



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

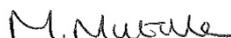
Ipswich Borough Council

Strategic Environmental Assessment and Sustainability Appraisal

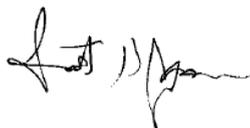
Post Submission Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document

SA Report Addendum – Post Submission Main Modifications

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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> <ol style="list-style-type: none"> a. No longer needed to meet planned development needs; and <u>or</u> b. Not viable or deliverable for the allocated use and likely to remain so during the plan period. <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												
			<p><i>delete allocation IP165 as it has planning consent; correct the description of site IP059a; and update total indicative capacity accordingly:</i></p> <table border="1"> <tr> <td>IP010a</td> <td>Co-op Depot, Felixstowe Road Approximately 25% of the site is safeguarded for an extension to Rosehill School.</td> <td>1.95 <u>2.22</u> (c.75%)</td> <td>66 <u>75</u></td> <td>45dph (DM30b)</td> <td>M</td> </tr> <tr> <td>IP032</td> <td>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</td> <td>3.54 <u>3.7</u> (c. 80%)</td> <td>99</td> <td>35dph (Development Brief)</td> <td>S/ M</td> </tr> </table>				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	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/O 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 20152014, 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 border="1"> <thead> <tr> <th>Site</th> <th>Address</th> <th>Site Area ha</th> <th>Notes</th> </tr> </thead> <tbody> <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> </tbody> </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>																						
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			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 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.		
			Sub total		42.00 49.1			
				TOTAL	49.1 3 <u>56.2</u> 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 and policy SP10 above, which identifies a need for in</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

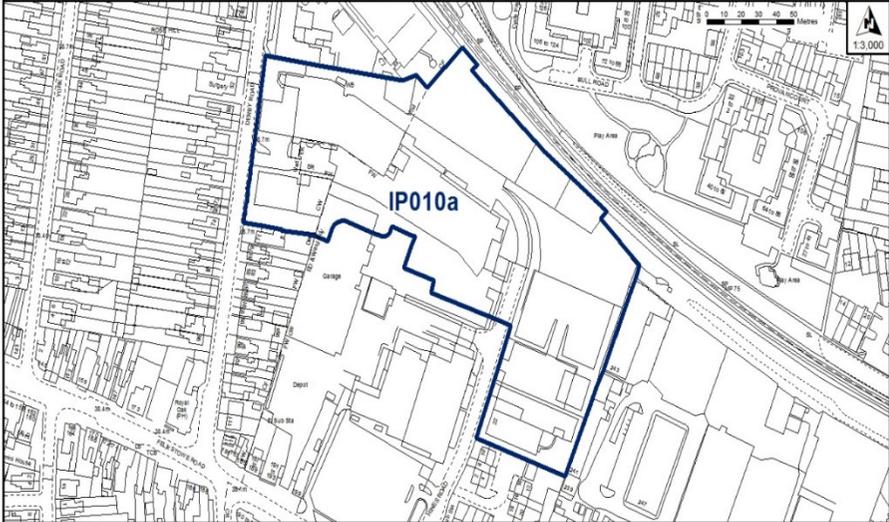
Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA
			<p>the region of 15,000 sq m of net additional retail floorspace. However, policy CS14 does not identify a retail floorspace requirement. This will be set as part of a review of the plan scheduled to begin in 2016, and CS14 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	<i>Amend site analysis and development options plans to remove buildings shown with a bold outline:</i> Please refer to separate Opportunity Areas key and maps <i>Amend Development Opportunities guidance to delete 'max':</i> <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	<i>Delete from the Development Options map those development options shaded orange which to not equate with site allocations:</i> <ul style="list-style-type: none"> east of the bus station, north of Turret Lane; Burton's, College Street; north of Regatta Quay; and east of St Mary at the Quay Please refer to separate Opportunity Areas key and maps <i>Amend second bullet of Development Principles to refer to the Tall Buildings policy DM6:</i> <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 do 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>Please 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>cumulative impacts on the conservation area with the development of adjacent site IP032 and site IP140 will need to be taken into account. In terms of archaeology, <u>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> 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 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>	<p>To ensure that full and accurate information is provided for prospective developers</p>	<p>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.</p>

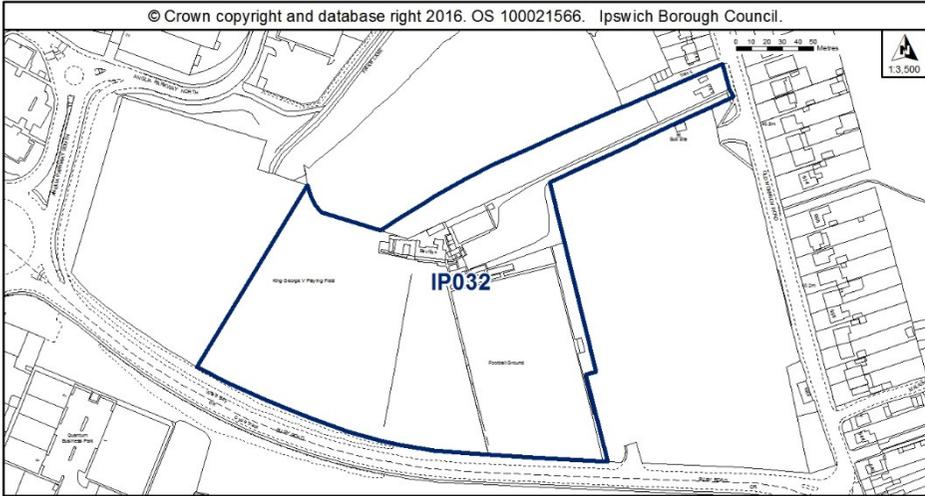
Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA									
			<p data-bbox="703 236 1312 256">© Crown copyright and database right 2016. OS 100021566. Ipswich Borough Council.</p>  <p data-bbox="562 826 1167 858">Proposed Allocation Policies SP2, & SP7 & SP9</p> <table border="1" data-bbox="562 863 1487 1153"> <thead> <tr> <th data-bbox="568 868 770 927">Use(s)</th> <th data-bbox="777 868 1128 927"></th> <th data-bbox="1135 868 1480 927">Indicative capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 932 770 1038">Primary</td> <td data-bbox="777 932 1128 1038">Residential</td> <td data-bbox="1135 932 1480 1038">66 75 (45dph on 75% of site*)</td> </tr> <tr> <td data-bbox="568 1043 770 1150">Secondary</td> <td data-bbox="777 1043 1128 1150">School extension (approximately 25%)</td> <td data-bbox="1135 1043 1480 1150">0.5ha</td> </tr> </tbody> </table> <p data-bbox="562 1230 1464 1331"><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 75 (45dph on 75% of site*)	Secondary	School extension (approximately 25%)	0.5ha		
Use(s)		Indicative capacity												
Primary	Residential	66 75 (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 IPO10b	<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 IPO10a or IPO10b 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 IPO10a and IPO10b into the assessment. The scoring remains unchanged.
SAP MM62	-	Appendix 3A Site IPO11a	<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><u>This site affects an area of archaeological importance within the area of the Anglo-Saxon and medieval town. 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.

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			<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><u>Air quality, flood risk, possible contamination, possible access constraints, TPO on site or nearby (an application for Tree Works may be needed). 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 <u>would be needed</u> for any development <u>which might affect a monument either above or below ground level</u>. 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>impacting on Scheduled sites and they should be consulted at the earliest opportunity</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.</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-is within the historic core of Anglo-Saxon and medieval core 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. 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 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.</u></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><u>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</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>significant below ground impacts, a condition would be recommended relating to archaeology.</p>		
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.

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			<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. <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>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. <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> 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. <u>Grade II* St Matthews Church (Grade II* listed)</u> 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 containsing 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> <p>Proposed Allocation Policies SP2, SP5 & SP6</p> <table border="1"> <thead> <tr> <th colspan="2">Use(s)</th> <th>Indicative capacity*</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>Residential</td> <td>129 (90dph on 50%) 103 (90dph on 40%)</td> </tr> </tbody> </table>	Use(s)		Indicative capacity*	Primary	Residential	129 (90dph on 50%) 103 (90dph on 40%)	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
Use(s)		Indicative capacity*									
Primary	Residential	129 (90dph on 50%) 103 (90dph on 40%)									

Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA						
			<table border="1"> <tr> <td></td> <td></td> <td><u>this is a minimum figure</u></td> </tr> <tr> <td>Secondary</td> <td>Hotel, leisure, <u>B1 office</u> Public open space and enhanced river path</td> <td>Min 20% of the site to form public open space and enhanced river path – 0.54ha</td> </tr> </table> <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>			<u>this is a minimum figure</u>	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		of water features therefore a positive score has been allocated. The scoring against this site is now positive and negative.
		<u>this is a minimum figure</u>									
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									
SAP MM73	-	Appendix 3A Site IPO48	<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. <u>locally listed.</u> The site lies within and in an area of archaeological importance, <u>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.</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.</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>The site lies within the area of archaeological importance (IPS 413) and much of it this site is 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.</p> <p>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</p>		<p>amendment is deemed necessary.</p>

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>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.</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				
			There is also a potential for nationally important archaeological remains outside the scheduled areas. 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, and important, and mitigation could involve significant costs and timescales. The route of Turret lane should be protected in development proposals.						
SAP MM77	-	Appendix 3A Site IP058	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Industrial (B-Class or similar Sui Generis uses excluding offices in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Industrial (B-Class or similar Sui Generis uses excluding offices 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 offices in accordance with DM25) and appropriate employment-generating sui generis uses as defined through policy DM25	20,000sqm								
SAP MM78	-	Appendix 3A Site IP061	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <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 border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <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> </tbody> </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
			<u>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>		
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.

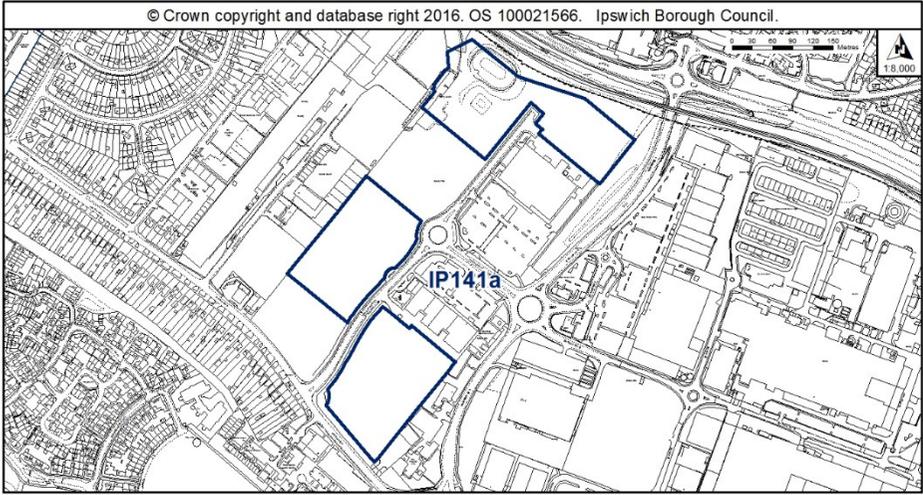
Mod. No.	Pg.	Policy / Para.	Proposed Modification	Reason	Change to the SA				
SAP MM83	-	Appendix 3A Site IP096	<p><i>Add text to development constraints section relating to heritage assets:</i></p> <p>Within Ipswich Village, housing densities should be high (Policy DM30) therefore the capacity has been 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 border="1" data-bbox="577 1126 1491 1402"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <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> </tbody> </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 <u>C</u>onservation <u>A</u>rea and to the <u>G</u>rade 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
			work). Archaeological remains may be complex and important and mitigation could involve significant costs and timescales.		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. <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 and within the Area of Archaeological Importance (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. Early assessment would be advisable if extensive ground works are proposed. There is a potential for</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									
			<p>nationally important archaeological remains outside of scheduled areas. <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>sites assessed for Central - Alexandra therefore no further amendment is deemed necessary in relation to ET9.</p>									
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 border="1" data-bbox="577 659 1469 1157"> <thead> <tr> <th colspan="2">Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment Park</td> <td>Business (B1, including <u>excluding offices B1a</u>)</td> <td>10,000sqm</td> </tr> <tr> <td></td> <td>Other B-Class 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> </tbody> </table> <p>The site is adjacent to the Whitton €Conservation aArea. <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 offices B1a</u>)	10,000sqm		Other B-Class or similar Sui Generis uses in accordance with DM25 and appropriate employment-generating sui generis uses as defined through policy DM25	10,000sqm	<p>To align with policy SP5 and ensure that full and accurate information is provided for prospective developers</p>	<p>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.</p>
Use(s)		Indicative capacity												
Employment Park	Business (B1, including <u>excluding offices B1a</u>)	10,000sqm												
	Other B-Class 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
			<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>© Crown copyright and database right 2016. OS 100021566. Ipswich Borough Council.</p> <p>Allocation Policy SP5</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 border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity*</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>24,000 sq m</td> </tr> </tbody> </table> <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>	Use(s)	Indicative capacity*	Primary	24,000 sq m		<p>site will ultimately enable the provision of employment opportunities, will attract inward investment and contribute towards economic growth.</p> <p>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.</p>
Use(s)	Indicative capacity*								
Primary	24,000 sq m								
SAP MM92	-	Appendix 3A Site IP146	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment (B-Class uses and appropriate employment-generating sui generis uses as defined)</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Employment (B-Class uses and appropriate employment-generating sui generis uses as defined)	20,000sqm	To align with policy SP5	The amendment does not change the SA.
Use(s)	Indicative capacity								
Employment (B-Class uses and appropriate employment-generating sui generis uses as defined)	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	<p><i>Add text to allocation table to refer to sui generis uses:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment (B-Class uses excluding office uses and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui Generis uses in accordance with DM25)</td> <td>20,000sqm</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Employment (B-Class uses excluding office uses and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui Generis uses in accordance with DM25)	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 and appropriate employment-generating sui generis uses as defined through policy DM25, or similar Sui Generis uses in accordance with DM25)	20,000sqm								
SAP MM94	-	Appendix 3A Site IP150c	<p><i>Add text to allocation table to refer to sui generis uses and amenity policy:</i></p> <table border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Employment</td> <td>B1 uses (offices, research & development, light industrial uses appropriate in a residential area) and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)</td> </tr> </tbody> </table>	Use(s)	Indicative capacity	Employment	B1 uses (offices, research & development, light industrial uses appropriate in a residential area) and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)	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) and appropriate employment-generating sui generis uses as defined through policy DM25 (subject to policy DM26)								
SAP MM95	-	Appendix 3A Site IP152	<p><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></p>	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 border="1"> <thead> <tr> <th>Use(s)</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Primary</td> <td>B1, B2, B8 excluding B1a offices <u>Other similar Sui Generis uses in accordance with DM25 Appropriate employment-generating sui generis uses as defined through policy DM25</u></td> </tr> </tbody> </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 <u>Other similar Sui Generis uses in accordance with DM25 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 <u>Other similar Sui Generis uses in accordance with DM25 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. Possible contamination. <u>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
			<p>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. <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>		
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. <u>The site is within the Stoke Conservation Area, with an adjacent listed building. The conservation area is currently on the Heritage at Risk Register.</u></p> <p>This site lies immediately adjacent to an area of Middle Saxon activity and routes leading to the river, and within the <u>Area of Archaeological Importance (IPS413)</u>. 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. <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 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 <u>Area of Archaeological Importance (IPS413), close to the town defences. Any</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

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. <u>Whilst it remains 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 <u>Campus-Suffolk</u> 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. <u>The site is adjacent to the Central Conservation Area and the Grade II Church of Holy Trinity Church to the south.</u> 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).</u> <u>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 instant 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	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.
	SP11: +/-	Direct		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.
	SP12: +	Reversible		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.
	SP13: +/-	Medium Certainty		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
	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: + SP11: + SP12: + SP13: + SP14: + SP15: 0 SP16: 0 SP17: 0	Medium and Long-term Direct / Indirect Reversible Medium Certainty	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>
ET3 To reduce waste	SP10: - SP11: -	Medium and Long-term Direct	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</p>

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: +			<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: +	Medium and Long-term	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>
	SP11: +	Direct/Indirect		
	SP12: +	Reversible		
	SP13: +	High Certainty		
	SP14: +			
	SP15: ++			
	SP16: +			
	SP17: +			

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: +/- SP11: + SP12: + SP13: +/- SP14: + SP15: + SP16: + SP17: -	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>
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: - SP12: - SP13: - SP14: - SP15: 0 SP16: 0 SP17: 0	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>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	SP10: + SP11: - SP12: - SP13: 0 SP14: - SP15: 0 SP16: 0 SP17: 0	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>

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>
<p>ET9 To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>SP10: -</p> <p>SP11: -</p> <p>SP12: -</p> <p>SP13: 0</p> <p>SP14: -</p> <p>SP15: 0</p> <p>SP16: 0</p> <p>SP17: 0</p>	<p>Short, Medium and Long Term</p> <p>Direct</p> <p>Reversible</p> <p>Medium Certainty</p>	<p>Waterfront, Education Quarter and Areas within IP-One town centre</p>	<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 SP13is 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>

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>
<p>ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>SP10: +/-</p> <p>SP11: -</p> <p>SP12: -</p> <p>SP13: -</p> <p>SP14: -</p> <p>SP15: 0</p> <p>SP16: 0</p> <p>SP17: -</p>	<p>Medium and Long-term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium Certainty</p>	<p>Waterfront, Education Quarter and Areas within IP-One town centre</p>	<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>
<p>HW1</p>	<p>SP10: +</p>			

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	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: +	Indirect		
	SP13: +	Reversible		
	SP14: 0	Medium Certainty		
	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	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: +	Indirect		
	SP12: +	Reversible		
	SP13: +	Medium Certainty		
	SP14: +			
	SP15: 0			
	SP16: 0			
	SP17: 0			
ER1 To reduce poverty and social exclusion	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 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: +	Indirect		
	SP12: +	Reversible		
	SP13: +	Low Certainty		
	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: +			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: +	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.
SP11: +				
SP12: +				
SP13: +				
SP14: +				
SP15: +				
SP16: +				
SP17: +				
ER6 To encourage efficient patterns of movement in support of economic growth	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 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.
SP11: +				
SP12: +				
SP13: +				
SP14: +				
SP15: +				
SP16: +				
SP17: ?				

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			<p><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></p>
	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 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. 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
<p>ET2</p> <p>To conserve soil resources and quality</p>	<p>IP140 -</p> <p>IP032 -</p> <p>IP005 +/-</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>North West</p>	<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 Tooks 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>
<p>ET3</p> <p>To reduce waste</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>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>
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</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 transboundary, Mid Suffolk</p>	<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 opportunity for the local community and those travelling from further afield to travel</p>

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 To improve access to key services for all sectors of the population</p>	<p>IP140 + IP032 +/- IP005 +</p>	<p>Medium and long term Direct and indirect Reversible Medium</p>	<p>North West Transboundary 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
<p>ET6</p> <p>To limit and adapt to climate change</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 and central Ipswich</p>	<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> 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 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</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>	<p>Localised</p>	<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>	<p>Localised</p>	<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
<p>ER1</p> <p>To reduce poverty and social exclusion</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>Localised</p>	<p>The provision of a new health centre with IP005 would make a small contribution towards reducing social exclusion.</p> <p>Housing stock will be improved through IP032 and IP005, indirectly supporting the SA objective in a localised area.</p> <p>IP140 would generate job opportunities which could help to address poverty.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP140 ++</p> <p>IP032 +</p> <p>IP005 +</p>	<p>Short, medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>High</p>	<p>North West, transboundary, Mid Suffolk</p>	<p>Employment opportunities will be created during the construction phase of development.</p> <p>IP140 directly supports the SA Objective as during operation it would provide an opportunity for rewarding and satisfying employment.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP140 0</p> <p>IP032 ++</p> <p>IP005 ++</p>	<p>Medium and long term</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>North West Ipswich</p>	<p>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.</p> <p>IP140 would not contribute to the achievement of the SA objective as this site is allocated for employment use.</p> <p>Affordable housing will be secured through the implementation of 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>IP140 ++</p> <p>IP032 0</p> <p>IP005 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North West Ipswich</p>	<p>The provision of land for employment use would support and encourage employment and investment which would support the SA Objective.</p>

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
<p>ET2</p> <p>To conserve soil resources and quality</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>Site</p>	<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>
<p>ET3</p> <p>To reduce waste</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>Site</p>	<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 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 required for IP029, IP033 and IP165.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>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>

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>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>North Ipswich</p>	<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
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP221 0 IP029 +/- IP165 +/- IP033 +/- IP090 +/-</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>North Ipswich</p>	<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>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP221 0 IP029 0 IP165 0 IP033 0 IP090 +</p>	<p>Medium and long term</p> <p>Direct and indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<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>	<p>N/A</p>	<p>N/A</p>	<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>	<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</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>
<p>HW1</p> <p>To improve the health of those most in need</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, 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.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</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 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
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP221 0 IP029 + IP165 + IP033 + IP090 ++</p>	<p>Medium and Long term</p> <p>Indirect and direct</p> <p>Reversible</p> <p>Medium</p>	<p>North Ipswich</p>	<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>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>IP221 0 IP029 + IP165 + IP033 + IP090 +</p>	<p>Medium to long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>North Ipswich</p>	<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 IP029 + IP165 + IP033 + IP090 +</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>North Ipswich</p>	<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	<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>
ET3 To reduce waste	IP105 - IP246 - IP135 - IP130 -	Medium and long term Indirect Reversible Medium	Site	<p>Cumulatively the site allocations will result in increase of construction and household waste.</p> <p><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></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>IP105 0</p> <p>IP246 0</p> <p>IP135 0</p> <p>IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>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.</p> <p>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.</p>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</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>	<p>Localised</p>	<p>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.</p> <p>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.</p>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP105 0</p> <p>IP246 0</p> <p>IP135 0</p> <p>IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central</p>	<p>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.</p> <p><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></p> <p><i>These sites should ensure that homes are designed to maximise energy efficiency which may also contribute to reducing fuel poverty.</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>IP105 0</p> <p>IP246 0</p> <p>IP135 +IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>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.</p> <p>None of these site allocations are located within areas at risk of flooding.</p> <p>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.</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>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP105 0</p> <p>IP246 0</p> <p>IP135 -</p> <p>IP130 0</p>	<p>Medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised</p>	<p>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></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP105 0</p> <p>IP246 0</p> <p>IP135 0</p> <p>IP130 0</p>	<p>N/A</p>	<p>N/A</p>	<p>There are no heritage assets within 100m of the sites therefore no impacts are recorded for this set of sites.</p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</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>	<p>Central</p>	<p>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.</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</p>

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>	<p>Central</p>	<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>	<p>Central</p>	<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>	<p>Central</p>	<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>	<p>Central</p>	<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.

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	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>	<p>Localised</p>	<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>	<p>Ipswich – South East</p>	<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>	<p>Sites</p>	<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
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP066: +/- IP010a: +/- IP010b: +/-</p>	<p>Long term Indirect Irreversible Low</p>	<p>Localised</p>	<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>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP066: 0 IP010a: 0 IP010b: 0</p>	<p>Long term Indirect Irreversible Low</p>	<p>Localised</p>	<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>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP066: 0 IP010a: 0 IP010b: 0</p>	<p>Long term Indirect Irreversible Low</p>	<p>Localised</p>	<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
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Site</p>	<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>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Site</p>	<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>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP066: 0</p> <p>IP010a: +</p> <p>IP010b: 0</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Localised</p>	<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>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP066: +</p> <p>IP010a: -</p> <p>IP010b: +</p>	<p>Short term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Localised</p>	<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 through 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

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>	<p>Localised</p>	<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>	<p>Ipswich – South East</p>	<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>	<p>Sites</p>	<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
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP066: +/-</p> <p>IP010a: +/-</p> <p>IP010b: +/-</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	<p>Localised</p>	<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>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP066: 0</p> <p>IP010a: 0</p> <p>IP010b: 0</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	<p>Localised</p>	<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>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP066: 0</p> <p>IP010a: 0</p> <p>IP010b: 0</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	<p>Localised</p>	<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
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Site</p>	<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>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP066: +</p> <p>IP010a: +</p> <p>IP010b: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Site</p>	<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>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP066: 0</p> <p>IP010a: +</p> <p>IP010b: 0</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Localised</p>	<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>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP066: +</p> <p>IP010a: -</p> <p>IP010b: +</p>	<p>Short term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	<p>Localised</p>	<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 through 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>	<p>Ipswich – South East</p>	<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>	<p>Sites</p>	<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>	<p>Localised</p>	<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>

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				<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 IP150a: 0 IP150b: 0 IP150c: 0 IP152: 0</p>	<p>Long term Indirect Irreversible Low</p>	<p>Localised</p>	<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.
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP149: +</p> <p>IP150a: 0</p> <p>IP150b: 0</p> <p>IP150c: 0</p> <p>IP152: +</p>	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	<p>Localised</p>	<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>
<p>HW1</p> <p>To improve the health of those most in need</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>	<p>Site</p>	<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>	<p>Site</p>	<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>	<p>Localised</p>	<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
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP149: 0</p> <p>IP150a: 0</p> <p>IP150b: 0</p> <p>IP150c: +</p> <p>IP152: +</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>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.</p> <p>Development at IP152 and IP150c has the potential to offer long term employment to the local population.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP149: 0</p> <p>IP150a: +</p> <p>IP150b: 0</p> <p>IP150c: 0</p> <p>IP152: 0</p>	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	<p>Localised</p>	<p>IP149, IP150b and c, and IP152 will not create further housing provision for the community.</p> <p>IP150a will create 138 (when complete) new homes. 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>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>	<p>Site</p>	<p>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.</p> <p>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.</p>
<p>ER5</p> <p>To support vital and viable town, district and local centres</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>	<p>Localised</p>	<p>Creation of an employment area at IP152 and IP150c will bring investment to the area.</p> <p>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.</p> <p>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</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				the existing District Centre 47 (Ravenswood).
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</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>	Ipswich – South East	<p>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.</p> <p><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></p>
<p>ER7</p> <p>To encourage and accommodate both indigenous and inward investment</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>	Localised	<p>The primary aim of the allocations at IP152 and IP150c is to encourage and accommodate investment.</p> <p>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.</p> <p><i>To encourage inward investment it would be beneficial to improve access and connectivity between the existing and planned developments.</i></p>
<p>CL1</p> <p>To maintain and improve access to education and skills for both young people and adults</p>	<p>IP149: +</p> <p>IP150a: 0</p> <p>IP150b: +</p> <p>IP150c: 0</p> <p>IP152: +</p>	<p>Long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	Localised	<p>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.</p> <p>Creation of employment areas at IP152 and IP150c should encourage economic growth locally and potentially raise the standard of living within the local community.</p>

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>IP149: 0</p> <p>IP150a: +</p> <p>IP150b: +</p> <p>IP150c: 0</p> <p>IP152: 0</p>	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>High</p>	<p>Site</p>	<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>
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	IP141a: -	<p>Long term</p> <p>Direct</p> <p>Reversible</p> <p>High</p>	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>
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	IP141a: 0	<p>Long term</p> <p>Indirect</p> <p>Reversible</p> <p>Low</p>	Localised	Creation of employment areas at IP141a is unlikely to improve access to key services to the local area.
<p>ET6</p> <p>To limit and adapt to climate change</p>	IP141a: -	<p>Long term</p> <p>Indirect</p> <p>Irreversible</p> <p>Low</p>	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

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>
ET4	IP147: - IP059a: -	Long term Direct	Localised	The provision of housing at IP059a, IP059b, IP061, and IP168 may lead to an

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
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 IP059a: 0 IP059b: 0 IP061: - IP168: 0</p>	<p>Long term Indirect Reversible Low</p>	<p>Site</p>	<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: + IP059a: + IP059b: + IP061: + IP168: +</p>	<p>Long term Indirect Reversible Low</p>	<p>Site</p>	<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: + IP059a: + IP059b: + IP061: + IP168: +</p>	<p>Long term Indirect Reversible Low</p>	<p>Site</p>	<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: ++ IP059a: + IP059b: + IP061: + IP168: +</p>	<p>Long term Indirect Reversible Low</p>	<p>Localised</p>	<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: ++ IP059a: 0 IP059b: 0 IP061: 0 IP168: 0</p>	<p>Long term Direct Reversible High</p>	<p>Localised</p>	<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 IP059a: + IP059b: + IP061: + IP168: +</p>	<p>Long term Indirect Reversible Low</p>	<p>Localised</p>	<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: ++ IP059a: + IP059b: + IP061: + IP168: +</p>	<p>Long term Direct Reversible High</p>	<p>Site</p>	<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: + IP059a: + IP059b: + IP061: + IP168: +</p>	<p>Long term Direct Reversible High</p>	<p>Localised</p>	<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. 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: + IP059a: + IP059b: + IP061: + IP168: 0</p>	<p>Long term Direct Reversible High</p>	<p>Ipswich – West</p>	<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. 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: + IP059a: + IP059b: + IP061: +</p>	<p>Long term Direct Reversible</p>	<p>Localised</p>	<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.

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
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP172 0</p> <p>IP176 0</p> <p>IP214 0</p> <p>IP260 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>The whole borough</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>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>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP172 +</p> <p>IP176 +</p> <p>IP214 +</p> <p>IP260 +</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 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>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP172 0</p> <p>IP176 0</p> <p>IP214 0</p> <p>IP260 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 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: 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
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP253 0</p> <p>IP245 0</p> <p>IP040 0</p> <p>IP055 -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>The whole borough</p>	<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>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP253 +</p> <p>IP245 +</p> <p>IP040 +</p> <p>IP055 0</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 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>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP253 -</p> <p>IP245 0</p> <p>IP040 0</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>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). 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
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP253 0</p> <p>IP245 0</p> <p>IP040 +</p> <p>IP055 +</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>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>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>IP253 +</p> <p>IP245 +</p> <p>IP040 +</p> <p>IP055 +</p>	<p>Short, medium and long term</p> <p>Indirect/Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<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>
<p>ER7</p> <p>To encourage and accommodate both indigenous and inward investment</p>	<p>IP253 0</p> <p>IP245 0</p> <p>IP040 +</p> <p>IP055 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>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.</p>
<p>CL1</p> <p>To maintain and improve access to education and skills for both young people and adults</p>	<p>IP253 0</p> <p>IP245 0</p> <p>IP040 0</p> <p>IP055 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>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.</p> <p>There is no relationship between the allocation of IP055 for car parking and educational attainment.</p>
<p>CD1</p>	<p>IP253 0</p> <p>IP245 0</p>	<p>Short, medium and long term</p> <p>Direct</p>	<p>Localised area in Central Ipswich</p>	<p>Whilst the size of the sites does not suggest any significant effect on the baseline conditions, it should be noted</p>

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 0 IP055 0	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	<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 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP048 - IP074 - IP264 -</p>	<p>Short, medium and long term Direct Irreversible 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
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP264 +</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>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 creation of new public open space at IP048 will also have an indirect positive effect on health in a localised area.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP264 +</p>	<p>Short, medium and long term</p> <p>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. 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.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP048 +</p> <p>IP074 +</p> <p>IP264 +</p>	<p>Short, medium and long term</p> <p>Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP048 0</p> <p>IP074 0</p> <p>IP264 0</p>	<p>Short, medium</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>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.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</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>IP048, IP074, and IP264 are likely to contribute to the achievement of the SA objective through the delivery of residential dwellings.</p>

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>	<p>Central Ipswich</p>	<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>	<p>Localised area in Central Ipswich</p>	<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
<p>ET6</p> <p>To limit and adapt to climate change</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>The whole borough</p>	<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>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</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>Central Ipswich</p>	<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
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP052 0</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>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></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</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>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 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP052 - IP011a - IP011b - IP054 -</p>	<p>Short, medium and long term Direct Irreversible 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
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP052 +</p> <p>IP011a +</p> <p>IP011b +</p> <p>IP054 +</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>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.</p> <p>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.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP052 + +</p> <p>IP011a +</p> <p>IP011b +</p> <p>IP054 + +</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. 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.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP052 +</p> <p>IP011a +</p> <p>IP011b +</p> <p>IP054 +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP052 +</p> <p>IP011a 0</p> <p>IP011b +</p> <p>IP054 + +</p>	<p>Short, medium</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>The allocation of IP052, IP011b and IP054 will contribute to the SA objective as part of the sites will be for business/employment use.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</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>Central Ipswich</p>	<p>IP052, IP011a and b and IP054 will contribute directly to the achievement of the SA objective through the delivery of residential dwellings.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP052 +</p> <p>IP011a 0</p> <p>IP011b +</p> <p>IP054 +</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP052 +</p> <p>IP011a 0</p> <p>IP011b +</p> <p>IP054 +</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</p>	<p>IP052 +</p> <p>IP011a +</p> <p>IP011b +</p> <p>IP054 +</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER7</p> <p>To encourage and accommodate both indigenous and inward investment</p>	<p>IP052 0</p> <p>IP011a 0</p> <p>IP011b 0</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>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.</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	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>	<p>Central Ipswich</p>	<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>	<p>Localised area in Central Ipswich</p>	<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
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP089 0</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>Central Ipswich</p>	<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>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP089 0</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>Central Ipswich</p>	<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 ant 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. 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). 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 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP089 - IP012 0 IP258 0 IP043 -</p>	<p>Short, medium and long term Direct Irreversible 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. 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
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP089 +</p> <p>IP012 +</p> <p>IP258 +</p> <p>IP043 +</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>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>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP089 +</p> <p>IP012 +</p> <p>IP258 +</p> <p>IP043 +</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 a new primary school (IP258) thus improving the overall quality of life.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP089 +</p> <p>IP012 +</p> <p>IP258 +</p> <p>IP043 +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<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>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP089 0</p> <p>IP012 0</p> <p>IP258 0</p> <p>IP043 0</p>	<p>Short, medium</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<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
				<p><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></p>
<p>ET5 To improve access to key services for all sectors of the population</p>	<p>IP035 +/- IP132 +/- IP136 +/- IP205 +/- IP206 +/- IP211 +/-</p>	<p>Short, medium and long term Direct Irreversible Medium</p>	<p>Localised area in Central Ipswich</p>	<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
<p>ET6</p> <p>To limit and adapt to climate change</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>Central Ipswich</p>	<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><i>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.</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>
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</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>Central Ipswich</p>	<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
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	IP035 - IP132 - IP136 - IP205 - IP206 - IP211 -	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 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. <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>
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.

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
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</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/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER5</p> <p>To support vital and viable town, district and local centres</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/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>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.</p>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</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/Indirect</p> <p>Irreversible</p> <p>Low</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER7</p> <p>To encourage and accommodate both indigenous and inward investment</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>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.</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	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
<p>ET6</p> <p>To limit and adapt to climate change</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>	<p>Central Ipswich</p>	<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>	<p>Central Ipswich</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>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>	<p>Localised area in Central Ipswich</p>	<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
<p>HW1</p> <p>To improve the health of those most in need</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>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 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.</p> <p>There is no relationship between the allocation of IP049 and the SA objective.</p>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</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 / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</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 / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<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> <p>No significant impacts on poverty are identified with the allocation of IP049 for car parking.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP142 0</p> <p>IP098 0</p> <p>IP226 0</p> <p>IP042 +</p> <p>IP049 0</p>	<p>Short</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>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.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER3</p> <p>To help meet the housing requirements for the whole community</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>	<p>Central Ipswich</p>	<p>IP142, IP098, IP226, and IP042 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings.</p>
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP142 0</p> <p>IP098 0</p> <p>IP226 0</p> <p>IP042 +</p> <p>IP049 0</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>N/A</p>	<p>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.</p>
<p>ER5</p> <p>To support vital and viable town, district and local centres</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/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>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.</p> <p>Car parking provision will be slightly reduced at IP049, however the effects on access to town, district, or local centres is assessed as negligible.</p>
<p>ER6</p> <p>To encourage efficient patterns of movement in support of economic growth</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/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p> <p>Car parking provision will be slightly reduced at IP049, however the effects on patterns of movement is assessed as negligible.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER7</p> <p>To encourage and accommodate both indigenous and inward investment</p>	<p>IP142 0</p> <p>IP098 0</p> <p>IP226 0</p> <p>IP042 +</p> <p>IP049 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>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.</p>
<p>CL1</p> <p>To maintain and improve access to education and skills for both young people and adults</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/Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>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.</p> <p>IP049 will contribute indirectly to the achievement of the SA objecting through land allocated for ancillary uses to University.</p>
<p>CD1</p> <p>To minimise potential opportunities for crime and anti-social activity</p>	<p>IP142 0</p> <p>IP098 0</p> <p>IP226 -</p> <p>IP042 0</p> <p>IP049 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>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.</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

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> 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
<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). Therefore, <i>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>	<p>Central Ipswich</p>	<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>	<p>Localised area in Central Ipswich</p>	<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.
<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>
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP031 +</p> <p>IP169 +</p> <p>IP047 +</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 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.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP031 +</p> <p>IP169 +</p> <p>IP047 +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP031 0</p> <p>IP169 0</p> <p>IP047 +</p>	<p>Short</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>IP047 includes office, leisure and hotel development. These developments will create employment opportunities and will contribute towards supporting the SA Objective.</p> <p>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.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</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>Central Ipswich</p>	<p>IP031, IP169, IP047 will contribute directly to the achievement of the SA objective through the delivery of new residential dwellings.</p>
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP031 0</p> <p>IP169 0</p> <p>IP047 +</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>N/A</p>	<p>The provision of office, leisure and hotel development with IP047 will help to provide employment opportunities which could contribute towards economic growth.</p> <p>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.</p>
<p>ER5</p> <p>To support vital and viable town, district and local centres</p>	<p>IP031 0</p> <p>IP169 0</p> <p>IP047 +</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p> <p>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.</p>

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
<p>ET3</p> <p>To reduce waste</p>	<p>IP083: 0</p> <p>IP015: 0</p> <p>IP094: -</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>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>
<p>ET4</p> <p>To reduce the effects of traffic upon the environment</p>	<p>IP083: 0</p> <p>IP015: -</p> <p>IP094: -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<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
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP083: +</p> <p>IP015: +</p> <p>IP094: +/-</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 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>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP083: +</p> <p>IP015: -</p> <p>IP094: -</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<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
<p>ET7</p> <p>To protect and enhance the quality of water features and resources and reduce the risk of flooding</p>	<p>IP083: +</p> <p>IP015: +/-</p> <p>IP094: +/-</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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>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).</p> <p>Surface water flooding local to site – will be considered at planning application stage for IP094. 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.</i></p>
<p>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP083: +</p> <p>IP015: 0</p> <p>IP094: -</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>. 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.</p> <p>Consequently, indirect positive effects may occur with regards to air quality, water quality, and soil resources.</p> <p>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></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP083: 0</p> <p>IP015: -</p> <p>IP094: 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>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.</p> <p>Detailed early pre-application discussions with Suffolk County Council Archaeological Service in relation to IP094 would be required to agree the</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
				<p>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><i>Appropriate design of residential buildings should be considered in order to avoid any negative effects on the setting of the designated site.</i></p>
<p>ET10</p> <p>To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</p>	<p>IP083: +</p> <p>IP015: 0</p> <p>IP094: +</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 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.</p>
<p>HW1</p> <p>To improve the health of those most in need</p>	<p>IP083: +</p> <p>IP015: -</p> <p>IP094: 0</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 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.</p>

Objective	Performance of Policy	Temporal Scale Nature of Impact (Direct/Indirect) Reversibility Certainty	Geographical Extent	Commentary/Mitigation
<p>HW2</p> <p>To improve the quality of life where people live and encourage community participation</p>	<p>IP083: +</p> <p>IP015: +</p> <p>IP094: +</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 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.</p>
<p>ER1</p> <p>To reduce poverty and social exclusion</p>	<p>IP083: +</p> <p>IP015: +</p> <p>IP094: +</p>	<p>Short, medium and long term</p> <p>Direct / Indirect</p> <p>Reversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>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.</p>
<p>ER2</p> <p>To offer everybody the opportunity for rewarding and satisfying employment</p>	<p>IP083: 0</p> <p>IP015: 0</p> <p>IP094: +</p>	<p>Short</p> <p>Direct</p> <p>Reversible</p> <p>Medium</p>	<p>Localised area in Central Ipswich</p>	<p>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.</p>
<p>ER3</p> <p>To help meet the housing requirements for the whole community</p>	<p>IP083: +</p> <p>IP015: +</p> <p>IP094: 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</p>	<p>IP083 and IP015 will contribute to the achievement of the SA objective through the delivery of residential dwellings.</p>
<p>ER4</p> <p>To achieve sustainable levels of prosperity and economic growth throughout the plan area</p>	<p>IP083: +</p> <p>IP015: +</p> <p>IP094: +</p>	<p>Short, medium and long term</p> <p>Direct/Indirect</p> <p>Irreversible</p> <p>Medium</p>	<p>N/A</p>	<p>New residential development (IP083 and IP015) and new employment opportunities (IP094) will 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
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	None of the site allocations are located near or in an AQMA. 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. <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>
ET2 To conserve soil resources and quality	IP004 + IP051 + IP096 + IP006 +	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	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
<p>ET5</p> <p>To improve access to key services for all sectors of the population</p>	<p>IP004 +</p> <p>IP051 +</p> <p>IP096 +</p> <p>IP006 +</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 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>
<p>ET6</p> <p>To limit and adapt to climate change</p>	<p>IP004 -</p> <p>IP051 -</p> <p>IP096 0/-</p> <p>IP006 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</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> <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).</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>IP004 -</p> <p>IP051 -</p> <p>IP096 0/-</p> <p>IP006 0</p>	<p>Short, medium and long term</p> <p>Direct</p> <p>Irreversible</p> <p>Medium</p>	<p>Central Ipswich</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>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 IP004, IP006 and IP006. 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>ET8</p> <p>To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs</p>	<p>IP004 -</p> <p>IP051 0</p> <p>IP096 -</p> <p>IP006 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>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></p>
<p>ET9</p> <p>To conserve and enhance the historic environment, heritage assets and their settings</p>	<p>IP004 +</p> <p>IP051 0</p> <p>IP096 0</p> <p>IP006 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 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.</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	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.

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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