

## Appendix E

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### Sustainability Matrix Area Based Policies

## Area Based Policies

**Policy DM33 – Green Corridors**  
**Policy DM34 – The Ecological Network**  
**Policy DM35 – Countryside**  
**Policy DM36 – Employment Areas**  
**Policy DM37 – District and Local Centres**

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
ET1 To improve air quality	DM33: +	Medium and Long-term	Green and Ecological Corridors, Employment Areas, District and Local Areas	<p>Policy DM33 and DM34 seek to establish and enhance green corridors and an ecological network within the Borough. These policies would make partial contributions to air quality in the Borough as the provision of tree and vegetation planting would enable vegetation to improve air quality through the removal of carbon particles (e.g. soot) in the air. These policies would also promote the use of sustainable modes of transport through the convenience of connected links within the Borough which would contribute to reducing reliance on private vehicles and improve air quality.</p> <p>Similarly Policy DM35 seeks to permit development that respects the character of the countryside and also to conserve the landscape and scenic beauty of the AONB and contribute to the green rim and other strategic walking and cycling routes and wildlife corridors. There are no significant direct effects to air quality associated with this Policy however there may be partial indirect contributions related to encouraging sustainable modes of transport.</p> <p>Policy DM36 and Policy DM37 seek to safeguard employment areas and develop District and Local Centres. These policies may result in an increased use of private cars particularly in relation to people that may be travelling to employment areas from outside Ipswich or travelling to larger District Centres and this may negatively impact on air quality. However the provision of green and ecological corridors associated with Policy DM33 and DM34 would mean that local areas are more accessible and with the provision of additional Local and District Centres in the Core Strategy, centres will be more locally accessible which should encourage people to make more sustainable travel choices and reduce impacts to air quality.</p>
	DM34: +	Indirect		
	DM35: +	Reversible		
	DM36: +/-	Medium Certainty		
	DM37: +/-			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<i>It is recommended that Policy DM36 make reference to transport facilities associated with the new employment areas at Ipswich Business Park north of Whitton Lane and Airport Kennels Farm south of Ravenswood.</i>
ET2 To conserve soil resources and quality	DM33: +	Medium and Long-term	Ipswich Green Corridors Suffolk Coast and Heaths AONB	<p>Policy DM33 and DM34 seek to establish and enhance green corridors and an ecological network within the Borough which would have some benefits in protecting soil through the provision of green corridors.</p> <p>Policy DM35 seeks to encourage development within the countryside that retains its character. With regards to the Suffolk and Heaths Area AONB the Policy seeks to conserve the landscape of the AONB and avoid the loss of the best and most versatile agricultural land where possible. This will serve to support the objective through conserving these soil resources and quality.</p> <p>The new designated employment areas in Policy DM36 at Ipswich Business Park and Airport Farm Kennels are greenfield sites therefore proposed development at these sites would result in the loss of soil quality and greenfield land.</p> <p>The proposed development of additional District and Local Centres would be on brownfield land therefore would not make any contributions to the SA Objective.</p>
	DM34: +	Direct / Indirect		
	DM35: +	Reversible		
	DM36: -	Medium Certainty		
	DM37: 0			
ET3 To reduce waste	DM33: 0	Medium and Long-term	Employment Areas District and Local Centres	<p>The designation of two new employment areas at Ipswich Business Park and Airport Kennels Farm in Policy DM36 and the provision of facilities within Policy DM37 District and Local Centres would contribute towards generating a level of increased presence within these areas and this could potentially lead to an increase in waste within these employment areas and the District and Local Centres though the increase would be limited.</p> <p>The provision of segregated bins within these areas could contribute towards reducing waste and encouraging residents to recycle. It would also serve to maintain an attractive image of the Local and District Centres and employment areas by keeping them tidy and free from litter.</p> <p><i>It is recommended that Policy DM36 and DM37 should include reference to the provision of adequate waste facilities and where possible recycling facilities within</i></p>
	DM34: 0	Indirect		
	DM35: 0	Reversible		
	DM36: -	Low Certainty		
	DM37: +/-			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<i>employment areas and District and Local District Centres.</i>
ET4 To reduce the effects of traffic upon the environment	DM33: +	Short, Medium and Long-term	Borough wide	<p>Policy DM33 seeks to establish and enhance green corridors within the Borough and to link to adjacent open spaces and walking, cycling or riding routes while Policy DM34 seeks to establish and enhance an ecological network across the Borough in accordance with the ecological network map. These policies would contribute partially towards reducing traffic levels within the Borough as they would encourage the use of sustainable modes of transport. The provision of biodiversity features within these policies such as tree planting may also serve to partially counteract some of the effects of traffic upon the environment.</p> <p>The increase in connectivity from these policies combined with the provision of employment areas across the Borough within DM36 and key Local and District centre services and facilities within DM37 will provide convenient access for people to go to work and use local services. This in turn may help to encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment. However, the employment areas and District Centres may also increase the influx to private cars to these areas.</p>
	DM34: +	Indirect		
	DM35: +	Reversible		
	DM36: +/-	Medium Certainty		
	DM37: +/-			
ET5 To improve access to key services for all sectors of the population	DM33: +	Medium and Long-term	Borough wide	<p>The establishment and enhancement of green corridors combined with the establishment and enhancement of ecological corridors with Policy DM33 and DM34 both seek to improve green corridors within the Borough which would provide increased connectivity and accessibility to key services within the Borough.</p> <p>Policy DM37 directly supports the SA Objective and highlights the important serving role of District and Local Centres as places to provide key service needs for the local surrounding population. The Core Strategy also proposes additional centres of both types which will mean that accessibility to key services and facilities will continue to improve within the Borough over the medium term to long term.</p>
	DM34: +	Direct/Indirect		
	DM35: 0	Reversible		
	DM36: 0	High Certainty		
	DM37: ++			
ET6	DM33: 0	N/A	N/A	There are no significant effects considered

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To limit and adapt to climate change	DM34: 0 DM35: 0 DM36: +/- DM37: +/-			likely between the Policies DM33, DM34 and DM35 and SA Objective. Policy DM36 and Policy DM37 seek to safeguard employment areas and develop District and Local Centres. These policies may result in an increased use of private cars particularly in relation to people that may be travelling to employment areas from outside Ipswich or travelling to larger District Centres, which would increase emissions. However, the provision of employment areas across the Borough within DM36 and key Local and District centre services and facilities within DM37 will provide convenient access for people to go to work and use local services. This in turn may help to encourage people to make more sustainable transport choices in the long term and contribute towards reducing the effects of traffic upon the environment.
ET7 To protect and enhance the quality of water features and resources and reduce the risk of flooding	DM33: 0 DM34: 0 DM35: 0 DM36: 0 DM37: 0	Long-term Direct Reversible High Certainty	Employment Areas	Policy DM36 contains employment areas, some of which are located within areas considered to be at risk of flooding. Though not referred to in the Policy, the incorporation of Sustainable Urban Design Systems into employment areas (SuDS) would have the potential to contribute to reducing flood risk. <i>It is recommended that Policy DM36 should make some reference to the use of SuDS features against flood risk.</i>
ET8 To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	DM33: ++ DM34: ++ DM35: + DM36: 0 DM37: 0	Long-term Direct Reversible High Certainty	Borough wide	Policy DM33 supports the SA Objective as it seeks to establish and enhance green corridors within Ipswich which would provide vital connections between habitats for use by wildlife.  Policy DM34 directly supports the SA Objective as it seeks to protect designated wildlife sites and protect, enhance and restore where possible the links between them. The Policy favours proposals that have regard to the wildlife corridor function in their design and layout and it supports new tree planting and soft landscaping that encourages biodiversity. The Policy also specifies that sites of international and national importance for biodiversity and geodiversity identified on the policies map will be protected from development that would directly or indirectly have an adverse effect on their natural value. This includes 1 Ramsar site, 1 SPA and 3 SSSIs. Similarly development that would

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>cause the loss or deterioration of ancient woodland would be discouraged.</p> <p>Policy DM35 seeks to protect the countryside and retain its character. The countryside around Ipswich urban area provides an attractive setting for the town and links into its ecological and green networks. Under this Policy, the Suffolk Coast and Heaths AONB, will be protected and the Policy will seek that proposals conserve the landscape and scenic beauty of the AONB, and contribute to the green rim and wildlife corridors where appropriate which will support the conservation of biodiversity.</p> <p>DM36 and DM37 define district and local centres on the policy map and are not expected to have an impact on biodiversity.</p>
ET9 To conserve and enhance the historic environment, heritage assets and their settings	DM33: 0	Short, Medium and Long Term Direct Reversible Medium Certainty	Borough wide New District and Local Centres	<p>New employment areas are defined through policy DM36 e.g. Ipswich Business Park designated employment area of DM36 and Airport Farm Kennels. Ipswich Business Park designated employment area of DM36 is located approximately 125m north west of Whitton Lodge Grade II Listed Building. Corporation Farmhouse Grade II Listed Building is approximately 100m west of an existing employment area. However as the Listed Buildings are not within very close proximity of employment areas, no negative effects are considered likely.</p> <p>There is also the potential for the development new District and Local Centres through the Core Strategy and Policy DM37 to have an impact on sites of historical importance during construction periods.</p>
	DM34: 0			
	DM35: 0			
	DM36: 0			
	DM37: -			
ET10 To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	DM33: +	Medium and Long-term Indirect Reversible Medium Certainty	Borough wide	<p>Policy DM33 seeks to establish attractive green corridors within the Borough that contribute to the public realm and setting of the Borough. Within defined green corridors, only development that maintains and where possible, enhances the corridor's amenity and function will be permitted. This will contribute to enhancing landscape and local distinctiveness within the Borough. The periphery of the Borough contains important areas of natural and semi-natural green space which provide corridor functions and serve to maintain the landscape of the Borough.</p> <p>Policy DM34 seeks to establish and enhance the Borough's ecological network through encouraging development to incorporate measures such as retaining existing habitat</p>
	DM34: +			
	DM35: +			
	DM36: -			
	DM37: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>features, tree planting, comprehensive landscaping and wildlife beneficial landscaping. All of these features will serve not only to protect biodiversity but will contribute to creating distinctive landscapes within the Borough.</p> <p>Policy DM35 seeks to retain the character of the countryside which will help to conserve the local distinctiveness of the landscape and townscape. One of the principles of planning set out in the NPPF is that it should recognise the intrinsic character and beauty of the countryside and this is reflected within the Policy through discouraging development that does not respect the character of the countryside.</p> <p>Policy DM36, relates to identifies new employment areas at the Ipswich Business Park which is not likely to affect townscape or landscape. The Airport Farm Kennels site is partly located in an Area of Outstanding Natural Beauty and changing its current agricultural use to a park and ride facility is likely to affect landscape character.</p> <p>Policy DM37 would support the SA Objective as it recognises the important role of District and Local Centres and the provision of additional centres will contribute to local distinctiveness and townscape</p>
HW1 To improve the health of those most in need	DM33: +	Short, Medium and Long-term Indirect Reversible Low Certainty	Borough wide	Policy DM33, DM34 and DM35 would each make contributions towards the SA Objective. The establishment of attractive green corridors and ecological networks that provide connectivity within the Borough as well as links to open spaces would encourage people to make use of open spaces as well as actively use more sustainable modes of transport such as walking and cycling this would contribute towards promoting healthier lifestyles and would make some contributions to improving health. Indirect benefits for human health will occur through the provision of jobs (DM36 and DM37) which will result in reduction of poverty.
	DM34: +			
	DM35: +			
	DM36: 0			
	DM37: 0			
HW2 To improve the quality of life where people live	DM33: +	Medium and Long-term	Borough wide	Policy DM33, DM34 and DM35 would each make contributions towards the SA Objective. The establishment of attractive green corridors and ecological networks that provide connectivity within the Borough as well as links
	DM34: +	Indirect		
	DM35: +	Reversible		

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
and encourage community participation	DM36: 0 DM37: +	Medium Certainty		to open spaces would contribute to public realm and the setting of Ipswich whilst providing areas for recreational use for residents. These provisions will contribute towards improving the quality of life where people live.  Policy DM37 recognises the important role that Local and District Centres play within communities with the provision of key services and facilities that meet the needs of residents. With the approach to development focused on higher density housing development in and around centres, contributions can be made to the vitality and vibrancy and will help to improve quality of life as well as contribute towards encouraging community participation.
ER1 To reduce poverty and social exclusion	DM33: 0 DM34: 0 DM35: 0 DM36: + DM37: +	Medium and Long-term Indirect Reversible Low Certainty	District and Local Centres	Policy DM 36 will contribute to the achievement of the SA objective through the provision of jobs. Policy DM37 and the additional District and Local Centres proposed through the Core Strategy would make some contribution to the SA Objective through providing communities with key services and facilities which would support the reduction of social exclusion.
ER2 To offer everybody the opportunity for rewarding and satisfying employment	DM33: 0 DM34: 0 DM35: 0 DM36: ++ DM37: +	Medium and Long-term Direct/Indirect Reversible High Certainty	Employment Areas, District and Local Centres	Policy DM36 directly supports the SA Objective as it seeks to safeguard employment areas and provide accessible employment across the Borough within areas identified on the policies map. New employment areas at Ipswich Business Park north of Whitton Lane and Airport Farm Kennels south of Ravenswood reflect employment land allocations set out in Policy DM42 which are needed to provide an adequate employment land supply in terms of quantity and quality. Over the long term these land allocations will serve to provide the opportunity for rewarding and satisfying employment within the Borough.  Policy DM37 and the additional District and Local Centres proposed through the Core Strategy will see housing development focused in and around centres which will provide the opportunity for employment in the long term for local residents.
ER3 To help meet the housing	DM33: 0 DM34: 0	N/A	N/A	There is no link between the policies and the SA Objective.

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
requirements for the whole community	DM35: 0			
	DM36: 0			
	DM37: 0			
ER4 To achieve sustainable levels of prosperity and economic growth throughout the plan area	DM33: +	Medium and Long-term	District and Areas and Employment Areas	<p>Policy DM36 recognises the importance of safeguarding against the loss of employment areas. The distribution of employment areas across the Borough means that they will be widely accessible to all the main residential neighbourhoods, providing the possibility of job opportunities close to where people live. The protection of employment areas for employment uses also retains choice of location across the Borough for businesses to locate in. Such choice and accessibility would prove attractive to new businesses and would serve to support economic growth.</p> <p>Policy DM37 supports the SA Objective as Local and District Centres perform roles within their respective communities such as day to day convenience, food and service needs of the local residents. Additional centres proposed through the Core Strategy would provide the opportunity to encourage new business formation and would promote local areas as places to live and work which would support economic growth within the plan area.</p> <p>Policy DM33 and DM34 would partially support the Objective through providing key links and connectivity across the Borough giving convenient routes to services which would support prosperity and in the long term support economic growth.</p>
	DM34: +	Direct/Indirect		
	DM35: 0	Reversible		
	DM36: +	Low Certainty		
	DM37: +			
ER5 To support vital and viable town, district and local centres	DM33: +	Medium - Long-term	Town, District and Local Centres	<p>Policy DM37 directly supports the SA Objective. The Policy recognises that District and Local Centres perform an important serving role including day to day convenience, food and services needs of their local resident catchment populations. These centres provide a focus for community facilities and higher density housing development. With the focus of development in and around centres, residents will have the opportunity to make more sustainable travel choices. The Core Strategy proposes additional District and Local Centres within Ipswich and this will serve to provide more facilities locally which will support the vitality and viability of centres.</p>
	DM34: 0	Direct		
	DM35: 0	Reversible		
	DM36: +	High Certainty		
	DM37: ++			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				<p>The establishment of green corridors (Policy DM33) will provide vital links within the Borough and increase connectivity and convenience of access to District and Local Centres which will help to increase footfall and support the vitality and viability of centres.</p> <p>Policy DM36 will safeguard employment areas and provide key employment areas for businesses to locate. The provision of adequate employment areas will increase the Boroughs attractiveness and will help to support the vitality and viability of the town centre.</p> <p>DM34 and DM35 will have a neutral effect on town, district, and local centres as these policies focus on the establishment of ecological networks and maintaining the character of the countryside.</p>
ER6 To encourage efficient patterns of movement in support of economic growth	DM33: +	Medium-Long-term Direct Reversible Medium Certainty	Borough wide	<p>Policy DM33 seeks to establish and enhance green corridors, which would increase connectivity and accessibility and would encourage people to use sustainable modes of transport such as walking and cycling. Policy DM33 will seek opportunities that will link existing green corridors into a more continuous network through the layout of new development which will increase connectivity within the Borough. These provisions will not only contribute to the public realm and the Boroughs setting, it will support economic growth.</p> <p>DM34 and DM35 will have a neutral effect on patterns of movement as these policies focus on the establishment of ecological networks and safeguarding the character of the countryside.</p> <p>Policy DM36 recognises the importance of protecting against the loss of employment areas. The distribution of employment areas across the Borough means that they will be accessible to all the main residential neighbourhoods, providing the possibility of job opportunities close to where people live. The protection of employment areas for employment will also retain choice of locations across the Borough for businesses to locate in. This ensures that sufficient land and premises will be available to accommodate business start-up and growth.</p> <p>Policy DM37 recognises that Local and District</p>
	DM34: 0			
	DM35: 0			
	DM36: +			
	DM37: +			

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
				Centres perform important role serving within Ipswich. Similarly to policy DM36, the provision of centres would provide the premises to accommodate businesses and this would support economic growth. The increased connectivity associated with the provision of green corridors will particularly benefit District and Local Centres giving residents convenient access to goods and services which will serve to sustain economic growth over the long term.
ER7 To encourage and accommodate both indigenous and inward investment	DM33: 0	Short, Medium and Long-term Indirect Reversible Low Certainty	Employment Areas, District and Local Areas	<p>Policy DM36 recognises the importance of protecting against the loss of employment areas. The distribution of employment areas across the Borough means that they are accessible to all the main residential neighbourhoods, providing the possibility of job opportunities close to where people live. The protection of employment areas for employment uses also retains choice of locations across the Borough for businesses to locate in. Such choice and accessibility would prove attractive and would serve to encourage and accommodate both indigenous and inward investment.</p> <p>Policy DM37 would encourage and accommodate indigenous and inward investment particularly within District Centres. Local and District Centres perform important role serving within Ipswich to varying degrees including day to day convenience and food and service needs of the local residents. Additional centres proposed through the Core Strategy would provide the opportunity to encourage new business formation and would promote local areas as places to live and work which would encourage indigenous and inward investment.</p>
	DM34: 0			
	DM35: 0			
	DM36: +			
	DM37: +			
CL1 To maintain and improve access to education and skills for both young people and adults	DM33: 0	Short, Medium and Long-term Indirect Reversible Low Certainty	Local and District Centres and areas immediately surrounding these centres	Policy DM37 would partially support the SA Objective as the existing District and Local Centres combined with those proposed within the Core Strategy would allow for the provision of community facilities which could be used for training, skills and educational purposes. This would improve access and benefit young people and adults within the community.
	DM34: 0			
	DM35: 0			
	DM36: 0			
	DM37: +			
CD1	DM33: +	Short, Medium and	Borough wide	Through Policy DM33 the Council will seek to

Objective	Performance of policy	Temporal scale Permanency Certainty	Geographical extent	Commentary Mitigation / Enhancement Measures
To minimise potential opportunities for crime and anti-social activity	DM34: <b>0</b>	Long-term		<p>establish attractive green links and to provide for public access wherever safe and practicable which would contribute towards minimising potential opportunities for crime and anti-social behaviour.</p> <p><i>It is recommended that Policy DM33 makes reference to incorporating safety by design which would contribute towards reducing the potential for crime and anti-social activities.</i></p>
	DM35: <b>0</b>	Indirect		
	DM36: <b>0</b>	Reversible		
	DM37: <b>0</b>	Medium Certainty		

