

Appendix C

Sieve analysis of changes to policies

Sieve Analysis of Changes to Core Strategy Policies

Changes to policies are set out in the table below. The policies are set out in full for clarity and changes to policy such as deletions are indicated as strikethrough and additional text are underlined. This table presents an assessment of the significance of the changes to the Core Strategy Policies. Those which are assessed as having minor significance will not be further assessed, while those which have significantly changed will be assessed.

Table C-1 Sieve Analysis of Changes to Core Strategy Policies

Core Strategy Policies	Changes to Policies	Sustainability Impacts
Policy CS1: Sustainable Development – Climate Change	<p>Changes to policy clauses in Policy CS1: Sustainable Development – Climate Change</p> <p>In Ipswich a comprehensive approach will be taken to tackling climate change and its implications through:</p> <ul style="list-style-type: none"> a. Requiring all new development to incorporate energy conservation and efficiency measures, to achieve significantly reduced carbon emissions by 2016 for all new residential and major non-residential development; b. Requiring all major developments to achieve a target of at least 15% of their energy requirements to be provided through decentralised renewable or low carbon energy sources where feasible and viable; c. Seeking opportunities to develop renewable energy generating capacity including on Council-owned land; d. Supporting <u>the implementation of the Suffolk Climate Action Plan produced by the Suffolk Climate Change Partnership</u> and other appropriate local carbon reduction schemes; e. Implementing the IMPACT Carbon Management scheme and reducing carbon emissions from the Council's own operations by 30% by 2013 and 50% by 2021 from a 2007/08 baseline; f. <u>Supporting the protection, caring for and increase in canopy cover across the Borough during the plan period;</u> 	<p>The additional text to Policy CS1 would not change the previous SA assessment as they simply update and strengthen the policy by providing additional provisions relating to canopy cover and open spaces to mitigate against climate change.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>g. <u>Seeking opportunities to utilise parks and open space and ecological networks potential in the mitigation and adaptation against climate change.</u></p> <p>h. Supporting the implementation of the Ipswich Flood Defence Strategy by the Environment Agency; and</p> <p>i. Requiring building and infrastructure design to incorporate water conservation, capture, recycling and efficiency measures and sustainable urban drainage systems (SuDS).</p> <p>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in that Framework indicate that development should be restricted. 	
Policy CS2: The Location and Nature of	<p>Changes to policy clauses in Policy CS2: The Location and Nature of Development</p> <p>The regeneration and sustainable growth of Ipswich will be achieved through:</p>	<p>The additional text to Policy CS2 would not change the previous SA assessment as they promote town centre locations for offices and linking</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
Development	<p>a. Focusing most new residential development and community facilities into the town centre, the Waterfront and Ipswich Village, and into or within walking distance of the town's district centres;</p> <p>b. Focusing major new retail development into the Central Shopping Area;</p> <p>c. Focusing new office, hotel, cultural and leisure development into Ipswich town centre;</p> <p>d. Promoting a strategic employment site at Crane's, Nacton Road, to support economic development and jobs growth;</p> <p>e. Directing other employment uses (B1 except office, B2 and B8) to employment areas distributed in the outer parts of the Borough, <u>although there will be a town centre first approach to the location of offices</u>;</p> <p>f. Dispersing open space based (non-commercial) leisure uses throughout the town <u>with preferred linkage to ecological networks and/or green corridors</u>;</p> <p>g. Development demonstrating principles of very high quality architecture and urban design.</p> <p>In addition to the above locations, a sustainable urban extension to north Ipswich is planned subject to the prior provision of suitable infrastructure (see Policy CS10).</p> <p>Major developments within the town centre, Ipswich Village, and district centres should incorporate a mix of uses to help achieve integrated, vibrant and sustainable communities. Major developments are defined as commercial developments of 1,000 sq. m or more or residential developments of 10 units or more. The mix will consist of at least two uses, with the lesser use consisting of at least 20% of net floorspace. Exceptions may be made for large offices or education buildings for a known end user.</p> <p>Development densities will be high in the town centre, Ipswich Village and Waterfront, medium in the rest of IP-One and in and around the district centres, and low elsewhere.</p>	<p>leisure uses to ecological networks or green corridors.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
Policy CS3: IP-One Area Action Plan	<p>Changes to policy clauses in CS3: IP-One Area Action Plan</p> <p>The Council will prepare and implement an IP-One Area Action Plan <u>incorporated in the Site Allocations and Policies development plan document</u> to plan for significant change in central Ipswich. The Area Action Plan will include policies which:</p> <ul style="list-style-type: none"> a. Define the extent of the town centre, Waterfront and Ipswich Village; b. Allocate sites for development in IP-One, including land to provide approximately 2,000 dwellings; c. Set down development principles to apply in identified opportunity areas where change will be concentrated; d. Define the Central Shopping Area and primary, secondary and speciality shopping frontages; e. Define and safeguard the Education Quarter to support the delivery of Phase 3 of the development of University Campus Suffolk, <u>Suffolk New College and a new primary school</u>; f. Define conservation areas within its boundary, including the Central and Wet Dock Conservation Areas, which will be protected and enhanced; g. Define the Central Car Parking Core within which parking controls will apply; h. Identify where new community facilities and open space should be provided within IP-One; and i. Provide a framework for the delivery of regeneration in IP-One; <u>and</u> j. <u>Provide tree-planting, urban greening schemes mindful of the ecological network to improve the street scene and permeability for wildlife throughout the town centre.</u> 	<p>The additional text to Policy CS3 would not change the previous SA assessment as they only provide further information: that the IP-One Area Action Plan will be incorporated into the Site Allocations and Policies development plan document and that there will be a Suffolk New College and a new primary school. Additional text also promotes tree planting and ecological schemes.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>Sites and designated areas within the IP-One area will be identified on a revision of the <u>policies Proposals Map to be prepared alongside the DPD.</u></p>	
<p>Policy CS4: Protecting our Assets</p>	<p>Changes to policy clauses in CS4: Protecting our Assets</p> <p>The Council is committed to protecting and enhancing the Borough's built, historical, natural and geological assets.</p> <p>The Council will protect and enhance the character and appearance of conservation areas, by preparing character appraisals and using them to guide decisions about development.</p> <p>The Council will also seek to conserve and enhance local biodiversity in accordance with <u>the National Planning Policy Framework</u> Planning Policy Statement 9, <u>and national legislation by, and through:</u></p> <ol style="list-style-type: none"> a. Requiring new development to incorporate provision for conserving and enhancing local biodiversity, <u>canopy cover</u> and geodiversity interests; b. Supporting the Greenways Project; c. Designating additional Local Nature Reserves where appropriate; and d. Preparing and implementing management plans for Council owned wildlife sites; <u>and</u> e. <u>Identifying an ecological network across Ipswich and linking into adjacent areas, and protecting and enhancing it in accordance with policy DM34 in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document to maximise the benefits of ecosystem services.</u> <p>The Council will encourage the use of local reclaimed, renewable, recycled and low environmental impact materials in construction, in order to conserve finite natural resources and minimise environmental impacts. New development will also be required to minimise the amount of waste generated during construction and through the lifetime of the building.</p>	<p>The additional text to Policy CS4 updates the policy to reflect the recent changes to national planning policy (i.e. the National Planning Policy Framework) but more significantly, it provides for identifying, protecting and enhancing an ecological network across the Borough. This change is expected to have positive effects on:</p> <ul style="list-style-type: none"> • SA Objectives ET8 (To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs) • ET10 (To conserve and enhance the quality and local distinctiveness of landscape and townscape), and • HW1 (To improve the health of those most in need) the ecological corridors may help promote walking along the corridors and have an indirect contribution to this objective. <p>In the 2009 assessment, CS 4 scored against the following SA Objectives:</p> <ul style="list-style-type: none"> • ET8 (To conserve and enhance biodiversity) (++) strong positive) • ET11 (To protect and enhance

Core Strategy Policies	Changes to Policies	Sustainability Impacts
		<p>favourable conditions on SSSIs, SPAs and SACs) (+ positive),</p> <ul style="list-style-type: none"> • ET10 (To conserve and enhance the quality and local distinctiveness of landscapes and townscapes) (+ positive) • HW1 (To improve the health of those most in need) (0 neutral). <p>The additional text would therefore contribute more positively to these SA Objectives.</p> <p>No further SA Assessment required.</p>
Policy CS5: Improving Accessibility	<p>Changes to CS5: Improving Accessibility</p> <p>Development should be located and designed to minimise the need to travel and to enable access safely and conveniently on foot, by bicycle and by public transport (bus and rail). This will encourage greater use of these modes. The Council will support the implementation of the <u>Travel Ipswich Major Scheme</u> and will work with the Highway Authority to manage travel demand in Ipswich and in doing so will prioritise the introduction of an integrated cycle network.</p>	<p>The additional text to Policy CS5 would not change the previous SA assessment as it only updates the policy.</p> <p>No further SA assessment required.</p>
Policy CS6: The Ipswich Policy Area	<p>Changes to CS6: The Ipswich Policy Area</p> <p>Ipswich Borough Council recognises the importance of joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. It will achieve this in a variety of ways:</p> <p>a. Formal working through the Ipswich Policy Area Board or other relevant forums <u>and developing a jointly agreed strategy;</u></p>	<p>The additional text to Policy CS6 would not change the previous SA assessment as it only updates the policy.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>b. Joint working on <u>Local Plan</u> LDF evidence gathering, monitoring and updating, to ensure a consistent approach; and</p> <p>c. Joint working through the Haven Gateway Partnership to develop shared approaches, such as that for strategic green infrastructure.</p> <p>The preparation of joint development plan documents is not proposed at present <u>but may be necessary later in the plan period</u>, but will be reconsidered as part of the review of this Core Strategy.</p>	
Policy CS7: The Amount of Housing Required	<p>Changes to CS7: The Amount of Housing Required</p> <p>The Council will endeavour to enable continuous housing delivery to meet its objectively assessed housing need throughout the plan period for at least fifteen years from the adoption of this plan. The Council will allocate land to provide for at least an additional 5,909 4,786 dwellings net to be provided in the Borough by 2031 2022. Sites will be identified through the Site Allocations and Policies (incorporating IP-One Area Action Plan) and the Site Allocations and Policies Development Plan Document in accordance with the spatial strategy in this Core Strategy, in addition to the land allocated at the Northern Fringe.</p> <p>Land supply for the years 2021 to 2027 is addressed principally by the Northern Fringe development.</p> <p>The Northern Fringe development will contribute significantly to meeting the housing needs of the Borough throughout the plan period.</p> <p><u>To meet the remaining requirement of 4,611 dwellings to 2031, the Council will rely on windfall sites and will work with neighbouring local authorities to address housing need later in the plan period.</u></p>	<p>The changes to the housing numbers and the provisions of Policy CS 7 are significant and a new assessment would be required since the previous SA assessment was based on different figures.</p> <p>SA assessment required.</p>
Policy CS8: The Balance between	Changes to Policy CS8: The Balance between Flats and Houses	The additional text supporting self build and custom build developments in

Core Strategy Policies	Changes to Policies	Sustainability Impacts
Flats and Houses	<p>The Council will plan for a mix of dwelling types to be provided, in order to achieve mixed and sustainable communities. All major schemes over 10 dwellings will be expected to provide a mix of dwelling types and sizes in accordance with the Council's Housing Needs Study and Strategic Housing Market Assessment.</p> <p>Exceptions to this approach will only be considered where:</p> <ol style="list-style-type: none"> a. The site location, characteristics or sustainable design justify a different approach; or b. A different approach is demonstrated to better meet housing needs in the area; or c. A different approach would expedite the delivery of housing needed to meet targets and is acceptable in other planning terms. <p><u>The Council will support Self Build and Custom Build developments for residential accommodation in appropriate locations, in the interests of supporting high quality homes which meet the identified needs of the Borough.</u></p>	<p>Policy CS8 would not change the previous SA assessment as it only provides for another type of residential development.</p> <p>No further SA assessment required.</p>
Policy CS9: Previously Developed Land Target	<p>Changes to Policy CS9: Previously Developed Land</p> <p><u>From 2010 to the end of the plan period in 2027, at least 60% of development will take place on previously developed land. The Council will focus development on previously developed land first while recognising that greenfield land will need to be developed to meet its objectively assessed housing need and forecasted jobs growth. This reflects the locational strategy set out in Policy CS2, which focuses development primarily into central Ipswich. It will in turn be reflected in site allocations made in the Site Allocations and Policies (incorporating IP-One Area Action Plan) and Site Allocations and Policies development plan document.</u></p>	<p>The change in focus from seeking to develop 60% of development on previously developed land to focusing on previously developed land first weakens this policy. The policy still prioritises the re-use of PDL, but the removal of the target is a pragmatic and policy compliant response to the limited land supply in the Borough. This change in policy is based on:</p> <ul style="list-style-type: none"> • Planning Policy Statement (PPS) 3 required that at least 60% of housing development should be on PDL but the National Planning Policy

Core Strategy Policies	Changes to Policies	Sustainability Impacts
		<p>Framework has removed this requirement. Local authorities may still continue to consider setting targets for the use of brownfield land.</p> <ul style="list-style-type: none"> • However, in order to meet Ipswich's housing need, maintain a five year housing land supply and delivery of infrastructure at the Northern Fringe, the Council has changed the approach to the release of greenfield land to allow more of the land to come forward earlier in the plan period. Based on the housing trajectory, the Council would not be able to deliver 60% of development on PDL. • The 60% target also applied to employment land. The Cranes Factory, which was a PDL, is already being developed. To maintain a supply of employment sites in the Borough, the Site Allocations DPD propose two greenfield sites (Airport Farm (IP152)) and North of Whitton Lane (IP140b)). <p>This policy may result in development of greenfield land and as such there will be negative impacts on:</p> <ul style="list-style-type: none"> • ET2 (To conserve soil resources and quality) • ET8 (To conserve and enhance

Core Strategy Policies	Changes to Policies	Sustainability Impacts
		<p>biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs)</p> <ul style="list-style-type: none"> • ET10 (To conserve and enhance the quality and local distinctiveness of landscapes and townscapes). <p>The previous SA assessment scored against the following:</p> <ul style="list-style-type: none"> • ET2 (To conserve soil resources and quality) (+); • ET8 (To conserve and enhance biodiversity) (-) • ET11 (To protect and enhance favourable conditions on SSSIs, SPAs and SACs) (+) • ET10 (To conserve and enhance the quality and local distinctiveness of landscapes and townscapes) (+) <p>The change in text would therefore have negative impacts on biodiversity, soil resources and landscape whilst the assessments on other SA Objectives will remain unchanged.</p> <p>No further SA assessment required.</p>
Policy CS10: Ipswich Northern Fringe	Changes to Policy CS10: Ipswich Northern Fringe POLICY CS10: IPSWICH NORTHERN FRINGE	The additional text in Policy CS10 provides details which were not assessed in the previous SA. These

Core Strategy Policies	Changes to Policies	Sustainability Impacts																
	<p>Land at the Northern Fringe of Ipswich, north of Valley Road/Colchester Road and between Henley Road in the west and Tuddenham Road in the east, will form a key component of the main source of supply of housing land in Ipswich during the plan period due to the limited availability of previously developed land after 2021.</p> <p><u>The site, identified on the Policies Map, consists of 195ha of land which will be developed as three neighbourhoods: a Northern neighbourhood (east of Henley Road and north of the railway line), a Southern neighbourhood (west of Westerfield Road and south of the railway line) and an Eastern neighbourhood (east of Westerfield Road). Over the plan period, the site will deliver land uses as set out below:</u></p> <table border="0" data-bbox="555 624 1536 1315"> <thead> <tr> <th data-bbox="555 624 1153 651"><u>Land use</u></th> <th data-bbox="1196 624 1536 651"><u>Approximate area in hectares</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="555 683 1153 710"><u>Public open space</u></td> <td data-bbox="1196 683 1536 710"><u>40</u></td> </tr> <tr> <td data-bbox="555 742 1153 801"><u>A Country Park (additional to the public open space above)</u></td> <td data-bbox="1196 742 1536 769"><u>24.5</u></td> </tr> <tr> <td data-bbox="555 833 1153 892"><u>Residential development of approximately 3,500 dwellings</u></td> <td data-bbox="1196 833 1536 860"><u>102</u></td> </tr> <tr> <td data-bbox="555 924 1153 951"><u>A District Centre providing:</u></td> <td data-bbox="1196 924 1536 951"><u>3.5</u></td> </tr> <tr> <td data-bbox="600 983 1153 1106">i. <u>A maximum of 2,000 sq m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq m net;</u></td> <td></td> </tr> <tr> <td data-bbox="600 1137 1153 1197">ii. <u>Up to 1,220 sq m net of comparison shopping;</u></td> <td></td> </tr> <tr> <td data-bbox="600 1228 1153 1315">iii. <u>Up to 1,320 sq m net of services uses including non-retail Use Class A1, plus A2 to A5 uses;</u></td> <td></td> </tr> </tbody> </table>	<u>Land use</u>	<u>Approximate area in hectares</u>	<u>Public open space</u>	<u>40</u>	<u>A Country Park (additional to the public open space above)</u>	<u>24.5</u>	<u>Residential development of approximately 3,500 dwellings</u>	<u>102</u>	<u>A District Centre providing:</u>	<u>3.5</u>	i. <u>A maximum of 2,000 sq m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq m net;</u>		ii. <u>Up to 1,220 sq m net of comparison shopping;</u>		iii. <u>Up to 1,320 sq m net of services uses including non-retail Use Class A1, plus A2 to A5 uses;</u>		<p>changes are significant and would require a new assessment.</p> <p>SA Assessment required.</p>
<u>Land use</u>	<u>Approximate area in hectares</u>																	
<u>Public open space</u>	<u>40</u>																	
<u>A Country Park (additional to the public open space above)</u>	<u>24.5</u>																	
<u>Residential development of approximately 3,500 dwellings</u>	<u>102</u>																	
<u>A District Centre providing:</u>	<u>3.5</u>																	
i. <u>A maximum of 2,000 sq m net of convenience shopping, to include a medium/large supermarket between 1,000 and 1,700 sq m net;</u>																		
ii. <u>Up to 1,220 sq m net of comparison shopping;</u>																		
iii. <u>Up to 1,320 sq m net of services uses including non-retail Use Class A1, plus A2 to A5 uses;</u>																		

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>iv. <u>A reserved site for a health centre;</u></p> <p>v. <u>A library;</u></p> <p>vi. <u>A police office;</u></p> <p>vii. <u>A multi-use community centre; and</u></p> <p>viii. <u>Appropriate residential accommodation in the form of upper floor apartments.</u></p> <p><u>Two Local Centres together providing:</u></p> <p>i. <u>Up to 500 sq m net of convenience retail floorspace</u></p> <p>ii. <u>Up to 600 sq m net of comparison retail floorspace; and</u></p> <p>iii. <u>Up to 500 sq m net of service uses including non-retail Use Class A1, plus Classes A2 to A5.</u></p> <p><u>A secondary school within the Eastern neighbourhood</u></p> <p><u>Three Primary schools</u></p> <p><u>Primary road infrastructure, including a road bridge over the railway to link the Northern and Southern neighbourhoods</u></p> <p><u>Total</u></p>	<p><u>1.5 including 0.5ha per local centre in the Northern and Eastern neighbourhoods and 0.5ha within the Northern neighbourhood for the country park visitor centre / community centre.</u></p> <p><u>9</u></p> <p><u>6</u></p> <p><u>8.5</u></p> <p><u>195</u></p>
	<p><u>The broad distribution of land uses is indicated on the Policies Map. The detailed strategic</u></p>	

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p><u>and neighbourhood infrastructure requirements for the development and the triggers for their delivery are included in Table 8B in Chapter 10.</u></p> <p>However, due to the limited availability of previously developed land in the rest of the town, the delivery of 1,000 dwellings will be expected to commence prior to 2021 on land to the east of Henley Road and south of the railway line. A prerequisite for any development being granted planning permission in the Northern Fringe will be the prior adoption preparation by the Council of a supplementary planning document providing a development brief to:</p> <ol style="list-style-type: none"> a. guide the development of the whole Northern Fringe area; b. identify <u>amplify</u> the infrastructure that developments will need to deliver on a comprehensive basis alongside new housing, including community facilities and, at an appropriate stage, the provision of a railway crossing to link potential development phases, in the interests of sustainability and integration; c. identify the detailed location of a district and two local centres and other supporting infrastructure; and d. indicate provide guidance on the sequencing of housing and infrastructure delivery required for the development set out a schedule of infrastructure charges. <p>The Borough Council will start to prepare the supplementary planning document as soon as the Core Strategy is adopted.</p> <p>Any development will maintain an appropriate physical separation of Westerfield village from Ipswich and include green walking and cycling links to Westerfield station, and provide the opportunity for the provision of a country park within the Northern Fringe as envisaged by CS16 and as shall be more particularly identified in the SPD.</p> <p><u>The land to the west of Tuddenham Road north of the railway line is allocated for the replacement playing fields necessary to enable development of the Ipswich School playing field site as part of the Northern Fringe development.</u></p>	

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>Should housing delivery be falling significantly short of requirements, the Council would at that time need to consider allowing additional land in the Northern Fringe to be released for development prior to 2021.</p>	
<p>Policy CS11: Gypsy and Traveller Accommodation</p>	<p>Changes to Policy CS11: Gypsy and Traveller Accommodation</p> <p>Provision will be found within the Ipswich Policy Area for additional <u>permanent</u> pitches to meet any shortfall in provision required by Regional Spatial Strategy to 2021, and thereafter such further <u>the need as may be will be</u> identified through the Gypsy and Travellers Accommodation Assessment. (or such other review mechanisms as shall replace it). Sites will be allocated through the Site Allocation <u>and Policies (incorporating and IP-One Area Action Plan AAP)</u> development plan document <u>DPDs to meet need in the first five years.</u></p> <p>Sites for additional Gypsy and Traveller pitches will be assessed against the following criteria.</p> <p>a. The site should be located:</p> <ul style="list-style-type: none"> i. where it would be well served by the road network; and ii. where possible, within 1km of basic services including the public transport network. <p>b. The site should be:</p> <ul style="list-style-type: none"> i. accessible safely on foot, by cycle and by vehicle; ii. large enough to allow business activities to be carried out; iii. free from flood risk and significant contamination; iv. safe and free from pollution; v. capable of being cost effectively drained and serviced, including with waste disposal and recycling facilities; vi. proportionate in size to any nearby settlements, to support community cohesion; and vii. where possible, located on previously developed land. <p>c. The site should not have a significant adverse impact on:</p>	<p>The changes to Policy CS11 text would not change the previous SA assessment as these are minor updates to the policy.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<ul style="list-style-type: none"> i. the residential amenity of immediate or close neighbours; ii. the appearance and character of the open countryside or conservation areas; iii. sites designated to protect their nature conservation, <u>ecological networks</u>, geological, historic or landscape qualities; and iv. the physical and social infrastructure of local settlements. <p>Site identification will be carried out in consultation with the Gypsy and Traveller and settled communities. Site size and design will be in accordance with government guidance.</p> <p>In line with the GTAA Regional Spatial Strategy, the The Council will work with Suffolk County Council and neighbouring authorities to develop a the South Suffolk transit site between Ipswich and Felixstowe.</p> <p>The needs of travelling showpeople will be kept under review. Applications for new sites will be assessed against criteria a. to c. above.</p>	
Policy CS12: Affordable Housing	<p>Changes to Policy CS12: Affordable Housing</p> <p>The Council will work with partners to provide affordable housing to meet identified needs in Ipswich. All new developments of 10 dwellings or more (or on housing sites of 0.3ha or more) are required to include provision for affordable housing (based on percentages of floorspace, not dwelling numbers) as follows:</p> <ul style="list-style-type: none"> a. 35% affordable housing provision in schemes of 15 or more dwellings or 0.5ha or more; and b. 20% affordable housing provision in schemes of between 10 and 14 dwellings or 0.3 to 0.49 ha. <p>At least 80% of affordable housing provision should consist of social rented housing (<u>excluding intermediate housing</u>), subject to viability.</p> <p>The Council will only consider reducing the requirement for the proportion of affordable housing in an open market development where an independent <u>viability</u> assessment of the applicant's development costs is carried out at the applicant's expense, which justifies a local</p>	<p>The additional text to the Policy CS12 would not change the previous SA assessment as these only clarify the Council's position.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p><u>percentage figure on viability grounds, where the Council disputes the applicant's conclusions.</u></p>	
<p>Policy CS13: Planning for Jobs Growth</p>	<p>Changes to Policy for CS13: Planning for Jobs Growth</p> <p>POLICY CS13: PLANNING FOR JOBS GROWTH</p> <p>The Council will promote sustainable economic growth in the Ipswich Policy Area, <u>with a focus on the delivery of jobs within the Borough</u>. It will encourage the provision <u>of in the region</u> of at least <u>12,500 48,000</u> jobs between <u>2011 2004</u> and <u>2031 2025</u> by:</p> <ul style="list-style-type: none"> a. allocating at least 30ha of land for employment development (in Use Classes B1, B2 and B8) through the <u>Site Allocations and Policies (incorporating IP-One Area Action Plan) and Site Allocations and Policies</u> development plan documents; b. protecting for employment uses <u>in</u> existing employment areas, which will be identified through the <u>Site Allocations and Policies (incorporating IP-One Area Action Plan) and Site Allocations and Policies</u> development plan documents and on the proposals map; c. allocating land for other employment-generating uses including education, <u>leisure, tourism and hospitality, and retail development and leisure development</u>, through the <u>Site Allocations and Policies (incorporating IP-One Area Action Plan) and Site Allocations and Policies</u> development plan documents; d. allocating 16.7ha of land at the site of the former Crane's factory at Nacton Road as a strategic employment site, with the principal access taken from Ransomes Way. The site will be safeguarded for B1, B2 and B8 uses. Other uses would only be permitted if they secure the delivery of the strategic employment site; e. supporting the growth of University Campus Suffolk and Suffolk New College in order to raise skills and qualifications levels in the workforce; and f. taking a lead with local partners to ensure that coordinated action is taken to encourage sustainable economic growth and protect local jobs, and by drawing up 	<p>The changes to the employment figures in Policy CS13 are significant changes not assessed in the previous SA. The impacts of these changes may have a significant effect on economic and social SA objectives.</p> <p>SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p align="center">a delivery plan with local partners to ensure these aims are implemented.</p>	
<p>Policy CS14: Retail Development</p>	<p>Changes to Policy CS14: Retail Development</p> <p>The Council will promote high quality investment and development in Ipswich Central Shopping Area, to maintain and enhance its attraction and market share, and strengthen its regional role.</p> <p><u>Through the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, the Council intends to will extend the Central Shopping Area to include the Westgate quarter and the land south of Crown Street and Old Foundry Road and allocate sites for retail development within it. This will enable the delivery in the region of at least 15,000 35,000 sq m net of additional floorspace to diversify and improve the retail offer. Further allocations will be made through the Site Allocations DPD review following a review of the Retail capacity study to address provision after 2026.</u></p> <p>Major Retail development over 200 sq m net in edge of centre or out of centre locations will be considered in light of national policy and the Council's aim to enhance the role, vitality and viability of Ipswich Central Shopping Area.</p> <p>The Council will direct other town centre uses including offices, leisure, arts, culture, tourism and hotel developments into an extended town centre area, with some provision being appropriate in the CSA and Waterfront, in recognition of the area's good accessibility by public transport, cycle and foot.</p> <p>The Council will also promote environmental enhancements and urban greening to the town centre and improved public transport accessibility.</p> <p>In the district centres and local centres, the Council will permit retail development of a scale appropriate to their size, function and catchment.</p>	<p>Changes to the proposed floorspace figures in Policy CS14 may have significant effects not assessed in the previous SA. The policy also now seeks to direct retail uses to the CSA and Waterfront, which was not assessed in the previous SA. For these reasons, a new assessment would be required to assess any significant effects on environmental, economic and social SA objectives.</p> <p>SA assessment required.</p>
<p>Policy CS15: Education Provision</p>	<p>Changes to Policy CS15: Education Provision</p> <p>The Council will continue to support the development of educational facilities at Suffolk New College and University Campus Suffolk. Land for the further development of these facilities,</p>	<p>The additional text to the Policy CS15 would not change the previous SA assessment as these update the policy and clarify the elements that would be</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>specifically the existing campus site and Phase 3 of the University scheme of development, will be identified and safeguarded for education use through the <u>Site Allocations and Policies (Incorporating IP-One Area Action Plan) development plan document.</u></p> <p>The Council also supports the development of a new 14–19 centre outside the Borough near Copdock, to serve the western half of Ipswich, as well as large parts of South Suffolk.</p> <p>The Council supports the upgrading of education facilities and will seek to ensure that community access to school facilities is maximised. Should school facilities become redundant, any application for a non-community use will need to be supported by evidence that the facility and site is no longer needed for community uses.</p> <p>New primary schools <u>provision</u> will be needed to meet the demands of growth. Sites for new <u>or extended</u> primary schools in both east and west Ipswich will be identified through the <u>Site Allocations and Policies (incorporating IP-One Area Action Plan) and/or Site Allocations and Policies</u> development plan document.</p> <p>Any additional nursery and children's centre provision will be encouraged to locate within or adjacent to District and Local Centres <u>or co-located within schools</u> in order to facilitate linked trips by parents. The sustainable location of such facilities so that they are accessible by walking, cycling or public transport will be a requirement.</p> <p>Any education needs associated with development at the Northern Fringe will be identified and sites safeguarded through the development brief to be prepared as a supplementary planning document.</p>	<p>considered in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.</p> <p>No further SA assessment required.</p>
Policy CS16: Green Infrastructure, Sport and Recreation	<p>Changes to Policy CS16: Green Infrastructure, Sport and Recreation</p> <p>The Council will <u>safeguard, protect, and enhance biodiversity and the environment by working in partnership with others to ensure that our parks and open spaces are well designed, well managed, safe and freely accessible, encouraging use and benefitting the whole community.</u> The Council will <u>enhance</u> and extend the <u>ecological</u> network of green corridors, open spaces, sport and recreation facilities for the benefit of biodiversity,</p>	<p>The additional text to the Policy CS16 would not change the previous SA assessment as these mainly strengthen ecological objectives.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>people and the management of local flood risk. It will do this by:</p> <ul style="list-style-type: none"> a. requiring all developments to contribute to the provision of open space according to the Borough's standards, identified strategic needs and existing deficits in an area; b. requiring major new developments to include on-site public open spaces and wildlife habitat. On-site provision must create a network or corridor with existing green infrastructure where such a <u>an ecological</u> network exists beyond the site boundaries; c. supporting proposals or activities that protect, enhance or extend open spaces and sport and recreation facilities; d. working with partners to prepare and implement management plans for green spaces, including visitor management plans for key parts of European sites within the Suffolk Coast and Heaths AONB to be completed by 2015, and a plan for Orwell Country Park that will result in a reduced impact upon birds in the Orwell Estuary; e. supporting the Greenways Project in working with communities and volunteers to manage green corridors in Ipswich; f. <u>support the enhancement of canopy cover and ecological networks;</u> g. working with partners to improve green infrastructure provision and link radial <u>ecological networks</u> green corridors with a publicly accessible green rim around Ipswich; h. working with partners to ensure the provision of a new country park in the urban fringe of north eastern Ipswich (e.g. within any Northern Fringe development - see Policy CS10); i. promoting improved access to existing facilities where appropriate; and j. reviewing the town's estate of sports facilities to consider how they can best meet the 	

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>needs of a growing population.</p> <p>The <u>Site Allocations and Policies (incorporating IP-One Area Action Plan) and Site Allocations and Policies</u> development plan document will identify existing, new and proposed open spaces, sport and recreation facilities and <u>ecological networks green corridors</u>.</p>	
<p>Policy CS17: Delivering Infrastructure</p>	<p>Changes to Policy CS17: Delivering Infrastructure</p> <p>The Council will require all developments to meet the on- and off-site infrastructure requirements needed to support the development and mitigate the impact of the development on the existing community and environment.</p> <p><u>Each development will be expected to meet site related infrastructure needs and where</u> Where the provision of new, or the improvement or extension of existing off- site infrastructure is needed to support a new development or mitigate its impacts, each developments will be required to contribute proportionately through a <u>Section 106 Agreement commuted sum or CIL standard charge</u>.</p> <p>A supplementary planning document will be prepared that sets out:</p> <ul style="list-style-type: none"> • the level and types of charges to be included within the standard charge; • how the figures have been calculated; • which types of development would be expected to contribute to each category of infrastructure; and • a detailed infrastructure strategy and delivery plan. <p>Each development will be expected to meet site related infrastructure needs outside the standard charge approach. Affordable housing and on-site open space provision will continue to be dealt with through planning obligations.</p>	<p>The additional text to Policy CS17 requires each development to meet site related infrastructure needs, which is a significant change. The policy also sets out the application of Section 106 agreements and includes changes to the broad categories of infrastructure to be included in the standard charge.</p> <p>SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>The standard charge <u>Section 106 Agreements</u> will apply to all <u>major developments and some minor developments</u> but may be varied according to:</p> <p>a. the scale and nature of the development and its demonstrated viability; and</p> <p>b. whether <u>or not a planning obligation meets all of the statutory reasons ('tests') for granting planning permission</u> on-site provision of infrastructure meets the needs of the development and/or the needs of a wider area beyond the site itself.</p> <p>Agreed charges will be secured through a Section 106 Agreement.</p> <p>The broad categories of infrastructure to be included in the standard charge are as follows and detailed further in Appendix 5:</p> <ol style="list-style-type: none"> 1. <u>highways and transport</u>; 2. <u>childcare, early years and education from early years to lifelong learning</u>; 3. <u>health and emergency services adult care</u>; 4. <u>environment and conservation including waste collection and disposal</u>; 5. <u>community and cultural facilities culture</u>; 6. <u>sport and recreation</u>; 7. <u>economic development; and community and community safety</u>; 8. <u>utilities emergency services</u> 9. <u>conservation; and</u> 10. <u>economic development.</u> <p>Key strategic infrastructure requirements needed to deliver the objectives of the Core Strategy include the following (not in priority order):</p> <ul style="list-style-type: none"> • Ipswich flood defences; • sustainable transport measures e.g. additional park and ride, the Ipswich Major Scheme '<u>Travel Ipswich</u>' and accessibility improvements between the Central Shopping Area, Waterfront and railway station; • measures to increase east-west capacity in the transport system to ease congestion; 	

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<ul style="list-style-type: none"> • strategic education provision of new schools; • strategic green infrastructure including a country park; • sports and leisure facilities serving the whole Borough; • community facilities including GP surgeries and health centres; • water management infrastructure; • new primary electricity substation in Turret Lane; and • town centre environmental enhancements. <p>There will be specific requirements linked to the Northern Fringe that will be identified in the development brief supplementary planning document that will be prepared in advance of any development taking place there.</p>	
Policy CS18: Strategic Flood Defence	There are no changes to Policy CS18: Strategic Flood Defence	<p>There are no changes to Policy CS18 and therefore would not change the previous SA Assessment.</p> <p>No further SA assessment required.</p>
Policy CS19: Provision of Health Services	<p>Changes to Policy CS19: Provision of Health Services</p> <p>The Council supports the bringing together of health sector facilities onto the Heath Road Hospital site.</p> <p>Proposals for development at Heath Road shall be accompanied by a strategy that includes a satisfactory travel plan and measures to address local car parking issues.</p> <p>In the case of the St Clement's Hospital site, the Council is satisfied that part of the site is no longer needed for health facilities, subject to related health facilities being acceptably relocated first. A detailed site allocation for alternative use on 12.57ha of the site will be made in the Site Allocations and Policies <u>(incorporating IP-One Area Action Plan) development plan document.</u></p>	<p>The additional text to the Policy CS19 would not change the previous SA assessment as these only update the policy regarding the Site Allocations and Policies (incorporating IP-One Area Action Plan development plan document.</p> <p>No further SA assessment required.</p>

Core Strategy Policies	Changes to Policies	Sustainability Impacts
	<p>Proposals to develop additional, new local health facilities such as GP surgeries will be acceptable provided that they are located in or adjacent to the town centre or a district or local centre. Exceptions will only be permitted where the applicant can demonstrate to the Council's satisfaction that the location would be fully accessible by all modes of transport, and would serve the patients or fill a gap in existing provision more effectively than any other better located and realistically available site.</p>	
Policy CS20: Key Transport Proposals	<p>Changes to Policy CS20: Key Transport Proposals</p> <p>The Council supports the <u>Travel Ipswich 'Ipswich: Transport Fit for the 21st Century'</u> scheme, which aims to reduce dependency on the private car by 15% within the lifetime of the Plan. This will improve bus station provision, passenger information, shuttle bus provision and pedestrian links between the Central Shopping Area, the railway station and Waterfront.</p> <p>The Council also supports the completion of the upgrading of the Felixstowe to Nuneaton rail line. To assist with this the Council will protect, for rail use, the line of the 'Bacon Chord' near Hadleigh Road, Ipswich.</p> <p>In the short term the Council will look to close the Waterfront Northern Quays route to general traffic, maintaining access only for pick up/drop off and the shuttle bus.</p>	<p>The changes to Policy CS20 would not change the previous SA assessment as these only update the policy.</p> <p>No further SA assessment required.</p>

Table C-2 Sieve analysis of changes to Development Management Policies

Development Management Policies	Changes to Policy	Sustainability Impacts
Policy DM1:	Changes to Policy DM1	The changes to Policy DM1 would not change the previous

Sustainable Development	<p>All new residential and non-residential buildings shall be required to achieve a high standard of environmental sustainability.</p> <p>In this regard all developments exceeding the thresholds set out below shall achieve the following standards as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable:</p> <p>TABLE 6 to be read in conjunction with Policy DM1</p> <table border="1" data-bbox="434 483 1621 896"> <thead> <tr> <th rowspan="2">Timescales (grant of planning permission)</th> <th colspan="2">All dwellings (including apartments)</th> <th rowspan="2">All other <u>mixed</u> residential and non-residential development with a</th> </tr> <tr> <th>Developments of between 1 and 249 dwellings</th> <th>Developments of 250 dwellings or more</th> </tr> </thead> <tbody> <tr> <td>From 2010</td> <td>Level 3 of the CfSH</td> <td>Level 4 of the CfSH</td> <td>BREEAM "Very Good"</td> </tr> <tr> <td>From 2013 - 2016</td> <td>Level 4 of the CfSH</td> <td>Level 5 of the CfSH</td> <td>BREEAM "Excellent"</td> </tr> <tr> <td>From 2016 onwards</td> <td>Level 6 of the CfSH</td> <td>Level 6 of the CfSH</td> <td>BREEAM "Excellent"</td> </tr> </tbody> </table>	Timescales (grant of planning permission)	All dwellings (including apartments)		All other <u>mixed</u> residential and non-residential development with a	Developments of between 1 and 249 dwellings	Developments of 250 dwellings or more	From 2010	Level 3 of the CfSH	Level 4 of the CfSH	BREEAM "Very Good"	From 2013 - 2016	Level 4 of the CfSH	Level 5 of the CfSH	BREEAM "Excellent"	From 2016 onwards	Level 6 of the CfSH	Level 6 of the CfSH	BREEAM "Excellent"	<p>SA assessment as these only update the policy.</p> <p>No further SA assessment required.</p>
Timescales (grant of planning permission)	All dwellings (including apartments)		All other <u>mixed</u> residential and non-residential development with a																	
	Developments of between 1 and 249 dwellings	Developments of 250 dwellings or more																		
From 2010	Level 3 of the CfSH	Level 4 of the CfSH	BREEAM "Very Good"																	
From 2013 - 2016	Level 4 of the CfSH	Level 5 of the CfSH	BREEAM "Excellent"																	
From 2016 onwards	Level 6 of the CfSH	Level 6 of the CfSH	BREEAM "Excellent"																	
Policy DM2: Decentralised Renewable or Low Carbon Energy	<p>Changes to Policy DM2: Decentralised Renewable or Low Carbon Energy</p> <p>All new build development of 10 or more dwellings or in excess of 1,000 sq. m of other residential or non-residential floorspace shall provide at least 15% of their energy requirements from decentralised and renewable or low-carbon sources. If it can be clearly demonstrated that this is not either feasible or viable, the alternative of reduced provision and/or equivalent carbon reduction in the form of additional energy efficiency measures will be required expected. The design of development should allow for the development of feed in tariffs.</p>	<p>The change to Policy DM2 would not change the previous SA assessment as the change is very minor.</p> <p>No further SA assessment required.</p>																		
Policy DM3: Provision of Private Outdoor	<p>There is no change to Policy DM3: Provision of Private Outdoor Amenity Space in New and Existing Developments</p>	<p>No further SA assessment required.</p>																		

Amenity Space in New and Existing Developments		
Policy DM4: Development and Flood Risk	<p>Change to Policy DM4: Development and Flood Risk</p> <p>Development will only be approved where it can be demonstrated that the proposal satisfies all the following criteria:</p> <ul style="list-style-type: none"> a. it does not increase the overall risk of all forms of flooding in the area through the layout and form of the development and appropriate application of Sustainable Urban Drainage Systems (SUDS SuDS); b. it will be adequately protected from flooding in accordance with adopted standards wherever practicable; c. it is and will remain safe for people for the lifetime of the development; and d. it includes water efficiency measures such as rainwater harvesting, or use of local land drainage water where practicable. 	<p>The change to Policy DM4 would not change the previous SA assessment as the change is very minor.</p> <p>No further SA assessment required.</p>
Policy DM5: Urban Design Quality	<p>Change to Policy DM5: Urban Design Quality</p> <p>The Council will require all new development to be well designed and sustainable. In Ipswich this will mean:</p> <ul style="list-style-type: none"> a. layouts and designs that provide a safe, attractive, permeable, legible and useable public realm for all users, which is pedestrian and cycle orientated; b. areas which function well and where possible integrate residential, working and community environments and fit well with adjoining areas; c. the promotion of safe and secure communities; d. greener streets and spaces to contribute to local biodiversity, visual amenity, 	<p>The change to Policy DM5 would not change the previous SA assessment as the change is very minor, incorporating accessibility.</p> <p>No further SA assessment required.</p>

	<p>and health and well-being, and offset the impacts of climate change;</p> <p>e. protecting and enhancing the special character and distinctiveness of Ipswich and helping to reinforce the attractive physical characteristics of local neighbourhoods;</p> <p>f. buildings that exhibit very good architectural quality, are highly sustainable and accessible and are designed for long life by being capable of adaptation to accommodate changing needs and uses over time;</p> <p>g. ensuring that new development incorporates cycle and waste storage, public transport infrastructure and car parking if appropriate, all designed and integrated in a way that supports the street scene and safeguards amenity; and</p> <p>h. new buildings in or around Air Quality Management Areas will be designed so that their size and layout will minimise, and at the very least not increase, localised retention of polluting emissions, and will include ventilation systems that protect the health of users of the buildings.</p> <p>Design that is considered not to adequately meet all these criteria will be refused.</p>	
Policy DM6: Tall Buildings	There is no change to Policy DM6: Tall Buildings	No further SA assessment required.
DM7: Public Art	There is no change to Policy DM7: Public Art	No further SA assessment required.
Policy DM8: Conservation Areas	<p>Change to Policy DM8: Conservation Areas</p> <p>The Council will seek to protect and enhance the character and appearance of <u>conservation areas</u> through adopted Conservation Area Appraisals and Management Plans. These will be used to inform the Council's decisions when assessing the impact of proposals for planning permission.</p>	<p>The change to Policy DM8 would not change the previous SA assessment as the change is very minor.</p> <p>No further SA assessment required.</p>

<p>Policy DM9: Buildings of Townscape Interest</p>	<p>There is no change to Policy DM9: Buildings of Townscape Interest</p>	<p>No further SA assessment required.</p>
<p>Policy DM10: Protection of Trees and Hedgerows</p>	<p>Changes to Policy DM10: Protection of Trees and Hedgerows</p> <p><u>The Council will protect and ensure the care of and retain trees and increase canopy cover in the interests of amenity and biodiversity by:</u></p> <ul style="list-style-type: none"> a. making Tree Preservation Orders; and b. only granting consent for felling, topping, lopping or uprooting if a sound arboricultural reason is provided; c. <u>adhering to the principles of BS3998 ‘Tree work – Recommendations’ 2010 for established tree management options (including soil care and tree felling);</u> d. <u>refusing planning permission for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland unless the need for, and benefits of, the development in that location clearly outweigh the loss; and</u> e. <u>encouraging tree planting to help achieve a target of 22% canopy cover by 2050.</u> <p>Applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible. Where development affecting trees is proposed, the application must be accompanied by:</p> <ul style="list-style-type: none"> f. an accurate survey and assessment of all existing trees on site in accordance with BS5837 <u>‘Trees in relation to design, demolition and construction – Recommendations’</u> 2012 by a competent arborist “Guide for Trees in Relation to Construction” 1991; g. details of protective measures to be put in place during the development process to ensure the health and safety of each specimen to be retained; 	<p>The changes to Policy DM9 would not change the previous SA assessment as the changes simply updates and strengthens the policy with regards to canopy cover, trees outside ancient woodland, landscaping and amenity.</p> <p>No further SA assessment required.</p>

	<p style="text-align: center;">and</p> <p>h. where removal is proposed, a plan for replacement planting on a two for one basis and using semi-mature specimens, unless otherwise agreed by the Council.</p> <p style="text-align: center;"><u>Design in new development should have proper regard to the setting of protected trees. Landscaping and tree planting should be integrated into new development.</u></p>	
Policy DM11: Central Ipswich Skyline	There are no changes to Policy DM11: Central Ipswich Skyline	No further SA assessment required.
Policy DM12: Extensions to Dwellinghouses and the Provision of Ancillary Buildings	There are no changes to Policy DM12: Extensions to Dwellinghouses and the Provision of Ancillary Buildings	No further SA assessment required.
Policy DM13: Small Scale Infill and Backland Residential Developments	There are no changes to Policy DM13: Small Scale Infill and Backland Residential Developments	No further SA assessment required.
Policy DM14: The Subdivision of Family Dwellings	<p>Changes to Policy DM14: The Subdivision of Family Dwellings</p> <p style="text-align: center;">Development involving the conversion of houses into flats, bedsits or houses in multiple occupation will be permitted provided that it:</p> <p>a. provides sufficient car parking in accordance with the standards, secure and lit bicycle storage, amenity space and refuse, recycling and garden waste container storage is provided for each unit;</p>	<p>The changes to Policy DM14 would not change the previous SA assessment as the changes simply update the policy and includes a provision on amenity.</p> <p>No further SA assessment</p>

	<p>b. incorporates a convenient principal entrance door for each unit of accommodation and provides an appropriate standard of residential accommodation;</p> <p>c. would not lead to an overload of flats, bedsits or houses in multiple occupation in a particular area causing unacceptable levels of traffic congestion or activity;</p> <p>d. would not lead to detriment to a listed building <u>and/or</u> conservation area or the amenity of neighbouring residents;</p> <p>e. <u>would not lead to detriment of the amenity of neighbouring residents though careful consideration of internal layouts</u>; and</p> <p>f. would not result in the conversion of small or modest sized family houses containing 3 bedrooms or fewer or having a floorspace of less than 100 sq.m.</p>	required.
Policy DM15: Travel Demand Management	There are no changes to Policy DM15: Travel Demand Management	No further SA assessment required.
Policy DM16: Sustainable Transport Modes	There are no changes to Policy DM16: Sustainable Transport Modes	No further SA assessment required.
Policy DM17: Transport and Access in New Developments	There are no changes to Policy DM17: Transport and Access in New Developments	No further SA assessment required.
Policy DM18: Car Parking	There are no changes to Policy DM18: Car Parking	No further SA assessment required.
Policy DM19:	There are no changes to DM19: Cycle Parking	No further SA assessment

Cycle Parking		required.
Policy DM20: The Central Shopping Area	<p>Changes to Policy DM20: The Central Shopping Area</p> <p>The Council will support the town's vitality and viability by promoting and enhancing appropriate development in the Central Shopping Area.</p> <p>The Central Shopping Area comprises the Primary, Secondary and Specialist Shopping Areas, which will be defined through the <u>Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document</u>. Sites identified as suitable for major retail investment will be allocated in the <u>Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document</u>.</p> <p>Class A1 retail use should remain the predominant use at all times in the Central Shopping Area, to ensure the strategic retail function of Ipswich is maintained. A2-A5 retail uses and other main town centre uses will also be supported in the <u>Secondary and Specialist Shopping Areas</u>, provided the overall percentage of the frontage does not exceed the levels specified below and accords with the criteria set out below. <u>A1-A5 A2-A5 uses and other main town centre uses</u> are defined in the Glossary.</p> <p>a. Primary Shopping Area – <u>A2-A4 A2-A5 retail uses</u> will be permitted where they will not exceed 10% of a group of identified ground floor frontages and ground and first floor frontages in the <u>Buttermarket and Tower Ramparts Shopping Centres</u> and the site is not adjacent to an existing non-A1 retail use within the same Use Class as the proposal. A5 uses will not be permitted.</p> <p>b. Secondary Shopping Area - <u>A2-A5 retail uses and other main town centre uses</u> will be permitted where they will not exceed 25% of a group of identified ground floor frontages, and provided the proposal does not create a concentration of more than 30 metres of non-A1 retail frontage, and the site is not adjacent to an existing non-A1 retail use within the same Use Class as the proposal. Of this 25%, no more than 10% of the total identified ground floor frontage will be permitted for A4 or A5 uses.</p> <p>c. Specialist Shopping Area - <u>A2-A5 retail uses and other main town centre uses</u> will</p>	<p>The changes to Policy DM20 would not change the previous SA assessment as the changes simply update the policy and provide further clarification.</p> <p>No further SA assessment required.</p>

	<p>be permitted where they will not exceed 40% of a group of identified ground floor frontages. Of this 40%, no more than 35% of the total identified ground floor frontage will be permitted for <u>A2, A4 or A5</u> uses.</p> <p>A3, A4 and A5 uses and other main town centre uses will only be permitted where they have no detrimental effect on the amenities of nearby residential accommodation in terms of noise, fumes, smell, litter and general activity generated from the use and retain an active frontage.</p> <p>Mixed use development, including B1 office, A2 financial and professional services, C3 housing, and C1 hotel or any combination of these uses will be supported in the Central Shopping Area, provided there is a ground floor retail use in accordance with the above.</p> <p>Within Primary and Secondary Shopping Area, the Council will not grant planning permission for the use of a ground floor unit to a use falling outside classes A1 to A5 <u>in Primary Shopping Areas and A1 to A5 and other main town centre uses in Secondary Shopping Areas.</u></p> <p><u>The Council is currently consulting on proposals to redevelop the Cornhill. The results of the study will be taken into account when applying frontage policies in this area.</u></p> <p>The Council also supports the retention of the open market.</p>	
<p>Policy DM21: District and Local Centres</p>	<p>Changes to Policy DM21: District and Local Centres</p> <p>The Council will support the retention and provision of local shops and community facilities within defined District and Local Centres.</p> <p>Within the defined District and Local Centres:</p> <p>a. proposals for the provision of additional shops or extensions to existing shops will be permitted provided they are of a scale appropriate to the centre. The requirements of the National Planning Policy Framework (NPPF) Planning Policy Statement 4 (PPS4) should be satisfied;</p>	<p>The changes to Policy DM21 would not change the previous SA assessment as the changes simply update the policy and provide requirements for change of use and include new proposals for local centres.</p> <p>No further SA assessment</p>

	<p>b. proposals for change of use from A1 to <u>A2-A5 retail uses and sui generis uses appropriate to a centre, including laundrettes</u> will be permitted where they will not exceed 40% of the total identified ground floor frontage, provided the identified shopping frontage or the shopping character and range of shops is not unacceptably diminished. Of this 40%, no more than 20% of the total identified ground floor frontage will be permitted for A4 or A5 uses;</p> <p>c. proposals for the change of use of ground floor units to community facilities will be permitted provided that:</p> <ul style="list-style-type: none"> i. the unit does not occupy a prominent position in the Centre; ii. satisfactory vehicular access and car parking can be provided; iii. the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months. <u>A marketing strategy for the unit must be agreed with the Local Planning Authority prior to its implementation and the agreed strategy implemented for a minimum period of 12 months prior to applying for planning permission for change of use or redevelopment. Any such application must be accompanied by an independent appraisal of the economic viability of the facility in its current use;</u> and iv. the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use. <p>d. <u>Residential uses will not be permitted on ground floor unless it has been clearly demonstrated the unit has suffered from long term vacancy for at least 12 months and none of the uses stated in paragraphs a, b and c are suitable, viable or deliverable.</u></p> <p>Outside District Centres but within a 400m straight line distance of the centre the provision of community facilities will be permitted provided the facility:</p> <p>e. is appropriate in scale and supports the needs of the adjacent residential area;</p>	<p>required.</p>
--	--	------------------

	<p>f. is accessible to all sectors of the community; and</p> <p>g. offers satisfactory vehicular access and car parking space in accordance with the Council's standards.</p> <p><u>One Two new District Centres are is proposed within the plan period at, 1) Sproughton Road and 2) Duke Street. This These centres will provide retail units and community facilities of a scale appropriate to serve its their catchment area. Development of the Northern Fringe in accordance with Policy CS10 will require the provision of a new District Centre and two new local centres.</u></p>	
Policy DM22: Town Centre Uses Outside the Central Shopping Area	There is no change to Policy DM22: Town Centre Uses Outside the Central Shopping Area	No further SA assessment required.
Policy DM23: Retail Proposals Outside Defined Centres	<p>Changes to DM23: Retail Proposals Outside Defined Centres</p> <p><u>Major retail Retail proposals for more than 200 sq. m gross net floorspace in locations outside defined centres will only be permitted if the proposal can be demonstrated to be acceptable under the terms of the National Planning Policy Framework (NPPF) Planning Policy Statement 4 (PPS4), particularly in terms of:</u></p> <p>a. the appropriate scale of development;</p> <p>b. the sequential approach;</p> <p>c. avoiding significant adverse impact on existing defined Centres; and</p> <p>d. accessibility by a choice of means of transport.</p>	<p>The changes to Policy DM23 would not change the previous SA assessment as the changes simply update the policy.</p> <p>No further SA assessment required.</p>

Policy DM24: Affordable Housing	There are no changes to Policy DM24: Affordable Housing	No further SA assessment required.
Policy DM25: Protection of Employment Land	<p>Changes to Policy DM25: Protection of Employment Land</p> <p>Sites and premises used and/or allocated for employment uses in Use Classes B1 Business, B2 General Industry or B8 Storage and Distribution, as defined by the Use Classes Order 1987 (as amended) and defined Employment Areas will be safeguarded for employment uses that purpose. Permission for the conversion, change of use or redevelopment of such sites or premises to non- Class B1, B2 and B8 purposes, will only be permitted where:</p> <ul style="list-style-type: none"> a. the proposed use is compatible with the surrounding uses; and b. it can be demonstrated to the Council's satisfaction that the alternative uses are employment-generating uses appropriate to the location with no reasonable prospect of locating elsewhere within the Borough; or c. it can be demonstrated to the Council's satisfaction that the proposed use is ancillary to and supports existing employment uses; <u>or</u> d. <u>the site has been allocated for an alternative use in the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document.</u> <p><u>Outside the defined Employment Areas, change of use from B1, B2 or B8 to other uses may be considered where there is no reasonable prospect of the site being re-used for employment purposes over the plan period.</u></p>	<p>The changes to Policy DM25 would not change the previous SA assessment as the changes simply update the policy and strengthens the policy through provisions relating to change of use.</p> <p>No further SA assessment required.</p>
Policy DM26: Protection of Amenity	<p>Changes to Policy DM26: Protection of Amenity</p> <p>Development which could lead to significant adverse effects on the amenity or environment of neighbouring uses will not be permitted.</p> <p>Development which could itself be significantly adversely affected by the conduct of</p>	<p>The changes to Policy DM26 would not change the previous SA assessment as the changes simply update the policy and provide for technical reports relating to potential impacts of</p>

	<p>established or potentially noisy or polluting uses nearby will not be permitted. Planning Policy Guidance Note 24 (PPG24) and BS4142 surveys will be required in relation to noise.</p> <p>Exceptions will only be made where satisfactory mitigation measures can be secured through the use of planning conditions or Section 106 planning Agreements.</p> <p><u>Where appropriate, BS4142 surveys or other technical reports covering noise, pollution, land contamination, light, or vibration are required to be submitted with planning applications; they will be proportionate in content to the development type and in accordance with Council's guidance.</u></p>	<p>developments.</p> <p>No further SA assessment required.</p>
<p>Policy DM27: Non-residential uses in residential areas</p>	<p>There are no changes to Policy DM27: Non-residential uses in residential areas</p>	<p>No further SA assessment required.</p>
<p>Policy DM28: Protection of Open Spaces, Sport and Recreation Facilities</p>	<p>Changes to Policy DM28: Protection of Open Spaces, Sport and Recreation Facilities</p> <p>Development involving the loss of open space, sports or recreation facilities will only be permitted if:</p> <ul style="list-style-type: none"> a. the site or facility is surplus in terms of all the functions an open space can perform, and is of low value and poor quality, as shown by the Ipswich Open Space, Sport and Recreation Facilities Study 2009 <u>and subsequent update as a result of the Council's Open Space and Biodiversity policy</u>; or b. alternative and improved provision would be made in a location well related to the users of the existing facility; <u>or</u> c. <u>the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss.</u> 	<p>The changes to Policy DM28 would not change the previous SA assessment as the changes simply update and clarify the policy.</p> <p>No further SA assessment required.</p>

<p>Policy DM29: Provision of New Open Spaces, Sport and Recreation Facilities</p>	<p>Changes to Policy DM29: Provision of New Open Spaces, Sport and Recreation Facilities</p> <p>All residential developments, and non-residential developments of 1,000 sq. m floorspace or more, will be required to provide and/or contribute to public open spaces and sport and recreation facilities, to meet the needs of their occupiers.</p> <p>In all major developments (10 dwellings or 1,000 sq. m non-residential development or more), at least 10% of the site area, or 15% in high density developments, should consist of incidental green space (useable by the public in relation to residential schemes).</p> <p>Further provision or contribution will be sought according to the size of the proposed development and the quantity and quality of existing open spaces and sports and recreation facilities within the catchment area of the site, as identified by the Ipswich Open Space, Sport and Recreation Study 2009 and subsequent <u>update as a result of the Council's Open Space and Biodiversity policy monitoring</u>. Provision will be made in accordance with the standards set out in Appendix 6, <u>which include provision for children's play areas and for young people.</u></p> <p><u>In all major developments (10 dwellings or 1,000 sq. m non-residential development or more), at least 10% of the site area, or 15% in high density developments, should consist of on-site green space (useable by the public in relation to residential schemes), which will contribute to meeting the overall requirement.</u></p> <p>One-for-one replacement dwellings will be exempt from the requirements of the policy, because they are likely to have a minimal impact on demand for facilities. In addition, only certain types of public open space will be required for elderly persons' accommodation and nursing homes.</p> <p>The requirement will apply to all schemes, unless it can be demonstrated that this would lead to the scheme being unviable and/or site-specific matters so justify. In such cases, a reduced level of provision will be negotiated with the applicant.</p>	<p>The changes to Policy DM29 would not change the previous SA assessment as the changes simply update and clarifies requirements for major developments.</p> <p>No further SA assessment required.</p>
<p>Policy DM30: The Density of</p>	<p>There are no changes to Policy DM30: The Density of Residential Development</p>	<p>No further SA assessment</p>

Residential Development		required.
Policy DM31: Conserving Local Natural and Geological Interest	<p>Changes to Policy DM31: Conserving Local Natural and Geological Interest</p> <p>The Council will seek to conserve the nature conservation and geodiversity interest of County Wildlife Sites, Local Wildlife Sites and RIGS identified on the <u>policies Proposals Map, veteran trees, and Suffolk Biodiversity Action Plan species and habitats, by controlling the type and intensity of development. The Council will not grant planning permission for development which would be likely to cause net loss after mitigation and compensation of the relevant biodiversity or geodiversity interest, or protected BAP species, in terms of population size or loss of extent of BAP habitat or feature for which the site was designated.</u></p>	<p>The changes to Policy DM31 would not change the previous SA assessment as the changes update the policy and includes a provision for veteran trees.</p> <p>No further SA assessment required.</p>