appendix 3A Site IP147	<i>Add text to allocation table to refer to sui generis uses:</i> <table><tr><th colspan="2">Use(s)</th><th>Indicative capacity</th></tr><tr><td colspan="2">Employment (B-Class uses excluding office uses <u>and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui Generis uses in accordance with DM25)</u></td><td>20,000sqm</td></tr></table>			Use(s)		Indicative capacity	Employment (B-Class uses excluding office uses <u>and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui Generis uses in accordance with DM25)</u>		20,000sqm	To align with policy SP5	The amendment does not change the SA.
Use(s)		Indicative capacity											
Employment (B-Class uses excluding office uses <u>and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui Generis uses in accordance with DM25)</u>		20,000sqm											
SAP MM94	-	Appendix 3A Site IP150c	<i>Add text to allocation table to refer to sui generis uses and amenity policy:</i> <table><tr><th colspan="2">Use(s)</th><th>Indicative capacity</th></tr><tr><td>Employment</td><td>B1 uses (offices, research & development, light industrial uses appropriate in a residential area) <u>and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)</u></td><td>20,000sqm</td></tr></table>			Use(s)		Indicative capacity	Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area) <u>and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)</u>	20,000sqm	To align with policy SP5	The amendment does not change the SA.
Use(s)		Indicative capacity											
Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area) <u>and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)</u>	20,000sqm											
SAP MM95	-	Appendix 3A Site IP152	<i>Add text to allocation table to refer to sui generis uses and add text to the development constraints section relating to the Area of Outstanding Natural Beauty which overlaps the site:</i>			To align with policy SP5 and ensure that full and accurate	The modification ensures accuracy particularly in relation						

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA				
			<table><tr><th>Use(s)</th><th>Indicative capacity</th></tr><tr><td>Primary</td><td>B1, B2, B8 excluding B1a offices Other similar sui generis uses in accordance with DM25 <u>Appropriate employment-generating sui generis uses as defined through policy DM25</u></td></tr></table> <p>Possible area of archaeological importance, possible contamination, TPO on site or nearby, Area of Outstanding Natural Beauty on part and noise from the A14. <u>Development will be subject to the preparation of a development brief, which will be expected to address a range of matters including impact on landscape and the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.</u></p>	Use(s)	Indicative capacity	Primary	B1, B2, B8 excluding B1a offices Other similar sui generis uses in accordance with DM25 <u>Appropriate employment-generating sui generis uses as defined through policy DM25</u>	information is provided for prospective developers, particularly in relation to the Area of Outstanding Natural Beauty and the requirement for the preparation of a development brief	to conserving and enhancing the natural beauty of the AONB. The scoring against SA Objective ET10 has been changed from neutral to positive.
Use(s)	Indicative capacity								
Primary	B1, B2, B8 excluding B1a offices Other similar sui generis uses in accordance with DM25 <u>Appropriate employment-generating sui generis uses as defined through policy DM25</u>								
SAP MM96	-	Appendix 3A Site IP172	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Previous permissions have not been implemented (for flats and student accommodation). The site is below the threshold size for allocation but because of its prominent location, it is considered appropriate to plan positively for the site. It is within an Air Quality Management Area, an area of archaeological importance and a conservation area, adjacent to listed buildings and there is a scheduled monument nearby. <u>Possible contamination. The site is within the Central Conservation Area, with a nearby scheduled monument, and adjacent listed buildings.</u></p> <p>This part of town lies outside the Late Saxon defences, but was part of the Middle Anglo-Saxon town <u>and is within the Area of Archaeological Importance (IPS 413) and close to a scheduled monument (NHLE 1005989).</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.				

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			There is no objection in principle to development but any new permission will require a condition relating to archaeological investigation attached to any planning consent. Archaeological costs have the potential to be relatively high. Early assessment is advised. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.		
SAP MM97	-	Appendix 3A Site IP188	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>In an area of archaeological importance and a conservation area and adjacent to a listed building. Contamination and flood risk. The site is within the Stoke Conservation Area, with an adjacent listed building. The conservation area is currently on the Heritage at Risk Register.</p> <p>This site lies immediately adjacent to an area of Middle Saxon activity and routes leading to the river, and within the Area of Archaeological Importance (IPS413). There is no objection in principle to development but any permission may require a condition relating to archaeological investigation in view of the nature of ground works. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.
SAP MM98	-	Appendix 3A Site IP214	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>The site is in the Central Conservation Area and an Air Quality Management Area and the within the Town Centre boundary. This site lies within the historic core of Ipswich and the area of archaeological importance within the Area of Archaeological Importance (IPS413), close to the town defences. Any</p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>consent for development will require a planning condition to secure a programme of archaeological work.</p> <p><u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p>		into the assessment of the site against SA Objective ET9 though scoring remains unchanged.
SAP MM99	-	Appendix 3A Site IP245	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>The site is in the Central Conservation Area and next to a listed building, which will need to be taken into account in its design. It lies within the town centre boundary. The site is also in an area of archaeological importance within the Area of Archaeological Importance (IPS413).</p> <p><u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u></p>	To ensure that full and accurate information is provided for prospective developers	The modification seeks to provision of accurate information related to heritage features. This has been incorporated into the assessment of the site against SA Objective ET9 though scoring remains unchanged.
SAP MM100	-	Appendix 3A Site IP256	<p><i>Add text to development constraints section relating to heritage:</i></p> <p>This site lies in the vicinity of Iron Age and Roman sites. There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation. Whilst it remains <u>an area of archaeological potential, given the impacts of previous landscaping there would be no requirement for an archaeological condition or work on this site on the basis that it looks heavily truncated.</u></p>	To ensure that full and accurate information is provided for prospective developers	The amendment does not change the SA.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
SAP MM101	-	Appendix 3A Site IP258	<p><i>Update the University's title and add text to development constraints section relating to heritage:</i></p> <p>Site ref: IP258 (N/A) Land at <u>the University of Campus Suffolk</u></p> <p>Current use Educational buildings and car parking within the University of Campus Suffolk campus.</p> <p>Development constraints / issues</p> <p>The University's Arts Block, which is still in use, falls within this site and would need to be replaced elsewhere. Adjacent to an Air Quality Management Area. The site is adjacent to the Central Conservation Area and the Grade II Church of Holy Trinity Church to the south. There are TPO protected trees on and adjacent to the site (an application for Tree Works may be needed), and footpaths. Possible contamination.</p> <p>This large site lies on the edge of the historic core of the town, in the vicinity of Anglo-Saxon and medieval sites (IPS 154). There is no archaeological objection in principle to development but any permission will require a condition relating to archaeological investigation. <u>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</u> A desk-based assessment is recommended in the first instance to determine the impact of past land-use, particularly brick making.</p>	To ensure that full and accurate information is provided for prospective developers	The modification ensures full and accurate information is provided for the developer. The assessment against SA Objective ET9 is noted to already contain much of this information which is also relevant to the sites assessed for Central – Alexandra. Additional text to reflect the amendment has been incorporated though scoring remains unchanged.

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
SAP MM102	-	Appendix 3A Site IP263	<i>Delete site sheet as site now forms part of IP047</i>	To avoid confusion about the allocation	The amendment does not change the SA.
SAP MM103	N/A	IP-One Area Inset Policies Map	<i>Add the boundary of the Education Quarter Opportunity Area (Opportunity Area D)</i>	For clarity in relation to policy SP12	The amendment does not change the SA.
SAP MM104	N/A	Policies Map	<ul style="list-style-type: none"> • <i>Extend boundary of IP010a (policy SP2)</i> • <i>Extend the boundary of site IP032 (policy SP2)</i> • <i>Correct the shading of site IP165 (now policy SP3)</i> 	For accuracy	The amendment does not change the SA.

Appendix A

Sustainability Appraisal Matrices – SP Policies

IP- One Policies

Policy SP10 – Retail Site Allocations

Policy SP11 – Ipswich Waterfront

Policy SP12 – Education Quarter

Policy SP13 – Ipswich Village

Policy SP14 – Arts, Culture and Tourism

Policy SP15 – Improving Pedestrian and cycle routes

Policy SP16 – Transport Proposals in IP-One

Policy SP17 – Town Centre Car Parking

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
ET1 To improve air quality	SP10: +/-	Medium and Long-term	Central Area Shopping Areas, Retail Areas, District Centres within IP-One town centre The Waterfront, Education Quarter and IP-One	<p>Policy SP10 relates to the Land at Westgate, which is allocated for A1 retail-led mixed use development. Refurbishments of the Tower Ramparts located in the town centre are supported in the reasoned justification.</p> <p>Policy SP11 relates to the Waterfront, which remains the focus for regeneration within central Ipswich to create mixed use neighbourhoods – residential, community, office, arts, culture and tourism. Much of the 80 ha area is developed but a few key sites remain to be redeveloped. Policy SP13 has a similar regeneration focus replacing older industries with large-scale office development. SP11 and SP13 may result in an increased use of private cars by future residents who may travel to areas outside Ipswich and by people that may be travelling to these cultural facilities and employment areas from outside Ipswich. Increased traffic may negatively impact air quality. However, this is a central area with a range of uses nearby, accessible by public transport, particularly for residents in the town centre.</p> <p>SP12 focuses development for education and ancillary uses, such as student accommodation or offices within the Education Quarter. This policy is likely to have a positive impact within the quarter and reduce travelling by private car since the developments would be within the Suffolk New College Campus and the University of Suffolk campus.</p> <p>SP14 supports the retention and enhancement of existing facilities, providing for arts, culture and tourism facilities throughout the Borough and the creation of new facilities including visitor accommodation within the town centre boundary and the Waterfront area. The facilities will be focused in the town centre, which is well served by public transport which</p>
	SP11: +/-	Direct		
	SP12: +	Reversible		
	SP13: +/-	Medium Certainty		
	SP14: +			
	SP15: ++			
	SP16: +			
	SP17: -			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>may reduce impact on air quality. However, there may also be those who would travel by private car to these facilities.</p> <p>SP15 supports improvements to pedestrian and cycle routes within the town centre and those linking the town centres to residential areas and beyond, which is likely to have a positive impact on air quality.</p> <p>The Star Lane Gyratory, which is a key east-west corridor, causes congestion and poor air quality as well as a barrier to pedestrian movement between the Waterfront and the Central Shopping Area. SP16 safeguards provision of a new Wet Dock Crossing. This policy is likely to contribute positively to air quality.</p> <p>SP17 provides for a Central Car Parking Core within town centre. Additional spaces at car parks are proposed in the Mint Quarter, and Turret Lane, which are within or close to AQMA. This provision of a number of car parks may encourage people to travel by private car. The policy states that it supports the Travel Ipswich measures and encourages the use of sustainable modes of transport. Although the policy lists the benefits of promoting sustainable transport choices, <i>it is recommended that Policy SP17 includes information on how it supports sustainable modes of transport within IP-One.</i></p>
ET2 To conserve soil resources and quality	SP10: +	Medium and Long-term	IP-One town centre	<p>SP10 seeks to define where retail activities are to take place.</p> <p>Policy SP11, SP12, SP13 and SP14 relate to the regeneration of the Waterfront, Ipswich Village, developments in the Education Quarter and the development of cultural and arts facilities in the town centre. Proposed developments would be on brownfield land and would make contributions to the SA Objective if any contaminated land is remediated.</p> <p>SP15, SP16 and SP17 relate to cycling and pedestrian routes, a pedestrian crossing and car parks respectively and these are likely to be in the built up area of the town centre.</p>
	SP11: +	Direct / Indirect		
	SP12: +	Reversible		
	SP13: +	Medium Certainty		
	SP14: +			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ET3 To reduce waste	SP10: -	Medium and Long-term	Waterfront and Education Quarter and IP-One town centre	SP10 will result in increase in waste from the Tower Ramparts Shopping Centre and the
	SP11: -	Direct		

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	SP12: - SP13: - SP14: - SP15: 0 SP16: 0 SP17: 0	Reversible Low Certainty		<p>residential-led scheme on the eastern half of the Mint Quarter site.</p> <p>The provision of adequate and appropriately placed bins and where possible recycling facilities within these areas could contribute towards reducing waste and encouraging residents to recycle. It would also serve to maintain an attractive image of the Central Shopping Area and district centres by keeping them tidy and free from litter.</p> <p><i>It is recommended that Policy SP10 should include reference to the provision of adequate waste facilities and where possible recycling facilities within the Central Shopping Area, Westgate and district centres.</i></p> <p>The proposed developments in SP11 and SP13 could potentially lead to an increase in waste within the Waterfront and Ipswich Village. Similarly, developments proposed within SP12 could potentially lead to an increase in waste within the Education Quarter. The development of cultural facilities and visitor accommodation as proposed in SP14 could also lead to an increase in waste within the Waterfront and within the town centre.</p> <p>SP15, SP16 and SP17 are not likely to result in significant waste generation.</p> <p><i>It is recommended that Policies SP11, SP12, SP13 and SP14 should include reference to the provision of adequate waste facilities and where possible recycling facilities within the Waterfront, Education Quarter and town centre.</i></p> <p><i>The application of Code for Sustainable Homes and BREEAM standards as part of new development should lead to a progressive reduction in waste generation and encourage greater levels of re-use and recycling as part of new development.</i></p>
ET4 To reduce the effects of traffic upon the environment	SP10: +/- SP11: + SP12: + SP13: + SP14: +	Short, Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	<p>These policies would contribute partially towards reducing traffic levels within the Borough as they would be located within the town centre, where sustainable modes of transport are available.</p> <p>The provision of retail uses in the district centres of Wherstead and Duke Street will provide convenient access for people to go to work and use local services. This in turn may</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	SP15: + SP16: + SP17: -			<p>help to encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment.</p> <p>Policy SP11 approach is to encourage regeneration within the Waterfront to create mixed use developments so that facilities and services would be accessible to residents. Similarly, Policy SP12 provides for education and ancillary uses within the Education Quarter, which would be accessible to those at the Suffolk New College and the University of Suffolk. Policy SP13 seeks to provide offices/leisure facilities in the west part of the town centre. SP14 provides for access to arts, culture and tourism facilities within the town centre. These policies would contribute partially towards reducing traffic levels within the Borough as they would be located within the town centre, where sustainable modes of transport are available.</p> <p>Policy SP15 would encourage cycling and walking and help reduce car use. SP16 would facilitate access between the Waterfront and the Central Shopping Area, which may reduce car use. Policy SP17 provides for car parking in the town centre and is likely to increase traffic congestion within the town centre. Car park site allocations are proposed within or adjacent to AQMAS.</p> <p><i>It is recommended that Policy SP17 includes information on sustainable modes of transport within IP-One.</i></p>
ET5 To improve access to key services for all sectors of the population	SP10: + SP11: + SP12: + SP13: + SP14: + SP15: ++ SP16: + SP17: +	Medium and Long-term Direct/Indirect Reversible High Certainty	Waterfront, Education Quarter, IP One	<p>Policy SP10 directly supports the SA Objective and highlight the important serving role of the town centre and district centres as places to provide key service needs for the local surrounding population. Policies SP11, SP12, SP13 and SP14 directly support the SA Objective and highlight the important serving role of the town centre, the Waterfront, Ipswich Village and Education Quarter as places to provide key service needs for the local surrounding population.</p> <p>Policy SP15 would improve access to services within the town centre and also the wider area. Policy SP16 would improve access between the Waterfront and Central Shopping Area, serving both the Waterfront residents and those in the Central Shopping Area. SP17</p>

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				would improve access services in the town centre from within or even outside the Borough.
ET6 To limit and adapt to climate change	SP10: +/-	Long-term Direct Irreversible Low Certainty	Borough wide	<p>Policy SP10 promotes retail uses within the town centre, which are accessible by public transport. Similarly policy SP13 promotes large scale office development within the town centre boundary. This would help reduce the use of private cars and greenhouse gas emissions. However, policy SP10 and SP13 may result in increased use of private cars by people outside Ipswich and this would increase greenhouse emissions. On the whole, people are likely to have more opportunities to use sustainable modes of transport by providing developments in the town centre.</p> <p>Policies SP11, SP12, SP14 and SP15 would help reduce dependence on the private car. New housing proposed in Policy SP11 would be located in the Waterfront and accessible to the town centre. Student accommodation proposed in Policy SP12 would be accessible to the University and Suffolk New College. Visitor accommodation as proposed in SP14 would be within the town centre and the Waterfront. The Waterfront area is within Flood Zone 2 and 3 and new developments may increase flood risk. It should be noted, however, that the flood defence barrier is important for release of the development sites at the Waterfront and those within the flood zones.</p> <p>Policy SP15 provides for cycling and pedestrian routes while SP16 supports pedestrian access. SP16 would also facilitate movement of traffic along the Star Lane Gyratory and may alleviate congestion problems.</p> <p>However, providing for public car parks within the town centre as proposed in SP17 would increase greenhouse emissions.</p> <p>SP11, SP12, SP14 and SP15 apply to areas within Flood Zones.</p> <p><i>It is recommended that these policies include reference to ensuring that new development does not exacerbate current flood risk issues in the area.</i></p>
	SP11: +			
	SP12: +			
	SP13: +/-			
	SP14: +			
	SP15: +			
	SP16: +			
	SP17: -			
ET7	SP10: 0	Long-term		

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To protect and enhance the quality of water features and resources and reduce the risk of flooding	SP11: -	Direct Reversible High Certainty	Waterfront, Education Quarter, IP One town centre	<p>Policy SP10 relates to retail uses in the town centre. The refurbishment of the Tower Ramparts Shopping centre is supported by the policy. The shopping centre is not in a Flood risk zone and will not have impact on water resources or flood risk.</p> <p>Policy SP11 relates to the Waterfront, which is adjacent to the River Orwell and the Neptune Marina and is within Flood Zones 2 and 3.</p> <p>Policy SP12 – Education Quarter is located adjacent to the Neptune Wharf and this area is within Flood Zones 2 and 3.</p> <p>Policy SP13 – the majority of Ipswich Village is located within Flood Zone 2 and 3.</p> <p>Policy SP14 includes proposals to develop visitor accommodation in the Waterfront, which is in a Flood Risk Zone.</p> <p>Policies SP15 and SP16 are not expected to have an impact on water resources or flood risk.</p> <p>Policy SP17 relates to car parks within the town centre. Car parks south and southwest of the town centre are within Flood Zones 2 and 3.</p> <p>Though not referred to in the Policy, the incorporation of Sustainable Urban Design Systems (SuDS) within the Waterfront and the town centre would contribute to reducing flood risk.</p> <p><i>It is recommended that Policies SP11, SP12, SP13, and SP14 should make some reference to the use of SuDS features against flood risk.</i></p>
	SP12: -			
	SP13: -			
	SP14: -			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	SP10: +	Long-term Direct/Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>There are a number of trees with preservation orders within the central shopping area. Policy SP10 seeks to provide urban greening within the town centre which may offer biodiversity benefits.</p> <p>Policy SP11 relates to the Waterfront Area, which is adjacent to the River Orwell and the Neptune Marina where developments have potential to impact freshwater species and habitats. Development within Ipswich Village (SP13) would be limited and mainly regeneration projects.</p> <p>SP12 relates to the University Quarter, where a section (open space and car parks) is adjacent to the Neptune Marina and therefore potential negative impacts are identified. In</p>
	SP11: -			
	SP12: -			
	SP13: 0			
	SP14: -			
	SP15: 0			
	SP16: 0			
	SP17: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>addition, the University Quarter has some mature trees and is adjacent to Alexandra Park, where there are also mature trees, which may be affected indirectly by construction work associated with new developments.</p> <p>SP14 proposes arts, cultural and tourism facilities in the town centre and visitor accommodation in the Waterfront, where developments have potential to impact freshwater species and habitats. SP15 and SP16 and SP17 relate to cycle and pedestrian routes, pedestrian access and car parks within central Ipswich and are not likely to impact biodiversity and geodiversity.</p> <p><i>It is recommended that Policies SP10, SP11, SP12, SP13, and SP14 should make some reference to protecting biodiversity resources.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	SP10: -	Short, Medium and Long Term Direct Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>There is potential for the development of new shopping and retail areas through SP10, to have an impact on heritage assets during construction periods. There are a number of listed buildings and Scheduled Monuments within IP-One which may be directly affected. There are also Areas of Archaeological Importance within the central shopping area.</p> <p>There are no listed buildings in the immediate vicinity of the Waterfront (SP11) but it includes the historic port area and is within the Wet Dock Conservation Area. There are a number of heritage assets within and in the vicinity of the Education Quarter, therefore there is potential for new developments relating to Policy SP12 to have an impact on the listed buildings/scheduled monuments and their settings during construction periods. The Education Quarter is also within the Central Conservation Area, so there is potential for new developments to impact heritage assets.</p> <p>Policy SP14 applies to the town centre, where there are a number of heritage assets which may be directly affected by new developments relating to arts, culture and tourism.</p> <p>Policies SP13 is not expected to impact any heritage assets.</p> <p>Some potential negative impacts are identified with SP15 and SP16 relating to the creation of new crossings within Conservation areas; however, it is considered that on the whole that will change will be negligible.</p>
	SP11: -			
	SP12: -			
	SP13: 0			
	SP14: -			
	SP15: 0			
	SP16: 0			
	SP17: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<p>SP17 may have potential to impact Listed Buildings and there are some located in the vicinity of the Crown Street, Mint Quarter, and Turret Lane, where car parks are proposed. Shed Orwell Quay and Turret Lane are located in an Area of Archaeological Importance.</p> <p><i>It is recommended that Policies SP10, SP11, SP12 and SP14 should include a reference to the protection of heritage assets (including listed buildings, scheduled monuments and non-designated sites).</i></p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	SP10: +/-	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>The Mint Quarter, to which SP10 applies, is within a Conservation Area. There are two Conservation Areas within the town centre- Christchurch Street and Central and any developments would have potential to affect the town centre's townscape.</p> <p><i>It is recommended that SP10 should include a reference to the design of new developments to enhance the townscape.</i></p> <p>Policies SP11, SP12, SP13 and SP14 relate to Waterfront, the Education Quarter, Ipswich Village and the town centre which are within Conservation Areas – Central and Wet Dock. Depending on the design of the new developments, there is potential to impact townscape.</p> <p>Policies SP15 and SP16 will have a negligible impacts on this SA Objective. Pedestrian and cycle routes may have a minor effect on townscape but this is expected to be negligible.</p> <p>SP17 supports the development of car parks, which have the potential to impact the character of Conservation Areas. No 8 Shed Orwell Quay is adjacent to a Conservation Area. Turret Lane is within a Conservation Area. Crown Street is adjacent to a Conservation Area. Depending on the design of the car parks, these have potential to impact the character of the Conservation Areas.</p> <p><i>It is recommended that Policies SP11, SP12, SP13, SP14 and SP17 include a reference to the design of new developments taking account of the character of the Conservation Areas.</i></p>
	SP11: -			
	SP12: -			
	SP13: -			
	SP14: -			
	SP15: 0			
	SP16: 0			
	SP17: -			
HW1	SP10: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
To improve the health of those most in need	SP11: +	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>Although fairly tenuous SP10 commitment to largely focussing employment development within the accessible town centre may help to encourage healthy lifestyles. Policies SP11 and SP12 seek provision of residential accommodation which may have indirect health benefits from good quality housing.</p> <p>Policy SP13 may have positive effects through the provision of open spaces. Policy SP14 is not expected to have a significant effect on this SA Objective as it only provides for visitor accommodation.</p> <p>By improving pedestrian and cycle routes Policy SP15 may encourage people to cycle or walk and the exercise would have health benefits.</p> <p>Policy SP16 and SP17 are not expected to contribute to this SA Objective.</p>
	SP12: +			
	SP13: +			
	SP14: 0			
	SP15: +			
	SP16: 0			
	SP17: 0			
HW2 To improve the quality of life where people live and encourage community participation	SP10: 0	Medium and Long-term Indirect Reversible Medium Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>It is unlikely that SP10 would offer many benefits to this SA Objective therefore effects are assessed as neutral.</p> <p>Policies SP11, SP12, SP13 and SP14 seek to provide residential, educational ancillary uses, employment uses, arts, tourism and cultural facilities community uses within the Waterfront, the Education Quarter and the town centre. New developments will contribute to the vitality and vibrancy of these areas and help to improve quality of life of residents as well as contribute towards encouraging community participation.</p> <p>SP15, SP16 and SP17 will improve access to the town centre and the Waterfront areas but the effect would be negligible.</p>
	SP11: +			
	SP12: +			
	SP13: +			
	SP14: +			
	SP15: 0			
	SP16: 0			
ER1 To reduce poverty and social exclusion	SP10: +	Medium and Long-term Indirect Reversible Low Certainty	Waterfront, Education Quarter and Areas within IP-One town centre	<p>Policy SP10 would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.</p> <p>Policies SP11, SP12, SP13 and SP14 would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.</p> <p>Improving accessibility to areas of open space as per SP15 may also contribute to reducing overall health and disability deprivation through</p>
	SP11: +			
	SP12: +			
	SP13: +			
	SP14: +			
	SP15: +			
	SP16: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	SP17: 0			encouraging healthy lifestyles – although certainty for this is low. SP16 and SP17 will improve access to the town centre and the Waterfront areas but the effect would be negligible.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	SP10: +	Medium and Long-term	Waterfront, Education Quarter and Areas within IP-One town centre	Policy SP10 would make some contribution to the SA Objective through providing employment generating retail uses. Policies SP11, SP12, SP13 and SP14 would make some contribution to the SA Objective through providing employment in office developments in the Waterfront, in developments relating to educational ancillary uses within the Education Quarter, in large-scale office developments in Ipswich Village, and in the arts, culture and tourism uses in the town centre. Although physical accessibility to employment areas will be improved through the implementation of Policies SP15, SP16, and SP17, the overall impact would be negligible.
	SP11: +	Direct/Indirect		
	SP12: +	Reversible		
	SP13: +	Low Certainty		
	SP14: +			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ER3 To help meet the housing requirements for the whole community	SP10: 0	Medium and Long-term	Waterfront, Education Quarter and Areas within IP-One town centre Mint Quarter	Although Policy SP10 seeks residential-led scheme on the eastern half of the site, it is considered that the overall contribution to the SA Objective will be negligible. Policy SP12 seeks to provide residential accommodation. Policy SP13 will support mixed-used neighbourhood of residential use, open space and main town centre uses. Policy SP14 is not expected to contribute significantly to this SA Objective as it supports visitor accommodation. No significant effects are anticipated with the implementation of Policies SP15, SP16, and SP17.
	SP11: +	Direct		
	SP12: +	Reversible		
	SP13: +	Medium Certainty		
	SP14: 0			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	SP10: +	Medium and Long-term	Waterfront, Education Quarter and Areas within IP-One town centre	Policy SP10 would make some contribution to the SA Objective through providing employment within the shopping and employment areas. Policies SP11, SP12, SP13 and SP14 would make some contribution to the SA Objective through providing employment within the Waterfront, the Education Quarter, Ipswich Village and the town centre employment areas. Developments in these areas would prove attractive to new businesses because of
	SP11: +	Direct/Indirect		
	SP12: +	Reversible		
	SP13: +	Low Certainty		
	SP14: +			
	SP15: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	SP16: + SP17: +			accessibility and would serve to support economic growth within IP-One. Policies SP15, SP16 and SP17 would offer indirect benefits through improved transport infrastructure that meets the needs of business.
ER5 To support vital and viable town, district and local centres	SP10: + SP11: + SP12: + SP13: + SP14: + SP15: + SP16: + SP17: +	Medium - Long-term Direct Reversible High Certainty	Waterfront, and IP-One area	Policy SP10 directly supports the SA Objective, particularly the vitality and viability of the town centre. Policy SP10 will safeguard employment areas. Policies SP11, SP12, SP13 and SP14 directly support the SA Objective, particularly the vitality and viability of the Waterfront, the Education Quarter, Ipswich Village and town centre. These centres provide a focus for community facilities and services. With the focus of development in and around centres, residents will have the opportunity to make more sustainable travel choices. The provision of adequate employment areas will increase the Borough's attractiveness and will help to support the vitality and viability of the town centre. SP15, SP16 and SP17 will improve access within the Waterfront, the town centre and areas beyond, which will help support the vitality of the town centre.
ER6 To encourage efficient patterns of movement in support of economic growth	SP10: + SP11: + SP12: + SP13: + SP14: + SP15: + SP16: + SP17: ?	Medium-Long-term Direct/Indirect Reversible Medium Certainty	Waterfront, and IP-One area	Policy SP10 recognises the importance of protecting shopping areas within the town centre. This ensures that shopping and retail services are accessible to residents and that sufficient land and premises will be available to accommodate business start-up and growth. Policies SP11, SP12, SP13 and SP14 seek to protect existing developments and support new developments within the Waterfront, the Education Quarter, Ipswich Village and the town centre. This ensures that services and employment areas are accessible to residents and will ensure that sufficient land and premises will be available to accommodate business start-up and growth. Policies SP15 and SP16 would make the town centre more accessible, which would support businesses and contribute to economic growth. The effect of SP17 is uncertain; it will make the town centre accessible by private car as businesses and shoppers can park in the town centre but these may also contribute to traffic congestion.

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
				<i>Policy SP17 includes a reference to Travel Ipswich and states the use of sustainable modes of transport. Additional text in this policy should be provided on measures to encourage people to use sustainable measures rather than a private car.</i>
ER7 To encourage and accommodate both indigenous and inward investment	SP10: +	Short, Medium and Long-term	Waterfront, and within IP-One area	Policy SP10 recognises the importance of protecting shopping areas within the town centre. Policies SP11, SP12, SP13 and SP14 recognise the importance of protecting mixed use areas within the Waterfront/Ipswich Village/ Education Quarter and arts, cultural and tourism areas throughout the Borough as well as supporting new developments. This will ensure that sufficient land and premises will be available to accommodate new businesses. No significant effects are anticipated with the implementation of Policies SP15 and SP16. SP17 recognises that providing sufficient car parking in the town centre may support the town centre economy and encourage investment.
	SP11: +	Indirect		
	SP12: +	Reversible		
	SP13: +	Low Certainty		
	SP14: +			
	SP15: 0			
	SP16: 0			
	SP17: +			
CL1 To maintain and improve access to education and skills for both young people and adults	SP10: 0	Short, Medium and Long-term	IP-One area	Policy SP12 provides for education and ancillary uses within the Education Quarter, which would support this SA Objective. Under SP15 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. There is no link between policies SP10, SP11, SP13, SP14, SP16, and SP17 and the SA Objective.
	SP11: 0	Direct/Indirect		
	SP12: + +	Reversible		
	SP13: 0	Medium Certainty		
	SP14: 0			
	SP15: +			
	SP16: 0			
	SP17: 0			
CD1 To minimise potential opportunities for crime and anti-social activity	SP10: -	Short, Medium and Long-term	IP-One area	It is possible that development within, and overall regeneration of the Waterfront, Ipswich Village and the Education Quarter would increase natural surveillance and potentially contribute to a reduction in crime levels. However, there may be increased opportunities for crime within the town centre due to increase in population and businesses. <i>It is recommended that Policies SP10, SP11, SP12, SP13 and SP14 make reference to</i>
	SP11: +/-	Indirect		
	SP12: +/-	Reversible		
	SP13: +/-	Low Certainty		
	SP14: +/-			
	SP15: 0			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary <i>Mitigation / Enhancement Measures</i>
	SP16: 0			<i>incorporating secured by design principles in new developments, which would contribute towards reducing the potential for crime and anti-social activities. SP15 and SP16 should also make reference to making cycling and pedestrian routes safe in relation to the potential for crime and anti-social activities. Although temporary car parks would not be permitted in the town centre, the development at IP049 No. 8 Shed Orwell Quay and IP054 Turret Lane will provide public car parking. SP17 should include a reference to incorporating secured by design measures in car parks, which would contribute towards reducing crime and anti-social activities.</i>
	SP17: 0			

Appendix B

Sustainability Appraisal Matrices – Site Allocations

Ipswich North West

Whitton

IP140: Land north of Whitton Lane

IP032: King George V Field, Old Norwich Road, 99 homes

IP005: Former Took's Bakery, Old Norwich Rd, 101 homes and a health centre

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP140 +/ IP032 - IP005 -	Short, medium and long term Direct and indirect Reversible Medium	North West Central Ipswich transboundary, Mid Suffolk	<p>IP140 would help contribute to improving air quality in central Ipswich by potentially supporting the future use of the former adjacent park and ride facility.</p> <p>IP140 has potential for positive and negative effects, depending on whether there is public transport, walking and cycling provision to mitigate growth in cars.</p> <p>IP032, IP005 are sites where large scale residential development is proposed, which cumulatively could contribute to higher levels of greenhouse gas emissions through increased private car use. If car journeys were generated towards the town centre, they could adversely affect the AQMA at Norwich Rd/Chevallier Street. However, the sites are on at least one frequent bus route (No. 8 service runs every 10 minutes and evenings and weekends) and there is cycle route provision linking the sites to the town centre and other destinations. Therefore there would be every opportunity for sustainable travel choices to be made by residents.</p> <p><i>It is recommended that pedestrian and cycling infrastructure is enhanced in this area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP140 - IP032 - IP005 +/-	Medium and long term Direct and indirect Irreversible Medium	North West	IP140 would result in the loss of greenfield land and its associated soil resource. IP032 would see 80% of land used for housing provision which would result in loss of land currently used as playing fields. There is also the potential for contaminated land to be encountered as at IP005, the Former Took's Bakery though remediation of this would help to improve the soil resource. Land to the north of the site would be retained for use as open space/playing fields which would offer some minor benefits to the SA Objective. <i>Remediation of land at IP005 would help to improve soil quality.</i> <i>Provision of wildlife and recreational green corridor functions associated with the 'green rim' (Core Strategy Policy CS16, Site Allocations and Policies DPD draft policies DM33 and DM31) should be encouraged as this could provide partial benefits to the SA Objective.</i>
ET3 To reduce waste	IP140 - IP032 - IP005 -	Medium and long term Direct and indirect Reversible Medium	Site	IP140 is allocated for employment use and in the long term would lead to an increase in waste during operation. Similarly the provision of homes with an indicative capacity of 99 for IP032 and 101 with IP005 would increase waste in the long term. The provision of adequate waste facilities and where possible recycling facilities would encourage recycling. <i>It is recommended that adequate waste facilities should be provided with development at IP140, IP032 and IP005 and where possible provision of recycling facilities. Where possible, waste reduction initiatives should also be encouraged.</i>
ET4 To reduce the effects of traffic upon the environment	IP140 +/- IP032 +/- IP005 +/-	Medium and long term Direct and indirect Reversible Medium	North West transboundary, Mid Suffolk	IP140 would help contribute to achieving the SA objective by potentially supporting the future use of the former adjacent park and ride facility. This would provide the opportunity for the local community and those travelling from further afield to travel

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>locally in a more sustainable manner which would contribute towards reducing the effects of traffic upon the environment and easing congestion within central Ipswich though ultimately it would lead to a minor localised increase in vehicles. The provision of business park with IP140 and homes with IP032 and IP005 would lead to an increase of traffic within the local area. However the sites allocated for housing would provide homes in close proximity to a large existing employment area. There are also bus services running in the north west area which would provide the opportunity for convenient and sustainable travel and help reduce the effects of traffic upon the environment.</p> <p>A transport assessment and travel plan is required for each of the sites. The traffic impact of access from Bury Road in relation to IP032 will also be considered. This will help to reduce any potential negative effects on traffic.</p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP140 +</p> <p>IP032 +/-</p> <p>IP005 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West</p> <p>Transboundary</p> <p>Central Ipswich</p>	<p>A park and ride facility adjacent to IP140 would contribute to improving access to key services within the north west and would have positive transboundary effects.</p> <p>The provision of homes with IP032 and IP005 close to an existing District Centre (3) and the provision of a new health centre with IP005 will improve access to key services in the long term.</p> <p>IP032 would also see the loss of open space though some of this would be retained and the allocation expressly requires replacement provision in a suitable location.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP140 +/ - IP032 +/ - IP005 +/ -	Medium and long term Direct and indirect Reversible Medium	North West and central Ipswich	<p>A park and ride facility adjacent to IP140 would encourage the use of public transport for trips into central Ipswich which would contribute to decreasing vehicle emissions.</p> <p>The provision of business park at IP140 and residential units at IP032 and IP005 would result in potential localised increase in vehicle emissions. If car journeys were generated towards the town centre, they could adversely affect the AQMA at Norwich Rd/Chevallier Street. However, the sites are on at least one frequent bus route (No. 8 service runs every 10 minutes and evenings and weekends) and there is cycle route provision linking the sites to the town centre and other destinations. Therefore there would be every opportunity for sustainable travel choices to be made by residents. The location of this proposed development is within close proximity of existing and proposed employment land and near a District Centre which may contribute to reducing reliance on private cars.</p> <p>These sites are not located in flood risk areas.</p> <p><i>It is recommended that housing development at IP032 and IP005 should meet Code for Sustainable Homes standards as required by DM1 of the Core Strategy.</i></p> <p><i>It is recommended that the business park at IP140 should meet BREEAM standards and where possible SuDS features should be incorporated into design as required by DM1 and DM4 of the Core Strategy.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP140 -</p> <p>IP032 -</p> <p>IP005 -</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Site</p>	<p>The provision of residential units at IP032 and IP005 would lead to an increase in water use. IP140 would replace a greenfield site and this could increase surface run-off, but could be offset by adequate drainage system and gardens.</p> <p>In respect of water supply and waste water treatment, infrastructure and / or treatment upgrades will be required to serve the proposed growth, or diversion of assets may be required.</p> <p>Surface water flooding local to site – will be considered at planning application stage for each site. See Appendix 1 of the Ipswich SFRA.</p> <p><i>It is recommended that where possible SuDS features should be incorporated into design of these sites as required by DM4 of the Core Strategy.</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP140 -</p> <p>IP032 0</p> <p>IP005 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Site</p>	<p>IP140 contains hedgerows and mature trees which have great wildlife value. This is a valuable habitat for nesting birds and wildlife which would be lost as a result of development. Further surveys will be needed prior to any vegetation clearance to establish the habitat value and presence/absence of species, including birds and reptiles.</p> <p>There would be a minor loss of green space at IP032 though this would not significantly affect biodiversity. IP140, IP032, and IP005 could offer benefits to biodiversity through incorporating soft landscaping and tree planting.</p> <p><i>Where possible the site allocations should include provision of soft landscaping thus providing some benefits to biodiversity.</i></p> <p><i>It is recommended that where possible the wildlife and recreational green corridor functions associated with the 'green rim' Core Strategy Policy CS16, DM33 and DM34 should be supported particularly at IP140. The hedgerows and mature trees have the greatest wildlife value, but further surveys will be needed prior to any vegetation clearance to establish the full</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>wildlife interest, including for birds and reptiles. Compensation measures should be implemented where appropriate.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP140 0 IP032 0 IP005 0	N/A	N/A	<p>IP140 is located adjacent to Whitton Conservation Area and IP032 is close to Whitton Conservation Area. Any cumulative impacts on the conservation area with the development of IP005 adjacent to IP032 will need to be taken into account. There is potential for remains of multiple periods on IP032 and trenched evaluation will be required.</p> <p>IP005 has been subject to geophysical survey and a desk based assessment and there is potential for remains of multiple periods on the site and trenched evaluation will be required. There is no objection in principle to development but <i>any permission will require a condition relating to archaeological investigation.</i></p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work.</p> <p>The Council has published a development brief for this site and the adjacent former Took's bakery site (reference IP005).</p> <p>Thus there are potential archaeology and conservation area issues but they can all be addressed through the planning process. On the whole it is considered that the effects will be negligible.</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP140 - IP032 + IP005 +	Medium and long term Direct and indirect Reversible Medium	North West	<p>Development could contribute towards enhancing quality and local distinctiveness though IP140 would see the loss of greenfield land.</p> <p>Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) to provide additional guidance to support policies set out in their development plan documents. Phase 2 of the work (adoption expected 2016) will cover this area of the town. Once adopted, this document</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>should be consulted upon at design stage. The Council also currently has in place an adopted planning brief for IP005 and IP032.</p> <p><i>It is recommended that development should complement the existing character of the area opportunities should be sought to enhance townscape. Where possible soft landscaping should be incorporated into design.</i></p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP140 +</p> <p>IP032 +</p> <p>IP005 ++</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	Localised	<p>The provision of a new health centre at IP005 would directly support the SA Objective as it would provide a health facility to serve existing and future residents in the local area.</p> <p>Residential developments would provide high quality housing to local areas which would help to support the SA Objective.</p> <p>Each of the sites is located close to playing fields and cycle routes, which would contribute to improving health by encouraging healthier lifestyles.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP140 +</p> <p>IP032 +</p> <p>IP005 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	Localised	<p>The provision of a new health centre with IP005 would contribute to improving the quality of life of where people live.</p> <p>Residential developments would provide high quality housing and alongside the creation of an employment area (IP140) that would help to support the SA Objective.</p> <p>Each site is located near playing fields and cycle routes which would help to encourage healthier lifestyles and encourage community participation.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP140 + IP032 + IP005 +	Medium and long term Direct and indirect Reversible Medium	Localised	The provision of a new health centre with IP005 would make a small contribution towards reducing social exclusion. Housing stock will be improved through IP032 and IP005, indirectly supporting the SA objective in a localised area. IP140 would generate job opportunities which could help to address poverty.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP140 ++ IP032 + IP005 +	Short, medium and long term Direct and indirect Reversible High	North West, transboundary, Mid Suffolk	Employment opportunities will be created during the construction phase of development. IP140 directly supports the SA Objective as during operation it would provide an opportunity for rewarding and satisfying employment.
ER3 To help meet the housing requirements for the whole community	IP140 0 IP032 ++ IP005 ++	Medium and long term Direct Reversible Medium	North West Ipswich	IP032 seeks to provide homes with an indicative capacity of 99 and 101 for IP005 which directly supports the SA Objective. Ensuring homes are designed to minimise energy use and maximise energy efficiency may also offer some benefits to reducing fuel poverty. IP140 would not contribute to the achievement of the SA objective as this site is allocated for employment use. Affordable housing will be secured through the implementation of policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP140 ++ IP032 0 IP005 0	Medium and long term Indirect Reversible Medium	North West Ipswich	The provision of land for employment use would support and encourage employment and investment which would support the SA Objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP140 + IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West and central Ipswich	The provision of homes within 600m of an existing District Centre with IP032 and IP005 will result in an increase of residents which in the long term will serve to support the vitality and viability of the District centre. If the park and ride facility is brought back to service this will improve access to local centres which serves to support the SA Objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP140 ++ IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West Ipswich	The employment area at IP140 and adjacent park and ride facility (if brought back to use) will serve to support the SA Objective. The provision of homes with IP032 and IP005 close to existing employment areas and land allocated for employment will also encourage efficient patterns of movement and in the long term this could help to support economic growth. <i>Frequent transport provision from the park and ride facility will help to support the SA Objective.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP140 + IP032 + IP005 +	Medium and long term Indirect Reversible Medium	North West Ipswich	Development at each of these sites would encourage investment and in the long term. The increase of local residents associated with housing and employment would support economic growth which would contribute to encouraging and accommodating indigenous and inward investment.
CL1 To maintain and improve access to education and skills for both young people and adults	IP140 0 IP032 0 IP005 0	Medium and long term Direct and indirect Reversible Medium	North West Ipswich	The provision of homes within 1km of more than 10 educational facilities for IP032 and IP005 could contribute to maintaining access to education and skills for both young people and adults in the long term though it is considered that there will not be a significant change from the baseline conditions.
CD1	IP140 +/ -	Medium and long term	Localised	The provision of homes with IP032 and IP005 would increase natural surveillance

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
To minimise potential opportunities for crime and anti-social activity	IP032 + IP005 +	Direct and indirect Reversible Medium		<p>which may help to minimise potential opportunities for crime and anti-social activity.</p> <p>Development at greenfield sites could increase crime from a previously crime free piece of land though design measures could mitigate any negative effects.</p> <p><i>Secured by design should be considered during the design phase in order to deter crime.</i></p>

Whitehouse

IP221 Flying Horse PH, 12 homes

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

IP165 Eastway Business Park, Europa Way, 94 dwellings

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

IP090 Europa Way, 18 dwellings and district centre

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP221 0 IP029 - IP165 - IP033 - IP090 -	Short, medium and long term Direct and indirect Reversible Medium	Localised	<p>70% of land at IP029 is proposed to accommodate 71 homes. In the medium to long term the localised increase in population could have a minor contribution to increasing vehicular emissions which may negatively affect local air quality in conjunction with the A14 to the east of the site.</p> <p>IP165, IP033, and IP090 cumulatively in the long term would result in localised population increase which could have a negative effect on air quality. There is currently limited access at IP165 and development has the potential to put pressure on Bramford Road/B1067 to the north and Europa Way to the south of the site. Bramford Road passes through an AQMA area at Chevallier Street on its way into town.</p> <p><i>It is recommended that pedestrian and cycling infrastructure is enhanced in this area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP221 - IP029 - IP165 - IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>IP221 seeks to develop 6 dwellings and 6 flats, IP029 seeks to develop 71 homes, IP165 seeks to develop 94 homes and IP090 seeks to develop 18 homes and a district centre. Each of these sites would result in the loss of grassland and scrubland.</p> <p>Development at IP033 would result in the loss of grass and scrubland. There is the potential for contaminated land to be encountered at this site as land here was previously used for landfill purposes.</p> <p><i>It is recommended that site investigation is undertaken at IP033 and IP261 and where appropriate remediation should take place.</i></p>
ET3 To reduce waste	IP221 0 IP029 - IP165 - IP033 - IP090 -	Medium and long term Direct and indirect Reversible Medium	Site	<p>The proposed development of 12 units at IP221 would not result in significant waste production.</p> <p>The provision of a significant number of homes with IP029, IP165 and IP033 and IP090 would result in a localised increase in residents and increase of construction and household waste. Whilst the provision of 18 homes at IP090 alone would not result in significant waste production combined with the new district centre there would be an increase waste production.</p> <p><i>It is recommended that adequate waste facilities should be provided with development at IP029, IP165, IP033 and IP090. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP221 0</p> <p>IP029 +/ -</p> <p>IP165 -</p> <p>IP033 -</p> <p>IP090 -</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West and North Ipswich</p>	<p>Due to the number of units proposed with IP221, it is not expected this site would have a significant impact on the SA Objective.</p> <p>The provision of 71 homes with IP029 would result in an increase of people and private vehicles which could potentially increase traffic within the local area and the A14. This site would also experience traffic noise. However the site is served by two local bus routes. It is also located in close proximity to two Local Centres (40 and 42), three existing employment areas and one allocated employment site and this would provide the opportunity for convenient and sustainable travel which could help to reduce the effects of traffic upon the environment in the long term. For these reasons, it is considered that the effects will be both positive and negative.</p> <p>The increase of vehicles associated with IP165 could potentially put pressure on Bramford Road/B1067 to the north and Europa Way to the south of the site particularly at peak times which could exacerbate congestion and its effects to the environment.</p> <p>The increase of vehicles associated with the provision of a new district centre at IP090 could potentially put pressure on Soughton Road to the south east and cumulatively with IP165 this could also put pressure on Bramford Road/B1067.</p> <p>The provision of homes at IP033 would result in the increase of vehicles to and from the site which would put pressure on access routes.</p> <p><i>It is recommended that green buffers are used around IP029 to account for the close proximity of the A14 and the main railway line to the south of the site.</i></p> <p><i>It is recommended that adequate access at IP165 and IP033 is provided where possible to avoid exacerbating peak time congestion issues.</i></p> <p>A transport assessment and travel plan is required for IP029, IP033 and IP165.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				Access visibility and junction spacing along Bramford Road in relation to IP033 will also be considered. This will help to reduce any potential negative effects on traffic.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP221 + IP029 + IP165 + IP033 + IP090 ++	Medium and long term Direct and indirect Reversible Medium	North Ipswich	<p>The proposed units with IP221 would be well served with two existing Local Centres and proposed District Centre in close proximity. The site is directly adjacent to playing fields and is also in close proximity to open spaces and an allotment.</p> <p>IP029 would provide homes located in close proximity to local bus routes which in the medium to long term would improve access to key services around the site including open space and two Local Centres. The site will also provide a link road between Bramford Road and Europa Way subject to impacts being assessed.</p> <p>IP165 would provide homes located within 400m of an existing Local Centre and in close proximity to two bus routes and a proposed District Centre.</p> <p>IP033 would provide homes close to a Local Centre and a proposed District Centre.</p> <p>IP090 would provide 18 homes and a District Centre which in the long term would directly support the SA Objective.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP221 0 IP029 +/ - IP165 +/ - IP033 +/ - IP090 +/ -	Medium and long term Direct and indirect Reversible Medium	North Ipswich	<p>IP029, IP165 and IP033 each seek to provide a significant number of homes and IP090 seeks to provide 18 homes and a District Centre which would result in a localised population increase and private cars. The increase in vehicular emissions could have a negative effect on local air quality however these sites are located in close proximity to local bus routes, Local Centres, a proposed District Centre and employment areas which may offer some mitigation. IP221 has an indicative capacity of 12; therefore it is not considered the site will have a significant impact on climate change.</p> <p>The replacement of derelict buildings with more energy and water efficient buildings could support the SA Objective.</p> <p><i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP221 0 IP029 0 IP165 0 IP033 0 IP090 +	Medium and long term Direct and indirect Reversible Medium	Localised	<p>None of these site allocations are located within areas at risk of flooding.</p> <p>IP090 would offer benefits to protecting and enhancing the quality of water features as it requires improvements to the existing water supply and foul sewerage networks to enable development.</p> <p>There would be no significant effects on water resources with development at grassland sites due to the size of development. However replacement of this land with development could increase the surface run-off (e.g. sites IP029 and IP033), but this could be partially offset by adequate drainage and gardens.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP033 and IP165. See Appendix 1 of the Ipswich SFRA.</p> <p><i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP221 ?</p> <p>IP029 -</p> <p>IP165 -</p> <p>IP033 -</p> <p>IP090 -</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>IP221 is located close to a TPO. This site currently contains trees and vegetation which would require clearance and there is the potential for some trees to provide habitat for birds.</p> <p>The majority of the perimeter at IP029 is surrounded by trees and areas within IP165 and IP090 contain trees and vegetation some of which may require removal for access during the construction period. There is the potential for the trees and vegetation to contain birds.</p> <p>IP033 is a local wildlife site which would be lost to development. The site contains trees, vegetation and a pond which are considered suitable habitats for birds and reptiles.</p> <p><i>Bird and reptile surveys should be undertaken prior to construction at IP221, IP029 and IP165. Should any nesting birds or reptiles be found, appropriate mitigation measures should be put in place.</i></p> <p><i>Where possible IP221, IP029 IP033, and IP090 should include provision of soft landscaping and should seek to retain existing trees and the pond at IP033 as this may offer some benefits to biodiversity.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP221 0</p> <p>IP029 0</p> <p>IP165 0</p> <p>IP033 0</p> <p>IP090 0</p>	N/A	N/A	<p>The site allocations are not located close to any Listed Buildings. IP029 lies in the vicinity of Roman and Prehistoric sites. There were gravel pits across part of IP033. Bronze Age and Neolithic finds were recovered and Saxon remains were recorded to the south. Evaluation is needed to identify the impact of past land use. There are Saxon sites between this one and the river.</p> <p>IP090 lies in an area of Prehistoric archaeology. Part of the site is likely to have been destroyed by extraction of clay for brick-making. There is no objection in principle to development of these sites but any permission will require a condition relating to archaeological investigation attached to any planning consent. Early evaluation is advisable.</p> <p>Therefore it is considered the effects will be negligible on conserving or enhancing the historic environment, heritage assets and their settings.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP221 +</p> <p>IP029 +</p> <p>IP165 +</p> <p>IP033 +</p> <p>IP090 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	Localised	<p>Development with IP221, IP029, IP165, IP033 and IP090 could contribute towards enhancing townscape quality and local distinctiveness.</p> <p>Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) to provide additional guidance to support policies set out in their development plan documents. Phase 1 is due for adoption in January 2015 and provides guidance about the Gipping Valley area. Phase 2 of the work (adoption expected 2016) will cover more outer areas of the town. Once adopted, this document should be consulted upon at design stage.</p> <p><i>It is recommended that development at IP221, IP029, IP165, IP033 and IP090 should be undertaken sensitively and should complement the existing character of the area which could also serve to enhance townscape. Where possible soft</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>landscaping should be incorporated into design.</i>
HW1 To improve the health of those most in need	IP221 + IP029 + IP165 + IP033 + IP090 +	Medium and long term Direct and indirect Reversible Medium	Localised	IP221, IP029, IP165, IP033 and IP090 are located close to areas of open space. The provision of quality development could make partial contributions towards improving health in the long term through encouraging people to go outdoors and promoting healthier lifestyles.
HW2 To improve the quality of life where people live and encourage community participation	IP221 + IP029 + IP165 + IP033 + IP090 +	Medium and long term Direct and indirect Reversible Medium	Localised	<p>IP221 is close to Local and District Centres, open space and an allotment. This could make partial contributions towards improving the quality of life by promoting healthier lifestyles encouraging community participation.</p> <p>IP165 seeks to provide homes in close proximity to open spaces and close to Local Centres and a proposed District Centre which collectively could make some contributions towards improving the quality of life where people live.</p> <p>Development at IP033 and IP090 will provide homes close to and immediately adjacent to the new District Centre which could make partial contributions towards achieving the SA Objective.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP221 + IP029 + IP165 + IP033 + IP090 +	Medium and long term Indirect Reversible Low	Localised	Each of the site allocations are located close to an existing Local centre or proposed District Centre. The Local and District centres would serve each of the site allocations and contribute towards reducing social exclusion. Housing provision would improve the quality of housing stock and could contribute towards increasing quality of life for residents.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP221 0 IP029 0 IP165 0 IP033 0 IP090 +	Short term Indirect Reversible High	North Ipswich	The new District Centre at IP090 would create employment opportunities and this would support the SA Objective. During the construction phase of development, there would be some opportunity for construction related employment, though this would be temporary and in the short term.
ER3 To help meet the housing requirements for the whole community	IP221 + IP029 ++ IP165 ++ IP033 ++ IP090 ++	Medium and long term Direct Reversible High	North Ipswich	IP221, IP029 and IP165 each support the SA Objective and seek to provide 12 units, 71 new homes and 94 new homes respectively which would help to meet the housing requirements for the whole community. IP033 and IP090 seek to provide 46 and 18 homes respectively which would directly support the SA Objective. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy. Housing type and tenure are addressed in Policy CS8 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP221 0 IP029 0 IP165 0 IP033 0 IP090 +	Medium and long term Indirect Reversible Medium	North Ipswich	The site allocations are not considered to have a significant effect on achieving sustainable levels of prosperity and economic growth throughout the plan area. The provision of the District Centre at IP090 would be supported by the development of 18 homes and the localised increase of residents may encourage economic growth in the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP221 0 IP029 + IP165 + IP033 + IP090 ++	Medium and Long term Indirect and direct Reversible Medium	North Ipswich	<p>The provision of homes with IP221 in close proximity to a Local Centre may offer some benefits to the SA Objective. However due to the small number of units proposed, benefits would be limited.</p> <p>The provision of a significant number of homes IP029, IP165 and IP033 in close proximity to Local Centres and a proposed District Centre would help to support the vitality and viability of these centres in the long term.</p> <p>IP090 would directly support the vitality and viability of the proposed District Centre as it would result in increase of local residents and would be conveniently located to meet their needs.</p>
ER6 To encourage efficient patterns of movement in support of economic growth	IP221 0 IP029 + IP165 + IP033 + IP090 +	Medium to long term Indirect Reversible Low	North Ipswich	<p>The provision of the District Centre at IP090 would be supported by the development of 18 homes. The cumulative localised population increase from development at IP033, IP029, and IP165 near community facilities would encourage efficient patterns of movement as well as sustainable and convenient travel. All of the above would encourage economic growth in the area. The sites are located close to main roads and the A14 which could support efficient patterns of movement into town centre areas.</p> <p>IP221 is not considered to have a significant effect on encouraging efficient patterns of movement in support of economic growth.</p> <p><i>Public transport provision would support the SA Objective.</i></p>
ER7 To encourage and accommodate both indigenous and inward investment	IP221 0 IP029 + IP165 + IP033 + IP090 +	Long term Indirect Reversible Low	North Ipswich	<p>The provision of the District Centre at IP090 would be supported by the development of 18 homes. The localised increase in population cumulatively from the sites would encourage indigenous and inward investment.</p> <p>IP221 is not considered to have significant effects on the SA Objective due to the small scale of development proposed.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP221 0 IP029 0 IP165 0 IP033 0 IP090 0	N/A	N/A	Development at these sites is not considered to have a significant effect on maintaining and improving access to education and skills for both young people and adults.
CD1 To minimise potential opportunities for crime and anti-social activity	IP221 0 IP029 + IP165 + IP033 + IP090 +	Medium and Long term Indirect Reversible Low	Localised	The provision of homes at IP029, IP165 IP033 and IP090 would increase natural surveillance which may help to minimise potential opportunities for crime and anti-social behaviour. IP221 is not considered to have a significant effect on the SA Objective.

Ipswich Central

Westgate

IP105 Depot, Beaconsfield Road, 15 homes

IP246 158-160 London Road, 13 homes

IP135 112-116 Bramford Road, 24 homes

IP130 South of South Street, 11 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP105 0 IP246 0 IP135 0 IP130 0	Medium and long term Indirect Reversible Low	Central	IP246 and IP105 are sites currently in use therefore due to the proposed number of housing at these sites it is not considered that the increase on private cars as a result of development would significantly increase vehicular emissions. Cumulatively the housing proposed at IP135, IP130 and IP105 would potentially have a negative effect on local air quality, however the level of certainty is low. The provision of a cycle path to the south west boundary of IP105 linking with the existing riverside cycle paths to the north and south of the site would make partial contributions to promoting cycling though it would not contribute significantly to achieving the SA Objective. <i>It is recommended that where possible public transport links should be provided within 400m of development.</i>
ET2 To conserve soil resources and quality	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Irreversible Medium	Site	Each of these sites would be developed on previously developed land. Contaminated land may be encountered at IP105 and IP135. Remediation works would benefit the soil resource. <i>Contaminated land should be appropriately remediated at IP105 and IP135.</i>
ET3 To reduce waste	IP105 - IP246 - IP135 - IP130 -	Medium and long term Indirect Reversible Medium	Site	Cumulatively the site allocations will result in increase of construction and household waste. <i>Adequate waste facilities should be provided with new development. Where possible recycling facilities should be provided. Waste reduction initiatives should also be encouraged.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET4 To reduce the effects of traffic upon the environment	IP105 0 IP246 0 IP135 0 IP130 0	Medium and long term Indirect Reversible Medium	Localised	IP105 and IP246 propose 15 and 13 homes respectively. Effects upon traffic during operation would not increase significantly due to the number of new homes proposed though there would be a temporary increase in construction traffic. IP130 proposes 11 new homes which would not have a significant impact on air quality. IP135 proposed 24 homes and <i>similarly</i> will only have a negligible effect on traffic the area.
ET5 To improve access to key services for all sectors of the population	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Localised	IP105 is relatively close to the existing Local Centre 35 which would contribute to the achievement of the SA objective. The provision of a cycle path along the south west boundary of the site linking with existing riverside cycle paths to the north and south would also contribute to improving access to key services. Similarly IP246, IP135 and IP130 are located relatively close to District Centre 7, and Local Centre 35 which would provide easy access to these services in the long term.
ET6 To limit and adapt to climate change	IP105 0 IP246 0 IP135 0 IP130 0	Medium and long term Indirect Reversible Medium	Central	Housing provision at these sites is considered to have a very minor effect on vehicular emissions due to the number of houses proposed. Therefore no significant effects to the SA Objective are likely to occur. <i>Where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water), SuDS features and ensure that Code for Sustainable Homes standards are achieved.</i> <i>These sites should ensure that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP105 0 IP246 0 IP135 +IP130 0	Medium and long term Indirect Reversible Medium	Localised	Provision of houses would increase water use at each of these sites though not to a significant amount. With sites currently in use, no significant drainage problems would be envisaged. None of these site allocations are located within areas at risk of flooding. IP135 would require improvements to the existing water supply and foul sewerage networks to enable development which would offer benefits to enhancing the quality of water features. <i>It is recommended that where possible design should incorporate sustainability measures (e.g. reduce water use, use of grey water) and SuDS features.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP105 0 IP246 0 IP135 - IP130 0	Medium and long term Indirect Reversible Medium	Localised	There are TPOs at IP135 which may be affected by new development. <i>It is recommended that where possible TPOs should be incorporated into design at IP135. Each of the site allocations should maximise the use of soft landscaping and vegetation planting which would offer some benefits to the SA Objective.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	There are no heritage assets within 100m of the sites therefore no impacts are recorded for this set of sites.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	Development with each of these site allocations could contribute towards enhancing townscape quality by implementing careful design techniques that integrate with the local character of the area. Ipswich Borough Council is in a process of preparing an Urban Character Supplementary Planning Document (SPD) (Phase 1 to be adopted in January 2015, Phase 2 in 2016) to provide additional guidance to support policies set out in their development plan documents. Once

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>adopted, this document should be consulted upon at design stage.</p> <p><i>It is recommended that development at each of the sites should complement the existing character of the area which could also serve to enhance townscape. Where possible soft landscaping should be incorporated into design.</i></p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP105 +</p> <p>IP246 +</p> <p>IP135 0</p> <p>IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Central	<p>Development at IP105 is located close to a protected playing field and would provide a cycle path to the south west boundary of the site connecting with existing riverside cycle paths. IP246 is located close to an area of woodland. Each of these factors could make partial contributions towards improving health in the long term through encouraging people to cycle and go outdoors and promoting healthier lifestyles.</p> <p>No significant effects with IP135 and IP130 are considered likely.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP105 +</p> <p>IP246 +</p> <p>IP135 +</p> <p>IP130 +</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	Central	<p>The provision of housing with these site allocations would help to improve quality and availability of homes cumulatively within the local area. Housing would also be provided close to Local and District Centres which would contribute to healthier lifestyles and encouraging community participation.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP105 +</p> <p>IP246 +</p> <p>IP135 +</p> <p>IP130 +</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Central	<p>The provision of housing close to Local and District Centres would contribute to improving access to community facilities and reducing social exclusion.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP105 0</p> <p>IP246 0</p> <p>IP135 0</p> <p>IP130 0</p>	<p>Short term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	Central	<p>There would be the opportunity for construction related employment though this would be limited to the construction phase.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP105 + IP246 + IP135 + IP130 +	Medium and long term Direct Reversible High	Central	Each of these site allocations seeks to provide housing within the local area which directly supports the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	The sites do not have a significant effect on encouraging employment and investment.
ER5 To support vital and viable town, district and local centres	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	The provision of homes with each of these site allocations close to existing District and Local Centres would help to encourage residents to use these facilities in the long term which would partially support the vitality and viability of these centres.
ER6 To encourage efficient patterns of movement in support of economic growth	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	The cumulative minor increase in population close to existing centres would help to encourage efficient patterns of movement. There are bus links close to each of these sites which would encourage sustainable and convenient travel. All of the above would encourage economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Medium	Central	Development at these sites may help to encourage investment and in the long term. The cumulative population increase would support local business which would contribute to encouraging and accommodating indigenous and inward investment. Providing the right type of housing in the right locations could also help attract or retain skills to/in Ipswich which are key to attracting businesses.

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CL1 To maintain and improve access to education and skills for both young people and adults	IP105 0 IP246 0 IP135 0 IP130 0	N/A	N/A	The site allocations are not considered to have an effect on maintaining and improving access to education and skills for both young people and adults.
CD1 To minimise potential opportunities for crime and anti-social activity	IP105 + IP246 + IP135 + IP130 +	Medium and long term Indirect Reversible Low	Central	The provision of homes with each of the site allocations may help to increase natural surveillance which may in turn help to minimise potential opportunities for crime and anti-social behaviour.

Ipswich South East

Holywells

IP066 - JJ Wilson, White Elm Street – 18 dwellings

IP010a - Co-op Depot, Felixstowe Road – 75 dwellings

IP010b - Felixstowe Road – 75 dwellings

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP066: - IP010a: - IP010b: -	Long term Indirect Reversible Medium	Localised	<p>Provision of extra housing at IP010a and IP010b could result in minor traffic and emissions increase.</p> <p>Additionally, it is note that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would make partial though not significant contributions towards encouraging walking and cycling.</p> <p>IP066 is within an AQMA and any additional traffic associated with housing provision may result in further deterioration of air quality. However, the site is located close to the town centre which could facilitate walking and cycling, and it is currently in industrial use so there is some traffic generation already.</p> <p><i>Use of sustainable modes of transport should be encouraged.</i></p>
ET2 To conserve soil resources and quality	IP066: + IP010a: + IP010b: +	Long term Indirect Irreversible Low	Site	<p>Housing within all of these areas will increase the green space through the provision of gardens and open spaces (all are primarily hard surfaced or built on at present).</p> <p>The existing land use associated with commercial and industrial properties at IP010a and IP010b will be removed and replaced. Potential for contaminated land has been identified along the railway track.</p> <p><i>Appropriate remediation techniques and survey for contaminated land should be conducted during design of any scheme.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP066: - IP010a: - IP010b: -	Long term Direct Reversible High	Site	<p>The provision of housing will potentially increase the volume of household waste produced within these areas. <i>Recycling household waste initiatives would mitigate any potential increase.</i></p> <p>Industrial and commercial waste will be reduced at IP010a and IP010b through removal of these land uses. However, there will be associated removal of construction and demolition waste.</p>
ET4 To reduce the effects of traffic upon the environment	IP066: - IP010a: 0 IP010b: 0	Long term Indirect Reversible High	Localised	<p>All units will realise an increase in residential traffic. Construction traffic will increase temporarily. IP066 is already in AQMA and even a slight increase in air pollution would be considered significant.</p> <p>IP010a and IP010b will realise a reduction in commercial and industrial traffic, through elimination of this land use. This may broadly offset the increase in residential traffic. Additionally, it is noted that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would not significantly contribute towards achieving the SA Objective but may make partial contributions in conjunction with the transport assessment and travel plan outlined below.</p> <p>A transport assessment and travel plan will be required for IP010a and IP010b which will help to reduce any potential negative effects on traffic.</p> <p><i>Provision of public transport will enable the increase in traffic volumes to be minimised.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	Localised	<p>IP010a and IP010b are in close proximity to an existing District Centre 23 (along Felixstowe Road) and development within these areas would not hinder access to key services. Additionally, it is noted that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would improve access to services.</p> <p>IP066 is in close proximity to District Centre 21 (along Foxhall Road) and central Ipswich, therefore development would allow access to key services.</p> <p>As part of the development of IP010a, Rose Hill Primary School will be extended and provide an increased level of service to the immediate area.</p> <p><i>Any development should include provision to maintain and improve accessibility and connectivity to the green spaces within the district.</i></p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	Ipswich – South East	<p>Residential development is expected at IP066, IP010a, and IP010b. This will replace existing buildings with energy efficient new buildings including insulation and heating; therefore replacing existing inefficient practices with modern standards. These would be in line with the Code for Sustainable Homes.</p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	Sites	<p>Removal of existing hard standing and car parks and replacement with open space and landscaping will improve run off and aid ground absorption.</p> <p>The implementation of SuDS will offer benefits with regard to drainage and may reduce flood risk within the area. These methods should be studied and applied to any proposals where applicable.</p> <p>Surface water flooding local to site - will be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP066: +/- IP010a: +/- IP010b: +/-	Long term Indirect Irreversible Low	Localised	<p>All of the sites are presently of low biodiversity value. However, IP066 is located within close proximity to a County Wildlife Site. To the south of the site is an area of land designated as open space with geologically important features.</p> <p>IP010a and IP010b border the railway line, where a wildlife corridor exists.</p> <p><i>Proposals that may have a negative impact on wildlife habitats should not be accepted. Opportunities for enhancement should be sought.</i></p> <p>Tree Preservation Orders (TPOs) are present within (or nearby) IP010a and IP010b; <i>any development would be required to adhere to any conditions associated with these TPOs.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Irreversible Low	Localised	<p>There are three listed buildings within 150m of the development areas. The Church of St Bartholomew (Grade II), Uplands (Grade II) and Boundary Wall, Gate piers and Gate at Uplands (Grade II). None of the areas will directly impact on any known features of historical interest nor will the proposals affect the setting of these listed buildings.</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Irreversible Low	Localised	<p>New housing developments at all sites should be designed to be sensitive and in-keeping with local character. It is likely that the construction of new housing at the sites in place of existing developments will have a slight positive impact upon the townscape. However, the impact is considered to be negligible.</p> <p>There are no listed buildings or conservation areas within proximity to the sites.</p> <p>IP010a and b fall within the California Urban Character Area in the Urban Character SPD (to be adopted January 2015) and IP066 is adjacent to the Parks area. The SPD provides design guidance.</p>

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HW1 To improve the health of those most in need	IP066: + IP010a: + IP010b: +	Long term Direct Irreversible Medium	Site	<p>New development at IP066, IP010a and IP010b will add improved quality housing to the area. Associated recreational areas and gardens should improve the health and amenity for local residents.</p> <p>Additionally, it is noted that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would make partial contributions towards encouraging walking and cycling and improving health.</p> <p>IP010a is designated to include some community usage through extension to the local primary school.</p>
HW2 To improve the quality of life where people live and encourage community participation	IP066: + IP010a: + IP010b: +	Long term Direct Reversible High	Site	<p>Provision of new housing at the sites will increase the quality and availability of housing stock in eastern Ipswich. New housing will be constructed to a higher standard and the council will ensure that affordable housing will be provided. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.</p>
ER1 To reduce poverty and social exclusion	IP066: 0 IP010a: + IP010b: 0	Long term Indirect Reversible Low	Localised	<p>Provision of new housing at these sites will increase the quality and availability of housing stock in eastern Ipswich.</p> <p>IP010a and IP010b are situated in close proximity to the District centre 23 (along Felixstowe Road). IP010a is allocated for community usage, which is likely to include the extension to a local school.</p> <p>Employment will be created within the construction sector for the new housing provision, the extension of Rose Hill School and associated amenity improvements.</p>
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP066: + IP010a: - IP010b: +	Short term Indirect Reversible Low	Localised	<p>Employment will be created across all sites during the construction period of the new housing developments. However, some IP010a existing employment site will be lost. IP066 and IP010b will displace existing economic activities so they will need to be relocated within Ipswich if the jobs benefit is to be retained.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				Increased job opportunities will be available for the District Centre 23 (along Foxhall Road).
ER3 To help meet the housing requirements for the whole community	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	Provision of new housing at IP066, IP010a and IP010b will increase the quality and availability of housing stock in eastern Ipswich. It is envisaged that an element of affordable housing will be included in any future development. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Reversible High	Site	Employment and investment would be encouraged across IP066, IP010a and IP010b during the design and construction of the proposed development. However, the short term nature of this employment results in a negligible impact. An existing employment area is located to the north of IP066. An increase in the number of local residents could provide a workforce and expansion opportunity for the businesses within this area. <i>Improved transport, connectivity and access routes should be encouraged to link the new developments to the employment area</i>
ER5 To support vital and viable town, district and local centres	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	The developments at IP066, IP010a, IP010b all offer new housing stock and are in close proximity to two local district centres 21 & 23 (along Foxhall Road and Felixstowe Road) containing shops and retail services. Although none of the development sites are primarily designated for commercial uses, their residents will use local services and add to the economy of the area and also that of Ipswich town centre. Additionally land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				north of the railway which would contribute towards supporting vitality and viability of the District Centre.
ER6 To encourage efficient patterns of movement in support of economic growth	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Ipswich – South East	New housing created at IP066, IP010a and IP010b will provide an available workforce to the surrounding district centres, adjacent town centre and designated employment area. There are presently bus routes in close proximity to the sites along Felixstowe Road to central Ipswich.
ER7 To encourage and accommodate both indigenous and inward investment	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	IP066, IP010a and IP010b are all housing developments. There will be investment into the areas for the design and construction of these sites. There are limited opportunities for new business to develop on these sites; however, the improvement in housing stock and accessibility will benefit surrounding business and attract investment. IP066 and IP010b will displace existing economic activities so they will need to be relocated within Ipswich if the jobs benefit is to be retained.
CL1 To maintain and improve access to education and skills for both young people and adults	IP066: 0 IP010a: + IP010b: 0	Long term Direct Reversible High	Localised	The developments will provide new housing and some amenity in open space. IP010a will ensure that community facilities are maintained and extend a valuable resource in Rose Hill Primary School. The extension to Rose Hill Primary School in IP010a could contribute to achieving higher educational attainment and increase living standards within the local area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>CD1</p> <p>To minimise potential opportunities for crime and anti-social activity</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Medium term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	<p>Site</p>	<p>IP066, IP010a and IP010b would provide new housing to the local area; this will likely be an improvement on existing stock and increase community pride.</p> <p>Employment during construction will attract investment to the area and could have beneficial effects on crime levels thorough improved design and accessibility.</p> <p>The extension to Rose Hill Primary School in IP010a could contribute to achieving higher educational attainment and increase living standards within the local area.</p> <p><i>Proposals should incorporate safety in design principles and increase natural surveillance thereby minimising opportunities for crime and anti-social behaviour.</i></p>

Ipswich South East

Holywells

IP066 - JJ Wilson, White Elm Street – 18 dwellings

IP010a - Co-op Depot, Felixstowe Road – 75 dwellings

IP010b - Felixstowe Road – 75 dwellings

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ET1 To improve air quality	IP066: - IP010a: - IP010b: -	Long term Indirect Reversible Medium	Localised	<p>Provision of extra housing at IP010a and IP010b could result in minor traffic and emissions increase.</p> <p>Additionally, it is note that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would make partial though not significant contributions towards encouraging walking and cycling.</p> <p>IP066 is within an AQMA and any additional traffic associated with housing provision may result in further deterioration of air quality. However, the site is located close to the town centre which could facilitate walking and cycling, and it is currently in industrial use so there is some traffic generation already.</p> <p><i>Use of sustainable modes of transport should be encouraged.</i></p>
ET2 To conserve soil resources and quality	IP066: + IP010a: + IP010b: +	Long term Indirect Irreversible Low	Site	<p>Housing within all of these areas will increase the green space through the provision of gardens and open spaces (all are primarily hard surfaced or built on at present).</p> <p>The existing land use associated with commercial and industrial properties at IP010a and IP010b will be removed and replaced. Potential for contaminated land has been identified along the railway track.</p> <p><i>Appropriate remediation techniques and survey for contaminated land should be conducted during design of any scheme.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP066: - IP010a: - IP010b: -	Long term Direct Reversible High	Site	<p>The provision of housing will potentially increase the volume of household waste produced within these areas. <i>Recycling household waste initiatives would mitigate any potential increase.</i></p> <p>Industrial and commercial waste will be reduced at IP010a and IP010b through removal of these land uses. However, there will be associated removal of construction and demolition waste.</p>
ET4 To reduce the effects of traffic upon the environment	IP066: - IP010a: 0 IP010b: 0	Long term Indirect Reversible High	Localised	<p>All units will realise an increase in residential traffic. Construction traffic will increase temporarily. IP066 is already in AQMA and even a slight increase in air pollution would be considered significant.</p> <p>IP010a and IP010b will realise a reduction in commercial and industrial traffic, through elimination of this land use. This may broadly offset the increase in residential traffic. Additionally, it is noted that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would not significantly contribute towards achieving the SA Objective but may make partial contributions in conjunction with the transport assessment and travel plan outlined below.</p> <p>A transport assessment and travel plan will be required for IP010a and IP010b which will help to reduce any potential negative effects on traffic.</p> <p><i>Provision of public transport will enable the increase in traffic volumes to be minimised.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	Localised	<p>IP010a and IP010b are in close proximity to an existing District Centre 23 (along Felixstowe Road) and development within these areas would not hinder access to key services. Additionally, it is noted that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would improve access to services.</p> <p>IP066 is in close proximity to District Centre 21 (along Foxhall Road) and central Ipswich, therefore development would allow access to key services.</p> <p>As part of the development of IP010a, Rose Hill Primary School will be extended and provide an increased level of service to the immediate area.</p> <p><i>Any development should include provision to maintain and improve accessibility and connectivity to the green spaces within the district.</i></p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	Ipswich – South East	<p>Residential development is expected at IP066, IP010a, and IP010b. This will replace existing buildings with energy efficient new buildings including insulation and heating; therefore replacing existing inefficient practices with modern standards. These would be in line with the Code for Sustainable Homes.</p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	Sites	<p>Removal of existing hard standing and car parks and replacement with open space and landscaping will improve run off and aid ground absorption.</p> <p>The implementation of SuDS will offer benefits with regard to drainage and may reduce flood risk within the area. These methods should be studied and applied to any proposals where applicable.</p> <p>Surface water flooding local to site - will be considered at planning application stage for IP066. See Appendix 1 of the Ipswich SFRA.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP066: +/- IP010a: +/- IP010b: +/-	Long term Indirect Irreversible Low	Localised	<p>All of the sites are presently of low biodiversity value. However, IP066 is located within close proximity to a County Wildlife Site. To the south of the site is an area of land designated as open space with geologically important features.</p> <p>IP010a and IP010b border the railway line, where a wildlife corridor exists.</p> <p><i>Proposals that may have a negative impact on wildlife habitats should not be accepted. Opportunities for enhancement should be sought.</i></p> <p>Tree Preservation Orders (TPOs) are present within (or nearby) IP010a and IP010b; <i>any development would be required to adhere to any conditions associated with these TPOs.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Irreversible Low	Localised	<p>There are three listed buildings within 150m of the development areas. The Church of St Bartholomew (Grade II), Uplands (Grade II) and Boundary Wall, Gate piers and Gate at Uplands (Grade II). None of the areas will directly impact on any known features of historical interest nor will the proposals affect the setting of these listed buildings.</p>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Irreversible Low	Localised	<p>New housing developments at all sites should be designed to be sensitive and in-keeping with local character. It is likely that the construction of new housing at the sites in place of existing developments will have a slight positive impact upon the townscape. However, the impact is considered to be negligible.</p> <p>There are no listed buildings or conservation areas within proximity to the sites.</p> <p>IP010a and b fall within the California Urban Character Area in the Urban Character SPD (to be adopted January 2015) and IP066 is adjacent to the Parks area. The SPD provides design guidance.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP066: + IP010a: + IP010b: +	Long term Direct Irreversible Medium	Site	New development at IP066, IP010a and IP010b will add improved quality housing to the area. Associated recreational areas and gardens should improve the health and amenity for local residents. Additionally, it is noted that land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the north of the railway which would make partial contributions towards encouraging walking and cycling and improving health. IP010a is designated to include some community usage through extension to the local primary school.
HW2 To improve the quality of life where people live and encourage community participation	IP066: + IP010a: + IP010b: +	Long term Direct Reversible High	Site	Provision of new housing at the sites will increase the quality and availability of housing stock in eastern Ipswich. New housing will be constructed to a higher standard and the council will ensure that affordable housing will be provided. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.
ER1 To reduce poverty and social exclusion	IP066: 0 IP010a: + IP010b: 0	Long term Indirect Reversible Low	Localised	Provision of new housing at these sites will increase the quality and availability of housing stock in eastern Ipswich. IP010a and IP010b are situated in close proximity to the District centre 23 (along Felixstowe Road). IP010a is allocated for community usage, which is likely to include the extension to a local school. Employment will be created within the construction sector for the new housing provision, the extension of Rose Hill School and associated amenity improvements.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP066: + IP010a: - IP010b: +	Short term Indirect Reversible Low	Localised	Employment will be created across all sites during the construction period of the new housing developments. However, some IP010a existing employment site will be lost. IP066 and IP010b will displace existing economic activities so they will need to be relocated within Ipswich if the jobs benefit is to be retained.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				Increased job opportunities will be available for the District Centre 23 (along Foxhall Road).
ER3 To help meet the housing requirements for the whole community	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	Provision of new housing at IP066, IP010a and IP010b will increase the quality and availability of housing stock in eastern Ipswich. It is envisaged that an element of affordable housing will be included in any future development. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP066: 0 IP010a: 0 IP010b: 0	Long term Indirect Reversible High	Site	Employment and investment would be encouraged across IP066, IP010a and IP010b during the design and construction of the proposed development. However, the short term nature of this employment results in a negligible impact. An existing employment area is located to the north of IP066. An increase in the number of local residents could provide a workforce and expansion opportunity for the businesses within this area. <i>Improved transport, connectivity and access routes should be encouraged to link the new developments to the employment area</i>
ER5 To support vital and viable town, district and local centres	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	The developments at IP066, IP010a, IP010b all offer new housing stock and are in close proximity to two local district centres 21 & 23 (along Foxhall Road and Felixstowe Road) containing shops and retail services. Although none of the development sites are primarily designated for commercial uses, their residents will use local services and add to the economy of the area and also that of Ipswich town centre. Additionally land should be reserved as part of development for either IP010a or IP010b to facilitate development of a cycle and pedestrian bridge to link to the housing to the District Centre to the

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				north of the railway which would contribute towards supporting vitality and viability of the District Centre.
ER6 To encourage efficient patterns of movement in support of economic growth	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Ipswich – South East	New housing created at IP066, IP010a and IP010b will provide an available workforce to the surrounding district centres, adjacent town centre and designated employment area. There are presently bus routes in close proximity to the sites along Felixstowe Road to central Ipswich.
ER7 To encourage and accommodate both indigenous and inward investment	IP066: + IP010a: + IP010b: +	Long term Indirect Reversible High	Localised	IP066, IP010a and IP010b are all housing developments. There will be investment into the areas for the design and construction of these sites. There are limited opportunities for new business to develop on these sites; however, the improvement in housing stock and accessibility will benefit surrounding business and attract investment. IP066 and IP010b will displace existing economic activities so they will need to be relocated within Ipswich if the jobs benefit is to be retained.
CL1 To maintain and improve access to education and skills for both young people and adults	IP066: 0 IP010a: + IP010b: 0	Long term Direct Reversible High	Localised	The developments will provide new housing and some amenity in open space. IP010a will ensure that community facilities are maintained and extend a valuable resource in Rose Hill Primary School. The extension to Rose Hill Primary School in IP010a could contribute to achieving higher educational attainment and increase living standards within the local area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>CD1</p> <p>To minimise potential opportunities for crime and anti-social activity</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Medium term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	<p>Site</p>	<p>IP066, IP010a and IP010b would provide new housing to the local area; this will likely be an improvement on existing stock and increase community pride.</p> <p>Employment during construction will attract investment to the area and could have beneficial effects on crime levels thorough improved design and accessibility.</p> <p>The extension to Rose Hill Primary School in IP010a could contribute to achieving higher educational attainment and increase living standards within the local area.</p> <p><i>Proposals should incorporate safety in design principles and increase natural surveillance thereby minimising opportunities for crime and anti-social behaviour.</i></p>

Priory Heath B - Ravenswood

IP149 - Pond Hall Carr and Farm; extension to Orwell Country Park

IP150a - Ravenswood T (adjacent Fen Bight Circle) Ravenswood U, V, W 138 new dwellings

IP150b - Land south of Ravenswood; sports facilities

IP150c - Land south of Ravenswood; employment allocation

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Reversible Medium	Localised	<p>Extension to Orwell Country Park at IP149 is unlikely to have a significant effect on air quality. There could be a slight increase in vehicle numbers visiting the site, but this is negligible.</p> <p>New housing provision at IP150a will likely lead to an increase in traffic movements due to population increase. <i>To mitigate these effects, proposals to improve the public transport system in south east Ipswich (frequency, bus station provision, passenger information) should be considered.</i></p> <p>IP150b includes the development of sporting facilities which may increase visitors and traffic to the area. <i>Cycling and walking should be encouraged through appropriate infrastructure and public realm improvements.</i></p> <p>IP152 proposes the establishment of an employment area, which will likely increase traffic to the area. <i>This could be mitigated by increasing public transport provision.</i></p> <p>It should be noted that cumulatively the allocation of homes, employment and recreation facilities within a small area could encourage efficient patterns of movement in the long term.</p>
ET2 To conserve soil resources and quality	IP149: + IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Reversible Low	Site	<p>Proposal to extend the country park at IP149 will extend the level of protection of soils within this area.</p> <p>New housing developments, sporting facilities and employment areas at IP150a, IP150b, IP150c and IP152 are likely to cause some disturbance to the soils. Contaminated areas may be uncovered and will require specialist disposal.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP149: 0 IP150a: - IP150b: 0 IP150c: - IP152: -	Long term Direct Reversible High	Site	<p>New housing provision at IP150a will result in an increase in household waste generated within the area. <i>This could be offset by the promotion of recycling schemes throughout the area.</i></p> <p>Creation of a new employment zone at IP152 and IP150c will lead to an increase in waste during construction and operation. <i>This could be offset by recycling schemes.</i></p> <p>It is considered unlikely that the extension of the country park at IP149 will lead to any waste increase.</p>
ET4 To reduce the effects of traffic upon the environment	IP149: 0 IP150a: - IP150b: - IP150c: - IP152: -	Long term Indirect Reversible High	Localised	<p>Extension to the country park in IP149 could realise a slight increase in vehicle numbers visiting the site, but this is negligible.</p> <p>New housing provision at IP150a may lead to an increase in traffic movements due to population increase. IP152 and IP150c proposes the establishment of an employment area, which may increase traffic to the area. <i>To mitigate these effects, proposals to improve the public transport system in south east Ipswich (frequency, bus station provision, passenger information) should be considered.</i></p> <p>IP150b includes the development of sport facilities which may increase visitors and traffic to the area.</p> <p>A transport assessment and travel plan will be required for IP150c and IP152 which will help to reduce any potential negative effects on traffic.</p> <p><i>Cycling and walking should be encouraged through appropriate infrastructure and public realm improvements.</i></p>
ET5 To improve access to key services for all sectors of the population	IP149: + IP150a: 0 IP150b: + IP150c: 0 IP152: 0	Long term Direct Reversible Low	Localised	<p>Extension to the country park in IP149 will provide additional recreational opportunity for the local population.</p> <p>Housing development at IP150a will not provide key services directly, however, increases in population should encourage key service provision and this should be considered during the planning and design</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>stage. It is also considered that the development could lead to an increase in the viability of Ravenswood District Centre.</p> <p>IP150b adds sport facilities and will directly benefit the key service provision within the area.</p> <p>IP152 and IP150c do not add any key services to the area but workers could access Ravenswood District Centre.</p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP149: 0</p> <p>IP150a: -</p> <p>IP150b: -</p> <p>IP150c: -</p> <p>IP152: -</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	Ipswich – South East	<p>Proposals to extend the country park at IP149 will not have an impact upon climate change.</p> <p>New housing development, sport facilities and employment areas at IP150a, IP150b, IP150c and IP152 should be constructed using energy efficient techniques and materials. The increase in traffic associated with these developments could have an adverse impact; <i>this could be offset by improvements to the public transport system.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP149: 0</p> <p>IP150a: -</p> <p>IP150b: -</p> <p>IP150c: -</p> <p>IP152: -</p>	<p>Long term</p> <p>Direct</p> <p>Irreversible</p> <p>High</p>	Sites	<p>None of the sites are presently within the floodplain.</p> <p>Housing developments, sporting facilities and location of businesses within IP150a, IP150b, IP150c and IP152 could replace areas of open space with housing, structures, associated drainage and necessary road infrastructure. This could increase the surface run-off. <i>Proposals should investigate whether SuDS would be appropriate within this area.</i></p> <p>Surface water flooding local to site – will be considered at planning application stage for IP150b and IP150c. See Appendix 1 of the Ipswich SFRA.</p> <p>Extension to the country park in IP149 is unlikely to have any impact upon flooding or water resources.</p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP149: +</p> <p>IP150a: -</p> <p>IP150b: -</p> <p>IP150c: -</p> <p>IP152: -</p>	<p>Long term</p> <p>Direct / Indirect</p> <p>Irreversible</p> <p>High</p>	Localised	<p>The extension of the country park at Pond Hall Farm (IP149) could enhance the biodiversity within the area. The site is bordered by the internationally designated SPA/Ramsar and nationally designated SSSI. Visitors' management measures will be implemented to ensure the Orwell</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>Estuary SPA is protected and any disturbance of birds is minimised. The Habitats Regulations Assessment (2014) has concluded that Policy SP8, regarding Site IP149, will not result in a likely significant effect upon any European site. The addendum to the Habitats Regulations Assessment (September 2015) reaches the same conclusions taking into account pre-submission additional modifications to the proposed allocation.</p> <p>Housing development at IP150a could benefit biodiversity if adequate planting and landscaping is included within any proposals.</p> <p>IP150b has been highlighted as an area where reptiles and invertebrate species are potentially present. <i>Development of any proposals in this area will be required to be sensitive to any protected species. Appropriate surveys should be conducted prior to any development.</i></p> <p>Creation of the employment areas at IP152 and IP150c may have an adverse impact upon biodiversity. At present approximately one third of the site IP152 is designated as Area of Outstanding Natural Beauty (AONB), which could be lost if development proceeds. <i>Mitigation measures to offset the effects on species and habitats should be included within the proposals.</i></p> <p>For the area as a whole, the increase in connectivity through retention of a network of green space will ensure further impacts upon biodiversity are minimised.</p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP149: 0</p> <p>IP150a: 0</p> <p>IP150b: 0</p> <p>IP150c: 0</p> <p>IP152: 0</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	Localised	<p>Pond Hall Farm is a listed building (Grade II) however the country park proposal is not expected to have a significant effect on it. Sites IP150a, b and c lie in the vicinity of Prehistoric remains and cropmarks, and as such any necessary mitigation measures should be addressed at an appropriate stage in the planning process.</p> <p>IP152 includes a known Bronze Age barrow (IPS 027). This indicates that there are other prehistoric archaeological</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				remains of high importance in the vicinity. As such any necessary mitigation measures should be addressed at an appropriate stage in the planning process.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP149: + IP150a: 0 IP150b: 0 IP150c: 0 IP152: +	Long term Indirect Irreversible Low	Localised	<p>There is the possibility that these developments may result in adverse impact upon views and open space. Therefore, the new housing developments, sport facilities and employment areas at sites IP150a, IP150b, IP150c and IP152 should be designed to be sensitive and in-keeping with local character. There are no listed buildings or conservation areas within proximity to the sites. New landscaping will be required at IP152 to maintain the view from the A14 across the site. Additionally, development will be subject to the preparation of a development brief, which will be expected to address a range of matters including impact on landscape and the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty.</p> <p>IP149 will develop the existing country park and would potentially add benefits to the landscape character. Proposed facilities should be designed to blend in with the surroundings.</p> <p><i>Where possible linkages between the green spaces should be encouraged to improve the landscape characteristics.</i></p> <p><i>Existing countryside features, such as hedgerows, should be maintained at IP152 wherever possible'.</i></p>
HW1 To improve the health of those most in need	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Site	<p>New development at IP150a will provide high quality housing to the area. Associated recreational areas and gardens should improve the amenity for local residents.</p> <p>IP150b will develop sport facilities, allowing a valuable resource for the local area to be maintained.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>IP149 will extend the existing countryside park and increase the recreational area for use by the public.</p> <p>Employment opportunities at IP152 and IP150c would offer benefits with regard to mental health.</p> <p>For these reasons, it is considered that the sites will offer some benefits for the local residents with regard to both physical and mental health.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP149: +</p> <p>IP150a: +</p> <p>IP150b: +</p> <p>IP150c: +</p> <p>IP152: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	Site	<p>New housing development at IP150a will improve the quality of the housing stock within the area. Associated recreational areas would improve both physical and mental health and may increase community participation. <i>Any proposals should include provision for open spaces for community use.</i></p> <p>IP152 and IP150c will offer some additional employment offering indirect benefits to mental health and well-being.</p> <p>IP149 and IP150b will provide additional recreational facilities for the local population. IP149 will provide health benefits to the area through preservation and extension of the country park.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP149: +</p> <p>IP150a: +</p> <p>IP150b: +</p> <p>IP150c: +</p> <p>IP152: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	Localised	<p>The area containing IP149, IP150a, IP150b, IP150c and IP52 is ranked as third most deprived on the national scale. (1 most deprived – 10 least deprived).</p> <p>The creation of employment at IP152 and IP150c could have a positive impact on the quality of life and standard of living within the area.</p> <p>New housing provision will improve the quality of the stock and increase the quality of life for residents.</p> <p>Community facilities, such as the sport facilities at IP150b and the country park extension at IP149 will encourage community participation. <i>The proposals should include plans to maintain in good condition these community assets in the long term and provide linkages and connectivity where possible.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP149: 0 IP150a: 0 IP150b: 0 IP150c: + IP152: +	Long term Direct Reversible High	Localised	Short term employment will be created with the construction of new housing and improvements to sport and country park facilities at IP149, IP150a and IP150b. It is unlikely that these provisions would provide long term opportunities for employment although the country park extension could if a visitors' centre is provided on site. Development at IP152 and IP150c has the potential to offer long term employment to the local population.
ER3 To help meet the housing requirements for the whole community	IP149: 0 IP150a: + IP150b: 0 IP150c: 0 IP152: 0	Long term Direct Reversible High	Localised	IP149, IP150b and c, and IP152 will not create further housing provision for the community. IP150a will create 138 (when complete) new homes. The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Site	Creation of employment areas at IP152 and IP150c will attract investment and create jobs. Nearby residents along Nacton Road and Landseer Road should benefit from close proximity to the employment areas. Linkages should be sought with the existing employment area to the east of Nacton Road to extend the scope of investment in the area. Improved housing and community facilities at IP149, IP150a and IP150b will assist in regeneration of the area and potentially attract further investment.
ER5 To support vital and viable town, district and local centres	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Localised	Creation of an employment area at IP152 and IP150c will bring investment to the area. The proposals should support the existing employment areas to the east of Nacton Road and alongside appropriate investment in public transport and connectivity should increase usage of the area. Improved housing and community facilities at IP149, IP150a and IP150b will assist in regeneration of the area and potentially attract further investment. This will benefit

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				the existing District Centre 47 (Ravenswood).
ER6 To encourage efficient patterns of movement in support of economic growth	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Ipswich – South East	Creation of employment areas at IP152 and IP150c should provide economic growth to the area. New housing and sport facilities will provide temporary employment during the construction phase. <i>The location of the sites at the periphery of Ipswich, mix of uses and improvement of public transport links and green space connectivity should encourage efficient movement of the workforce. The use of sustainable modes of transport should be encouraged to reduce traffic, commuting distances and provide easy access to employment areas.</i>
ER7 To encourage and accommodate both indigenous and inward investment	IP149: + IP150a: + IP150b: + IP150c: + IP152: +	Long term Direct Reversible High	Localised	The primary aim of the allocations at IP152 and IP150c is to encourage and accommodate investment. An increase in high quality housing and an improvement in the landscape at IP149, IP150a and IP150b could make the area more attractive to investors. <i>To encourage inward investment it would be beneficial to improve access and connectivity between the existing and planned developments.</i>
CL1 To maintain and improve access to education and skills for both young people and adults	IP149: + IP150a: 0 IP150b: + IP150c: 0 IP152: +	Long term Direct Irreversible Medium	Localised	A visitor centre at IP149 would raise awareness of the potential impacts of disturbance on birds on the estuary. Ravenswood School is situated on Ravenswood Ave, just adjacent to IP150a and increased investment in the surrounding area could bring benefits. Creation of employment areas at IP152 and IP150c should encourage economic growth locally and potentially raise the standard of living within the local community.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CD1 To minimise potential opportunities for crime and anti-social activity	IP149: 0 IP150a: + IP150b: + IP150c: 0 IP152: 0	Long term Indirect Reversible High	Site	<p>Creation of employment areas at IP152 and IP150c should attract investment and job creation. The living standards within the local area could also rise as a result.</p> <p>The development of IP150a and IP150b should help regenerate the area and raise living standards. <i>Proposals should include open/green spaces for community use. Secured by design principles should be considered during the design stage.</i></p> <p>It is unlikely that the extension of the county park at IP149 will have an impact upon crime or anti-social behaviour.</p>

Priory Heath D – Nacton Road

IP141a - Land at Futura Park, Nacton Road; three employment areas

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP141a: -	Long term Direct Reversible Low	Localised	<p>The proposals create employment areas at three locations at IP141a. It is noted that the proposals are located within Futura Park employment area and directly adjacent to the Drift / Leslie Road / Nacton Road existing employment area. Development within Futura Park is likely to generate additional traffic in peak hours. Given the urban nature of the area and existence of AQMAs in central Ipswich, this could have a significant negative effect on air quality (i.e. worsen exceedances of Air Quality Objectives at AQMAs or lead to new exceedances elsewhere) in combination with the effect of the employment areas mentioned. The certainty is low, as it depends on the extent of traffic generated passing through AQMAs, and other site-level details.</p> <p>It is noted that there are bus services running through Futura Park and the site allocation will also require a transport assessment and travel plan.</p>
ET2 To conserve soil resources and quality	IP141a: +	Long term Direct Irreversible High	Site	<p>Possible contamination is identified adjacent to the railway wildlife corridor. It is expected that if future ground investigation deems that remediation is required, soils would benefit. The sites represent vacant employment land which has been previously developed; therefore, new development would result in the regeneration of brownfield land, and reduce pressure to develop on greenfield land.</p>
ET3 To reduce waste	IP141a: -	Long term Direct Reversible High	Site	<p>The development of proposed employment areas at IP141a will inevitably increase waste production, as an inevitable consequence of construction and operation. <i>However, construction waste can be partly mitigated by maximising reuse and recycling, and operational waste can be mitigated by encouraging waste separation and collection measures, or</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>potentially more specific reuse, recycling or composting schemes.</i>
ET4 To reduce the effects of traffic upon the environment	IP141a: -	Long term Direct Reversible High	Localised	<p>The proposals create employment areas at IP141a and may lead to an increase in transport demand and use, and therefore emissions, noise / vibration, townscape effects, etc., especially from HGVs and cars.</p> <p>It is likely that these negative effects will be in combination with the negative effects of Futura Park and the Drift / Leslie Road / Nacton Road existing employment areas. In reducing this effect, there are bus services running through Futura Park and the site allocation will also require a transport assessment and travel plan; these factors may lessen the increase in traffic expected.</p> <p><i>Sustainable modes of transport should be encouraged.</i></p>
ET5 To improve access to key services for all sectors of the population	IP141a: 0	Long term Indirect Reversible Low	Localised	Creation of employment areas at IP141a is unlikely to improve access to key services to the local area.
ET6 To limit and adapt to climate change	IP141a: -	Long term Indirect Irreversible Low	Ipswich – South East	<p>Construction at the sites will lead to an increase in greenhouse gas (mainly CO₂) emissions through embodied carbon of materials, transport and use of plant on-site.</p> <p>When developed, the sites will generate additional transport demand and use, including road traffic, which will increase greenhouse gas (again, mainly CO₂) emissions. There will also be operational materials input into the development (maintenance, etc.), with embodied carbon.</p> <p>The sites are located in proximity to bus routes, and therefore there would be</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>opportunities to encourage more sustainable travel choices. Given the location of the proposals within Futura Park and directly adjacent to the Drift / Leslie Road / Nacton Road existing employment area and close to an existing District Centre, there may be cumulative opportunities to promote sustainable transport choices, and therefore enhanced mitigation of the negative effects of development.</p> <p><i>It is recommended that during construction, and where appropriate operation, features should incorporate sustainability measures (e.g. energy efficiency measures, water efficiency and recycling, waste separation areas) and SuDS features.</i></p>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	IP141a: +	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>Low</p>	Site	<p>None of the areas designated for employment use are within the floodplain. The sites are expected to require improvements to the existing water supply and foul sewerage networks to enable development.</p> <p>A site-level drainage and flood risk assessment would be expected, leading to use of SuDS and/or other modern drainage infrastructure. If there are existing issues and/or if the existing infrastructure is not at modern standards, this could offer benefits to the quality of nearby water features.</p> <p><i>Where appropriate SuDS should be incorporated into design.</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	IP141a: -	<p>Long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Localised	<p>IP141a is located within 100m of a small County Wildlife Site which is to the east of the A1189. There are TPO trees nearby at Nacton Road, which may require an application for tree works. It is also noted that one site is adjacent to the railway wildlife corridor to the north. <i>The function of the wildlife corridor should be maintained by preserving or replacing, and creating and enhancing appropriate habitat into and through the site. The sites should be accompanied by appropriate survey</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>and measures to protect nearby biodiversity features.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP141a: 0	N/A	N/A	There is a listed building to the southwest of IP141a, but it is screened from the site by existing development and Site 47. Significant effects to its setting are unlikely.
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP141a: 0	N/A	N/A	Development at IP141a will largely be surrounded by existing employment uses. There are also no conservation areas in proximity to the sites. With considerate design to surrounding areas, no significant effects are considered likely. <i>It is recommended that design should be in keeping with existing surroundings.</i>
HW1 To improve the health of those most in need	IP141a: +	Long term Indirect Reversible Low	Localised	The creation of employment areas at IP141a should attract investment into the area, resulting in an increase in wages and standard of living for the local population. This may have an indirect positive impact on mental health and well-being. It may have further indirect effects on physical health through the link with mental well-being and in particular opportunities for positive health choices, and reduction in the potential for / levels of risk behaviours in the population (e.g. smoking, drinking, drug misuse etc.).
HW2 To improve the quality of life where people live and encourage community participation	IP141a: 0	N/A	N/A	The creation of employment areas at IP141a would create some jobs. However, this is unlikely to have a significant impact on local performance measures in isolation. (See policy assessment.)
ER1 To reduce poverty and social exclusion	IP141a: +	Long term Indirect Reversible Low	Localised	Creation of employment areas at IP141a will attract investment and create some jobs. Nearby residents including those within the Ravenswood and Gainsborough areas should benefit from close proximity to employment areas. It is also noted that the site adjacent to Felixstowe Road to the

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				north is partly within an LSOA in the bottom 10% nationally on the Index of Multiple Deprivation (IMD); therefore, employment development at these sites could contribute towards reducing poverty and helping to further equality.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP141a: ++	Long term Direct Reversible High	Localised	There will be permanent employment opportunities during operation and temporary employment during the construction period, which would directly support the SA Objective.
ER3 To help meet the housing requirements for the whole community	IP141a: 0	N/A	N/A	The site allocation is entirely for employment uses therefore has no link to achieving the SA Objective.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP141a: +	Long term Direct Reversible High	Localised	Creation of employment areas at IP141a will attract investment and create jobs. Nearby residents in areas including Ravenswood and Gainsborough should benefit from close proximity to employment areas. <i>Linkages between businesses should be sought with the existing employment areas. This would extend the scope of investment in the area. The cumulative effect of these sites is likely to be positive in combination with the existing employment areas.</i>
ER5 To support vital and viable town, district and local centres	IP141a: +	Long term Direct Reversible High	Localised	Creation of employment areas at IP141a will attract investment in the long term. The proposals for B Class uses (excluding office use B1a) and appropriate employment-generating sui generis uses are not expected to detract from the vitality or viability of any of Ipswich's town, district or local centres. There may be regeneration benefits (including to a 10% most deprived area), which may in turn support the vitality of the district centre to the south at Nacton Road.
ER6 To encourage efficient patterns of movement	IP141a: +	Long term Direct Reversible	Ipswich – South East	Creation of employment areas at IP141a would help to increase economic growth to

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
in support of economic growth		High		the area given the location within and adjacent to existing employment areas.
ER7 To encourage and accommodate both indigenous and inward investment	IP141a: +	Long term Direct Reversible High	Localised	The creation of new employment areas at IP141a would help to encourage and accommodate investment and this would be further supported given the location within an existing employment area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP141a: 0	N/A	N/A	There is no direct link between the development of this site and the SA Objective.
CD1 To minimise potential opportunities for crime and anti-social activity	IP141a: +	N/A	N/A	Vacant land such as at site 141a can be an attractor for criminal and anti-social activity, and can also be viewed as a threat to safety and security by local people, due to such aspects as lack of surveillance, fly-tipping or vandalism. Given that this area is in the bottom 30% nationally in the IMD for crime, it is possible that the sites' development will help to improve crime levels or fear of crime. <i>Secured by design principles should be considered during the design stage.</i>

Ipswich South West

Gipping

IP147 - Land between railway junction and Hadleigh Road; creation of an employment area

IP059a - Elton Park Industrial Estate; creation of 105 new dwellings

IP059b – Arclion House, Hadleigh Road; creation of 18 new dwellings

IP061 - School Site, Lavenham Road; creation of 30 new dwellings and open space

IP168 – Stoke Park Drive – creation of 11 new dwellings

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ET1 To improve air quality	IP147: - IP059a: - IP059b: - IP061: - IP168: -	Long term Indirect Reversible High	Localised	Provision of housing at IP059a, IP059b, IP061, IP168 and the creation of an employment area at IP147 could result in extra traffic and related emissions through an influx of residents and workers. The area is not within an AQMA. There is public transport provision along nearby London Road and Dickens Road. The effect of additional traffic within the area could be offset by the improvement of public transport services to increase the frequency and geographical scope. Sustainable modes of transport should be encouraged.
ET2 To conserve soil resources and quality	IP147: + IP059a: + IP059b: + IP061: - IP168: +	Long term Direct Irreversible High	Site	IP061 proposes to use previously undeveloped grassland/open space to build 30 new homes. This will create disturbance to the existing soil resource and reduce the quality. Creation of housing developments at IP059a, IP059b, IP168 and an employment area at IP147 is on previously developed land. <i>Remediation works should be undertaken if contaminated land is found.</i>
ET3 To reduce waste	IP147: - IP059a: - IP059b: - IP061: - IP168: -	Long term Direct Reversible High	Site	Sites IP059a, IP059b, IP061, IP168 provide additional residential units and IP147 an employment area. This may result in an increase in household and commercial waste in the medium and long term. <i>Recycling schemes will reduce the impact of additional waste.</i>
ET4	IP147: - IP059a: -	Long term Direct	Localised	The provision of housing at IP059a, IP059b, IP061, and IP168 may lead to an

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To reduce the effects of traffic upon the environment	IP059b: - IP061: - IP168: -	Reversible High		<p>increase in traffic as a result of residents increase in numbers into the area.</p> <p>The creation of designated employment area at IP147 will potentially lead to an increase in traffic movements in peak hours of the day.</p> <p>There are existing bus services along Dickens Road to the south and east of the sites and London Road to the south. Improvements in these services, such as bus stop provision and passenger information may offset any impacts from increased traffic as a result of the developments.</p> <p>A transport assessment and travel plan will be required for IP059a and IP147 which will help to reduce negative effects on traffic.</p> <p><i>Sustainable modes of transport should be encouraged.</i></p>
ET5 To improve access to key services for all sectors of the population	IP147: 0 IP059a: 0 IP059b: 0 IP061: - IP168: 0	Long term Indirect Reversible Low	Localised	<p>Housing developments at IP059a, IP059b, IP061, and IP168 will not provide key services directly, however, increases in population would encourage key service provision around Local centre 8.</p> <p>IP061 is developing an area of open space/playing fields. Some will be retained for use by the existing and new residents.</p> <p><i>Improvements to the amenity of this space should be considered to offset impacts of the development.</i></p>
ET6 To limit and adapt to climate change	IP147: - IP059a: - IP059b: - IP061: - IP168: -	Long term Indirect Irreversible Low	Ipswich – West	<p>New housing development and employment areas at IP147, IP059a, IP059b, IP168 and IP061 should be constructed using energy efficient techniques and materials. The increase in traffic associated with these developments could have an adverse impact, which could be offset by <i>the improvement to public transport services.</i></p> <p>The retention of some area of open space at IP061 would also offset some of the impacts.</p>
ET7	IP147: - IP059a: 0	Long term	Sites	Housing developments at IP168 and IP061 would replace areas of open space with

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To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP059b: 0 IP061: - IP168: -	Direct Reversible High		<p>housing, ancillary structures and necessary road infrastructure. This could increase the surface run-off and the risk of flooding.</p> <p><i>Drainage issues should be taken into account through the detailed planning of the development at planning application stage.</i></p> <p>A small section to the north of IP059a is adjacent to Flood zone 2 and 3. This may increase the risk of flooding unless mitigated.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP147. See Appendix 1 of the Ipswich SFRA.</p> <p><i>Any development within this area should be sensitive to the flood risk issues and not increase downstream residual issues.</i></p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP147: 0 IP059a: - IP059b: - IP061: 0 IP168: 0	Long term Direct Irreversible High	Localised	<p>Housing developments at IP061, IP059a, IP059b, and IP168 could benefit biodiversity if adequate planting and landscaping is included within any proposals. There are tree preservation orders (TPOs) in place at IP059a and IP059b; any proposals should be sensitive to these natural assets.</p> <p>The creation of an employment area at IP147 is adjacent to the River Gipping, which is a County Wildlife Site. <i>Mitigation measures should be put in place to ensure any potential impacts upon the site are avoided or minimised. Development should be sensitive to the natural environment of the river and protect biodiversity resources.</i></p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP147: 0 IP059a: 0 IP059b: 0 IP061: - IP168: 0	Long term Indirect Reversible Low	Localised	<p>There are no known heritage assets within close proximity to IP147, IP059a, IP059b, and IP168.</p> <p>Crane Hall, a Grade II Listed Building, is adjacent to the proposed housing development site at IP061. The proposal should not have a direct impact upon the listed building or the setting, but <i>should be sensitive to the nature of the structure and</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p><i>use suitable construction techniques to avoid any visual impact.</i></p> <p>Trial trenching of this site should be carried out in order to further characterise archaeological remains. Evaluation should be undertaken early in the project management to allow mitigation and investigation strategies to be developed. Sparse remains might be anticipated.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP147: 0</p> <p>IP059a: 0</p> <p>IP059b: 0</p> <p>IP061: -</p> <p>IP168: 0</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Site	<p>New housing developments and employment areas at IP147, IP059a, IP059b and IP061, and IP168 should be designed to be sensitive and in-keeping with local character.</p> <p>IP061 is to be constructed on open space therefore may have a negative impact on townscape only in localised area.</p> <p>There is a listed building in close proximity to IP061, therefore <i>construction and setting considerations should be taken into account prior to development.</i></p> <p>Where possible linkages between the green spaces should be encouraged to improve the landscape characteristics.</p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP147: +</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p> <p>IP168: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Site	<p>New housing development at IP059a, IP059b, IP061 and IP168 will provide high quality housing to the area. Associated recreational areas and gardens would benefit mental and physical health of the local residents. IP061 will include some open space for recreational use of residents. The creation of an employment area at IP147 should attract investment and result in creation of job opportunities. This may benefit mental health and well-being in the long term.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP147: +</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p> <p>IP168: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Site	<p>New housing development at IP059a, IP059b, IP061, and IP168 will improve the quality of the housing stock within the area. Associated recreational areas should improve health of local residents and increase community participation. <i>Any proposals at IP059a, IP059b, and IP168 should include provision of open spaces for community use.</i> These are already</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>provided for within the development at IP061.</p> <p>The creation of an employment area at IP147 should attract investment and employment to the area, therefore raising the standard of living within the area.</p> <p><i>Linkages should be improved to ensure that the residents have easy access to the employment opportunities.</i></p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP147: +</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p> <p>IP168: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Localised	<p>The area containing all sites is ranked at 5828 on the national deprivation scale (1=most deprived, 32482=least deprived). Therefore the creation of employment at IP147 could have a positive impact on the quality of life and standard of living within the area.</p> <p>New housing provision will improve the quality of the housing stock and improve the quality of life.</p> <p>The creation of an employment area at IP147 will attract investment and should result in more job opportunities for the local residents.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP147: ++</p> <p>IP059a: 0</p> <p>IP059b: 0</p> <p>IP061: 0</p> <p>IP168: 0</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	Localised	<p>Short term employment will be created with the construction of new housing facilities at IP059a, IP059b, IP168 and IP061. It is unlikely that these provisions would provide long term opportunities for employment. Development at IP147 has the potential to offer long term employment opportunities.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP147: 0</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p> <p>IP168: +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Localised	<p>IP059a will create 105 new homes, IP059b will create 18, IP168 will create 11, and IP061 will create 30. There is no provision for new housing within the employment area at IP147.</p> <p>The provision of affordable housing is addressed in Policy CS12 in the Core Strategy.</p>
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP147: ++</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p> <p>IP168: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	Site	<p>Creation of an employment area at IP147 will attract investment and create jobs. Nearby residents along London Road, Kelly Road and the surrounding estate would benefit from close proximity to the employment areas.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>Linkages should be sought with the existing employment area adjacent IP147 to extend the scope of investment in the area and increase cumulative positive impacts.</p> <p>Improved housing and community facilities at IP059a, IP059b, IP168 and IP061 will assist in regeneration of the area and potentially attract further investment when in combination with each other. The District Centre (8) at the eastern end of Kelly Road and the one at Stoke Park Drive (11) should also benefit from the influx of new residents and employees.</p>
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP147: +</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p> <p>IP168: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	Localised	<p>Creation of an employment area at IP147 will bring investment to the area.</p> <p>The proposals should support the existing employment areas to the east of IP147; the Hadleigh Road industrial estate.</p> <p>Improved housing at IP059a, IP059b, IP168 and IP061 will assist in regeneration of the area and potentially attract further investment. This will benefit the District Centre (8) along Kelly Road and Dickens Road and District Centre (11) along Stoke Park Drive.</p>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>IP147: +</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p> <p>IP168: 0</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	Ipswich – West	<p>Creation of employment area at IP147 should provide economic growth to the area. New housing at IP059a, IP059b, IP168 and IP061 will provide temporary employment during the construction phase. The location of the housing developments and employment areas in close proximity will have a positive impact.</p> <p>IP168 is located at a distance from existing employment areas and may have a negative impact but it is considered to be negligible due to the size of the site.</p> <p>Improvement of public transport links and green space connectivity should encourage efficient movement of a workforce. <i>Sustainable modes of transport should be encouraged.</i></p>
<p>ER7</p> <p>To encourage and accommodate both</p>	<p>IP147: +</p> <p>IP059a: +</p> <p>IP059b: +</p> <p>IP061: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p>	Localised	<p>An increase in high quality housing and an improvement of townscape quality at IP059a, IP059b, IP061, and IP168 could make the area more attractive to investors.</p>

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indigenous and inward investment	IP168: +	High		
CL1 To maintain and improve access to education and skills for both young people and adults	IP147: + IP059a: 0 IP059b: 0 IP061: 0 IP168: 0	Long term Indirect Reversible Low	Localised	The proposals at IP059a, IP059b, IP061, IP147, and IP168 will not directly affect the educational assets within the area. Creation of an employment area at IP147 may include provision of employee training and offer benefits in the long term.
CD1 To minimise potential opportunities for crime and anti-social activity	IP147: + IP059a: + IP059b: + IP061: + IP168: +	Long term Indirect Reversible Low	Site	Creation of an employment area at IP147 should attract investment and job creation. The development of IP059a, IP059b, IP061, and IP168 should improve the housing stock within the area and result in economic regeneration, which should raise living standards.

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	The whole borough	The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low. The traffic generated by IP172, IP176, and IP214 is likely to be low due to the size and the central location of the sites. Cumulatively, the effects on climate change can be reduced through encouraging people to use more sustainable modes of transport. <i>The use of sustainable modes of transport should be encouraged through improvements of the pedestrian and cycling infrastructure in the area.</i>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low. Benefits for water can be maximised if there are opportunities to remediate some historical areas of contamination. Surface water flooding local to site – will be considered at planning application stage for IP214 and IP260. See Appendix 1 of the Ipswich SFRA.
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no wildlife sites/TPOs near or adjacent to the site allocations. Therefore it is considered that the effects on biodiversity will be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP172 +/ -</p> <p>IP176 0</p> <p>IP214 +/ -</p> <p>IP260 +/ -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>The development of IP176 will have neutral effect on areas of historical importance due to no heritage assets located in the vicinity of the site.</p> <p>Potential for any negative effects on heritage assets are identified with the development of sites IP172, IP214 and IP260 as there listed buildings located opposite or directly adjacent to the sites:</p> <p>4 Soane Street (Grade II), Freemasons Hall (Grade II), Clarence House (Grade II), Milestone (Grade II), 35, St Margaret's Street (Grade II*), Olde Tudor Café (Grade II*)</p> <p><i>Appropriate design of buildings should be considered (through the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings) to maintain the local distinctiveness of the area in order to avoid any negative effects on the listing buildings opposite or adjacent to new development.</i></p> <p>There is potential for archaeological remains at IP214 and IP172 as they are located in Area of Archaeological importance and conservation area.</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</p> <p>Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP172 +/ IP176 0 IP214 +/ IP260 +/	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Potential negative effects on listed buildings are identified with the development of IP172, IP214 and IP260. The local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the listed building.</i>
HW1 To improve the health of those most in need	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the development of sites IP172, IP176, and IP214 may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects on human health are likely to occur due to the close proximity of Christchurch park which may encourage people to walk and participate in sport events. IP260 is allocated for leisure uses and during the operation of the site, potential indirect benefits could result from the use of indoor sport or leisure facilities that may be available.
HW2 To improve the quality of life where people live and encourage community participation	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of land for leisure at IP260. Sites IP172, IP176, and IP214 will contribute to the achievement of the SA objective through the provision of decent housing and thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP172 0 IP176 0 IP214 0 IP260 0	Short Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are likely to arise with the development of leisure facilities at IP260 and temporary construction jobs with each new development. However, on the whole, the predicted positive effects are unlikely to be significant.
ER3 To help meet the housing requirements for the whole community	IP172 + IP176 + IP214 + IP260 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Site allocations IP172, IP176, and IP214 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP172 0 IP176 0 IP214 0 IP260 0	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments and a leisure facility will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	The development of the site will potentially provide support to the town centre shopping areas.
ER6 To encourage efficient patterns of movement in support of economic growth	IP172 + IP176 + IP214 + IP260 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings (IP172 and IP176, IP214) and a leisure facility (IP260) close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.

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

Central – Alexandra

IP055 Crown Street – short stay car park

IP253: Electric House, Lloyds Avenue, 13 homes

IP245: 12-12a Arcade Street, 14 homes

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP253 0 IP245 0 IP040 - IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste and waste from retail operations). The indicative capacity of sites IP245 and IP253 is low in number of residential units, therefore on their own the development of the sites is not anticipated to result in any significant negative effects.</p> <p>Cumulative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p> <p>It is considered that IP055 will have a negligible effect on waste as the future uses of the site will be the same as the existing use.</p>
ET4 To reduce the effects of traffic upon the environment	IP253 + IP245 + IP040 +/- IP055 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP253 is located within a speciality shopping area where community facilities and employment hubs are available at walking distance which may result in reduced need to travel by private car. The area is well served by public transport.</p> <p><i>The use of sustainable modes of transport should also be encouraged through improvements of the pedestrian and cycling infrastructure in the area.</i></p> <p>The availability of additional car parking spaces at IP055 may encourage people to travel by private car, particularly those travelling from adjacent districts into Ipswich town centre.</p>
ET5 To improve access to key services for all sectors of the population	IP253 + IP245 + IP040 + IP055 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in a central urban area of Ipswich and will improve access to shopping areas, education facilities, etc. Access will be improved mainly for those who have access to a car and people travelling from outside Ipswich.</p>



Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP253 0 IP245 0 IP040 0 IP055 -	Short, medium and long term Direct Irreversible Medium	The whole borough	<p>None of the sites is located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be rather low.</p> <p>The central location of IP253, IP245, and IP040 may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Therefore, cumulative positive effects may occur in the long term.</p> <p>Negative effects are likely to occur as a result of the allocation of site IP055 for car parking uses which may increase the use of private cars.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i></p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP253 + IP245 + IP040 + IP055 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.</p> <p>Benefits for water quality improvements are available if opportunities to remediate some historical areas of contamination are used (IP245 and IP040).</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP040 and IP245. See Appendix 1 of the Ipswich SFRA.</p>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP253 - IP245 0 IP040 0 IP055 ?	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>There are no designated sites near or adjacent to any of the site allocations. Therefore it is considered that the effects on biodiversity will be negligible.</p> <p>TPOs are identified at IP055 and IP253 has TPO nearby and an application for Tree Works may be required (dependent on the design of the new car parking at IP055).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP253 +/-</p> <p>IP245 +/-</p> <p>IP040 +/-</p> <p>IP055 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential for any negative effects on heritage assets are identified with the development of site IP245 as there is a listed building located adjacent to the site (14&16 Arcade Street, Grade II). <i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of the designated site.</i></p> <p>There is potential for archaeological remains at the sites as they are located in an Area of Archaeological importance and three of them are near a conservation area (IP245, IP055 and IP040).</p> <p>There are no Scheduled monuments in the vicinity of the sites.</p> <p>Early evaluation would be advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required in relation IP040 to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</p> <p>Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p> <p>Mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP253 0 IP245 - IP040 0 IP055 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Potential negative effects on listed buildings are identified only with the development of IP245. The site is also located in a Conservation area. IP055 is adjacent to a Conservation area. The local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the listed building and maintain the local distinctiveness of the area.</i>
HW1 To improve the health of those most in need	IP253 0 IP245 0 IP040 0 IP055 0	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible. No significant impacts on health are identified with the allocation of IP055 for car parking.
HW2 To improve the quality of life where people live and encourage community participation	IP253 + IP245 + IP040 + IP055 +	Short, medium and long term Indirect Irreversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities. The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP253 0 IP245 0 IP040 0 IP055 0	Short, medium and long term Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the housing sites and the achievement of the SA objective and/or the effect will be negligible. No significant impacts on poverty are identified with the allocation of IP055 for car parking.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP253 0 IP245 0 IP040 + IP055 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are likely to arise with the retail development of IP040 and temporary construction jobs with each new development. However, on the whole, the predicted positive effects are unlikely to be significant.
ER3 To help meet the housing requirements for the whole community	IP253 + IP245 + IP040 + IP055 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP253, IP245, and IP040 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings. No effects are recorded with the allocation of IP055 as the site will be used for car parking.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP253 0 IP245 0 IP040 0 IP055 +	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments and a retail centre will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each of the housing sites will have a negligible effect. IP055 is allocated for a short stay car park for shoppers. Its purpose is to support town centre shops and leisure facilities, recognising that not everyone who may want to use town centre facilities has access to regular public transport, especially in rural areas outside Ipswich. Therefore it is considered that IP055 may have some indirect positive effects on economic growth through improved access to town centre facilities.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP253 0 IP245 0 IP040 + IP055 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	The development of IP040 will contribute to the achievement of the SA objective through opportunity to offer additional retail services in the central urban Ipswich. IP055 may offer direct benefits through improved access to town centre facilities. There is no clear relationship between the allocation of the rest of the sites and the achievement of the SA objective and/or the effect will be negligible.
ER6 To encourage efficient patterns of movement in support of economic growth	IP253 + IP245 + IP040 + IP055 +	Short, medium and long term Indirect/Direct Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth. IP040 is at the edge of the existing central shopping area thus adding to an existing attraction in a highly accessible location rather than creating a rival attraction out of town. IP055 may offer direct benefits through improved access to town centre facilities, especially to people visiting from rural areas outside Ipswich.
ER7 To encourage and accommodate both indigenous and inward investment	IP253 0 IP245 0 IP040 + IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Some local economic benefits are associated with the development of IP040 for retail use.
CL1 To maintain and improve access to education and skills for both young people and adults	IP253 0 IP245 0 IP040 0 IP055 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University of Suffolk campus and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible. There is no relationship between the allocation of IP055 for car parking and educational attainment.
CD1	IP253 0 IP245 0	Short, medium and long term Direct	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
To minimise potential opportunities for crime and anti-social activity	IP040  IP055 	Irreversible Medium		that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments regardless of their size.</i> http://opendatacommunities.org/deprivation/map

Group 17 – Central – Alexandra

IP048: Mint Quarter / Cox Lane – open space, short stay parking, 72 homes

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

IP264: 28-32 Tacket Street, 16 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP048 - IP074 - IP264 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>IP048 and IP074 are located in or close to AQMA (in the area of St. Helen's Street), and potential negative effects are associated with dust and air pollution during construction. IP264 is unlikely to have any impact on AQMA due to its distance and size.</p> <p>The main use of the land (IP048, IP074, and IP264) will be residential which may lead to additional use of private cars by new residents. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for increased traffic in the town centre.</p> <p>Therefore, <i>sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i></p>
ET2 To conserve soil resources and quality	IP048 + IP074 + IP264 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use.</i></p> <p>Therefore it is considered that the effect in the medium and long term is likely to be beneficial.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP048 - IP074 0 IP264 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of IP048 suggests potential for negative effects if mitigation measures are not in place. Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area. <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites. Therefore, it is considered that the site allocation is likely to contribute to the achievement of the SA objective.
ET5 To improve access to key services for all sectors of the population	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping and community facilities and no major access constraints are identified.
ET6 To limit and adapt to climate change	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	The whole borough	None of the sites are located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be rather low. The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport, e.g. walking at short distances.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP264 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>The sites are not located in Flood Zones 2 and 3 and the risk of flooding of development is considered to be low.</p> <p>Benefits for water quality can be maximised if opportunities are sought to remediate the contaminated land where appropriate.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP048. See Appendix 1 of the Ipswich SFRA.</p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP048 -</p> <p>IP074 -</p> <p>IP264 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>There are no biodiversity/geodiversity designated sites within or near the site allocations. TPOs are identified at IP048 and IP074 and an <i>application for Tree Works may be required</i>.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP048 -</p> <p>IP074 -</p> <p>IP264 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP264 is located in a conservation areas and IP048 is adjacent to it.</p> <p>Potential for any negative effects on sites of historical importance are identified with the development of these three sites as there are listed buildings located adjacent to the sites:</p> <ul style="list-style-type: none"> • Church of St. Pancras (Grade II) • 70-74 Upper Orwell Street (Grade II) • 13 Orwell Place (Grade II) • County Hall (Grade II) <p>The locally listed façade to Carr Street will be retained.</p> <p>In addition, IP048 is also adjacent to Central Conservation Area and Grade II listed Christ Church is located to the south.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated site.</i></p> <p>There is also potential for any archaeological remains at the sites as they are located in Area of Archaeological importance. The Area between Upper Brook Street and Upper Orwell Street is a Scheduled Monument - middle and late Saxon town.</p> <p>Any proposals would need to consider the impact of development upon designated and non-designated heritage assets and their setting, including any resulting benefit, harm or loss to their significance.</p> <p>Due to the high potential for archaeological remains of national significance, detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England will be required in order to agree the principle of development and inform designs (e.g. to allow for preservation in-situ of deposits</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>or appropriate programmes of work) this will help to avoid potential negative impacts.</p> <p>Mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets. <i>Where appropriate the mitigation measures can include completion of a licensed excavation and recording of remains before development commences.</i></p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP048 -</p> <p>IP074 -</p> <p>IP264 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings are identified with the development of the sites. Sites IP048 and IP264 are located respectively next to and in a Conservation area and the local townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP048 + IP074 + IP264 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the development of the sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects are likely to occur with regards to the potential use of Christchurch park and Alexandra Park located near the sites. The creation of new public open space at IP048 will also have an indirect positive effect on health in a localised area.
HW2 To improve the quality of life where people live and encourage community participation	IP048 + IP074 + IP264 +	Short, medium and long term Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities. The sites will also contribute to the achievement of the SA objective through the provision of decent housing and open space and thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP048 + IP074 + IP264 +	Short, medium and long term Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the development of residential dwellings near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP048 0 IP074 0 IP264 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The allocation of sites detracts from the SA objective as the land use is primarily residential and any jobs during construction will only be temporary.
ER3 To help meet the housing requirements for the whole community	IP048 + + IP074 + IP264 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP048, IP074, and IP264 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP048 0 IP074 0 IP264 0	Short, medium and long term Indirect Irreversible Medium	N/A	Whilst new residential developments will contribute to the achievement of the SA objective through improved quality of life, it is considered that on its own each site will have a negligible effect on the economic growth of the borough.
ER5 To support vital and viable town, district and local centres	IP048 + IP074 + IP264 +	Short, medium and long term Indirect/Direct Irreversible Low	Localised area in Central Ipswich	Positive effects are identified with regard to the shopping areas located in the town centre, which may benefit from the increase of new residents in the area. Short stay car parking for shoppers (element of IP048) will replace and add to existing surface car parking and directly support the SA objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP048 + IP074 + IP264 +	Short, medium and long term Indirect/Direct Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth. Short stay car parking for shoppers (element of IP048) will replace and add to existing surface car parking and directly support the SA objective.
ER7 To encourage and accommodate both indigenous and inward investment	IP048 + IP074 + IP264 +	Short, medium and long term Direct Irreversible Low	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, with some infrastructure improvements (car parking) at IP048, the provision of new public open space which may increase the attractiveness of the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP048 0 IP074 0 IP264 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University of Suffolk campus and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP048 0 IP074 0 IP264 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments regardless of their size.</i> http://opendatacommunities.org/deprivation/map

Central – Alexandra

IP052: Land between Lower Orwell Street, 29 homes + employment use

IP011a: Smart Street, Foundation Street (former Gym and Trim), 14 homes

IP011b: Smart Street / Foundation Street, 50 homes + employment use

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP052 - IP011a 0 IP011b - IP054 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	The sites are located in or close to AQMA. Sites IP052 and IP054 are allocated for mixed use developments and may generate traffic on Star Lane and key town centre roads. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for congestion at key junctions in the town centre. <i>Therefore, sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP052 + IP011a + IP011b + IP054 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use</i> . Therefore it is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP052 0 IP011a 0 IP011b - IP054 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste). The indicative capacity of sites IP011b and IP054 suggest potential for negative effects if mitigation measures are not in place. Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area. <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP052 +</p> <p>IP011a +</p> <p>IP011b +</p> <p>IP054 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Central Ipswich	<p>The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites. In addition, the main shopping area is adjacent to IP011a, IP052 and IP054 and land is allocated to the south of the sites (IP035) for employment use. For all these reasons it is considered that the sites will contribute to the achievement of the SA objective.</p> <p>A transport assessment and travel plan will be required for IP011b and IP054. This will help to avoid potential negative impacts on traffic.</p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP052 +</p> <p>IP011a +</p> <p>IP011b +</p> <p>IP054 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Localised area in Central Ipswich	<p>All the sites are located in the central urban area of Ipswich near shopping areas and community facilities and no major access constraints are identified.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP052 +/- IP011a +/- IP011b +/- IP054 +/-	Short, medium and long term Direct Irreversible Medium	The whole borough	<p>Parts of the sites are located in Flood Zones 2 and 3 with a risk of flooding of the southern parts of new development.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design). New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that community facilities are within walking distance. Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP052 +/- IP011a +/- IP011b +/- IP054 +/-	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>Parts of the sites are located in Flood Zones 2 and 3 and there is a risk of flooding of the southern parts of new development. In the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence. <i>However, flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>It is noted that IP011a would require improvements to the existing water supply and foul sewerage networks to enable development, supporting the enhancement of water features.</p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP011b and IP054. See Appendix 1 of the Ipswich SFRA.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP052 0 IP011a - IP011b - IP054 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no biodiversity/geodiversity designated sites within or near the site allocations. TPO nearby is identified in IP011a, IP011b and IP054 and an <i>application for Tree Works may be required.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP052 - IP011a - IP011b - IP054 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>All the sites are adjacent to a conservation area and part of IP054 is located within a Conservation area.</p> <p>Potential for any negative effects on sites of historical importance are identified with the development of IP052 and IP054 as there are listed buildings located adjacent to the sites (32 Lower Brook Street – Grade II, 24 Fore Street – Grade II*, 26-28 Fore Street Grade II, Conservative Office – Grade II). Also IP011a and b because they adjoin the listed Tooley’s Court.</p> <p>IP054 is also located partly within Central Conservation Area and contains two Grade II listed buildings (18-20 Lower Brook Street). The site is flanked by the Central conservation area and several listed buildings, with two Grade II* churches to the south.</p> <p>Scheduled monuments in the vicinity of the sites include Dominican Friary (remains of); area of middle and late Saxon town, off Foundation Street; area of middle and late Saxon and medieval defences, off Shire Hall Yard; area of middle and late Saxon town, off Star Lane.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated site.</i></p> <p>There is also potential for any archaeological remains at all four sites as they are located in an Area of Archaeological importance.</p> <p>Therefore mitigation measures may be required if any archaeological remains</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p> <p>Detailed pre-application discussions with Suffolk County Council Archaeological Service and Historic England will be required in order to agree the principle of development and inform design (e.g. to allow preservation in-situ of deposits or appropriate programmes of work) this will help to avoid potential negative effects. Where development is accepted in principle archaeological remains will be complex, important and mitigation could involve significant costs and timescales.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP052 -</p> <p>IP011a -</p> <p>IP011b -</p> <p>IP054 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings are identified with the development of IP011a and b, IP052 and IP054. IP052 and IP011a are adjacent to a Conservation area and IP054 is located part within a Conservation area.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing associated with the development of sites all four sites may have some positive indirect effects on health, it is considered that the overall effect will be negligible. However, positive indirect effects are likely to occur with regards to the potential use of Christchurch park Alexandra Park located near the sites. The sites are also near designated river paths and close to community facilities (restaurants, cinemas, churches) which may encourage more people to choose walking as the main mode of transport.
HW2 To improve the quality of life where people live and encourage community participation	IP052 + + IP011a + IP011b + IP054 + +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. football club, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and some employment opportunities (mixed use developments IP052 and IP054) thus improving the quality of life.
ER1 To reduce poverty and social exclusion	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/mixed use near a wide range of community facilities easily accessible by different means of transport.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP052 + IP011a 0 IP011b + IP054 + +	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The allocation of IP052, IP011b and IP054 will contribute to the SA objective as part of the sites will be for business/employment use.
ER3 To help meet the housing requirements for the whole community	IP052 + IP011a + IP011b ++ IP054 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP052, IP011a and b and IP054 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP052 + IP011a 0 IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The SA objective will be achieved through the delivery of decent housing, employment opportunities and opportunities for inward investment with the development of IP052, IP011b, and IP054.
ER5 To support vital and viable town, district and local centres	IP052 + IP011a 0 IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	IP052, IP011b, and IP054 would support new business formation through the allocation of land for business/employment use and thus increasing the number of new jobs. IP054 also supports the SA Objective though the delivery of car parking which may improve access to essential services and facilities for both existing and new residents.
ER6 To encourage efficient patterns of movement in support of economic growth	IP052 + IP011a + IP011b + IP054 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential/mixed use dwellings and student accommodation close to existing/future employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP052 0 IP011a 0 IP011b 0 IP054 ++	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	IP054 strongly supports the achievement of the SA objective through the allocation of land for various uses including office, leisure and retail. On its own, IP052, IP011a and IP011b are unlikely to contribute to the achievement of the SA objective due to their size and purpose. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, with some infrastructure improvements (car parking) at IP0054, the replacement of an electricity substation which may increase the business attractiveness of the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP052 0 IP011a 0 IP011b 0 IP054 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University of Suffolk campus and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively low indicative capacity of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP052 0 IP011a 0 IP011b 0 IP054 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments regardless of their size.</i> http://opendatacommunities.org/deprivation/map

Central – Alexandra

IP089: Waterworks Street, 23 homes

IP012: Peter's Ice Cream, 29 homes

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

IP043: Commercial Buildings and Jewish Burial Ground, Star Lane, 50 homes + employment use

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP089 +</p> <p>IP012 +</p> <p>IP258 +</p> <p>IP043 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Central Ipswich	<p>The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport. Tower Ramparts Bus Station and Old Cattle Market Bus Station and Ipswich Railway Station are located at a walking distance from the sites. In addition, the IP089 and IP043 are adjacent to speciality shopping area and IP012 is near existing Local Centre.</p> <p>The provision of school at IP258 would provide an opportunity for children living around the Waterfront to walk to school. For all these reasons, it is considered that the sites are likely to contribute to the achievement of the SA objective.</p> <p>A transport assessment and travel plan will be required for IP043. This will help to avoid potential negative effects on traffic.</p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP089 +</p> <p>IP012 +/-</p> <p>IP258 +</p> <p>IP043 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Localised area in Central Ipswich	<p>All the sites are located in the central urban area of Ipswich near shopping areas and community facilities.</p> <p>Access constraints are identified at IP012 and IP043 associated with potential negative effects on the local highway network (A1156 and Star Lane).</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes particularly around the vicinity of the university buildings.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP089 0 IP012 0 IP258 0 IP043 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP043 is located in Flood Zones 2 and 3 with a risk of flooding of the southern parts of new development.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design). New development should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p>The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that most community facilities are within walking distance.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP089 0 IP012 0 IP258 0 IP043 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP043 is located in Flood Zones 2 and 3 and there is a risk of flooding of the southern parts of new development. In the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP012, IP089, IP258 and IP043. See Appendix 1 of the Ipswich SFRA.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP089 -</p> <p>IP012 0</p> <p>IP258 -</p> <p>IP043 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>There are no biodiversity/geodiversity designated sites within or near the site allocations. TPO nearby is identified in IP089 and IP258 and an <i>application for Tree Works may be required.</i></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP089 -</p> <p>IP012 0</p> <p>IP258 0</p> <p>IP043 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Listing buildings are adjacent or near IP089 and IP043 with potential for negative effects from new developments:</p> <ul style="list-style-type: none"> • 44 Fore Street (Grade II) • 54-58 Fore Street (Grade II*) • Walls Enclosing Jews' Burial Ground (Grade II) • The Lord Nelson Inn (Grade II) • 13-25 Waterworks Street (Grade II) <p>These sites also fall within the boundary of a Conservation area.</p> <p>Grade II* Old Custom House is also located to the south west of IP043 and a complex of highly graded buildings at Isaac Lord to the south east. In addition, IP258 and IP012 are adjacent to Central Conservation Area, with IP258 also adjacent to and Grade II listed Holy Trinity Church to the south.</p> <p>It is noted that IP043 presents opportunities for enhancing the Jewish burial ground which would need to be carefully respected by any development proposal.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for archaeological remains at the sites as they are located in an Area of Archaeological importance and notably of possible national significance at IP043. Where development is accepted in principle, archaeological remains will be complex</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>and important, and mitigation could involve significant costs and timescales. Early evaluation would be advised so that decisions can be taken on preservation and/or appropriate investigation strategies designed.</p> <p>Mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service and Historic England will be required in order to agree the scope of required assessment, the principle of development and to inform design. (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</p> <p>Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. This will help to avoid potential negative effects.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP089 -</p> <p>IP012 0</p> <p>IP258 0</p> <p>IP043 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of IP089 and IP043.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP089 + IP012 + IP258 0 IP043 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP089, IP012, IP043 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and a leisure facility will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	All the sites are within the town centre and will directly support the SA objective. IP012 is located near a Local centre (45) with a potential to attract new residents and contribute directly to the achievement of the SA objective.
ER6 To encourage efficient patterns of movement in support of economic growth	IP089 + IP012 + IP258 + IP043 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential/mixed use dwellings and student accommodation close to existing/future employment and shopping areas will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP089 0 IP012 0 IP258 0 IP043 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas, through the provision of new primary school (IP258), new decent housing (IP089, IP012, and IP043) and improve the business attractiveness of the area.

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

Central – Alexandra

IP035: Key Street / Star Lane / Burtons (St. Peter Port) employment use (office), hotel and retail
 IP132: Former St Peter's Warehouse Site 4 Bridge Street, 73 dwellings with B1a office use, leisure or small scale retail
 IP136: Silo, College Street, 48 homes
 IP205: Burton's, College Street, 125 homes
 IP206: Cranfields, College Street, 140 homes
 IP211: Regatta Quay, Key Street, 149 homes

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>The area along Star Lane, College Street, and Bridge Street is designated as AQMA.</p> <p>Five site allocations will contribute to an increase of new residents in the area as well as an increase from employment and commercial uses from offices, leisure or small scale retail with IP047 as it is anticipated new developments will be primarily residential (IP132, IP136, IP205, IP206, and IP211). As a result of the influx of a significant number of new residents the traffic is likely to increase on key roads adjacent to the new developments. In addition, IP035 has the potential to generate traffic in peak hours from users of the office or hotel buildings. Although the sites are well served by public transport and near two bus stations, the number of new residents suggests potential for congestion issues.</p> <p>Therefore, <i>sustainable modes of transport should be encouraged through improved pedestrian/cycle routes in the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use</i> . Therefore it is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP035 - IP132 0 IP136 0 IP205 - IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Waste is likely to be generated in the short term during construction and in the long term during operation (household waste as well as commercial waste – IP132). The size of the sites and the indicative capacity of IP205, IP206, and IP211 suggest significant increase of new residents and potential for negative effects if mitigation measures are not in place. Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area and the whole borough. <i>Opportunities should be sought to encourage recycling and reuse of materials.</i>
ET4 To reduce the effects of traffic upon the environment	IP035 - IP132 - IP136 - IP205 - - IP206 - - IP211 - -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Whilst there are two bus stations and Ipswich Railway Station are located near the sites, the area is not currently served by local public transport. In addition, the main shopping area is located north of the sites and existing employment areas are further south and west which may result in increase of the use of private cars and congestion issues. For these reasons it is considered that negative effects are likely to occur unless appropriate mitigation measures are put in place. A transport assessment and travel plan will be required. Pedestrian capacity along College St footways and the one-way traffic system will be considered. This will help to reduce potential negative effects on traffic.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<i>Mitigation measures at project level can be included in Section 106 Agreement with regards to pedestrian infrastructure improvements or new bus stops (if any bus route is diverted to meet the local needs).</i>
ET5 To improve access to key services for all sectors of the population	IP035 +/ IP132 +/ IP136 +/ IP205 +/ IP206 +/ IP211 +/	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Although the sites are located in the central urban area of Ipswich near main community facilities which would offer some benefits in terms of access, access constraints are identified with the majority of sites associated with potential negative effects on the local highway network from potential congestion issues (Star Lane).</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>All the sites are located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell.</p> <p><i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures. New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i></p> <p>As previously identified, the use of sustainable modes of transport should be encouraged due to potential of increased traffic and congestion issues in the vicinity of the sites.</p> <p>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport. The central location of these sites offers the potential for walking and cycling.</p>
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP035 - IP132 +/- IP136 - IP205 - IP206 - IP211 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>All the sites are located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell.</p> <p>Although in the medium and long term it is anticipated that the risk will be alleviated through the delivery of Ipswich Flood Defence, <i>flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>IP132 is expected to require improvements to the existing water supply and foul sewerage networks to enable development which would offer enhancements to the quality of water features.</p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP136. See Appendix 1 of the Ipswich SFRA.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP035 0</p> <p>IP132 0</p> <p>IP136 0</p> <p>IP205 0</p> <p>IP206 -</p> <p>IP211 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP132, IP136, IP205, IP206 and IP211 are adjacent to County Wildlife Site (the river Orwell and the Wet Dock), which is also designated as an important wildlife corridor with high conservation value. Potential negative effects are associated with noise, air pollution and disturbance of species.</p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP035 -</p> <p>IP132 -</p> <p>IP136 -</p> <p>IP205 -</p> <p>IP206 -</p> <p>IP211 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Listing buildings are adjacent or near IP035, IP132 and IP136 with potential for negative effects from new developments:</p> <ul style="list-style-type: none"> • 1-5 College Street (Grade II) • 4 College Street (Grade II) • Church of St. Peter (Grade II*) <p>All the sites (except IP035) fall within the boundary of a Conservation area. Only the south west corner of IP035 (i.e. the listed building) falls within it the site is also located between one other Conservation Area. Where development is accepted in principle, archaeological remains will be complex and important, and mitigation could involve significant costs and timescales.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated buildings.</i></p> <p>There is a scheduled monument adjacent to IP035 (Wolsey's Gate) and there is potential for archaeological remains at all seven sites as they are located in Area of Archaeological Importance. It is noted that at IP132 remains could be of possible national significance, such as important waterlogged remains.</p> <p>Proposals impacting upon the setting of Wolsey's Gate Scheduled Monument would require detailed pre-application discussions. The site presents</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>opportunities for enhancing the setting of this scheduled monument.</p> <p>In addition IP035 is one of the most important remaining sites in Ipswich with the potential to address major research questions about the origin and development of the town.</p> <p>Detailed early pre-application discussion with Suffolk County Council Archaeological Service and Historic England in relation to IP132 would be required to agree the scope of required assessment, the principle of development and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Where development is accepted in principle, archaeological remains will be complex and important and mitigation could involve significant costs and timescales.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP035 -</p> <p>IP132 -</p> <p>IP136 -</p> <p>IP205 -</p> <p>IP206 -</p> <p>IP211 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of all the sites. In addition, IP205, IP206, and IP211 are located at the Waterfront and consideration should be given to any negative impacts on the local character of Neptune Marina and the quays in the area.</p> <p><i>The townscape distinctiveness should be conserved through good design which responds to the character of surrounding buildings to maintain the local distinctiveness of the area.</i></p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP035 0</p> <p>IP132 +</p> <p>IP136 +</p> <p>IP205 +</p> <p>IP206 +</p> <p>IP211 +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>The provision of decent housing associated with the development of IP132, IP136, IP205, IP206, and IP211 may have some positive indirect effects on health as it will result in improvement of the quality of life of residents in new developments.</p> <p>The sites are also near designated river paths at the Waterfront which may encourage more people to lead healthy life styles.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP035 0</p> <p>IP132 +</p> <p>IP136 +</p> <p>IP205 +</p> <p>IP206 +</p> <p>IP211 +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and some employment opportunities (IP035) and thus improving the overall quality of life.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				In addition, leisure provision with IP132 may also contribute towards achieving the SA Objective.
ER1 To reduce poverty and social exclusion	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion is likely to be reduced through the allocation of sites for residential uses near a wide range of community facilities. <i>However, opportunities to improve the public transport provision in the vicinity of the new developments can be beneficial in terms of access.</i>
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP035 + IP132 + IP136 + IP205 0 IP206 0 IP211 0	Short, medium Direct Reversible Medium	Localised area in Central Ipswich	The only sites with potential to contribute to the achievement of the SA objective are IP035 and IP136 through the allocation of land for business, retail and mixed use. IP132 would also partly contribute towards achieving the SA Objective with provision of B1a office use, leisure or small scale retail though it would not be on a significant scale.
ER3 To help meet the housing requirements for the whole community	IP035 0 IP132 + IP136 + IP205 ++ IP206 ++ IP211 ++	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP205, IP206, IP211 strongly support the SA objective through the delivery of significant number of residential dwellings. However, these dwelling are all anticipated to be flats and may lead to oversupply of this type of housing in central Ipswich.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	Whilst the provision of decent housing and some employment opportunities will improve the overall attractiveness of the area making it a better place to live, on its own each is unlikely to contribute to achievement of the SA objective, However, cumulative positive effects are likely to occur as a result of regeneration of the Waterfront area and enhancement of the existing land use.
ER5 To support vital and viable town, district and local centres	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the town centre and new residents would add to its vitality and viability. The development of IP035 and IP136 will contribute to the achievement of the SA objective through the allocation of small amount of land for retail and business uses to meet the demands of the growing number of residents in the area.
ER6 To encourage efficient patterns of movement in support of economic growth	IP035 +/- IP132 +/- IP136 +/- IP205 +/- IP206 +/- IP211 +/-	Short, medium and long term Direct/Indirect Irreversible Low	Central Ipswich	The central location of the sites may lead to more efficient patterns of movement. However, it is uncertain whether sustainable modes of transport will be used unless public transport services are provided and pedestrian routes linking the Waterfront to the central shopping area are enhanced.
ER7 To encourage and accommodate both indigenous and inward investment	IP035 + IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective. Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas to enhance the image of the Waterfront, with the provision of new hotel (IP035), retail units and car parking (IP035), new decent housing (IP132, IP136, IP205, IP206 and IP211) and provision of office use, leisure or small scale retail (IP132) and improve the business attractiveness of the area.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
CL1 To maintain and improve access to education and skills for both young people and adults	IP035 0 IP132 + IP136 + IP205 + IP206 + IP211 +	Short, medium and long term Indirect Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to University of Suffolk campus which may contribute indirectly to the achievement of the SA objective.
CD1 To minimise potential opportunities for crime and anti-social activity	IP035 0 IP132 0 IP136 0 IP205 0 IP206 0 IP211 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should be noted that the sites are located in an area ranked as most deprived. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments.</i> http://opendatacommunities.org/deprivation/map

South East – Holywells

IP142: Land at Duke Street, 26 homes + 25% open space

IP098: Transco, south of Patteson Road, 51 homes

IP226: Helena Road, 540 homes

IP042: Land between Cliff Quay and Landseer Road, 27 homes plus offices, retail and leisure uses

IP049: No. 8 Shed, Orwell Quay car parking, education

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP142 - IP098 - IP226 - IP042 +/- IP049 +	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	IP142 and IP098 are located near an AQMA designated due to air pollution along Duke Street. As a result of the influx of new residents, traffic may be generated in the vicinity of Duke Street, the A1156, and Fore Street. The area is currently very well served by public transport. However, cumulatively, there is potential for congestion at key junctions of approach roads to the town centre or some employment areas. IP049 is directly adjacent to Duke Street which is an AQMA. IP049 is allocated for public car parking, however part of the existing site is now allocated for education and ancillary uses to university (e.g. GP surgery). This will result in reduced car parking capacity hence it can be assumed that less traffic will be generated to and from the site. The effects are assessed as positive in the long term but the level of certainty is low. <i>Therefore, the use of sustainable modes of transport should be encouraged through improved pedestrian routes in the area.</i>
ET2 To conserve soil resources and quality	IP142 + IP098 + IP226 + IP042 + IP049 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich, on brownfield land and are likely to be contaminated due to previous use of the land and opportunities <i>could be sought to remediate the land before use.</i> Therefore it is considered that the effect in the medium and long term is likely to be beneficial.

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP142 +</p> <p>IP098 +</p> <p>IP226 -</p> <p>IP042 +</p> <p>IP049 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>All the sites are located in a central urban area of Ipswich near a District centre (48), parks, university buildings, etc.</p> <p>Potential access constraints are identified with IP226 associated with potential negative effects on the local highway network.</p> <p><i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes connecting major developments such as IP226 to the town centre, parks and gardens, etc.</i></p> <p><i>A separate Transport assessment may be required to identify any significant negative effects from the development of IP226 due to its size and proposed use.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET6 To limit and adapt to climate change	IP142 - IP098 - IP226 - - IP042 - IP049 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>IP049 is located in Flood Zones 2 or 3 prone to flooding from the river Orwell. However the site is already in use therefore there will be only negligible change from the existing baseline.</p> <p>IP098, and IP226 are located in Flood Zones 2 and 3 with a risk of flooding across the entire site. Western parts of IP142 and IP042 also fall within a Flood zone 2 and 3.</p> <p><i>Although the implementation of the tidal barrier and raised defences would raise the level of protection, the area will still be within Flood Zone 3 and there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.</i></p> <p><i>Therefore development should be directed to areas of lower flood risk through the Sequential Test process and highly vulnerable development should not be permitted unless there are no alternative sites available.</i></p> <p><i>Flood risk assessment may be required at project level to identify appropriate mitigation measures for the parts of the development (IP042 and IP142) that fall within Flood Zone 2 and 3 (e.g. through design).</i></p> <p><i>Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP142 -</p> <p>IP098 -</p> <p>IP226 - -</p> <p>IP042 -</p> <p>IP049 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Central Ipswich	<p>IP098, and IP226 are located in Flood Zones 2 and 3 with a risk of flooding across the entire site. Western parts of IP142 and IP042 also fall within a Flood zone 2 and 3.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP098 and IP142. See Appendix 1 of the Ipswich SFRA.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p><i>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP142 -</p> <p>IP098 0</p> <p>IP226 -</p> <p>IP042 -</p> <p>IP049: 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Localised area in Central Ipswich	<p>IP042 is adjacent to a CWS located to the northeast (Holywells Park) but the relatively low capacity of the site is likely to result in only negligible effects on the designated site. The close proximity of IP226 to the river Orwell to the west may result in some significant negative effects associated with pollution, noise and disturbance of species. There are no designated sites located near IP049. No significant impacts are likely to occur as the site is already in use and no major constraints in terms of biodiversity have been identified.</p> <p>TPO nearby is identified within the northern parts of IP142 and IP042 and application for Tree Works may be required.</p> <p><i>Potential indirect positive effects are associated with remediation of previously contaminated land and improved air quality due to reduced need to travel.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP142 0</p> <p>IP098 0</p> <p>IP226 0</p> <p>IP042 +</p> <p>IP049 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Listing buildings are adjacent or near IP042 (Cliff Cottage – Grade II and Tolly Cobbold Brewery – Grade II). It should be noted that the redevelopment which has planning permission at IP042 has been allowed as enabling development to bring the listed brewery back into use and thereby secure its future. Therefore effects are assessed as positive.</p> <p>IP226 and IP049 are adjacent to a Conservation area. <i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for any archaeological remains at IP049 as it is located in an Area of Archaeological importance. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP142 0</p> <p>IP098 0</p> <p>IP226 -</p> <p>IP042 +</p> <p>IP049 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential positive effects on listed buildings and local distinctiveness are identified with the development of IP042.</p> <p>The development of IP049 and IP226 (adjacent to a Conservation area) may have negative impacts. <i>Mitigation would include appropriate design to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW1 To improve the health of those most in need	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur with regards to the close proximity of the sites to Holywells and Alexandra Park to the east and north east. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthier lifestyle. There is no relationship between the allocation of IP049 and the SA objective.
HW2 To improve the quality of life where people live and encourage community participation	IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, university campus, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing, car parking and ancillary building to the University (IP049) and open space (IP142) thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/education uses near a wide range of community facilities easily accessible by different means of transport. No significant impacts on poverty are identified with the allocation of IP049 for car parking.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP142 0 IP098 0 IP226 0 IP042 + IP049 0	Short Direct Reversible Medium	Localised area in Central Ipswich	Some employment opportunities are identified with IP042 (industrial and commercial use, hotel, food store included in the planning application along with residential units). The only employment opportunities likely to arise from the development of the rest of the sites are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER3 To help meet the housing requirements for the whole community	IP142 + IP098 + IP226 ++ IP042 + IP049 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP142, IP098, IP226, and IP042 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP142 0 IP098 0 IP226 0 IP042 + IP049 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Some benefits are recorded with the allocation of land for industrial and commercial use, hotel, and food store along with residential units at IP042. It should be noted that cumulatively the allocation of homes, employment and food stores within on site allocation is considered sustainable. Whilst new residential developments will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own the rest of the sites will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	The vitality of the nearby District Centre will be supported through the increase of the potential users and the easy access via Duke Street from all new developments. Car parking provision will be slightly reduced at IP049, however the effects on access to town, district, or local centres is assessed as negligible.
ER6 To encourage efficient patterns of movement in support of economic growth	IP142 + IP098 + IP226 + IP042 + IP049 0	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings and student accommodation close to existing/future employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth. Car parking provision will be slightly reduced at IP049, however the effects on patterns of movement is assessed as negligible.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER7 To encourage and accommodate both indigenous and inward investment	IP142 0 IP098 0 IP226 0 IP042 + IP049 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Some benefits are recorded with the allocation of land for industrial and commercial use, hotel, and food store along with residential units, at IP042. On their own, the rest of the sites are unlikely to contribute to the achievement of the SA objective as the focus is primarily on residential developments. Cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing (IP142, IP098, IP226) and new commercial buildings (IP042), car parking and university buildings (IP049) and improve the business attractiveness of the area.
CL1 To maintain and improve access to education and skills for both young people and adults	IP142 + IP098 + IP226 + IP042 + IP049 +	Short, medium and long term Direct/Indirect Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to University of Suffolk campus which may contribute to the achievement of the SA objective. IP049 will contribute indirectly to the achievement of the SA objective through land allocated for ancillary uses to University.
CD1 To minimise potential opportunities for crime and anti-social activity	IP142 0 IP098 0 IP226 - IP042 0 IP049 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in an area ranked as less deprived when compared to adjacent areas to the north and west of the site. However, in the short term, crime levels may increase as a result of influx of new residents, particularly with regards to major developments such as IP226. <i>Therefore, it would be beneficial to incorporate secured by design principles within new development.</i> http://opendatacommunities.org/deprivation/map

South West – Bridge

IP188: Websters Saleyard site, Dock Street 9 dwellings
 IP039a: Land between Gower Street & Gt Whip Street 43 dwellings
 IP133: South of Felaw Street 33 dwellings
 IP200: Griffin Wharf, Bath Street 187 dwellings
 IP080: 240 Wherstead Road 27 dwellings

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

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP188 -</p> <p>IP039a -</p> <p>IP133 -</p> <p>IP200 -</p> <p>IP080 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>The majority of sites are located in Flood Zones 2 or 3 with a risk of flooding from the river Orwell.</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP039a, IP133, IP188 and IP080. See Appendix 1 of the Ipswich SFRA.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate.</p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP188 +/-</p> <p>IP039a 0</p> <p>IP133 +/-</p> <p>IP200 +/-</p> <p>IP080 0</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP200, IP133 and IP188 are adjacent to a County Wildlife Site (CWS) located to the east (river Orwell) and the indicative capacity of the sites suggests potential negative effects on the designated site associated with pollution, noise and disturbance of species. <i>Potential indirect positive effects are associated with remediation of previously contaminated land and improved air quality due to reduced need to travel.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP188 -</p> <p>IP039a -</p> <p>IP133 -</p> <p>IP200 0</p> <p>IP080 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Listing buildings are adjacent IP188 and IP133 with potential for negative effects from new development (Stoke Bridge Maltings and Felaw Maltings). The only site to fall entirely within the boundary of a Conservation area is IP188. Part of IP133 and IP200 are adjacent to Wet Dock Conservation area. IP133 is also adjacent to the Grade II listed Felaw Maltings.</p> <p><i>Appropriate design of building should be considered in order to avoid any negative effects on the setting of designated sites.</i></p> <p>There is also potential for any archaeological remains at IP188, IP039a, and IP133 as they are located in an Area of Archaeological importance.</p> <p>IP039a is also adjacent to Stoke Conservation Area.</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.</p> <p>Therefore mitigation measures may be required if any archaeological remains are discovered to avoid damage of heritage assets (<i>where appropriate the completion of a licensed excavation and recording of remains before development commences</i>).</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP188 - IP039a - IP133 - IP200 0 IP080 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Potential negative effects on listed buildings and local distinctiveness of the conservation area are identified with the development of IP188, IP039a, and IP133. The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i>
HW1 To improve the health of those most in need	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur with regards to the proximity of all the sites to Gippeswyk Park and Stoke Park Wood and The People's Community Garden located to the west and south west of the site allocations. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthier lifestyle.
HW2 To improve the quality of life where people live and encourage community participation	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP188 0 IP039a 0 IP133 0 IP200 0 IP080 0	Short Direct Reversible Medium	Localised area in Central Ipswich	The only employment opportunities likely to arise from the development of the sites are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.
ER3 To help meet the housing requirements for the whole community	IP188 + IP039a + IP133 + IP200 ++ IP080 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP200 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings. IP188, IP039a, IP133, and IP080 are also allocated for residential use with lower indicative capacity.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP188 0 IP039a 0 IP133 0 IP200 0 IP080 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP188 + IP039a + IP133 + IP200 + IP080 0	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	The vitality of the nearby District Centre (located to the west of the site allocations) will be supported through the increase of the potential users and the easy access via public transport services from most new developments.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP188 0 IP039a 0 IP133 0 IP200 0 IP080 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, each site is unlikely to contribute to the achievement of the SA objective as the focus is primarily on residential developments. Cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing and improve the business attractiveness of the borough.
CL1 To maintain and improve access to education and skills for both young people and adults	IP188 + IP039a + IP133 + IP200 + IP080 +	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Potential positive effects are associated with the close proximity of the sites to St. Joseph's College and University of Suffolk campus which may contribute to the achievement of the SA objective.
CD1 To minimise potential opportunities for crime and anti-social activity	IP188 0 IP039a 0 IP133 0 IP200 - IP080 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should also be noted that the sites are located in an area ranked as most deprived. In the short term, crime levels may increase as a result of influx of new residents, particularly with regards to major developments (IP200). <i>Therefore, it would be beneficial to incorporate secured by design principles within new development.</i> http://opendatacommunities.org/deprivation/map

South West – Bridge

IP031: Burrell Road, 20 homes

IP169: 23-25 Burrell Road, 14 homes

IP047: Land at Commercial Road, 103 dwellings, office, leisure, hotel and open space

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET1 To improve air quality	IP031 0 IP169 0 IP047 -	Medium and long term Direct and indirect Irreversible Medium	Central Ipswich	<p>The sites are located near an AQMA designated due to air pollution along Vernon Street and Bridge Street. IP047 will contribute to an increase of new residents in the area as it is anticipated that 103 new homes will be built. Along with new office, leisure and hotel development, traffic is likely to increase on key roads adjacent to the site. It is considered likely that residents from the new housing dwellings at IP031 and IP169 could generate additional traffic eastbound along Burrell road to access shopping areas and community services in the town centre area via Bridge Street. However, the number of dwellings does not suggest a significant change from the baseline.</p> <p>IP047 does however incorporate public open space which may contribute partially to the achievement of the SA objective through the provision of 0.17ha open space at the Waterfront. However, cumulative negative effects on air quality are likely to occur if the mitigation measures identified below are not put in place.</p> <p>The area is currently very well served by public transport and the use of <i>sustainable modes of transport should be further encouraged through improved pedestrian routes and where appropriate the creation of cycling infrastructure.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET2 To conserve soil resources and quality	IP031 + IP169 0 IP047 +	Medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites are located in urban Ipswich on previously developed land. IP031 and IP047 are potentially contaminated due to previous use of the land and opportunities <i>should be sought to remediate the land before use</i> . Therefore it is considered that the effect in the medium and long term is likely to be beneficial.
ET3 To reduce waste	IP031 0 IP169 0 IP047 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household and commercial waste).</p> <p>The capacity of IP031 and IP169 is low in number of residential units, therefore on their own the development of the sites is not anticipated to result in any significant negative effects.</p> <p>The size and indicative capacity of IP047 suggest significant increase of new residents and commercial use and potential for negative effects if mitigation measures are not in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP031 + IP169 + IP047 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The relatively central location of the sites may result in reduced need to travel by private car. The area is very well served by public transport (one local bus running on Burrell Road connecting the area with facilities on the other side of the river). Ipswich railway station is at a walking distance from IP031, IP169, and 047. In addition, the sites are located near major employment areas to the southeast and northwest. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective.</p> <p>A transport assessment will be needed for IP047 due to its scale, location and</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				the proposed uses, and it may identify the need to contribute towards significant off-site highway mitigation, depending on the detail of the scheme.
ET5 To improve access to key services for all sectors of the population	IP031 + IP169 + IP047 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in a central urban area of Ipswich near parks, schools, river paths, Ipswich railway Station, with a good public transport access to the main shopping area to the north. <i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes.</i>
ET6 To limit and adapt to climate change	IP031 - IP169 - IP047 -	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP031 and IP047 are located in Flood Zones 2 or 3 being prone to flooding from the river Orwell. IP169 is adjacent to Flood Zone 2 or 3. <i>Although the implementation of the tidal barrier and raised defences would raise the level of protection, there is still a residual risk of flooding by either failure of the new defences, or overtopping in extreme events.</i> <i>Therefore flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 or 3 (e.g. through design).</i> Cumulatively, positive effects are likely to occur as a result of the allocation of sites near community facilities with a reduced need to travel by car.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP031 +/-</p> <p>IP169 -</p> <p>IP047 +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Central Ipswich	<p>IP031 and IP047 are located in Flood Zones 2 or 3 being prone to flooding from the river Orwell. IP169 is adjacent to Flood Zone 2 or 3.</p> <p>Water quality could be enhanced if opportunities are sought to remediate the contaminated land (IP031) before further use of the land.</p> <p>IP047 will be expected to require improvements to the existing water supply and foul sewerage networks to enable development which will contribute towards achieving protecting and enhancing the quality of water features.</p> <p><i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP031 0</p> <p>IP169 0</p> <p>IP047 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Localised area in Central Ipswich	<p>There are no TPOs located near IP031 and IP169. All the sites are adjacent to a County Wildlife site. Potential indirect negative effects are likely to occur with regards to air pollution and temporary noise disturbance during construction. However, due to the small size of IP031 and IP169, it is considered that the effects will be negligible. IP047 includes a site allocated for open space which may offer biodiversity benefits in a localised town centre area.</p> <p><i>Mitigation opportunities should be sought to enhance the area allocated for an open space (IP047). (Note, this is not a new mitigation measure but carried over from the assessment of IP263 which has been merged with IP047)</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP031 0</p> <p>IP169 0</p> <p>IP047 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>There are no listing buildings located in the vicinity of IP031 and IP169. Part of IP031 falls within an Area of Archaeological Importance and adjacent to Stoke Conservation Area in its most eastern parts (also listed on the Heritage at Risk Register). The site is also adjacent to grade I listed Church of St Mary at Stoke There are no Scheduled Monuments within or adjacent to the sites. Detailed early pre-application discussions with Suffolk County Council Archaeological Service would be required to agree the scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work).</p> <p><i>Appropriate design of buildings should be considered in order to avoid any negative effects on the setting of the designated site.</i></p> <p>IP047 falls within an Area of Archaeological Importance.</p> <p>Previous planning permissions have had a condition attached requiring archaeological investigation, <i>which could include archaeological monitoring and recording of initial groundworks with contingency for fuller archaeological recording if deemed necessary; recording the remaining railway features; checking whether any trace of the dock tramway survives; and a palaeoenvironmental sampling strategy.</i></p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP031 -</p> <p>IP169 -</p> <p>IP047 +</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>Potential negative effects on local distinctiveness and the conservation area at IP031 and IP169 are associated with deterioration of the waterfront townscape character.</p> <p>The townscape distinctiveness should be conserved through <i>the use of traditional or sympathetic building materials and techniques which respect those found on the surrounding buildings to maintain the local distinctiveness of the area.</i></p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				Potential beneficial opportunities are identified at IP047 where at present the area is occupied by commercial / industrial buildings with low townscape value. New development may contribute to the achievement of the SA objective with appropriate design of buildings.
HW1 To improve the health of those most in need	IP031 + IP169 + IP047 +	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur with regards to the proximity of all the sites to Gippeswyk Park located to the west of the site allocations. The site allocations are also near designated river paths and close to community facilities which may encourage residents to lead a healthy lifestyle. Positive indirect effects are also likely to occur with regards to the potential use of open space and leisure provision (IP047).
HW2 To improve the quality of life where people live and encourage community participation	IP031 + IP169 + IP047 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, playing fields, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing thus improving the overall quality of life. In addition, leisure provision with IP047 may also contribute towards achieving the SA Objective.
ER1 To reduce poverty and social exclusion	IP031 + IP169 + IP047 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP031 0 IP169 0 IP047 +	Short Direct Reversible Medium	Localised area in Central Ipswich	IP047 includes office, leisure and hotel development. These developments will create employment opportunities and will contribute towards supporting the SA Objective. The only employment opportunities likely to arise from the development of IP031 and IP169 are associated with temporary construction jobs. Therefore it is considered that the effects will be negligible.
ER3 To help meet the housing requirements for the whole community	IP031 + IP169 + IP047 + +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP031, IP169, IP047 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP031 0 IP169 0 IP047 +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	The provision of office, leisure and hotel development with IP047 will help to provide employment opportunities which could contribute towards economic growth. Whilst new residential developments and will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP031 0 IP169 0 IP047 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The capacity of sites IP031 and IP169 do not suggest any significant change from the baseline; therefore it is considered that the impact on the vitality of the town centre will be negligible. There are no District or Local centres near IP047; however new residents and occupants at the site may contribute to the achievement of the SA by supporting town centre shopping areas.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP031 + IP169 + IP047 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings, new offices, leisure provision and a hotel close to an existing employment area and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP031 0 IP169 0 IP047 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On its own, IP031 is unlikely to contribute to the achievement of the SA objective as the focus is only on residential developments. IP047 could help to attract inward investment through the provision of offices and cumulatively, the sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing and improve the business attractiveness of the borough.
CL1 To maintain and improve access to education and skills for both young people and adults	IP031 0 IP169 0 IP047 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University of Suffolk campus and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP031 0 IP169 0 IP047 -	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should also be noted that the sites are located in an area ranked as most deprived. In the short term, crime levels may increase as a result of the increase in the number of new residents. <i>Therefore, it would be beneficial to incorporate secured by design principles within new development.</i> http://opendatacommunities.org/deprivation/map

South West – Gipping

IP083: Banks of the river upriver from Princess Street, open space

IP015: West End Road Surface Car Park, 22 homes + employment use

IP094: Land to rear of Grafton House, employment use

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

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

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP083: + IP015: +/- IP094: +/-	Short, medium and long term Direct Irreversible Medium	Central Ipswich	Retaining IP083 for an open space will contribute to the achievement of the SA objective as less impervious surface area in the floodplain reduces runoff, which can decrease peak discharge for rainfall events and lower flood heights. Water quality could be enhanced if opportunities are sought to remediate the contaminated land before future use of the land and enhancement of the open space (IP083). Surface water flooding local to site – will be considered at planning application stage for IP094. See Appendix 1 of the Ipswich SFRA. <i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP083: + IP015: 0 IP094: -	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	. IP015 and IP083 are adjacent to a County Wildlife Site (the river). Potential direct positive effects are likely to occur at IP083 where the majority of land will be retained as open space or vegetation supporting wildlife habitats. Consequently, indirect positive effects may occur with regards to air quality, water quality, and soil resources. Potential negative effects at IP015 are associated with noise disturbance; however these effects will be temporary and on the whole negligible. One TPO is identified at IP094 and <i>application for Tree Works may be required.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP083: 0 IP015: - IP094: 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	None of the sites fall within an Area of Archaeological Importance or Conservation Area. There is one listed building adjacent to IP015 (Paul's Maltings - Grade II) and negative effects may occur if housing or multi storey car parking is developed in the eastern part of the land. Detailed early pre-application discussions with Suffolk County Council Archaeological Service in relation to IP094 would be required to agree the

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				scope of required assessment and to inform design (e.g. to allow for preservation in-situ of deposits or appropriate programmes of work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales. <i>Appropriate design of residential buildings should be considered in order to avoid any negative effects on the setting of the designated site.</i>
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP083: + IP015: 0 IP094: +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Potential positive effects on local distinctiveness are associated with improved waterfront landscape /townscape through the retention of open space and enhancement of the river path and the development of a vacant site bounded by hoardings at IP094.
HW1 To improve the health of those most in need	IP083: + IP015: - IP094: 0	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Positive indirect effects are likely to occur as a result of the retention of 80% of IP083 as an open space and the enhancement of the river path in this section. The provision of a cycle path through the southern part of IP083 as part of a continuous path along the River Gipping would also encourage healthy lifestyles. Residents (IP083/IP015) may also benefit from the close location of sport facilities at the Ipswich Town Football Club Stadium and playing fields located to the north of the site allocations. The provision of a new car park may result in indirect negative effects on health if people are discouraged to choose walking or cycling as a mode of transport.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
HW2 To improve the quality of life where people live and encourage community participation	IP083: + IP015: + IP094: +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in a central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, Ipswich Town Football Club, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and open space thus improving the overall quality of life.
ER1 To reduce poverty and social exclusion	IP083: + IP015: + IP094: +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential uses near a wide range of community facilities easily accessible by different means of transport. Some positive effects may occur with the allocation of land for employment use and thus improving the employment opportunities in the borough.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP083: 0 IP015: 0 IP094: +	Short Direct Reversible Medium	Localised area in Central Ipswich	IP094 will contribute to the achievement of the SA objective through the allocation of land for employment use (B1 Class). It is anticipated that IP083 and IP015 will have a negligible effect due to only temporary short term employment opportunity during construction of residential units.
ER3 To help meet the housing requirements for the whole community	IP083: + IP015: + IP094: 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP083 and IP015 will contribute to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP083: + IP015: + IP094: +	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	New residential development (IP083 and IP015) and new employment opportunities (IP094) will contribute to the achievement of the SA objective.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER5 To support vital and viable town, district and local centres	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	There is no clear relationship between the allocation of the sites and the achievement of the SA objective and/or the effect will be negligible.
ER6 To encourage efficient patterns of movement in support of economic growth	IP083: + IP015: + IP094: +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential dwellings close to existing employment areas and a wide range of community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP083: + IP015: + IP094: +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	The sites will contribute to the regeneration / redevelopment of a central town area, with the provision of new decent housing, office buildings, open space and car parking facilities and thus improving the business attractiveness of the town centre. IP083 and IP015 in particular could improve a key gateway into the town centre from the railway station.
CL1 To maintain and improve access to education and skills for both young people and adults	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University of Suffolk campus and Suffolk New College may result in educational benefits for the residents, it is considered that due to the small proportion of housing development of IP083 and IP015 the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP083: 0 IP015: 0 IP094: 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	On the whole, crime levels are higher in Ipswich than national average. It should also be noted that the sites are located in an area ranked as relatively deprived. Crime levels may increase in the vicinity of the new multi-storey car park. Therefore, <i>it would be beneficial to incorporate secured by design principles within new development.</i> http://opendatacommunities.org/deprivation/map

South West – Gipping

IP004: Bus depot Sir Alf Ramsey Way, 48homes + 50% employment use

IP051: Old Cattle Market Portman Road, 80% B1 development + 20% leisure

IP096: Car park Handford Road East, 20 homes

IP006: Coop Warehouse, Pauls Road, 28 homes

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

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET3 To reduce waste	IP004 - IP051 - IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	<p>Waste is likely to be generated in the short term during construction and in the long term during operation (household waste + office waste). The indicative capacity of IP004 and IP051 suggests potential for negative effects if mitigation measures are not in place.</p> <p>Cumulatively, negative effects are likely to occur when the site allocations are considered along with other sites in IP-one area.</p> <p><i>Opportunities should be sought to encourage recycling and reuse of materials.</i></p>
ET4 To reduce the effects of traffic upon the environment	IP004 + IP051 - / ? IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	<p>The central location of the sites may result in reduced need to travel by private car. The area is well served by public transport: Tower Ramparts Bus Station and Old Cattle Market Bus Station are located to the east, Ipswich Railway Station is located to the south, and two local bus lines connect the north bank with residential areas and facilities on the south bank. For all these reasons it is considered that the sites are likely to contribute to the achievement of the SA objective.</p> <p><i>A separate transport assessment may be required for IP051 due its size and close proximity to Ipswich Town Football Club stadium which may result in potential negative effects on traffic particularly during major sport events.</i></p> <p>A transport assessment and travel plan will be required for IP004. This will help to reduce potential negative effects on traffic.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET5 To improve access to key services for all sectors of the population	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	All the sites are located in the central urban area of Ipswich near shopping areas and community facilities. No major access constraints are identified. <i>Sustainable modes of transport should be encouraged through improved pedestrian infrastructure and/or where appropriate the creation of cycle routes/lanes particularly around the vicinity of the office buildings.</i>
ET6 To limit and adapt to climate change	IP004 - IP051 - IP096 0/- IP006 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	The central location of the sites may encourage the use of more sustainable modes of transport, particularly due to the fact that most community facilities are within walking distance. IP004 and IP051 are entirely located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Part of IP096 is also located in a zone prone to flooding. <i>New developments should be encouraged to use SuDS to manage runoff, reduce further flood risk and protect water quality. Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that fall within Flood Zone 2 and 3 (e.g. through design). Cumulatively, the effects from climate change can be reduced through encouraging people to use more sustainable modes of transport.</i>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	IP004 - IP051 - IP096 0/- IP006 0	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP004 and IP051 are entirely located in Flood Zones 2 and 3 with a risk of flooding from the river Orwell. Part of IP096 is also located in a zone prone to flooding. Water quality could be enhanced if opportunities are sought to remediate the contaminated land where appropriate. Surface water flooding local to site – will be considered at planning application stage for IP004, IP006 and IP006. See Appendix 1 of the Ipswich SFRA. <i>Flood risk assessment may be required at project assessment level to identify appropriate mitigation measures for the parts of the development that falls within Flood Zone 2 and 3 (e.g. through design).</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	IP004 - IP051 0 IP096 - IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	IP096 and IP004 are located near a local nature reserve. IP004 is also close to CWS. Negative effects are likely to occur during construction with regards to dust and air pollution, noise and disturbance of species. <i>Mitigation measures should be put in place to ensure any potential impacts upon the local nature reserve are avoided or minimised.</i>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	IP004 + IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	There are no designated sites located in or near the site allocations and none of the sites fall within an Area of Archaeological Importance/Conservation area. However the allocation of IP004 helps to retain and conserve the locally listed tram shed on the site.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP004 0 IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst none of the site allocations is anticipated to have any negative effects on the local distinctiveness of townscape, <i>opportunities should be sought to enhance the quality of the townscape through appropriate design of office buildings ((IP051) and residential dwellings (IP004, IP096, and IP006).</i>
HW1 To improve the health of those most in need	IP004 + IP051 + IP096 + IP006 -	Short, medium and long term Indirect Irreversible Medium	Localised area in Central Ipswich	Whilst the provision of decent housing and employment opportunities may have some positive indirect effects on health, it is considered that the effect from the development of each site will be negligible. Some negative effects are likely to occur with the development of IP006 as result of the location of rail lines adjacent to the site and potential noise disturbance. Positive indirect positive effects are likely to occur with regards to the use of the playing grounds and sport facilities near IP004, IP051, and IP096. The sites are also near designated river paths and close to community facilities (restaurants, cinemas, churches) which may encourage more people to choose walking as the main mode of transport.
HW2 To improve the quality of life where people live and encourage community participation	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Community participation will be encouraged through the allocation of sites in the central urban area near a wide range of facilities (e.g. parks, public transport infrastructure, playing grounds, etc.). The sites will also contribute to the achievement of the SA objective through the provision of decent housing and employment opportunities and thus improving the overall quality of life.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER1 To reduce poverty and social exclusion	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct / Indirect Reversible Medium	Central Ipswich	Social exclusion will be reduced through the allocation of sites for residential/business uses near a wide range of community facilities easily accessible by different means of transport. The main benefits are associated with the existing open space at Alderman Park and playing fields at Ipswich Town Football Club Stadium.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	IP004 + IP051 + IP096 0 IP006 0	Short, medium, and long term Direct Reversible Medium	Localised area in Central Ipswich	The only sites with potential to contribute to the achievement of the SA objective is IP051 allocated for B1 business use and IP004 allocated for mixed use. IP096 and IP006 are allocated for residential use and employment opportunities will be temporary during construction of new development.
ER3 To help meet the housing requirements for the whole community	IP004 + IP051 0 IP096 + IP006 +	Short, medium and long term Direct Irreversible Medium	Central Ipswich	IP004, IP096, IP006 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	IP004 + IP051 + IP096 0 IP006 0	Short, medium and long term Direct/Indirect Irreversible Medium	N/A	Whilst new residential developments and a new office building (IP051 and IP004) will contribute to the achievement of the SA objective through improving the overall quality of life, it is considered that on its own each site will have a negligible effect.
ER5 To support vital and viable town, district and local centres	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct/Indirect Irreversible Medium	Localised area in Central Ipswich	There are no District or Local centres in the vicinity of the sites. However, the site allocations will contribute to the achievement of the SA objective through regeneration of a central town area and influx of new residents/employees.

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
ER6 To encourage efficient patterns of movement in support of economic growth	IP004 + IP051 + IP096 + IP006 +	Short, medium and long term Direct/Indirect Irreversible Medium	Central Ipswich	The provision of residential and office buildings close to existing/future employment hubs, shopping areas, and community facilities will encourage efficient patterns of movement and in the long term this could help to support economic growth.
ER7 To encourage and accommodate both indigenous and inward investment	IP004 + IP051 + IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Cumulatively, the sites will contribute to the regeneration / redevelopment of central town areas. IP051 will contribute directly to the achievement of the SA objective through the provision of office/hotel/leisure space in a central part of Ipswich next to existing employment sites. IP004 includes business uses as part of a mixed use allocation.
CL1 To maintain and improve access to education and skills for both young people and adults	IP004 0 IP051 0 IP096 0 IP006 0	Short, medium and long term Direct Reversible Medium	Localised area in Central Ipswich	Whilst the close proximity of the sites to the University of Suffolk campus and Suffolk New College may result in educational benefits for the residents, it is considered that due to the relatively small size of each site the effect will be negligible.
CD1 To minimise potential opportunities for crime and anti-social activity	IP004 - IP051 - IP096 0 IP006 0	Short, medium and long term Direct Irreversible Medium	Localised area in Central Ipswich	Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted that the sites are located in an area ranked as most deprived. On the whole, crime levels are higher in Ipswich than national average and the close proximity of Ipswich Town Football Club has potential to result in anti-social activities during sport events. Therefore, <i>it would be beneficial to incorporate secured by design principles within new developments.</i> http://opendatacommunities.org/deprivation/map