

Ipswich Local Plan

Authority Monitoring Report 13, 2016/17

March 2018



IPSWICH
BOROUGH COUNCIL

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EXECUTIVE SUMMARY

Monitoring is an essential element of policy making. The main function of the Authority Monitoring Report (AMR) is to provide evidence of policy implementation and review the effectiveness of policies, show progress in document preparation (development plan documents and supplementary planning documents), and to report on the delivery of housing and employment floor space. The AMR is the main mechanism for assessing the performance of the Ipswich Local Plan.

On 22nd February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan comprises the Core Strategy and Policies Development Plan Document (DPD) Review, Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD, Policies Map and IP-One Area Inset Policies Map.














As the new Local Plan was adopted part way through the 2016-17 monitoring period, this AMR covers the transition between the policies of the Core Strategy and Policies DPD adopted in December 2011 and the new Local Plan adopted in February 2017. Therefore, housing delivery and land supply will be monitored against the newly adopted housing requirement of 489 dwellings per annum. However, the use of policies in determining planning applications will be measured against the 2011 Core Strategy, as these were the policies in use for the majority of the monitoring year.

How is Ipswich Borough Council Performing against its Local Development Scheme?

The Council's Local Development Scheme (LDS) details the planning documents that the Council intends to produce over a three-year period. The current, 'in effect' LDS was adopted in October 2015 and the current work programme is reproduced below. It is scheduled for revision and update in 2018.

Ipswich Local Development Scheme Timetable October 2015																																																	
	2015												2016												2017												2018												
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Review of Core Strategy & Policies DPD																																																	
Site Allocations & Policies (incorporating IP-One Area Action Plan) DPD																																																	
Joint or Aligned Local Plan Review																																																	
Ipswich Garden Suburb SPD																																																	
CIL Charging Schedule																																																	
Urban Character SPD - Part 2																																																	
Urban Character SPD - Part 3																																																	
Public Open Space SPD																																																	
Space and Design Guidelines SPD																																																	
Ipswich Cycling Strategy SPD																																																	
Low-Emissions Strategy SPD																																																	
Reptile Strategy SPD																																																	
Shop Front Design Guide SPD																																																	
Parking Standards for the IP-One Area SPD																																																	
Identified Frontages (Central Shopping Area and Local and District Centres) SPD																																																	
Authority Monitoring Report																																																	

Key to Stages of Preparation of Local Development Documents (note latest stage shown in colour for each month)

	Pre-submission Consultation for DPDs (Reg 18) & evidence gathering for SPDs
	Consideration of Consultation Comments
	Preparation of the planning document or AMR
	IBC Executive agree a draft document / make recommendation to Council
	Ipswich Borough Council to agree the Local Development Document
	Publication of DPD and formal public consultation period (Regs 19 & 20 for DPDs, Regs 12 & 1
	Consideration of Consultation Comments
	Submission of the Local Development Document to Secretary of State (Regulation 22)
	Preparation of examination evidence (P=Pre-hearing meeting)
	Independent Examination
	Receive Inspector's Report
	Modify and Adopt the Local Development Document (Reg 26 for DPDs, Reg 14 for SPDs)
	Publish Authority Monitoring Report

Chapter 2 discusses the progress the Council has made in the production of these documents between April 2016 and March 2017. Headline achievements in document preparation were the adoption of the Local Plan on 22nd February 2017, the Open Space Supplementary Planning Document on 22nd March 2017 and the Ipswich Garden Suburb Supplementary Planning Document on 22nd March 2017. More information on the Local Plan is provided below.

Where is Ipswich Borough Council in the Local Plan Process?

On 22nd February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031. The 2017 Local Plan comprises the following documents:

- **Core Strategy and Policies Development Plan Document (DPD) Review:** This is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and contains policies to facilitate sustainable development;
- **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD:** This allocates sites for development and identifies sites or areas for protection across the whole of the Borough; and
- **Policies Map and IP-One Area Inset Policies Map:** These maps illustrate geographically the application of the policies in the adopted development plan.

For the 2017/18 AMR, progress will be evaluated solely against the 2017 Local Plan. As stated above, in the current AMR (2016-17), the new Local Plan development targets are used, as they are the most up to date. However, policy implementation is still monitored against the 2011 Core Strategy and Policies Development Plan Document, which was in force for much of the monitoring period.

Reviewing the Local Plan

In adopting the 2017 Local Plan, the Council committed to joint work with neighbouring authorities to prepare by spring 2017 an updated Objectively Assessed Housing Need for the Ipswich Housing Market Area, and draft strategy options for the distribution of development to meet that need in the Ipswich Housing Market Area. Policy CS7 of the new plan explains the position.

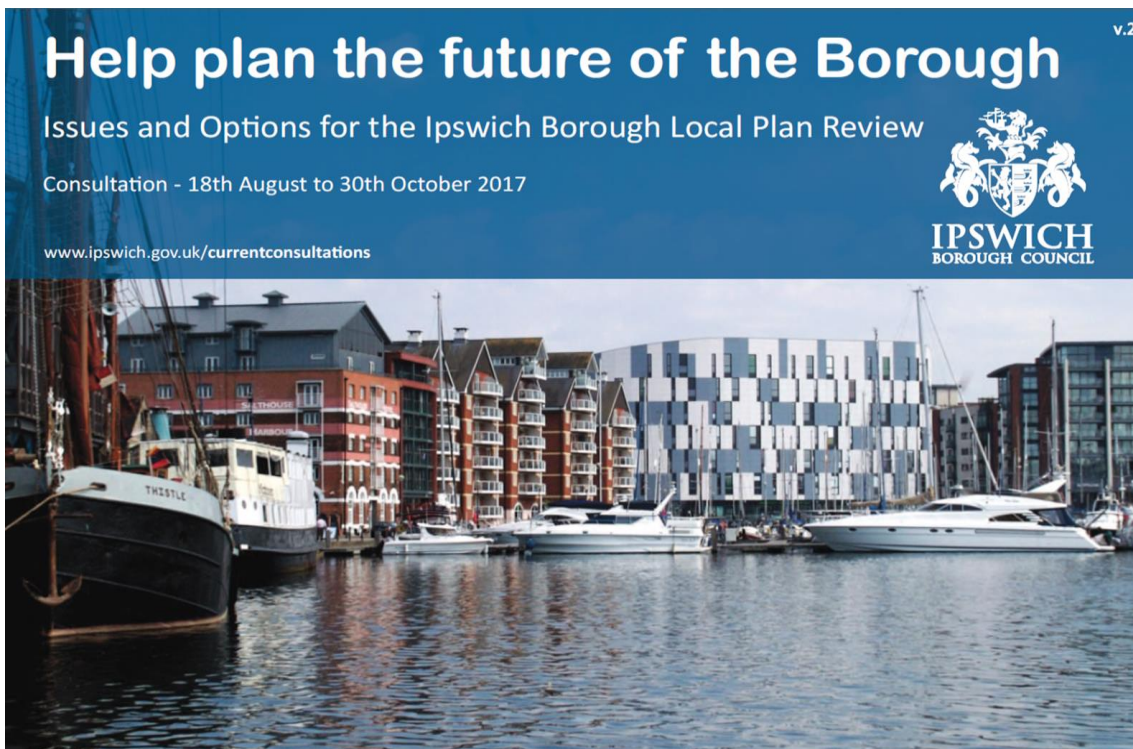
Thus, a local plan review is needed, which will be prepared jointly or be aligned with those of our neighbouring local planning authorities, in order to address the shortage of land within Ipswich Borough to meet the housing need identified for the Borough.

Four Local Planning Authorities (LPAs) - Ipswich Borough Council (IBC), Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council - are working together, with input from the County Council, where appropriate, to plan for housing across the Ipswich Housing Market Area. A new Strategic Housing Market Assessment for the Ipswich Housing Market Area,

identifying the objectively assessed housing need for Ipswich Borough and Suffolk Coastal, Babergh and Mid Suffolk Districts was published in May 2017.

Work has also commenced on the joint or aligned Local Plan Review (the final form of the review has yet to be determined). This document has been prepared as Issues and Options for the Ipswich Local Plan Review, with a joint strategic part one section being prepared with Suffolk Coastal District Council. Part two of the Ipswich Local Plan Review focuses on Ipswich-specific local matters. The Ipswich Local Plan Review has also been prepared in alignment with the joint Babergh and Mid Suffolk District Council's Local Plan. Regulation 18 pre-submission consultation took place between August and October 2017. It is intended that the Council will undertake a further round of Regulation 18 pre-submission consultation on an informal draft of the revised Local Plan in the summer of 2018.

The Issues and Options document consulted on between August and October 2017



Strategic planning across the whole of Suffolk

A document called the Suffolk Framework for Inclusive Growth has been prepared to provide an overarching framework for strategic planning issues across the county, taking into account development priorities in neighbouring counties and in London. The framework has been prepared with input from Suffolk's Local Authorities and the New Anglia Local Enterprise

Partnership. The joint framework will set the direction of housing and employment growth over the coming decades and identify the infrastructure that is required to deliver and support this growth, thereby ensuring that Suffolk:

- Operates an integrated transport network through investment in strategic and local roads and passenger/freight rail services leading to industrial and business growth, reduced journey times and housing development;
- Has a highly skilled and flexible resident workforce that can adapt to changing technologies, working practices and production approaches; and
- Ensures land for commercial, industrial and housing is “unlocked” due to sufficient investment in enabling infrastructure (transport, water, power, flood defences, digital communications).

The Framework is a non-statutory document intended to support and inform the preparation of the Local Plans being produced by individual planning authorities.

In 2016, a devolution deal for Norfolk and Suffolk was expected from the Government, which may have included the devolution of strategic planning powers to an East Anglia Combined Authority. However, the proposal for a Norfolk and Suffolk Combined Authority was not agreed and, therefore, the future of any devolution deal is uncertain.

How well are policies from the 2011 Core Strategy and Policies development plan document being implemented?

Assessment is undertaken by reviewing the use of the policies contained in the Core Strategy (December 2011) in planning application decisions on those planning applications considered by the Council’s Planning and Development Committee.

The Core Strategy policies, of which there are 20, were used 152 times. The most frequently used policies were CS4: ‘Protecting our Assets’ (used 57 times), policy CS7: ‘The Amount of Housing Required’ (used 34 times) and policy CS2: ‘The Location and Nature of Development’ (used 19 times).

Those Core Strategy policies not used were policy CS6 ‘The Ipswich Policy Area’, CS10: ‘Ipswich Garden Suburb’, CS11: ‘Gypsy and Traveller Accommodation’, CS18: ‘Strategic Flood Defence’, CS19: Provision of Health Services and CS20 ‘Key Transport Proposals’. These policies are strategic in nature and are still required throughout the life of the plan. They have been continued through to the 2017 Local Plan, with revisions.

The Development Management policies, of which there are 32, were used a total of 2,142 times. The most frequently used policies were DM5: ‘Urban Design Quality’ (used 509 times), policy DM12: ‘Extensions to Dwellinghouses and the Provision of Ancillary Buildings’ (used 299 times), policy DM10: ‘Protection of Trees and Hedgerows’ (used 212 times), policy DM18: ‘Car Parking’ (used 146 times), policy DM17: ‘Transport and Access in New Developments’ (used 127 times), and policy DM26: ‘Protection of Amenity’ (used 122 times).

How well are the 2011 Core Strategy Targets being met?

There are 12 Core Strategy objectives in the 2011 Core Strategy supported by targets and progress against these targets is summarised in Table 1, below. Chapter 2 provides more detail on the objectives, targets and indicators.

This chapter firstly considers the extent to which the policies are being implemented and secondly considers the delivery of the plan and wider trends in relation to the indicators and targets identified in relation to the 12 objectives set out in chapter 11 of the adopted Core Strategy.

It should be noted that under the new Ipswich Local Plan 2011-2031, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum and the annual requirement of jobs from 18,000 per annum to 12,500 per annum. For delivery and monitoring purposes, the target is backdated to 2011.

Table 1 Progress against the Targets in the Core Strategy

Core Strategy Target	Progress in 2016-2017	Commentary
At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.	Policy DM1 of the 2011 Core Strategy was used 50 times in Decision notices. More recent applications use the new water/energy requirements as set out in the now adopted Local Plan 2011 – 2031.	The Code for Sustainable Homes was withdrawn in 2015 and the Local Plan 2017 has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (Cred) by 2025.	During the period 2005 – 2015 the CO2 emissions reduced by 42.4% to 3.4 tonnes per capita (each member of the population).	The level of reduction of CO2 emissions recorded up to 2015 (figures published by the Government in June 2017), if projected forward to 2025, indicates that the stated target for CO2 emissions will be met.
To deliver at least (a) 9,777 homes ¹ by 2021 and (b) 12,500 jobs ² by 2031.	256 homes were built in the reporting period. Between 2012 and 2014, the number of jobs in the Borough increased by 5%, from 66,600 to 69,800.	The housing completions are below the requirement of 489 dwellings p.a. Furthermore, housing completions for the 2016-17 monitoring period are down on the previous year by 48.4%. Jobs growth did not keep pace with expectations between 2001 and 2014. However, evidence presented to the Local Plan Examination in 2016 (core document reference PSCD17) indicated that at the end of that period, between 2012 and 2014, the number of jobs in the Borough increased by 5%, from 66,600 to 69,800.
Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.	Of 256 new homes completed 85.5% were constructed on previously developed land; 43% were completed within the IP-One area; and 96.5% were built within 800 metres of a district centre and the central shopping area.	Looking ahead, of the 2,888 dwellings anticipated to come forward for development between 1 April 2018 and 31 March 2023 through the housing trajectory, 2,069 (71.6%) are located on previously developed sites.

¹ Under the Ipswich Local Plan 2011-2031 adopted in February 2017, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum and the requirement of jobs from 18,000 2001-2025 to 12,500 2011-2031. The targets are backdated from the date of plan production to the baseline year of 2011.

Core Strategy Target	Progress in 2016-2017	Commentary
To improve retail ranking of Ipswich by 2021 and complete the 'green rim'.	<p>Venuescore³ rankings show that Ipswich has improved its ranking from 63rd out of 3000 retail venues in the UK when comparing data from the 2009 survey and the 2016 survey.</p> <p>Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application.</p>	<p>Venuescore's rankings identify Ipswich as being a key centre in the eastern sub-region with a high street retail offer bettered only by Norwich and Cambridge.</p> <p>The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.</p>
To link with the Major Scheme to achieve a 15% modal switch for journeys in Ipswich by 2021 (note the Major Scheme is now known as Travel Ipswich).	n/a	Monitoring is no longer possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators are no longer monitored.
Implementation of tidal surge barrier by 2017.	Construction of the tidal barrier has begun and completion is programmed for Spring 2018.	Completion of the tidal barrier is imminent.
To increase the tree canopy cover in the Borough to 15%.	Canopy cover stands at 12.19% (2015/16).	Suffolk County Council is currently consulting with relevant parties on a Suffolk tree policy.
High quality community infrastructure (indicators of average class size and the percentage of new community facilities located within 800m of local and district centres).	In Ipswich primary schools, the average in 2017 was 19.8 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 18 in 2016. Secondary schools have a ratio of 16.2, representing an increase from 10.3 in the previous year.	In secondary schools in Ipswich, pupil to teacher ratios are better than the national average.
To improve Ipswich's ranking in the indices of multiple deprivation by 2021.	Ipswich currently ranks 74 th (2015) having previously ranked 83 rd in 2010.	Ipswich became relatively more deprived between 2010 and 2015.
To tie in with Police targets relating to reducing crime levels by 2021.	Overall, there has been a reduction in crime rates over the monitoring period, which has contributed to the safety and wellbeing of those using the town at night time. This is important in the context of Policy CS14, which aims to direct leisure and hotel uses into an extended town centre area. However new figures show a rise in reported crimes in Ipswich over the previous year, though this is partly attributed to a change in reporting systems.	Note from 2014/15 onwards, figures have been recorded using a different methodology and data from that date cannot be compared with that from earlier years.

³ Venuescore's UK Shopping Venue Ranking ranks over 3,000 retail venues within the UK (including town centres, stand-alone malls, retail warehouse parks and factory outlet centres) based on the current retail provision. Towns and major shopping centres are rated using a scoring system which takes account of the presence in each location of multiple retailers – including anchor stores, fashion operators and non-fashion multiples.

Core Strategy Target	Progress in 2016-2017	Commentary
<p>To achieve effective cross boundary working on strategic greenspace and employment site provision.</p>	<p>IBC has worked in partnership with neighbouring planning authorities and the County Council to progress the Suffolk Framework for Inclusive Growth, a Strategic Housing Market Assessment, Employment Land Supply Assessment, Retail and Leisure Study, Employment Land Needs Assessment and the production of a Habitats Regulations Mitigation and Avoidance Strategy.</p> <p>In addition, there are also cross boundary strategic sites at Ransomes Europark, and the Sproughton Sugar Beet site, the latter owned by IBC and located within Babergh.</p>	<p>IBC continues to work with its partners through various mechanisms and is working towards the production of a joint or aligned Local Plan with neighbouring authorities, to look ahead to 2036.</p>

How many homes were built between April 2016 and March 2017?

256 dwellings (net) were completed between 1st April 2016 and 31st March 2017, 4 of which were affordable housing completions (2%). 219 of these dwellings were on previously developed land (85.5%) and 109 were within the central IP-One area (43%). Gross housing completions (before calculating those dwellings lost) were 281.

The number of housing completions has decreased from the 2015/16 figure and they remain below the peak of 2007/08 and also the Core Strategy annual target (489).

Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continued to progress a programme of affordable house building across the Borough.

How much housing land is there in Ipswich and how long can Ipswich supply housing?

The Office for National Statistics (ONS) mid-year population estimate for 2016 was 135,908. This figure represents an increase of 308 against the mid-year estimate for 2015 (135,600).

The Council is required by the National Planning Policy Framework (NPPF) to boost the supply of housing to meet the objectively assessed housing needs for market and affordable housing in the housing market area. Ipswich Borough Council's area is within the Ipswich housing market area identified in the Strategic Housing Market Assessment (published May 2017).

Through adopting the new Local Plan in February 2017, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum. The Council is applying the requirement of 489 dwellings per annum from 2011. Between April 2011 and March 2017, 1,833 dwellings were completed (including assisted living dwellings), which has resulted in a shortfall of 1,101 dwellings. Completions for 2017/18 are predicted to be 115 dwellings, implying a shortfall of 374. Therefore, there is a total shortfall of 1,475 dwellings to be added to the requirement for the plan period to 2031.

The NPPF also states that local planning authorities should 'identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements', and requires a 5% buffer to be added to the requirement. The five-year requirement therefore is:

- 489 dwellings per annum x 5 years = **2,445 dwellings**,
- plus 5% = **122 dwellings**
- plus the shortfall in completions ((1,475 shortfall/13 years to 2031) x 5 years) = **567 dwellings**,
- totalling **3,134 dwellings** (or an annual requirement for 627 dwellings)

The identified supply as shown in the Council's housing trajectory for five years between April 2018 and March 2023 is **2,888 dwellings**, which equates to a **4.61 year supply**.

In terms of supply beyond the five years, the housing requirement in the Core Strategy is 489 dwellings per year up to 2031. This therefore equates to 6,357, made up of 489 dwellings x 13, plus the shortfall between 2011 and 2017 of 1,101 dwellings, and the predicted shortfall of 374 dwellings during 2017/18. This totals a requirement for **7,832 dwellings** for the period 1st April 2018 to 31st March 2031. The total supply to 2031 identified in the housing trajectory from 1st April 2018 to 31st March 2031 is **7,231 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 601 dwellings. This is addressed through policy CS7 in the 2017 Ipswich Local Plan, which reviews the housing requirements and takes this forward to 2031 and commits to engaging

with neighbouring authorities through the Ipswich Policy Area to meet future population and household needs.

Does Ipswich have any Neighbourhood Plans?

Neighbourhood planning is a Government initiative that enables local communities to influence and take forward planning proposals at a local level.

There are no adopted neighbourhood plans in Ipswich and no current area or forum applications.

Has Ipswich implemented the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a planning charge that allows local authorities to raise contributions from the most viable forms of development to help pay for pre-identified infrastructure projects. The legislation which governs CIL is clear that, in setting the charge, local planning authorities should have regard to its effect upon the economic viability of development across the area and therefore on the delivery of the Local Plan.

The 2013 Local Development Scheme set out public consultation on a preliminary draft charging schedule in December 2013 and January 2014. This timescale was met.

A further consultation was planned for May and June 2014 on the draft charging schedule however this has been postponed whilst the Council considers how it may take CIL forward. The 2015 LDS identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017.

This matter has not been progressed this year owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' and the Government's commitment to review the current system of developer contributions. Future infrastructure funding will be considered through the preparation of a new Local Plan to 2036.

How has Ipswich Borough Council worked with other Local Planning Authorities?

The Duty to Co-operate ('the duty') was introduced through Section 110 of the Localism Act 2011 in November 2011. The Act inserts a new Section 33A into the Planning and Compulsory Purchase Act 2004. The duty is a legal duty on local planning authorities to co-operate constructively, actively and on an ongoing basis with neighbouring authorities, County Councils, and other prescribed bodies in planning for strategic cross-boundary matters.

The Council has a long history of working collaboratively with neighbouring district councils and the County Council on planning matters such as production of evidence base documents, particularly through the Ipswich Policy Area (IPA). Following the introduction of local enterprise partnerships, future development needs in respect of the IPA are discussed at a political level through the IPA Board. The Council has also had and continues to have on-going dialogue with statutory agencies including Anglian Water, Historic England, the Environment Agency and Natural England through local plan preparation.

Chapter 5 shows how the Council engaged with others within the 2016/17 monitoring period to address the strategic priorities.

CHAPTER 1:

INTRODUCTION

- 1.1 This is Ipswich Borough Council's thirteenth Authority Monitoring Report (AMR) (previously the Annual Monitoring Report) and is produced in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, hereinafter referred to as 'the Regulations'. This AMR is the Authority Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004.
- 1.2 This report covers the monitoring period April 2016 to March 2017. It also refers to wider policy developments up until the date of publication of the report.
- 1.3 Monitoring is an essential element of policy making. The main function of the AMR is to provide evidence of policy implementation and review the effectiveness of policies, give an update of the progress in document preparation (development plan documents and supplementary planning documents), and to report on delivery of housing and employment floor space. The AMR is the main mechanism for assessing the performance of the Ipswich Local Plan.
- 1.4 As the new Local Plan was adopted part way through the 2016-17 monitoring period, this AMR covers the transition between the policies of the Core Strategy and Policies Development Plan Document (DPD) adopted in December 2011 and the new Local Plan adopted in February 2017. Therefore, housing delivery and land supply will be monitored against the newly adopted housing requirement of 489 dwellings per annum. However, the use of policies in determining planning applications will be measured against the 2011 Core Strategy and Policies DPD, as these were the policies in use for the majority of the monitoring year.
- 1.5 The Localism Act 2011 allows local authorities to have a more flexible approach to the information that is included within their AMR and the dates when it can be published. As such the requirements from the Government as detailed in Regulation 34 of the Regulations are to report on six set indicators, where applicable, and to make the report available. Below is a summary of where each of the requirements for monitoring are presented in this report:
- **Regulation 34(1) Progress in relation to documents in the Local Development Scheme:** See chapter 2.
 - **Regulation 34(2) Policy Implementation:** See chapter 3.
 - **Regulation 34(3) Housing and affordable housing completions:** See Chapter 3.
 - **Regulation 34(4) Details of Neighbourhood Development Orders or Neighbourhood Plans:** None within Ipswich.
 - **Regulation 34(5) Community Infrastructure Levy (CIL) receipts and expenditure data where a CIL report has been prepared:** A CIL charging schedule is yet to be adopted by Ipswich Borough Council. The Council's position on the CIL is contained in chapter 2.
 - **Regulations 34(6) Evidence of co-operation between Ipswich Borough Council and other local planning authorities, and the County Council:** A Duty to Co-operate Statement was published as part of the preparation of the 2017 Local Plan. See chapter 4.

- **Regulation 34(7) Availability of information collected for monitoring purposes:**
The AMR is published annually. The AMR for 2016-17 will be published in March 2018.

CHAPTER 2:

LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's Local Development Scheme (LDS) details the planning documents the Council intends to produce over a three-year period.
- 2.2 This chapter discusses the progress the Council has made in production of these documents between April 2016 and March 2017.

Where is Ipswich Borough Council in the Local Plan Process?

- 2.3 On 22nd February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan comprises the following documents:
- **Core Strategy and Policies Development Plan Document (DPD) Review:** This is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and contains policies to facilitate sustainable development;
 - **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD:** This allocates sites for development and identifies sites or areas for protection across the whole of the Borough; and
 - **Policies Map and IP-One Area Inset Policies Map:** These maps illustrate geographically the application of the policies in the adopted development plan
- 2.4 The Local Plan was found sound by the Planning Inspectorate on the condition that it was subject to an immediate review in order to address housing need in the Ipswich Housing Market Area.

Joint or Aligned Local Plan

- 2.5 The Ipswich Policy Area Board has identified the need to produce joint or aligned local plans to address the shortage of land within Ipswich Borough to meet the housing need identified for the Borough. Indeed, the Ipswich Local Plan 2017 was found sound by the Planning Inspectorate subject to the Council committing to work with its neighbours to produce an up to date Objectively Assessed Need (OAN) for the Ipswich Housing Market Area (HMA), and to produce joint/aligned plans by 2019 to deliver the requisite housing. This is incorporated into policy CS7 of the Local Plan.
- 2.6 Four Local Planning Authorities (LPAs), Ipswich Borough Council (IBC), Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council, with input from Suffolk County Council, where appropriate, are working together to plan for housing across the Ipswich Housing Market Area. IBC proposed a Joint or Aligned Local Plan Review within the recent Local Development Scheme review (October 2015), as did Suffolk Coastal District Council.

Supplementary Planning Documents

2.7 Development & Flood Risk SPD

Ipswich Borough Council adopted a Development and Flood Risk Supplementary Planning Document (SPD) on 18th September 2013. This document was first updated in May 2014 and was subsequently updated in January 2016 to reflect changes to national and local policy and guidance.

2.8 Urban Character Study Supplementary Planning Document

This document is being produced in parts due to the scale of the document, which covers eight character areas. The first four parts were adopted in January 2015, in line with the 2014 LDS. Adoption of the fifth part took place in advance of the timetable set out in the 2014 LDS, on 18th November 2015. Work on the remaining three parts of this SPD will be undertaken in 2019/2020, as buildings at risk and conservation area appraisal reviews are the priority during 2018. The parts of the SPD produced so far relate to Norwich Road; Gipping and Orwell Valley; Parks; California; Chantry; Stoke Park and Maidenhall.

2.9 Space and Design Guidelines Supplementary Planning Document

The SPD was adopted in November 2015 in accordance with the 2015 LDS.

2.10 Ipswich Garden Suburb (IGS) Supplementary Planning Document

Interim adoption of the SPD as guidance occurred in September 2014. The IGS SPD was formally adopted as an SPD in March 2017. This occurred later than the date scheduled in the 2015 LDS, but the delay was necessary in order to follow the adoption of the Local Plan in February 2017.

2.11 Ipswich Cycling Strategy Supplementary Planning Document

The Cycling Strategy SPD replaces the Cycle Strategy for Ipswich Supplementary Planning Guidance (December 1997). A 'call for ideas' consultation on the Cycling Strategy SPD was held during July and August 2015. An online cycling to school survey was also carried out as part of the consultation. The comments received were considered in drafting the SPD and consultation on the draft took place during November and December 2015. The Cycling Strategy supplementary planning document was adopted by the Council on 27th July 2016, slightly later than the March target date proposed in the LDS.

2.12 Shop Front Design Guide Supplementary Planning Document

The 2015 LDS identifies consultation on a draft Shop Front Design Guide SPD during November and December 2015 and this target has been met. The Shop Front Design Guide SPD was adopted by the Council on 27th July 2016.

2.13 Public Open Space Supplementary Planning Document

The preparation of this document commenced in September 2013. The 2014 LDS sets out public consultation in November and December 2014. The 2015 LDS proposed consultation on the SPD during November and December 2015. However production was delayed slightly in order to align with the new Local Plan and consultation took place during January to March 2016. This SPD was adopted in March 2017.

2.15 Reptile Strategy Supplementary Planning Document

The 2015 LDS identifies consultation on a draft Reptile Strategy SPD during February and March 2016 with adoption in July 2016. A call for ideas consultation was undertaken during July and August 2015 and repeated in June 2017 because preparation had not progressed in the meantime

(https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf). A draft SPD was due to be produced during 2017, however owing to the focus on progression of the Ipswich Local Plan Review, this matter has not been advanced and the timetable needs to be updated.

2.16 Parking Standards for the IP-One Area Supplementary Planning Document

The 2015 LDS identifies consultation on a draft Parking Standards for the IP-One Area SPD during February and March 2016 with adoption in July 2016. A call for ideas consultation was undertaken during July and August 2015 and repeated in June 2017 because preparation had not progressed in the meantime (https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf). Further progress on the SPD has been delayed to enable its production to be informed by the outcomes of the Ipswich Parking Strategy, which is due for completion in spring/summer 2018. The timetable needs to be updated.

2.17 Low-Emissions Strategy Supplementary Planning Document

The preparation of this document commenced in September 2014. The 2014 LDS sets out public consultation on this document in September and October 2015. However, production has been delayed to enable it to be aligned with changes to the Air Quality Management Areas and a revised Air Quality Action Plan, which are being undertaken by the Council's Environmental Health team. A call for ideas consultation was undertaken during July and August 2015 and repeated in June 2017 because preparation had not progressed in the meantime (https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf). It is anticipated that the SPD will be published for consultation during 2018. The timetable needs to be updated.

2.18 Identified Frontages (Central Shopping Area and District and Local Centres) Supplementary Planning Document

The 2015 LDS identifies that production of the Identified Frontages (Central Shopping Area and District and Local Centres) SPD will begin in January 2016. A 'call for ideas' consultation took place between 29th January and 7th March 2016. It is now anticipated that the draft SPD will be published for consultation during 2019, as it will be linked to review of the approach to frontages through the Local Plan Review. Therefore, the timetable needs to be updated.

2.19 New SPDs

The call for ideas consultation undertaken during June and July 2017 included three new SPDs:

- the Development and Archaeology SPD – this will guide developers on sites where there is archaeological potential, and is scheduled for public consultation in May-June 2018;
- Ipswich Town Centre and Waterfront Public Realm Strategy SPD – this will provide a strategy for the enhancement of the public realm, primarily in the town centre and waterfront areas, and will guide the commissioning of new hard and soft landscaping works, including street furniture, street trees and paved surfacing design. It is scheduled for public consultation in spring 2018.
- The Recreational Avoidance and Mitigation Strategy SPD – this will set out the measures needed to manage recreational pressures on the Orwell Estuary Special Protection Area and a mechanism to fund them, and is scheduled for public consultation later in 2018.

2.20 Community Infrastructure Levy (CIL) Charging Schedule

The preparation of this document commenced in June 2012. The 2013 LDS set out public consultation on a preliminary draft charging schedule in December 2013 and January

2014. This timescale was met. A further consultation was planned for May and June 2014 on the draft charging schedule however this has been postponed whilst the Council considers how it may take CIL forward. The 2015 LDS identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017. This matter has not been progressed this year owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' and the Government's commitment to review the current system of developer contributions. Future infrastructure funding will be considered through the preparation of a new Local Plan to 2036.

- 2.21 SPDs are not required to be included in a Local Development Scheme (LDS) and this allows new SPDs, such as those listed in 2.19, to be prepared in response to needs being identified. However, where they are anticipated, they are included in the LDS for completeness. An update of the Ipswich Local Development Scheme is scheduled for summer 2018 and will include a refresh of both the list of documents under preparation, and timetables. In the meantime, timetable updates will be published on the SPD pages of the Council's website.

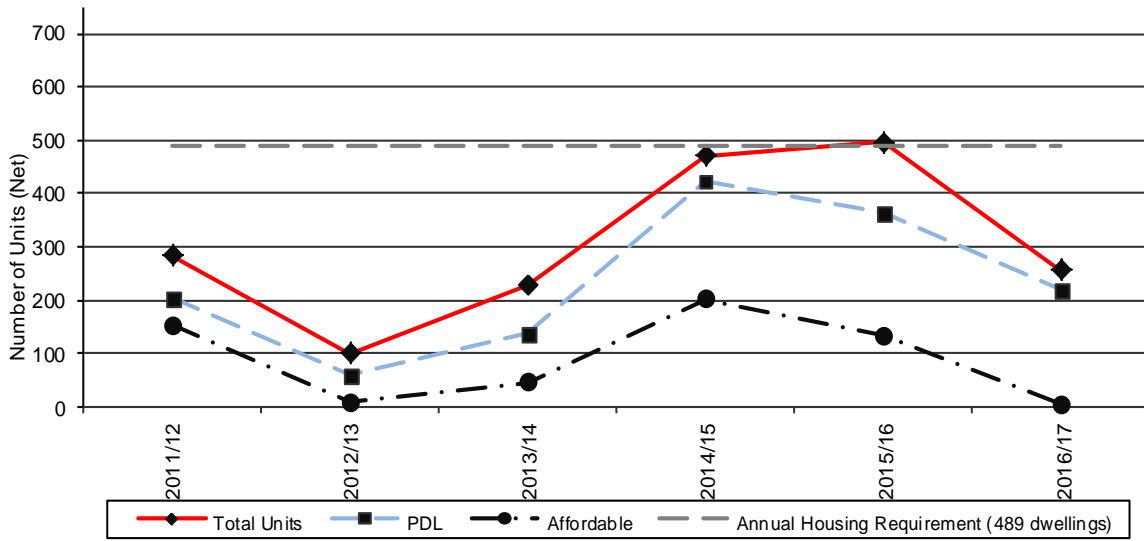
CHAPTER 3: POLICY IMPLEMENTATION

- 3.1 This chapter considers the extent to which the policies are being implemented, with a particular focus on housing policy.

Housing

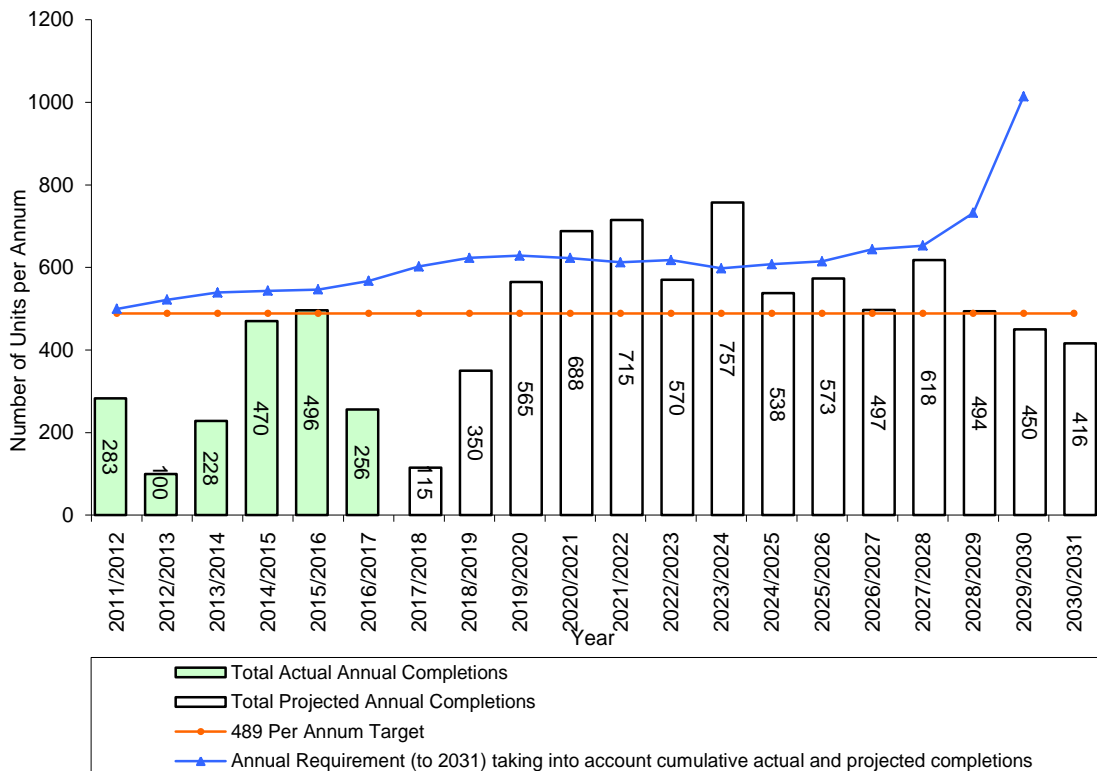
- 3.2 Regulation 34(3) of the 2012 Regulations requires local authorities to report on housing completions. The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan and Objective 3 of the Local Plan seeks to address identified local housing needs and provide a decent home for everyone.
- 3.3 The National Planning Policy Framework (NPPF) published in March 2012 requires local planning authorities to meet their objectively assessed housing need. For Ipswich the requirement set out in the 2011 Core Strategy was a minimum of 700 dwellings per annum. The Ipswich Local Plan 2011-2031 reduced this figure to 489 dwellings per annum backdated to a 2011 base date.
- 3.4 Housing completions for the 2016-7 monitoring period totalled 256 new homes, which is down on the previous period (496 completions 2015-16). This is largely explained by the completion during 2015-16 of major developments at Stoke Quay and Bader Close. No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich 2016-17, 85.5% were constructed on previously developed land and 42.6% were within the IP-One area. The level of affordable homes provision amounted to 4 (2%), which is below the target established within the Core Strategy. The level of windfall development on sites not previously identified by the Council was 175 dwellings, of which 86 resulted from permitted development applications such as the change of use of St Edmund House, Rope Walk, from office to residential use.
- 3.5 Figures 3.1 and 3.2 show net housing completions in Ipswich from 1st April 2011 to 31st March 2017. In addition to housing completions, Figure 3.2 shows projections of estimated annual housing delivery (net additional dwellings) up to 2031. The full list of sites can be viewed in the Council's detailed housing trajectory in the appendices. Note that historic completions shown in the graph have been updated to include assisted living units in line with the guidance in the Planning Practice Guidance.
- 3.6 The housing trajectory has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as the Strategic Housing Land Availability Assessment.

Fig 3.1 - Net housing completions in Ipswich from 1st April 2011 – 31st March 2017



Figures include assisted living units

Fig 3.2 - Housing trajectory: Completions since 2011 and Projections to 2031



Figures include assisted living units

3.7 The Council is also required to identify and update annually a supply of specific sites, to meet five years' worth of housing against its annual housing requirement plus an additional buffer of 5%.

3.8 Figure 3.3 shows the Council's five year housing requirement and supply.

Fig 3.3 – Summary table of five year housing requirement and supply 2018-23	
Summary of five year supply	
5 year housing requirement (489 x 5)	2,445
5% Buffer	122
Shortfall (113.46 x 5 years)	567
Total Ipswich five year requirement (626.8 p.a.)	3,134
Total Ipswich housing supply	2,888
Ipswich Borough Council housing supply in years (2,888/626.8)	4.61 years

3.9 Ipswich Borough sits within the wider Ipswich Housing Market Area and it is therefore useful to consider housing supply in the context of the current situation in surrounding authority areas of Babergh, Mid-Suffolk and Suffolk Coastal. The AMRs relating to these authority areas can be viewed at:

- Babergh and Mid-Suffolk District Councils: <http://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>
- Suffolk Coastal District Council: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/core-strategy-and-development-management-policies/evidence-base/authority-monitoring-reports/>

Policy usage

3.10 The table below shows the usage of the policies contained in the 2011 Core Strategy, which was the Local Plan in use for ten months of the monitoring period.

Table 3: Core Strategy Policy Usage

Policy	Frequency	Policy	Frequency
CS1	7	CS11	0
CS2	19	CS12	7
CS3	8	CS13	1
CS4	57	CS14	2
CS5	2	CS15	-
CS6	0	CS16	2
CS7	34	CS17	4
CS8	2	CS18	0
CS9	7	CS19	-

CS10	0	CS20	0
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3.11 The table indicates that a number of policies have not been used. However, these strategic policies are not necessarily appropriate for use in development management decisions. The ensuing list explains how these policies have been implemented.

- CS6 – The Ipswich Policy Area – This policy refers to joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. It is continually used through the Duty to Co-operate, work on joint or aligned Local Plans and the work of the Ipswich Policy Area, all of which is discussed in Chapters 1 and 4 of this report.
- CS10 – Ipswich Northern Fringe – There is already a resolution to grant planning permission for the first 815 homes. This and a second planning application are subject to continued negotiation. The Ipswich Garden Suburb (as the Northern Fringe is now known) SPD was formally adopted in March 2017.
- CS11 – Gypsy and Traveller Accommodation – a joint [Gypsy, Traveller and Travelling Showpeople Accommodation Assessment](#) (GTAA) for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal, and Waveney was published in May 2017. The focus across the county is currently on finding three short stay sites. A call for sites consultation was held between September and November 2015. No site applications were received during the monitoring period.
- CS18 – Strategic Flood Defence – the Council continues to work with partners to implement the Ipswich Flood Defence Management Strategy as a key piece of infrastructure needed to support regeneration in Ipswich. It is expected the flood defence barrier will be operational in Spring 2018.
- CS20 – Key Transport Proposals – the council continues to support the 'Ipswich: Transport Fit for the 21st Century' scheme, now known as Travel Ipswich, which aims to reduce dependency on the private car by 15% within the lifetime of the Plan. The Council continues to work with the Highway Authority, Suffolk County Council, on affecting modal shift and reducing congestion

3.12 The table below shows the frequency at which the development management policies have been used.

Table 4: Development Management Policy Usage

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	50	DM12	299	DM23	13
DM2	11	DM13	44	DM24	4
DM3	76	DM14	13	DM25	31
DM4	30	DM15	9	DM26	122
DM5	509	DM16	35	DM27	5
DM6	2	DM17	127	DM28	2
DM7	4	DM18	146	DM29	20
DM8	116	DM19	93	DM30	55
DM9	6	DM20	20	DM31	36
DM10	212	DM21	17	DM32	21
DM11	1	DM22	13		
Total					2,142

3.13 All development management policies were used during 2016/17. The usage of development management policies is a helpful indicator to use in reviewing policy approaches through the joint or aligned Local Plan Review.

CHAPTER 4: PERFORMANCE AGAINST OUR PLAN OBJECTIVES

4.1 This chapter summarises the progress against the 12 objectives set out in chapter 11 of the old Core Strategy 2011, with the exception of objective 3, which relates to the updated growth requirement figures from the 2017 Local Plan as that which was in place at the end of the monitoring period. In future, progress will be evaluated against the slightly revised objectives and supporting targets set in the 2017 Local Plan.

The objectives are listed below along with the supporting target(s):

- Objective 1. High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.
- a. TARGET: At least 75% of new dwellings gaining planning permission in any year to achieve CfSH Levels as set out in Policy DM1.
- Objective 2. Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.
- b. TARGET: To reduce Ipswich's estimated carbon footprint by 60% from the base level (Cred by 2025).
- Objective 3. At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031
- c. TARGET: To deliver at least (a) 9,777 homes by 2031 and approximately (b) 12,500 jobs by 2031.
- Objective 4. The development of the Borough should be focused primarily within the central Ipswich "IP-One" area, Ipswich Garden Suburb and within and adjacent to identified district centres (these areas are identified on the Key Diagram).
- d. TARGET: Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.
- Objective 5. Opportunities shall be provided to improve strategic facilities in Ipswich by:
- Significantly enhancing the town centre in terms of the quantity and quality of the shops, the cultural offer and the network of public spaces;
 - Extending the strategic greenspace network; and
 - Continuing to support the development of University Campus Suffolk and Suffolk New College.
- e. TARGET: To improve the retail rank of Ipswich by 2031 and complete the 'green rim'.

Objective 6. To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Ipswich Major Scheme and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; and (c) improve integration, accessibility and connectivity. Specifically:

- Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
- Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space; and
- Ipswich Borough Council aspires to an enhanced public transport system.

f. TARGET: To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031.

Objective 7. Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.

g. TARGET: Implementation of the tidal surge barrier by the end of 2017.

Objective 8. To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape of Ipswich, including historic buildings, archaeology and townscape.

h. TARGETS:

- No net loss of natural capital by 2031.
- To increase the tree canopy cover in the Borough to 22% by 2050.
- A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk.
- A decrease in Heritage Assets at risk on the Historic England register or no net increase in Heritage Assets at risk.

Objective 9. To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.

i. TARGET: To be developed but will meet the requirements for new provision set out within the indicators.

Objective 10. To tackle deprivation and inequalities across the town.

j. TARGET: To improve Ipswich's rank in the indices of multiple deprivation by 2031.

Objective 11. To improve air quality and create a safer, greener more cohesive town.

k. TARGETS: To tie in with Police targets relating to reducing crime levels by 2031

To achieve a 75 percent reduction in the number of air quality exceedances recorded annually in Ipswich by 2031**.

**At the beginning of the plan period (2011), Ipswich recorded 27 air quality exceedances after bias adjustment.

Objective 12. To work with other local authorities in the Ipswich Policy Area and with community partners to ensure a co-ordinated approach to planning and development.

I. TARGET: To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.

Table 5 Progress against the Targets in the 2011 Core Strategy

2011 Core Strategy Objectives/Targets	On track?	Progress in 2016-2017	Commentary
High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.		Policy DM1 of the 2011 Core Strategy was used 50 times in Decision notices. More recent applications use the new water/energy requirements as set out in the now adopted Local Plan 2011 – 2031.	The Code for Sustainable Homes was withdrawn in 2015 and the new Local Plan has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.		2015 the CO2 emissions reduced by 42.4% to 3.4 tonnes per capita (each member of the population).	The level of reduction of CO2 emissions recorded up to 2015 if projected forward to 2025, indicates that the stated target for CO2 emissions will be met.
At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031 ⁴ .		256 dwellings (net) were completed between 1 st April 2016 and 31 st March 2017, 4 of which were affordable housing completions (2%). 219 of these dwellings were on previously developed land (85.5%). Between 2012 and 2014, the number of jobs in the Borough increased by 5%, from 66,600 to 69,800.	The number of housing completions has decreased from the 2015/16 figure and they remain below the peak of 2007/08. Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continued to progress a programme of affordable house building across the Borough. Jobs growth did not keep pace with expectations between 2001 and 2014. However, evidence presented to the Local Plan Examination in 2016 (core document reference PSCD17) indicated that at the end of that period, between 2012 and 2014, the number of jobs in the Borough increased by 5%, from 66,600 to 69,800.
The development of the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the Key Diagram in the Core Strategy).		Of 256 new homes 43% were completed within the IP-One area; and 96.5% were built within 800 metres of a district centre and the central shopping area.	Of the 2,888 dwellings anticipated to come forward for development between 01 April 2018 and 31 March 2023, 2,069 (71.6%) are located on previously developed sites.
Opportunities shall be provided to improve strategic facilities in Ipswich by: Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces; Ensuring a new strategic employment site is developed in the Ipswich area by 2021; Extending the strategic greenspace network; and Continuing to support the development of University Campus Suffolk and Suffolk New College.		Venuescore's ⁵ rankings show that Ipswich has improved its ranking from 67 th to 63 rd out of 3000 retail venues in the UK when comparing data from the 2009 survey and the 2016 survey (this is the latest available data). Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application.	Venuescore's rankings identify Ipswich as being a key centre in the Eastern sub-region with a high street retail offer bettered only by Norwich and Cambridge. The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.
To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Ipswich Major Scheme and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; and (c) improve integration, accessibility and connectivity.		n/a	Monitoring is no longer possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators are no longer monitored.
Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.		Construction of the tidal barrier has begun and completion is programmed for spring 2018.	Completion of the tidal barrier is imminent.
To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and protect the historic buildings and character of Ipswich.		Canopy cover now stands at 12.19% (2015/16). This is an increase from 11.63% in the previous year (2014/15) (this is the latest available data).	Suffolk County Council is currently consulting with relevant parties on a Suffolk tree policy.
To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.		In Ipswich primary schools, the average in 2017 was 19.8 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 18 in 2016. Secondary schools have a ratio of 16.2, representing an increase from 10.3 in the previous year.	In secondary schools in Ipswich pupil to teacher, ratios are better than the national averages.

⁴ Under the Ipswich Local Plan 2011-2031, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum and the requirement of jobs from 18,000 2001-2025 to 12,500 2011-2031. The targets are backdated from the date of plan production to the baseline year of 2011.

⁵ Venuescore's UK Shopping Venue Ranking ranks over 3,000 retail venues within the UK (including town centres, stand-alone malls, retail warehouse parks and factory outlet centres) based on the current retail provision. Towns and major shopping centres are rated using a scoring system which takes account of the presence in each location of multiple retailers – including anchor stores, fashion operators and non-fashion multiples.

2011 Core Strategy Objectives/Targets	On track?	Progress in 2016-2017	Commentary
To tackle and inequalities across the town.		Ipswich currently ranks 74 th (2015) having previously ranked 83 rd in 2010. The 2015 Index of Multiple Deprivation are the latest statistics available.	This means that Ipswich has become relatively more deprived in 2015 compared to 2010.
To create a safer and more cohesive town.		<p>The recorded crime figures for 2016/17 were:</p> <p>Violence with Injury 1530 Serious sexual offences - 228 Domestic burglary - 454 Robbery - 128</p>	From 2014/15 onwards, figures have been recorded using a different methodology and data from that date cannot be compared with that from earlier years.
To work with other local authorities in the Ipswich Policy Area and with LSP partners to ensure a co-ordinated approach to planning and development.		<p>IBC has worked in partnership with neighbouring planning authorities and the County Council to progress the Suffolk Framework for Inclusive Growth, a Strategic Housing Market Assessment, Employment Land Supply Assessment, Retail and Leisure Study, Employment Land Needs Assessment and the production of a Habitats Regulations Mitigation and Avoidance Strategy.</p> <p>In addition, there are also cross boundary strategic sites at Ransomes Europark, and the Sproughton Sugar Beet site, the latter owned by IBC and located within Babergh.</p>	IBC continues to work with its partners through various mechanisms and is working towards the production of a joint or aligned Local Plan with neighbouring authorities to look ahead to 2036.

CHAPTER 5:

DUTY TO CO-OPERATE

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012, provides guidance on planning strategically across local boundaries (paragraphs 178-181). In particular, this relates to paragraph 156 of the NPPF, which advises that local planning authorities should set out strategic priorities in the Local Plan. The strategic priorities of relevance for Ipswich and the production of the two DPDs, as identified through the Duty to Co-operate Statement 2015, were:
- housing development to meet the objectively assessed housing need;
 - provision for Gypsies and Travellers;
 - facilitating the jobs needed;
 - transport infrastructure;
 - addressing flood risk;
 - protection of heritage assets;
 - addressing cumulative impacts on the Special Protection Area;
 - green infrastructure provision including identification of green rim; and
 - site allocations in peripheral parts of the Borough
- 5.2 The Duty to Co-operate Statement was published alongside the Regulation 19 consultation for the Core Strategy and Policies review and the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan documents. The Duty to Co-operate statement was updated in December 2015 to accompany submission of the Ipswich Local Plan to the Government for Examination during 2016.
- 5.3 The Council continues to engage with neighbouring authorities and Suffolk County Council on strategic planning matters on a regular basis and through the Ipswich Policy Area (IPA) Board meetings and through working on a number of joint projects such as the Habitats Regulation Assessment Recreational Avoidance and Mitigation Strategy and updating the evidence base for the joint/aligned Local Plans.
- 5.4 The 2015 Duty to Co-operate Statement can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-policy-area>.
- 5.5 A Memorandum of Understanding relating to planning for housing and employment development within the Ipswich Housing Market Area and Ipswich Functional Economic Area was signed in June 2016. The Memorandum of Understanding can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-policy-area>.
- 5.6 An IPA Board meeting was held on 13th July 2016 and meeting notes can be viewed at <https://www.ipswich.gov.uk/content/ipswich-policy-area>
- 5.7 Aside from the IPA Board, other outcomes related to the Duty to Co-operate for the period April 2016 – March 2017 include:
- Working with Natural England to address their concerns regarding potential impacts on the Stour and Orwell Estuaries Special Protection Area from the proposed extension to Orwell Country Park and through site allocations proposed through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD. This included a series of meetings between Natural England, Babergh District Council and Suffolk Coastal District Council;

- Working with Natural England, Babergh District Council and Suffolk Coastal District Council on the production of a Habitats Regulations Assessment Recreational Avoidance and Mitigation Strategy (RAMS);
- Working with Historic England and Suffolk County Council to address potential impacts on heritage assets through site allocations made through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD. There have been various meetings and correspondence and ongoing liaison focused upon the creation of an Urban Archaeological Database for Ipswich and the production alongside it of a draft Development and Archaeology Supplementary Planning Document;
- Working with other local authorities in Suffolk and Suffolk County Council to identify potential short stay stopping sites for Gypsies and Travellers. A call for sites closed in November 2015;
- Working with Suffolk County Council on transport and air quality modelling to inform the evidence base for local plans; and
- Input into the Suffolk Framework for Inclusive Growth. This will provide an overarching framework for strategic planning issues across the county, taking into account development priorities in neighbouring counties and in London. Suffolk's Local Authorities, with input from the Local Enterprise Partnerships, have prepared a joint framework that will set the direction of housing and employment growth over the coming decades and identify the infrastructure that is required to deliver and support this growth. The Framework relates to the period from 2012 to 2050. It is a non-statutory document intended to support and inform the preparation of Local Plans being produced by individual planning authorities.

CHAPTER 6:

SUSTAINABILITY APPRAISAL

6.1 The Environmental Assessment of Plans and Programmes Regulations 2004 requires that:

17(1) 'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'

(2) 'the responsible authority's monitoring arrangements may comprise or include arrangements established otherwise that for the express purpose of complying with paragraph (1)'

6.2 Sustainability Appraisal (SA), incorporating the requirements for Strategic Environmental Assessment, was carried out in relation to the 2011 Core Strategy and Policies DPD. A monitoring framework was identified as part of the SA process and this is reproduced in Appendix 13. The table below shows where the progress against the Sustainability Appraisal objectives can be found in this report. A very similar SA framework was also used for the appraisal of the Local Plan adopted in 2017.

Table 6: Sustainability Appraisal Objectives

Sustainability Appraisal Objective	Local Plan Objective
ET1. To improve water and air quality	2,6
ET2. To conserve soil resources and quality	3
ET3. To reduce waste	1
ET4. To reduce the effects of traffic on the environment	6
ET5. To improve access to key services for all sectors of the population	4
ET6. To reduce contributions to climate change	1
ET7. To reduce vulnerability to climatic events and increasing sea levels	7
ET8. To conserve and enhance biodiversity and geodiversity, including Favourable conditions on SSSIs, SPAs and SACs	8
ET9. To conserve and, where appropriate, enhance areas of historical importance	8
ET10. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	8
ET11. To protect and enhance favourable conditions on SSSIs, SPAs and SACs	8
HW1. To improve the health of those in most need	3,6
HW2. To improve the quality of life where people live and encourage community participation	5
ER1. To reduce poverty and social exclusion	10
ER2. To offer everybody the opportunity for rewarding and satisfying employment	10
ER3. To help meet the housing requirements for the whole community	3
ER4. To achieve sustainable levels of prosperity and economic growth throughout the plan area	3
ER5. To revitalise town centre	3
ER6. To encourage efficient patterns of movement in support of economic growth	6
ER7. To encourage and accommodate both indigenous and inward investment	3
CL1. To maintain and improve access to education and skills in the population overall	10
CD1. To minimise potential opportunities for and anti-social activity	11

CHAPTER 7:

CONCLUSIONS

- 7.1 The Council published a Local Development Scheme (LDS) in October 2015, which reviewed the timetables for preparation of local development documents and introduced two new Supplementary Planning Documents covering Cycling and Low Emissions. The Cycling Strategy SPD was adopted in July 2016 and the Low Emissions Strategy SPD will be produced in 2018. The monitoring period between 1st April 2016 and 31st March 2017 saw significant progress in the preparation of planning documents for Ipswich Borough. It is important to keep the planning framework for the Borough up to date, to ensure the delivery of appropriate development across the area.
- A new Local Plan was adopted on 22nd February 2017, establishing new requirements for the provision of homes and jobs up to 2031.
 - Four Supplementary Planning Documents (SPDs) were adopted: the Cycling Strategy SPD and Shop Front Design Guide SPD in July 2016, and the Ipswich Garden Suburb SPD and Public Open Space SPD in March 2017.
 - Call for ideas consultation was conducted or repeated for three SPDs: the Reptile Strategy SPD, Parking Standards for IP-One SPD and Low Emissions SPD.
 - Work was undertaken to prepare new SPDs on Development and Archaeology, Ipswich Town Centre and Waterfront Public Realm Strategy SPD and the Recreational Disturbance Avoidance and Mitigation Strategy SPD ('RAMS'); these SPDs will be published later in 2018 for consultation.
- 7.2 During the year, work commenced on joint or aligned local plan reviews within Ipswich Borough and Babergh, Mid Suffolk and Suffolk Coastal Districts. This culminated in public consultation on Issues and Options for the Ipswich Borough Local Plan Review between 18th August and 30th October 2017. The consultation document included a section on strategic issues, which was prepared jointly with Suffolk Coastal District Council.
- 7.3 The monitoring period also saw significant work on shared evidence base documents to support local plan reviews, although final publication of the reports took place after 1st April 2017. These documents are available to view on the Ipswich Borough Council website.
- A new Ipswich Housing Market Area Strategic Housing Market Assessment (SHMA) covering Babergh, Ipswich, Mid Suffolk and Suffolk Coastal areas was published in May 2017 (in two parts);
 - A new Gypsy, Traveller, Travelling Showpeople and Boat Dwellers' Accommodation Needs Assessment for the same area was published in May 2017;
 - An Ipswich Economic Area Sector Needs Assessment was published in September 2017; and
 - A Retail and Commercial Leisure Study for Ipswich Borough and Suffolk Coastal District was published in October 2017.
- 7.4 The implementation of Local Plan policies has been monitored against the 2011 Core Strategy and Policies development plan document (DPD) (December 2011) in this report, as this was the plan in place for most of the monitoring period. The new policies of the 2017 Local Plan only carried full statutory weight after that plan's adoption on 22nd February 2017. The policies were used effectively in the monitoring period.
- 7.5 Housing completions in Ipswich continued to fall during 2016-17. The completion of 256 net new dwellings, 4 of which were affordable housing completions (2%), represents the lowest level of completions since 2012/13. No student accommodation or assisted living

units were built during this period. Of the 256 dwellings, 219 were built on previously developed land (85.5%) and 109 were within the central IP-One area (43%). Gross housing completions (before calculating those dwellings lost) were 281.

- 7.6 The housing land supply in Ipswich Borough stood at 4.6 years at 1st April 2017. The Council committed, through policy CS7 of the 2017 Local Plan, to working with Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council on calculating objectively assessed housing need for the Ipswich Housing Market Area and planning for housing delivery across the Ipswich Housing Market Area. The Ipswich Strategic Housing Market Assessment (SHMA) May 2017 sets out the objectively assessed housing need, which will inform the Local Plan Review.
- 7.7 The Council continues to undertake its duty to co-operate with Babergh, Mid Suffolk and Suffolk Coastal District Councils and Suffolk County Council, particularly through the Ipswich Policy Area Board. The Council also continues to have on-going dialogue with statutory agencies including Anglian Water, Historic England, the Environment Agency and Natural England through the Local Plan preparation and revision process.
- 7.8 In response to the information presented in the AMR, Ipswich Borough Council plans to:
- Seek ways in which to improve the monitoring of the implementation of the Local Plan;
 - Use the AMR to inform the development of the emerging joint/aligned Local Plan Review; and
 - Update timetables for the preparation of supplementary planning documents on the Council's website, and aim to review the Local Development Scheme for Ipswich in the summer of 2018, to ensure that the public has up to date information about the preparation of planning documents.

APPENDICES

Commentary and Data for each of the Objectives in the Adopted Core Strategy:

Appendix 1: Objective 1 – High Standards of Design

Appendix 2: Objective 2 – Carbon Emissions

Appendix 3: Objective 3 – Housing Completions and Employment Provision

Appendix 4: Objective 4 – IP–One Development

Appendix 5: Objective 5 – Strategic Facilities

Appendix 6: Objective 6 – Accessibility

Appendix 7: Objective 7 – Flood Protection

Appendix 8: Objective 8 – Protection of Open Spaces

Appendix 9: Objective 9 – Community Infrastructure

Appendix 10: Objective 10 – Deprivation

Appendix 11: Objective 11 – A Safe and Cohesive Town

Appendix 12: Objective 12 – Ipswich Policy Area

Appendix 13: Monitoring Against the Sustainability Appraisal

Appendix 1 – Objective 1: High Standards of Design

Objective:

High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.

Target:

At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.

Commentary:

Policy DM1 'Sustainable Design and Construction' sets out the environmental requirements for all new residential and non-residential buildings. In respect of residential buildings, the standard is one of the six levels of the 'Code for Sustainable Homes' (CfSH). The policy required for planning permissions granted from 2010 up to the end of 2012 that level 3 be achieved on developments between 1 and 249 dwellings and level 4 on developments of more than 250 dwellings. From 2013 this rose to level 4 to be achieved on developments between 1 and 249 dwellings and level 5 on developments of more than 250 dwellings. However, following the publication of the Planning Update Ministerial Statement in March 2015, the Council may no longer require the Code for Sustainable Homes to be met but instead can require the optional water standard of 110 litres per person per day to be met and can require energy efficiency equivalent to level 4 of the Code for Sustainable Homes. Legacy cases will still need to achieve the required Code for Sustainable Homes standard⁶.

The environmental standard for non-residential development is BREEAM and from 2010 until the end of 2012, a 'Very Good' standard was required. From 2013 this increased to an 'Excellent' standard for development over 500 sqm. Most non-residential developments have been certified as BREEAM Very Good rather than BREEAM Excellent. The Two Rivers' Medical Centre on Woodbridge Road received a BREEAM Excellent certification.

Indicators:

Indicator 1.1 - Overall / general satisfaction with the local area.
Overall / general satisfaction with local area Not currently monitored

⁶ The Government defines legacy cases as those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the national Affordable Housing Programme 2015 to 2018, or earlier programme), or where planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition or seeking to have it removed or varied. In these instances it is possible to continue to conduct code assessments.

Table 7: Completed Dwellings or Non-Residential Floor Space (CfSH or BREEAM)

Indicator 1.2 - Proportion of completed dwellings or non-residential floor space achieving CfSH or BREEAM targets (in relation to Policy DM1).
<i>This information is no longer routinely recorded by the Council for the reasons explained above.</i>

Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Silver under Building for Life
<i>Not currently monitored, since Ipswich Borough Council does not have any Building for Life assessors.</i>

Appendix 2 – Objective 2: Carbon Emissions

Objective:

Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.

Target:

To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (CRed) by 2025.

Commentary:

In the same way that one of the aims of the Council's Corporate Plan is to make Ipswich a greener place to live, the fundamental principle of National Planning Policy Framework (NPPF) is to achieve Sustainable Development. Central to attaining sustainability is the reduction of emissions of carbon dioxide (CO₂) and this lies at the heart of the vision and objectives set out in the Ipswich Local Plan.

Because sustainability is a thread that runs through so many of our policies, monitoring each policy implementation individually would be overly complicated. Central Government monitors the annual carbon emissions for the Borough as part of its own monitoring process on climate change (former National Indicator 186). This process runs behind the monitoring period for this AMR (2016-2017) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2015.

During the period 2005 – 2015 the CO₂ emissions reduced by 42.4% to 3.4 tonnes per capita (each member of the population).

Planning policy has a number of initiatives to contribute to the reduction of CO₂ emissions in Ipswich, which include requiring electric charging points in major new developments and the production of a Cycling Strategy SPD in 2016 and a Low Emissions SPD during 2018.

The level of reduction of CO₂ emissions recorded up to 2015, if projected forward to 2025, indicates that the Local Plan target for CO₂ emissions will be met.

Whilst the overall trend for centrally monitored CO₂ levels shows a reduction, air quality in central areas of Ipswich, and indeed in other towns and cities in the UK and beyond remains an issue. The Government's revised Air Quality Strategy for England, Scotland, Wales and Northern Ireland was a direct response to the requirements of the Environment Act 1995 and it set health based standards and objectives covering seven pollutants:

- Benzene;
- 1,3-Butadiene;
- Carbon Monoxide;
- Lead;
- Nitrogen Dioxide (NO₂);
- Particulate Matter (PM₁₀);
- Sulphur Dioxide

The Act requires all local authorities to periodically review and assess air quality in order to determine whether the Air Quality Objectives will be met.

Currently there are five Air Quality Management Areas (AQMAs) and these have been declared due to measured exceedances of the objective for annual average NO₂. Each of these areas has an

action plan in order to make improvements. Ipswich Borough Council monitors the air quality in Ipswich using automatic monitors and numerous diffusion tubes across the town.

According to the available evidence, there is full compliance with the 1-hour mean NO₂ objective and all other objectives for local air pollutants including particulates, and no issues are expected in the foreseeable future.

Table 8: CO₂ Emission Estimates and Population Figures (latest available data)

Indicators:

Indicator 2.1 - CO₂ emission estimates and population figures 2005-2015 (Emissions per capita (t) CO₂ , and population based on mid year estimates)						
	Ipswich	Ipswich Population	Suffolk	Suffolk Population	England	England Population
2005	5.8	124,028	8.1	697,837	8.5	50,606,034
2006	5.7	124,753	8.1	702,961	8.4	50,965,186
2007	5.5	124,471	7.7	709,144	8.1	51,381,093
2008	5.3	127,387	7.4	714,348	7.9	51,815,853
2009	4.7	129,320	7.1	718,183	7.0	52,196,381
2010	4.8	131,729	7.5	723,976	7.2	52,642,452
2011	4.2	133,729	6.6	730,133	6.5	53,107,169
2012	4.3	134,466	6.9	732,332	6.8	53,493,729
2013	4.2	134,701	6.7	734,446	6.6	53,865,817
2014	3.7	134,966	6.2	738,512	5.9	54,316,618
2015	3.4	135,600	6.0	741,895	5.6	54,786,327
% change since 2005:	-42.4%	9.3%	-26%	6.3%	-34.2%	8.3%

Table 9: Ipswich Carbon Emissions (2005-2015) (latest available data)

Indicator 2.2 - Ipswich Carbon Emissions from 2005 – 2015			
	Industry and Commercial	Domestic	Transport
2005	309.4849	278.3621	131.9274
2006	298.7127	279.4217	131.0172
2007	281.0249	272.9426	133.0355
2008	273.4493	270.5370	128.6299
2009	238.1152	243.7575	124.3550
2010	247.9912	262.5753	123.7171
2011	209.5378	229.7059	120.3141
2012	224.1615	248.1733	110.7028
2013	220.0540	238.0524	109.3559
2014	187.8386	198.8145	112.1445
2015	159.7539	192.7406	115.1823
% change since 2005:	-48.4%	-30.8%	-13%

Appendix 3 – Objective 3: Housing Completions and Employment Provision

Objective:

At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.

Target:

To deliver at least (a) 9,777 homes by 2031 and approximately (b) 12,500 jobs by 2031

Commentary:

Under the Ipswich Local Plan 2011-2031 adopted in February 2017, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum and the requirement of jobs from 18,000 to 12,500. For delivery and monitoring purposes the target is backdated to 2011.

Housing completions for the 2016-17 monitoring period are down on the previous period, with 256 new homes completed. No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich, 86% were constructed on previously developed land and 43% were within the IP-One area. The level of affordable homes provided amount to 2% which is well below the 15% target established within the Core Strategy 2011-2031. The level of windfall development, that is development not previously identified by the Council, was 175 dwellings (of which 86 resulted from permitted development applications).

Table 10: Net Housing Completions and Affordable Housing

Indicators:

Indicators 3.1, 3.3 & 3.4 - Net housing completions, affordable housing, and those within IP-One							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
			%		%		%
2001 - 2002	347	267	77	31	9	45	13
2002 - 2003	468	402	86	157	34	10	2
2003 - 2004	566	469	83	107	19	172	30
2004 - 2005	717	677	94	102	14	428	60
2005 - 2006	782	759	97	156	20	308	39
2006 - 2007	985	972	99	163	17	321	33
2007 - 2008	1,413	1,413	100	329	23	779	55
2008 - 2009	899	884	98	245	27	501	56
2009 - 2010	389	377	97	26	7	232	60
2010 - 2011	337	303	90	135	40	109	32
2011 - 2012	283	203	72	152	54	51	18
2012 - 2013	100	63	63	7	7	13	13

2013 - 2014	228	190	83.3	44	19.3	117	51.3
2014 - 2015	470	421	89.6	202	43.0	318	67.7
2015 - 2016	496	358	72.2	133	26.8	237	47.8
2016 - 2017	256	219	85.5	4	1.6	109	42.6
including Assisted Living units							

Table 11: Net Housing Totals Since 2001

Fig 3a – Net housing totals since 2001							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
Apr 2011 – Mar 2016	1,577	1,234	78%	538	34%	736	47%
Apr 2016 – Mar 2017	256	219	86%	4	2%	109	43%
Total Apr 2011 – Mar 2017	1,833	1,453	79%	542	27%	845	46%
Apr 2001 – Mar 2011	6,903	6,523	94%	1,451	21%	2,905	42%
Total Apr 2001 – Mar 2017	8,736	7,976	91%	1,993	23%	3,750	43%
including Assisted Living units							

Table 12: Housing Target Evolution

Fig 3b – Housing target evolution				
Document	Adoption Date	Housing Period	Total Ipswich Housing Target	Annual Target
Suffolk Structure Plan	1995	1988-2006	4,490	250
Ipswich Local Plan	1997	1988-2006	4,490	250
Suffolk Structure Plan	2001	1996-2016 (mid year based)	8,000	400
First Deposit Draft Ipswich Local Plan (not adopted)	2001	1996-2016 (mid year based)	8,000	400
Regional Spatial Strategy	2008	2001-2021 (financial year based)	15,400	770
Ipswich Local Plan (formerly LDF) Core Strategy	2011	2001-2030 (financial year based)	18,900	700
Ipswich Local Plan	2017	2011-2031	9,777	489

Table 13: 5 Year Housing Land Requirement

Fig 3c – 5 year housing land requirement	
Housing requirements	No. of units
Local Plan Housing Requirement at 489 dwellings per annum x 5% buffer	2,567
Residual Shortfall from 1 st April 2011 to 31 st March 2017 (2,934 dwellings required minus 1,833 dwellings completed, plus predicted shortfall of 374 for 2017/18 divided by the 13 years from 2018/19 – 2030/31) x 5	567
Ipswich five year housing requirement	3,134
* Residual figure spread over plan period. 567 represents 5 years of this residual requirement	

Table 14: Ipswich Housing Land Supply 2018 - 2023

Fig 3d. Ipswich Housing Land Supply 2018 – 2023	
Type of site	No. of Units
Extant Planning Permissions on Allocated Large Sites	221
Extant Planning Permissions on Unallocated Large Sites	945
Extant Planning Permissions on Unallocated Small Sites	202
Residual Local Plan sites	0
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the strategic housing land availability assessment (SHLAA))	625
Ipswich Garden Suburb (broad location identified in Local Plan)	606
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	289
Ipswich Housing Supply Total	2,888

Table 15: Ipswich Housing Land Supply Calculation

Figure 3e: Ipswich Housing Land Supply Calculation – April 2017		
Requirement April 2011 – March 2017 (a) (489 dwellings per year)	489 x 6	2,934
Completions April 2011 – March 2017 (b) ⁷		1,833
Shortfall April 2011 – March 2017 (c)	2,934 - 1,833	1,101
Predicted completions April 2017 – March 2018 (d)	see housing trajectory (Table 18)	115
Predicted shortfall April 2017 – March 2018 (e) (489 – Predicted completions April 2017 – March 2018 (d))	489-115	374
Total shortfall April 2011 – March 2018 (f) (shortfall April 2011 – March 2017 (c) plus predicted shortfall April 2017 – March 2018 (e))	1,101 + 374	1,475
Annual shortfall until 2031 (g) (shortfall April 2011 – March 2018 (f) / 13 years)	1,475 / 13	113.46
Shortfall to be added to five year supply (h) (annual shortfall until 2031 (g) (x 5 years ⁸))	113.46 x 5	567

⁷ Completions includes assisted living units as per the guidance in national Planning Practice Guidance which states 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.' (Reference ID: 3-037-20150320). Care homes have not been included as one space does not necessarily free up one dwelling.

⁸ Based upon Planning Practice Guidance that 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with

Local Plan requirement April 2018 – March 2023 plus 5% buffer ⁹ (i)	489 x 5 x 1.05	2,567
Five year requirement (j) (requirement April 2018 – March 2023 (i) plus shortfall for next 5 years (h))	2,567 + 567	3,134
Annual requirement April 2018 – March 2023 (k) (five year requirement (j) / 5 years)	3,134 / 5	627
Identified supply April 2018 – March 2023 (l)	see housing trajectory (Table 18)	2,888
Housing supply in years (Identified supply (l) / Annual requirement April 2018 – March 2023 (k))	2,888 / 627	4.61

Table 16: Net Annual Housing and Employment Land Completions

Indicator 5 - Net annual housing and employment land completions	
	Land amount in hectares
Housing completions	3.16
Employment completions	3.95
Total	7.11

Table 17: Target (To Deliver)

Target – To deliver a) 9,777 homes by 2031 and b) 12,500 jobs by 2031	
	% complete
a) Homes - 14,000 dwellings by 2021	57.0%
b) Employment - 18,000 jobs by 2025*	-

* Note: To quantify the number of jobs created annually, the Council is currently using the East of England Forecasting Model, which notes the number of jobs projected from 2001 to 2016 has increased by 2,700.

neighbouring authorities under the 'Duty to Cooperate'. (Reference ID: 3-035-20140306). The Proposed Submission core Strategy and Policies Review (November 2014) sets out a commitment to working with neighbouring authorities to meet housing need later in the plan period.

⁹ The buffer is added to the requirement without the shortfall to avoid a 'double counting' the undersupply.

Table 18: Ready to Develop Housing Sites (Housing Trajectory)

Indicator 3.2 - Supply of ready to develop housing sites - 5 year supply

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available (Yes/No)	Suitable (Yes/No)	Achievable in 5 years (Yes/No/Part)	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2017/18 (Current Year)	2018/19 (Yr 1)	2019/20 (Yr 2)	2020/21 (Yr 3)	2021/22 (Yr 4)	2022/23 (Yr 5)	2023/24 (Yr 6)	2024/25 (Yr 7)	2025/26 (Yr 8)	2026/27 (Yr 9)	2027/28 (Yr 10)	2028/29 (Yr 11)	2029/30 (Yr 12)	2030/31 (Yr 13)	2031/32 (Yr 14)	2032/33 (Yr 15)	Total Identified Supply
IP004	UC004	Allocation	Gipping	Bus depot, Sir Alf Ramsey Way	B	Y	Y	N	1.07	0	48	48	0										24	24						48
IP005	16/00969	Allocation Full (S106)	Whitton	Former Tooks Bakery, Old Norwich Road	B	Y	Y	Y	1.98	0	60	60	60		20	40														60
IP006	UC006	Allocation	Gipping	Co-op warehouse, Paul's Road	B	Y	Y	N	0.63	0	28	28	0											28					28	
IP009	UC009	Allocation	St Margaret's	Part Victoria Nurseries	B	Y	Y	N	0.39	0	12	12	12						12										12	
IP010a	UC010 part a	Allocation	Priory Heath	Co-op Depot, Felixstowe Road	B	Y	Y	N	2.22	0	75	75	0							25	25	25								75
IP010b	UC010 part b	Allocation	Priory Heath	Felixstowe Road	B	Y	Y	N	2.79	0	75	75	0							30			20	25						75
IP011a	11/00572	Full (expired) Allocation	Alexandra	Smart Street/Foundation Street (former Gym & Trim)	B	Y	Y	Y	0.16	0	14	14	14					14											14	
IP011b	UC011 part	Allocation	Alexandra	Smart Street/Foundation Street	B	Y	Y	N	0.69	0	50	50	0									25	25						50	
IP012	UC012	Allocation	Alexandra	Peter's Ice Cream, Grimwade St/Star Lane	B	Y	Y	N	0.32	0	29	29	0									29							29	
IP015	UC015	Allocation	Gipping	West End Road Surface Car Park	B	Y	Y	N	1.22	0	22	22	0											22					22	
IP027	16/00780	Full	Sprites	Garages between 7 & 9 Widgeon Close	B	Y	Y	Y	0.1	0	5	5	5		5														5	
IP029	UC030	Allocation	White-house	Land opposite 674-734 Bramford Rd	G	Y	Y	Y	2.26	0	51	51	0														25	26	51	
IP031	UC032	Allocation	Bridge	Burrell Road	B	Y	Y	Y	0.44	0	20	20	0							20									20	
IP032	UC033	Allocation	Whitton	King George V Field, Old Norwich Rd	G	Y	Y	N	3.7	0	99	99	0							33	33	33							99	
IP033	UC034	Allocation	White-house	Land at Bramford Road (Stocks site)	G	Y	Y	N	2.03	0	46	46	0										23	23					46	
IP037	UC038	Allocation	Holywells	Island site	B	Y	Y	N	6.02	0	271	271	0								54	54	54	54	55				271	
IP039a	UC040	Allocation	Bridge	Land between Gower Street and Great Whip Street	B	Y	Y	N	0.48	0	43	43	0														21	22	43	
IP040 & IP041	UC041 & UC042	Allocation	Alexandra	Civic Centre area, Civic Drive (demolition & new builds of similar number)	B	Y	Y	Y	1.6	0	0	0	0					0											0	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available (Yes/No)	Suitable (Yes/No)	Achievable in 5 years (Yes/No/Part)	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2017/18 (Current Year)	2018/19 (Yr 1)	2019/20 (Yr 2)	2020/21 (Yr 3)	2021/22 (Yr 4)	2022/23 (Yr 5)	2023/24 (Yr 6)	2024/25 (Yr 7)	2025/26 (Yr 8)	2026/27 (Yr 9)	2027/28 (Yr 10)	2028/29 (Yr 11)	2029/30 (Yr 12)	2030/31 (Yr 13)	2031/32 (Yr 14)	2032/33 (Yr 15)	Total Identified Supply	
IP042	12/00700 on part site	Outline Allocation (SP3)	Holywells	Land between Cliff Quay and Landseer Road (15/01040/OUT pending at 1/4/17 - 222 dwellings)	B	Y	Y	Y	1.64	0	222	222	148					74	74	74											222
IP043	UC044	Allocation	Alexandra	Commercial Buildings and Jewish Burial Ground site, Star Lane	B	Y	Y	N	0.7	0	50	50	0							25	25									50	
IP047	08/00953	Full (expired) Allocation	Alexandra	Land at Commercial Road	B	Y	Y	P	2.86	0	103	103	0							25	26	26	26							103	
IP048	UC051	Allocation	Alexandra	Mint Quarter	B	Y	Y	N	1.35	0	72	72	0							36	36									72	
IP052	12/00811	Full (expired) Allocation (SP3)	Alexandra	Land between Lower Orwell Street and Star Lane	B	Y	Y	N	0.4	0	29	29	0									29								29	
IP054	16/01037	Full Allocation	Alexandra	Land between Old Cattle Market and Star Lane	B	Y	Y	N	1.72	0	62	62	62			62														62	
IP059a & IP059b	16/01220	Allocation (Outline pending)	Gipping	Elton Park Industrial Estate, Hadleigh Road (128 dwellings (approx 103 within Ipswich boundary))	B	Y	Y	Y	3.14	0	103	103	103				34	34	35											103	
IP061	UC064	Allocation	Gipping	School Site, Lavenham Road	G	Y	Y	Y	1.08	0	30	30	30					30												30	
IP066	UC069	Allocation	Holywells	JJ Wilson, White Elm Street	B	Y	Y	N	0.32	0	18	18	0							18										18	
IP074	16/01179	Full Allocation (SP3)	Alexandra	Church, Reeves Yard And The Black Barn , Upper Orwell Street	B	Y	Y	Y	0.07	0	9	9	9						9											9	
IP080	UC085	Allocation	Bridge	240 Wherstead Road	B	Y	Y	Y	0.49	0	27	27	27						27											27	
IP084a	14/00911	Full	Alexandra	County Hall, St Helen's Street	B	Y	Y	Y	0.215	0	16	16	16		16															16	
IP088	12/00114	Full (expired) Allocation (SP3)	St John's	79 Caudwell Hall Road	B	Y	Y	Y	0.3	0	16	16	16		16															16	
IP089	UC096	Allocation	Alexandra	Waterworks Street	B	Y	Y	N	0.31	0	23	23	0													23				23	
IP090	11/00334	Full (expired) Allocation	White-house	Europa Way	B	Y	Y	N	1.43	0	18	18	0							18										18	
IP096	UC109	Allocation	Gipping	Car Park Handford Rd East	B	Y	Y	N	0.22	0	20	20	0								20									20	
IP098	UC111	Allocation	Holywells	Transco, south of Patteson Road	B	Y	Y	N	0.57	0	51	51	25						25	26										51	
IP105	UC129	Allocation	Westgate	Depot, Beaconsfield Road	B	Y	Y	N	0.34	0	15	15	0										15							15	
IP109	12/00192	S106 Allocation (SP3)	Bixley	The Drift, Woodbridge Road	B	Y	Y	Y	0.42	0	13	13	0							13										13	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available (Yes/No)	Suitable (Yes/No)	Achievable in 5 years (Yes/No/Part)	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2017/18 (Current Year)	2018/19 (Yr 1)	2019/20 (Yr 2)	2020/21 (Yr 3)	2021/22 (Yr 4)	2022/23 (Yr 5)	2023/24 (Yr 6)	2024/25 (Yr 7)	2025/26 (Yr 8)	2026/27 (Yr 9)	2027/28 (Yr 10)	2028/29 (Yr 11)	2029/30 (Yr 12)	2030/31 (Yr 13)	2031/32 (Yr 14)	2032/33 (Yr 15)	Total Identified Supply	
IP113	15/00762	Full	Alexandra	The Railway PH & Foxhall Rd	B	Y	Y	Y	0.34	0	7	7	7		7																7
IP116a	16/00659	Reserved Matters (SP3)	St John's	St Clements Hospital Grounds	B	Y	Y	Y	1.7	0	47	47	47		20	27														47	
IP116b	16/00677	Reserved Matters (SP3)	St John's	St Clements Hospital Grounds	G/B	Y	Y	Y	6.6	0	179	179	150	29	30	30	30	30	30											179	
IP129	12/00654 14/00920	Outline	Alexandra	BT Depot, Woodbridge Road (50 Russet Road)	B	Y	Y	Y	1.07	0	39	39	39				19	20												39	
IP131	15/01158	Full	St John's	45 Milton Street	B	Y	Y	N	0.28	0	9	9	9					9											9		
IP132	10/00343	Full (expired) Allocation	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	Y	Y	Y	0.18	0	73	73	73				36	37												73	
IP133	10/00418	Full (expired) Allocation	Bridge	South of Felaw Street	B	Y	Y	N	0.37	0	33	33	0								33									33	
IP135	11/00247	Outline (expired) Allocation	Westgate	112 - 116 Bramford Road	B	Y	Y	Y	0.17	0	14	14	14					14												14	
IP136	UC251	Allocation	Alexandra	Silo, College Street	B	Y	Y	N	0.16	0	48	48	48					24	24											48	
IP142	UC259 17/00570	Allocation Pending appn	Holywells	Land at Duke Street	B	Y	Y	N	0.39	0	26	26	26				26													26	
IP150a (part)	08/00246 14/00564	Reserved Matters & Full	Priory Heath	Land south of Ravenswood (sites S & T)	B	Y	Y	Y		84	11	95	0	11																11	
IP150a (part)	14/00435	Pending decision	Priory Heath	Land south of Ravenswood (sites U, V and W)	B	Y	Y	Y		0	94	94	94			31	31	32												94	
IP161	07/00118	Full	St Margaret's	2 Park Road	B	Y	Y	Y	0.35	0	13	13	13		13															13	
IP165	13/00943	Outline	White-house	Eastway Business Park, Europa Way	B	Y	Y	Y	2.08	0	94	94	94			31	31	32												94	
IP168	05/01010	Full	Stoke Park	Stoke Park Drive	B	Y	Y	Y	0.29	0	11	11	0							11										11	
IP169	15/00393	Full	Bridge	23-25 Burrell Road	B	Y	Y	Y	0.08	0	14	14	14		14															14	
IP172	UC088 08/00511	Full (expired) Allocation	St Margaret's	15-19 St Margaret's Green	B	Y	Y	Y	0.08	0	9	9	0							9										9	
IP188	13/00069 part	Full (expired) Allocation	Bridge	Websters Saleyard site, Dock Street	B	Y	Y	P	0.11	0	9	9	3		3								6							9	
IP200	05/00819 11/00507 11/00432 13/00346	Full	Bridge	Griffin Wharf, Bath Street	B	Y	Y	Y	4.7	131	187	318	135					45	45	45	52									187	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available (Yes/No)	Suitable (Yes/No)	Achievable in 5 years (Yes/No/Part)	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2017/18 (Current Year)	2018/19 (Yr 1)	2019/20 (Yr 2)	2020/21 (Yr 3)	2021/22 (Yr 4)	2022/23 (Yr 5)	2023/24 (Yr 6)	2024/25 (Yr 7)	2025/26 (Yr 8)	2026/27 (Yr 9)	2027/28 (Yr 10)	2028/29 (Yr 11)	2029/30 (Yr 12)	2030/31 (Yr 13)	2031/32 (Yr 14)	2032/33 (Yr 15)	Total Identified Supply	
IP205	02/01241	Full	Alexandra	Burton's, College Street	B	Y	Y	Y	0.19	71	125	196	125			41	42	42													125
IP205	16/00719	Prior Approval	Alexandra	Cardinal Lofts, 148 Foundry Lane	B	Y	Y	Y	0.06	0	9	9	9		9															9	
IP206	04/00313	Full	Alexandra	Cranfields	B	Y	Y	Y	0.71	197	140	337	140			46	47	47												140	
IP206	16/00092	Full	Alexandra	Cranfields (Mill House)	B	Y	Y	Y		0	27	27	27		27															27	
IP211	16/00346	Full	Alexandra	Regatta Quay, Key Street	B	Y	Y	Y		0	8	8	8		8															8	
IP211	05/00296 07/00357 07/00358 09/00130	Full	Alexandra	Regatta Quay, Key Street	B	Y	Y	Y	0.85	117	149	266	149			75	74													149	
IP214	10/00805	Full (expired) Allocation	Alexandra	300 Old Foundry Road	B	Y	Y	Y	0.02	0	11	11	0							11										11	
IP215	11/00127 14/00206	Full & Prior Approval	Alexandra	7-15 Queen Street	B	Y	Y	Y	0.09	8	11	19	0	11																11	
IP218	15/00422	Prior Approval	Alexandra	31-37 St Helen's Street	B	Y	Y	Y	0.4	12	3	15	3		3															3	
IP221	06/01007	Full (expired) Allocation	White-house	Flying Horse PH, 4 Waterford Road	B	Y	Y	N	0.35	0	12	12	0											12						12	
IP226	04/01173	Lapsed - no decision made. Allocation (SP3)	Holywells	Helena Road	B	Y	Y	N	1.87	0	540	540	0										108	108	108	108	108			540	
IP234	06/01176	Full	Gipping	Gibbons Street	B	Y	Y	Y	0.03	0	6	6	6		6															6	
IP242	12/00916	Full	Bridge	31 Stoke Street	B	Y	Y	Y	0.005	0	6	6	6		6															6	
IP245	15/00321	Full	Alexandra	12-12a Arcade Street	B	Y	Y	Y	0.06	0	7	7	7		7															7	
IP249	13/00067	Full (expired) Proposed Alloc	Westgate	131 Bramford Road	B	Y	Y	Y	0.039	0	7	7	0							7										7	
IP256	16/00987	Allocation (Full pending)	Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	Y	Y	Y	0.87	0	30	30	30				30													30	
IP264	13/00372	Full	Alexandra	28-32 Tacket Street	B	Y	Y	Y	0.07	0	16	16	16		16															16	
IP267	14/00587 15/00617	Prior Approval	Alexandra	16 - 18 Princes Street	B	Y	Y	Y	0.069	32	4	36	0	4																4	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available (Yes/No)	Suitable (Yes/No)	Achievable in 5 years (Yes/No/Part)	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years	2017/18 (Current Year)	2018/19 (Yr 1)	2019/20 (Yr 2)	2020/21 (Yr 3)	2021/22 (Yr 4)	2022/23 (Yr 5)	2023/24 (Yr 6)	2024/25 (Yr 7)	2025/26 (Yr 8)	2026/27 (Yr 9)	2027/28 (Yr 10)	2028/29 (Yr 11)	2029/30 (Yr 12)	2030/31 (Yr 13)	2031/32 (Yr 14)	2032/33 (Yr 15)	Total Identified Supply	
IP268	13/00625	Full	Gipping	Burlington Road	B	Y	Y	Y	0.26	5	3	8	0	3																	3
IP271	14/00591	Prior Approval	Alexandra	2 - 3 Friars Courtyard, 30 - 32 Princes Street	B	Y	Y	Y	0.03	0	6	6	6		6															6	
IP274	14/00874	Full	Whitton	Old Norwich Road (rear of Maypole PH)	G	Y	Y	Y	0.29	0	7	7	7			7														7	
IP276	15/01057	Full	Priory Heath	Felixstowe Road (Crown PH, Garrods Pond, 346)	B	Y	Y	Y	0.38	0	8	8	5	3	5															8	
IP277	15/00860	Full	Westgate	Barrack Corner	B	Y	Y	Y	0.04	0	6	6	6		6															6	
IP278	15/00239 16/01028	Full	Alexandra	19-23 Fore Street	B	Y	Y	Y	0.07	0	9	9	9		9															9	
IP280	14/01039	Full	Rushmere	Humber Doucy Lane (7 assisted living plus care home)	B	Y	Y	Y	0.06	0	7	7	7		7															7	
IP281	16/00504	Full	St John's	54 Cauldwell Hall Road	B	Y	Y	Y	0.12	0	5	5	5		5															5	
IP282	15/00616	Prior Approval	Gipping	1-2 Observation Court, 84 Princes Street	B	Y	Y	Y	0.08	0	25	25		25																25	
IP283	17/00049	Pending Full	Alexandra	25 Grimwade Street. Student Union Club and adj car park, Rope Walk	B	Y	Y	Y	0.27	0	0	0	12				12													12	
IGS	14/00638	Pending outline	St Margaret's	Land west of Westerfield Road and south of Railway Line	G	Y	Y	P	43	0	815	815	266		1	40	75	75	75	80	75	75	75	75	75	75	75	19		815	
IGS	16/00608	Pending outline	Whitton	Land north of Railway and east of Henley Road	G	Y	Y	P	78	0	1,100	1,100	340		10	60	90	90	90	90	90	90	90	90	90	90	90	40		1,100	
IGS				Broad Location North Ipswich	G	Y	Y	P		0	1,327	1,327	0							45	45	45	45	45	45	45	45	90	135	216	756
Various	Various			Sites with less than 5 dwellings	G	Y	Y	Y	1.9	3	31	34	26	5	7	7	6	6												31	
Various	Various			Sites with less than 5 dwellings	B	Y	Y	Y	4.1	-7	115	108	91	24	23	23	15	15	15											115	
Windfall				Small windfall sites (less than 10 dwellings)	B					0	810	810	225		45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	675	
Windfall				Large windfall sites (10 or more dwellings)	B					0	896	896	64							64	64	64	64	64	64	64	64	64	64	704	

Total										653	9,043	9,696	2,888	115	350	565	688	715	570	757	538	573	497	618	494	450	416	438	373	8,157
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Brownfield total										2,069	81	302	421	487	484	375	509	295	330	264	385	284	240	217	238	131				5,043
Greenfield total										819	34	48	144	201	231	195	248	243	243	233	233	210	210	199	200	242				3,114

Appendix 4 – Objective 4:

IP-One Development

Objective:

The development of the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the Key Diagram in the Core Strategy).

Target:

Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.

Commentary:

The NPPF dictates that planning policies should promote competitive town centre environments recognising them as the heart of their communities as well as defining a network and hierarchy of centres. Town Centres offer distinct benefits in sustainability in terms of giving as many people access to facilities, jobs, shops, schools, community and leisure facilities within easy reach, thus reducing the need to travel by creating opportunities for trip sharing.

Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of the 2,888 dwellings anticipated to come forward for development between 1st April 2018 and 31st March 2023, 2,069 (71.6%) are located on previously developed sites.

Of 256 new homes completed in the 2016-17 monitoring period 85.5% were constructed on previously developed land; 42.6% were completed within the IP-One area; and 96.5% were built within 800 metres of a District Centre and the Central Shopping Area.

Policy DM30 of the Core Strategy provides for higher densities for new housing development within the town centre, Ipswich Village and Waterfront areas. In these locations it is stated that development should achieve a minimum density of 90 dwellings per hectare. Within the IP-One area more generally, a minimum density of 40 dwellings per hectare is sought with an average of 45 dwellings per hectare targeted. The same requirements apply to development sites located within 800m of District Centres. Elsewhere in Ipswich lower density development (averaging 35 dwellings per hectare) is required.

61 of the 101 new build housing completions recorded in Ipswich between 1st April 2016 and 31st March 2017 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites as shown in Figure 3.6. Of these 61 dwellings:

- 0 (0%) were within Waterfront schemes in the IP-One area.
- 14 (23%) were completed as flats.
- 25 were developed at less than 30 dwellings per hectare (41%).
- 22 were developed at between 30 and 50 dwellings per hectare (36%).
- 14 were developed at over 50 dwellings per hectare (23%).
- The average net density of land covered by the 61 dwellings is 36.1 dwellings per hectare.

Taken as a whole, 101 of the 256 dwellings constructed in Ipswich were new-build and the density achieved was 34.8 per hectare. This figure includes a number of sites with a small number of dwellings.

Table 19: Previously Developed Land (Vacant or Derelict)**Indicator:**

Indicator 1 – Previously developed land that has been vacant or derelict for more than five years
Not monitored during the period 2013 – 2017, because this indicator related to the National Land Use Database scheme, which the Government ceased to commission after 2012.

Table 20: Density of Residential Development in IP-One

Indicator 2 – Density of residential development taking place in IP-One		
109 (42.6%) of the 256 new dwellings completed were in the IP-One area. 78 dwellings were completed within the IP-One area on developments of more than 10 dwellings.		
Location	Number of new dwellings completed 2016-2017	Density across whole development
Princes Street*	7	463.8
St Edmund House, Rope Walk*	36	243.3
Foundation Street*	10	344.8
Lloyds Avenue*	13	288.9
St Helen's Street*	12	375.0
	78	

*not a new build development

Table 21: Major Schemes in IP-One (Mix of Uses)

Indicator 3 – Percentage of major schemes in IP-One consisting of a mix of uses
There were three major planning applications granted consent in IP-One during the monitoring year 2016-2017, two of the schemes are mixed use, whilst the third is in close proximity to existing local services.

Target – Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres
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Of the 256 housing completions, 96.5% were within 800 metres of a district centre or the central shopping area.

Appendix 5 – Objective 5:

Strategic Facilities

Objective:

Opportunities shall be provided to improve strategic facilities in Ipswich by:

- Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;
- Ensuring a new strategic employment site is developed in the Ipswich area by 2021;
- Extending the strategic greenspace network; and
- Continuing to support the development of University Campus Suffolk and Suffolk New College

Target:

To improve retail ranking of Ipswich by 2021 and complete the 'green rim'

Commentary

The attractiveness of Ipswich to members of the local community, tourists and day visitors is important in ensuring economic growth for the town. The amount of retail space for high quality shopping areas, employment floor space for jobs, in addition to the amount of green infrastructure provision, and further education student numbers, are all seen as means by which the level of provision of these strategic facilities can be monitored.

The available evidence suggests that Ipswich Town Centre is performing reasonably well and continues to provide a good variety of national and independent traders. The town centre accommodates 26 of the 29 Experian Good defined top comparison goods retailers. However, it is noted that a number of higher brand retailers are absent from the town centre such as Gant, All Saints, Cath Kidston, Ted Baker, Hobbs, Hollister, Jaeger, Jigsaw, French Connection, Karen Millen, Levi's, The White Company, Victoria Secret, Mango, Apple, Crew Clothing, Kurt Geiger, and Fred Perry.

The centre has seen significant recent investment at The Buttermarket and Sailmakers shopping centres. There is also work ongoing on proposals to regenerate Cornhill in Ipswich Town Centre. The need remains for the focus of new retail development to be within the Central Shopping Area, District Centres and Local Centres and the Council continues to implement policy DM23, which aims to resist major retail proposals outside of defined centres, in this respect.

Levels of vacancy within the local and district centres, and the central shopping area are monitored as part of retail surveys reported annually. Overall, the percentage of vacant properties remains similar to 2015/16. The annual reports also indicate that there are a number of previously vacant units which are now occupied as well as previously occupied premises becoming vacant.

Table 22: Vacancies with Central Shopping Area, District and Local Centres 2017

Percentage vacancies within the Central Shopping Area, and District and Local Centres 2017	
Centres	% Vacant Premises
District and Local Centres	9.7%
Town Centre	12%

In addition, data from Experian Goad Surveys (obtained as part of an ongoing Retail and Leisure study) shows that the town centre continues to offer a diversity of uses as illustrated in the following tables:

Table 23: Ipswich Town Centre Diversity of Use for Commercial Units

	2009		2017		UK Average
	No.	%	No.	%	%
Convenience	47	8	54	8	9
Comparison	231	37	208	32	32
Retail Service	75	12	91	14	14
Leisure Service	115	18	130	20	24
Financial & Business Service	72	11	79	12	11
Vacant	85	14	96	15	11
Total	625	100	658	100	100

Table 24: Ipswich Town Centre Diversity of Use for Commercial Floorspace

	2009		2016		UK Average
	Sq m Gross	%	Sq m Gross	%	%
Convenience	7,702	5	8,840	6	16
Comparison	75,409	50	66,750	45	36
Retail Service	7,664	5	8,630	6	7
Leisure Service	28,893	19	29,450	20	25
Financial & Business Service	12,886	9	14,010	9	8
Vacant	18,934	13	20,884	14	9
Total	151,488	100	148,564	100	100

Furthermore, data from Venuescore show that Ipswich is identified as a Regional Centre and has seen a slight improvement in its ranking between 2009 and 2016 (this is the latest available data). This is despite the loss of national multiple retailers Next, Gap and Laura Ashley from the town centre within this period. Colchester, Chelmsford and Bury St Edmunds have also both improved their rankings, particularly Bury St Edmunds (primarily as a result of the development of The Arc Shopping Centre), but all three remain below Ipswich.

Table 25: Sub-regional Centre Rankings

Centre	Classification	2009 Rank	2016 Rank	Change in Rank 2009-2016
Norwich	Major City	8	14	-6
Cambridge	Major Regional	41	26	+15
Ipswich	Regional	67	63	+4
Chelmsford	Regional	90	67	+23
Colchester	Regional	76	73	+4
Bury St Edmunds	Regional	216	126	+90
Felixstowe	Major District	443	384	+59
Stowmarket	District	744	629	+115
Woodbridge	Minor District	-	1,154	-
Saxmundham	Minor District	-	1,486	-
Aldeburgh	Local	-	2,577	-

Source: VenueScore 2009 and 2015-16 Rankings

The development of the retail element at the former Crane's site has enabled the formation of a service road through the site, and the decontamination of the former factory site. The remaining land can now accommodate up to 24,000 sqm of employment.

There are 100 play areas in the Borough which has increased over recent years from the previous figure of 72. In 2011 play areas covered 9.3ha of the Borough.

During the monitoring period both Christchurch Park and Holywells Park retained their Green Flag Park Awards in recognition of the excellent use of green space, well-maintained facilities and high standard of safety and security.

Information obtained from the University of Suffolk (previously the University Campus Suffolk) indicate student numbers increased by 1.6% in this monitoring period, compared to 2015/16, and overall are 16.8% higher than they were in 2008/09.

Suffolk New College numbers are down on last year. The drop is most likely due to less Leisure Learning at Suffolk New College, rather than an over-riding downward trend.

Ipswich's retailing ranking according to the Harper Denis Hobbs Vitality Rankings was 149th in the country with a potential retail spend rank of 34th. This puts Ipswich in the top five retail centres in the East of England. This has not been updated since the 2013/14 AMR. Potential retail spend is based on supply and demand characteristics of each centre. The supply side incorporates the total floorspace of retail available, the quality of each brand trading and the level of competition from competing centres. The demand side calculates the level of spend available from every resident, worker and tourist in Great Britain, and understands their attraction to all proximal retail locations.

Table 26: Net Change in Retail Floorspace

Indicator 1 - Net change in retail floorspace, inside and outside of the Central Shopping Area (CSA)				
	2013-2014	2014-2015	2015-2016	2016-2017
Central Shopping Area	0sqm	-114sqm	No data	No data
Outside CSA	6,284sqm	2,514sqm	No data	No data
Total	6,284sqm	2,400sqm	No data	No data

Table 27: District and Local Centres Overview

District and Local centres overview table 2017							
	No. of units	Total vacant	Vacancy %	No. of dwellings in centres	Total Residential %	No. of A1 retail	A1 retail %
Total	717	55	8.8%	64	-	404	61.4%
<i>Full data set available within the 2017 District and Local Centres report</i>							

Table 28: Additional Employment Floorspace at Crane's Site

Indicator 2 - Additional employment floorspace at former Crane's site				
	2013 - 2014	2014 - 2015	2015-2016	2016-2017
Total Employment Floor Space (Sq. m)	0	0	0	46,080 sq.m

Table 29: Gains in Green Infrastructure within Ipswich Policy Area

Indicator 3 - Gains in Green Infrastructure within the Ipswich Policy Area (ha)	
Not monitored during the period 2016 – 2017	
Ipswich Green Flag Parks	
	Green Flag Parks
Alexandra Park	
Bourne Park	
Chantry Park	
Christchurch Park	March 2017 – 9 th occasion awarded green flag
Gippeswyk Park	
Holywells Park	March 2017 - 6 th occasion awarded green flag
Landseer Park	
Orwell Country Park	

Table 30: Student Numbers at University Campus Suffolk and Suffolk New College

Indicator 4 - Number of students at University Campus Suffolk and Suffolk New College											
	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2016-2017 % change	2008-2017 % change
University Campus Suffolk* (Ipswich only)	3,143	3,408	3,729	3,839	3,925	3,679	3,554	3,614	3,579	0.97%	-13.9%
Suffolk New College**	8,119	8,452	8,486	5,774	5,741	4,053	4,029	3,921	3,000	23.5%	-63.1%
Total	11,262	11,860	12,215	9,613	9,666	7,732	7,583	7,535	6,579	12.7%	-41.6%

Please note that University Campus Suffolk legally began trading as the University of Suffolk on 1 August 2016

* Figures provided show the total number of students enrolling in the Ipswich Campus of University Campus Suffolk across all years and courses, and is based on a census of students taken on 1 December each year.

** Figures show the total number of student enrolments.

Table 31: Harper Dennis Hobbs Vitality Rankings of Shopping Centres

Target – ‘Harper Dennis Hobbs vitality rankings of shopping centres (No.1 being best,)		
	Vitality Score Ranking	Potential Spend
Ipswich retail ranking 2014	149	£1,512,017,550
Ipswich retail ranking 2017	485	£1,570,249,828

Appendix 6 – Objective 6: Accessibility

Objective:

To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Ipswich Major Scheme and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; and (c) improve integration, accessibility and connectivity.

Specifically:

- Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
- Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space; and
- Ipswich Borough Council aspires to an enhanced public transport system, such as guided bus, urban light railway or trams

Target:

To link with the Major Scheme to achieve a 15% modal switch for journeys in Ipswich by 2021 (note the Major Scheme is now known as Travel Ipswich).

Objective 6 of the Core Strategy and Policies DPD seeks to improve accessibility, the convenience of all forms of public transport, and to achieve a significant modal shift from the private car to more sustainable modes through Travel Ipswich and other local initiatives, within the plan period.

In 2011 the requirement for Local Authorities to report back to central government on a single set of national indicators was removed. Instead, local authorities have been able to set their own delivery targets, to reflect local circumstances.

The monitoring of this Objective is currently not possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators which are no longer monitored. As part of the Core Strategy review it is anticipated that the objectives will be reviewed and if necessary changes will be made to the monitoring process.

In this case the need to review and monitor how sustainable transport modes are being used is still considered important and as such a review of the monitoring is underway.

The Travel to Work survey is undertaken and published each year by Suffolk County Council. The 2016 results show that of the major employers surveyed in Ipswich Borough, between 39.5% and 86.5% employees travel to work by car as a single occupant. There is a noticeable difference in travel method between town centre locations and out of centre locations, with higher car usage to the latter. The 2011 Census reported that 4,674 people in the Borough work from home. Historic data for the baseline organisations in the travel To Work Survey 2016 shows that working from home has decreased since 2010.

A key finding from the 2016 survey was that park and ride was used by only 0.5% of respondents, the lowest figure seen during the survey's lifetime.

A cycling survey undertaken as part of production of Cycling Strategy SPD showed that of the 190 people who responded 27% of respondents cycle to school, 51% walk, 17% travel by car and 1% travel by scooter.

The 2017 Travel to Work survey ran from the 8th May to 10th July 2017, outside the 2016/17 monitoring period. The 2017 results show that driving (single occupant and car share) remains the most frequently used mode of travel but has been decreasing, standing at 62.6% in 2017, 2.1% below the figure for 2016. The percentage of those travelling as a single occupant has also fallen compared to last year and currently stands at 59.1%, 1.7% lower than in 2016. Public transport usage has increased in 2017; travelling by bus has fluctuated during the lifetime of the survey but has reached its highest figure so far at 5.8%. Train travel has doubled compared to 2016 and stands at 7.2%, the highest figure for this mode of transport in the history of the survey.

Table 32: Transport Indicators

Indicators:

Indicators 1 - Average journey time per mile in morning peak

Indicators 2 - Access to services and facilities by public transport, walking and cycling

Indicators 3 - Mode of travel used for children travelling to school

All of the above indicators are based on the former National Indicator list and are no longer monitored as part of the Local Area Agreements with central government.

Target - To link with Major Scheme to achieve a 15% modal switch for journeys in Ipswich by 2021

Work continues with Suffolk County Council with regards to the Ipswich Major Scheme 'Travel Ipswich' and road improvements and implementation of the traffic control system. A number of road improvements have been implemented in 2016 – 2017 and details are available on the Travel Ipswich website at <https://www.suffolk.gov.uk/roads-and-transport/roadworks/travel-ipswich/>.

Appendix 7 – Objective 7: Flood Protection

Objective:

Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.

Target:

Implementation of tidal surge barrier by 2017.

Some of central Ipswich is within the floodplain and therefore flooding issues are of particular importance. The Council has been working with the Environment Agency (EA) and other partners on an Ipswich Flood Defence Management Strategy. The EA announced in March 2008 that the first phase of funding for a £45-£50 million solution to Ipswich's flood defence had been secured. A tidal surge barrier across the River Orwell is a key part of the Strategy. The barrier is to be constructed across the New Cut, opposite the Island site, and is expected to be completed in spring 2018. This will safeguard the town from a one in 300 chance of flooding in any one year due to a tidal surge. The first stage of this project was completed in December 2008, which saw the replacement of flood gates at the Wet Dock Lock. Construction of the East and West Bank flood defence walls was completed in early 2011. The EA and the Council are working in partnership to deliver the strategy and further funding was announced in late 2012.

The Update had a single indicator on this issue, which relates to the number of planning permissions granted contrary to the advice of the EA on flooding and water quality grounds. The Council will continue to report this indicator.

In 2016-2017 the EA was advised of 29 applications in Ipswich where flood risk or water quality was an issue. Of these, 19 were approved, 1 was approved subject to a Section 106 Agreement, 3 were withdrawn, 3 were refused, 2 have yet to be decided and 1 was part approved and part refused.

Table 33: Applications subject to Environment Agency Consultation

Indicator 1 - Applications that were subject to Environment Agency Consultation	
Reference	Address
16/00311/FUL	50 - 56 Wykes Bishop Street
16/00333/P3JPA	8 - 148 Foundry Lane
16/00339/FUL	168 Ranelagh Road
16/00346/FUL	11 Regatta Quay
16/00394/FUL	Cliff Quay
16/00395/FUL	Cliff Quay
16/00608/OUT	Land North of Railway and East of Henley Road
16/00658/CON	St Clements Hospital, Foxhall Road
16/00669/FUL	Land to the West of Ransomes Way, Nacton Road
16/00677/REM	St Clements Hospital, Foxhall Road
16/00719/P3JPA	8 - 148 Foundry Lane
16/00900/FUL	Land To The West Of Ransomes Way, Nacton Road
16/00987/FUL	Ipswich Sports Club, Henley Road
16/00988/FUL	275 - 281 Duke Street
16/01037/FUL	30 Lower Brook Street
16/01146/FUL	495 Wherstead Road
16/01168/FUL	Steamboat Tavern Public House, 78 - 80 New Cut West
16/01220/OUT	Former Site of Elton Park Works and Arclion House, Hadleigh Road
16/01237/FUL	Bourne Bridge Service Station, Wherstead Road
17/00005/FUL	30A to 32 and Adjacent Car Park, Lower Brook Street
17/00006/LBC	30A to 32 and Adjacent Car Park, Lower Brook Street
17/00033/FUL	7 to 9 Star Lane and 20 to 22, Turret Lane
17/00051/FUL	Land Bounded by Felaw Street and New Cut West, Mather Way
17/00066/FPI3	Land Adjacent to Public Car Park, West End Road
17/00073/FUL	19 Franciscan Way
17/00080/FUL	Public Car Park and Amenity Area, Burrell Road
17/00218/FUL	136 - 138 Fore Street
17/00219/LBC	136 - 138 Fore Street
17/00292/FUL	Asda, Bury Road

Flood defence barrier expected to be in operation in spring 2018.

Appendix 8 – Objective 8: Protection of Open Spaces

Objective:

To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and protect the historic buildings and character of Ipswich.

Target:

To increase the tree canopy cover in the Borough to 15%

As well as protecting, enhancing and increasing access to high quality local open spaces Objective 8 has the same aims for the historic buildings and character of Ipswich.

During the monitoring period there was no change in the extent of protected habitats through the Borough.

Table 34: Summary for Area of Protection

<i>Indicator 1 - Summary table for areas of protection</i>				
	No. of sites	2015-2016 Site area in hectares	2016-2017 Site area in hectares	Any change in size
Site of Specific Scientific Interest	3	47.47	47.47	No change
Special Protection Areas / RAMSAR sites	1	41.27	41.27	No change
County Wildlife Sites	20	266.87	266.87	No change
Local Nature reserves	9	49.84	49.84	No change
Ancient Woodland	2	3.58	3.58	No change

Tree canopy cover across the Borough has increased from 11.63% of the Borough in 2015 to 12.19% in 2016; this is the latest available data.

There is now one less building on the register of Buildings at Risk. The figure for 2016/17 is made up of three buildings which have been on the register since before 2012 (1-5 College Street, 4 College Street, and St. Michael's Church), and two which were added in 2012 (Tolly Cobbold Brewery and County Hall). The Old Bell Inn was removed from the register of Buildings at Risk during the monitoring period.

Table 35: County Wildlife Sites 2016-2017

Indicators:

Indicator 1a – County Wildlife Sites 2016-2017

Name	2016 Area (hectares)	2017 Area (hectares)	Loss since 2016	Gain since 2016	Total Gain/Loss (-)
Alderman Canal	2.50	2.50	0	0	0
Ashground Covert and Alder Carr (area within IBC – total site 15.32)	5.00	5.00	0	0	0
Bourne Park Reedbed	7.47	7.47	0	0	0
Brazier's Wood, Pond Alder Carr and Meadows	34.92	34.92	0	0	0
Bridge Wood (2 parts within IBC – total site 35.79)	2.81	2.81	0	0	0
Chantry Park, Beechwater and Meadow	47.12	47.12	0	0	0
Christchurch Park including Arboretum	32.93	32.93	0	0	0
Dales Road Woodland	5.85	5.85	0	0	0
Holywells Park and canal	21.01	21.01	0	0	0
Landseer Park Carr	17.25	17.25	0	0	0
Pipers Vale (area within IBC – total site 25.62)	25.06	25.06	0	0	0
Ransomes Industrial Park Verges (site removed in 2014/15)	0	0	0	0	0
River Gipping	4.61	4.61	0	0	0
River Orwell (Wet Dock area)	10.07	10.07	0	0	0
River Orwell	30.30	30.30	0	0	0
Rushmere Heath (area within IBC – total site 79.68)	8.92	8.92	0	0	0
Stoke Park Wood and Fishpond Covert	2.16	2.16	0	0	0
Volvo Raeburn Road site	6.27	6.27	0	0	0
Wharfedale Road meadow	0.18	0.18	0	0	0
Ransomes Europark Heathland	1.64	1.64	0	0	0
Bourne Bridge Grassland (area within IBC - site reference 'Babergh 136' total 2.29ha)	0.8	0.8	0	0	0
Total	266.87	266.87	0	0	0

Carr definition: A type of wetland with peaty soils, generally found in low-lying situations, with a distinctive woody vegetation cover consisting of trees.

Table 36: Sites of Special Scientific Interest

<i>Indicator 1b - Sites of Special Scientific Interest 2016 – 2017</i>					
Name	2016 Area (hectares)	2017 Area (hectares)	Loss since 2016	Gain since 2016	Total Gain/Loss (-)
Orwell Estuary (2 parts within IBC)	41.27	41.27	0	0	0
Bixley Heath (area within IBC)	4	4	0	0	0
Stoke Bridge Railway Tunnel	2.2	2.2	0	0	0
Total	47.47	47.47	0	0	0

Table 37: Ramsar Sites

<i>Indicator 1c - Ramsar sites 2016 – 2017</i>					
Name	2016 Area (hectares)	2017 Area (hectares)	Loss since 2016	Gain since 2016	Total Gain/Loss (-)
Bed of River Orwell (2 parts within IBC)	41.27	41.27	0	0	0
Total	41.27	41.27	0	0	0

Table 38: Ancient Woodland

<i>Indicator 1d - Ancient Woodland 2016 – 2017</i>					
Name	2016 Area (hectares)	2017 Area (hectares)	Loss since 2016	Gain since 2016	Total Gain/Loss (-)
Brazier's Wood	3.51	3.51	0	0	0
Bridge Wood (area within IBC – whole site 30.51ha)	0.07	0.07	0	0	0
Total	3.58	3.58	0	0	0

Table 39: Local Nature Reserves

<i>Indicator 1e - Local Nature reserves 2016 – 2017</i>					
Name	2016 Area (hectares)	2017 Area (hectares)	Loss since 2016	Gain since 2016	Total Gain/Loss (-)
Alderman Canal east	1.6	1.6	0	0	0
Alderman Canal west	0.98	0.98	0	0	0
Bixley Heath (area within IBC)	4	4	0	0	0
Bobbit's Lane (area within IBC)	6.33	6.33	0	0	0
Bourne Park Reedbeds	7.44	7.44	0	0	0
Bridge Wood (area within IBC)	1.78	1.78	0	0	0
Piper's Vale	19.67	19.67	0	0	0
Stoke Park Wood	2.17	2.17	0	0	0
The Dales Open Space	5.87	5.87	0	0	0
Total	49.84	49.84	0	0	0

Table 40: Ipswich Buildings on the At Risk Register

<i>Indicator 2 - Ipswich buildings on the At Risk Register 2016-17</i>	
List of buildings on Risk Register	Year Added
1-5 College Street	before 2012
4 College Street	before 2012
Tolly Cobbold Brewery, Cliff Quay	2012
St Michael's Church, Upper Brook Street	before 2012
County Hall, St Helen's Street	2012
Total	5

Table 41: Tree Canopy Cover

Target - To increase tree canopy cover in the Borough by 15%						
Ward	Ward area in hectares	Canopy coverage in hectares 2015	Coverage % 2015	Canopy coverage in hectares 2016	Coverage % 2016	% change
Alexandra Ward	190.19	68.12	10.05	19.37	10.18	0.13
Bixley Ward	245.38	30.26	12.3	30.61	12.47	0.17
Bridge Ward	217.70	15.67	7.2	15.82	7.27	0.07
Castle Hill Ward	175.37	23.08	13.16	23.42	13.35	0.19
Gainsborough Ward	364.95	46.73	12.8	47.69	13.07	0.27
Gipping Ward	345.90	47.74	13.8	48.59	14.05	0.25
Holywells Ward	196.73	26.66	13.55	27.31	13.88	0.33
Priory Heath Ward	412.89	24.85	6.02	25.11	6.08	0.06
Rushmere Ward	264.52	21.3	8.05	21.48	8.12	0.07
Sprites Ward	121.73	6.98	5.73	7.06	5.80	0.07
St. John's Ward	162.38	19.45	11.98	19.75	12.16	0.18
St. Margaret's Ward	393.69	86.9	22.07	88.60	22.51	0.44
Stoke Park Ward	197.04	41.83	21.23	42.71	21.68	0.45
Westgate Ward	117.46	9.53	8.1	11.56	9.84	1.74
Whitehouse Ward	260.14	28.19	10.84	28.59	10.99	0.15
Whitton Ward	363.98	33.37	9.17	33.62	9.24	0.07
Total	4030.03	530.66	11.63	491.28	12.19	0.56

The total coverage for this monitoring period is 12.19%.

The 2016 Tree Canopy Cover data is the latest statistical data available.

Appendix 9 – Objective 9: Community Infrastructure

Objective:

To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town’s growth and ageing population.

Target:

To be developed in relation to the indicators of average class size and the percentage of new community facilities located within 800m of local and district centres.

One of the aims of the Core Strategy is to provide high quality schools, health facilities, sports and cultural facilities and to offer key elements of community infrastructure accessible by sustainable means.

The objective seeks to monitor the average class size of schools in Ipswich. Ofsted monitors education facilities on behalf of the Department of Education but does not specifically monitor class sizes, preferring to record teacher to pupil ratios. This ratio is based upon the full time equivalent (FTE) pupils attending a school or college, set against the full time equivalent qualified teachers at the school.

In Ipswich primary schools the average in 2017 was 19.8 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 18 in 2016. Secondary schools have a ratio of 16.2 full time pupils (FTE) to each full time equivalent qualified teacher, representing an increase from 10.3 in the previous year. In secondary schools in Ipswich pupil to teacher ratios are better than the national average.

Table 42: Ratio of Full Time Equivalent (FTE) Pupils to Full Time Qualified Teachers

<i>Indicator 1 - Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.</i>				
	Ipswich 2016	Ipswich 2017	UK average 2016	UK average 2017
Primary school average	18	19.8	20.5	18.9
Secondary school average	10.3	16.2	15	18.9
16-18 year education average	16.2 (2013 figure)	N/A	15.6 (2013 figure)	N/A

Appendix 10 – Objective 10: Deprivation

Objective: 10

To tackle deprivation and inequalities across the town.

Target:

To improve Ipswich's ranking in the indices of multiple deprivation by 2021.

Another of the key objectives of the Core Strategy is to tackle deprivation and inequality across the town. Deprivation encompasses a range of different issues such as financial security, health, education, and access to services. The indicators for Objective 10 are the levels of unemployment in the Ipswich working population (16 - 65 years) and the level of educational attainment. High levels of employment and high quality education would improve Ipswich's ranking in the tables of multiple deprivation (a national set of indices which look at deprivation).

Continuing the trend reported in last year's AMR, unemployment rates in the 16-64 year age group have continued to fall. Between April 2016 and March 2017 5% of those economically active were unemployed according to government modelling data. There has been a steady decrease in unemployment rates since April 2013, where unemployment rates peaked at 9.7%. This shows a significant decrease from the 9.4% recorded at the start of the monitoring period for this plan in 2012.

The Centre For Cities 2016 report of Britain's 63 largest cities lists Ipswich as having the 18th highest employment rate for 2014 with a figure of 74.2%; falling slightly from 75.2% for the previous 12 month period.

Educational attainment will shape the employment diversity that exists in Ipswich, with a wider breadth of qualifications in the workforce attracting a more diverse employer base.

Of students finishing key stage 5 (KS5) at Ipswich schools and colleges in 2015/16, **89.3%** achieved 3 or more A levels at grade A* - E; this is significantly higher than the England average of **78.7%**. The Ipswich average accounts for all relevant schools and is not weighted by student numbers.

In 2016, 52.5% of Ipswich pupils achieved 5 or more GCSEs at grades A* to C. The Ipswich average takes account of all relevant schools (with the exception of Ipswich School and St Joseph's College) and is not weighted by student numbers. This represents an increase on 46.2% in 2014/15 but remains slightly lower than the England average of 53.8%.

In 2016, key stage 2, primary schools in Ipswich achieved an average of 53% of pupils achieving level 4 or higher in maths and English. This is slightly lower than the England average of 58%.

The 2016 data are the latest available statics, as the government introduced new performance measures in 2017.

The 2015 Indices of Multiple Deprivation are the latest statistics available and they show that 12 of Ipswich's 84 Lower Super Output Areas (LSOAs) are within the 10% most deprived in England whereas just 2 are in the 10% least deprived.

The overall Index of Multiple Deprivation uses the following data (weightings in brackets):

- Income Deprivation (22.5%)
- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)

- Health Deprivation and Disability (13.5%)
- Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

Table 43: Percentage of those Unemployed Ages 16 – 64

Fig 10.1 - Percentage of those unemployed ages 16 - 64		
Date	Ipswich total	Ipswich %
Apr 07 - Mar 08	3,400	5.1
Apr 08 - Mar 09	4,600	6.7
Apr 09 - Mar 10	5,600	8.5
Apr 10 - Mar 11	5,600	8.4
Apr 11 - Mar 12	6,000	8.6
Apr 12 - Mar 13	6,800	9.7
Apr 13 - Mar 14	5,600	8.0
Apr 14 - Mar 15	4,700	6.5
Apr 15 - Mar 16	3,500	5.1
Apr 16 - Mar 17	3,400	5

**All data on unemployment taken from Nomis (ONS).
Numbers and % are for those aged 16 and over. % is a proportion of economically active*

Table 44: Percentage of Students Achieving Level 4 or above English and Maths

Indicator 2a - % of Key Stage 2 students achieving Level 4 or above in English and Maths (Data from Department of Education)							
	2010	2011	2012	2013	2014	2015	2016
England All Schools	73%	74%	79%	75%	63%	78%	77%
England State funded only	73%	74%	79%	75%	63%	78%	77%
Ipswich averages	66%	66%	71%	68%	56%	70%	54%

** Voluntary Aided, with Special schools in italics*

Table 45: Secondary School Pupils Achieving 5+ A* - C GCSE English and Maths

Indicator 2b - Number of secondary school pupils achieving 5+ A* - c GCSEs or equivalent including English and Maths (Data from Department of Education)							
	2009	2010	2011	2012	2014	2015/16	2016/17
England all schools	49.8%	53.50%	59.00%	59.40%	56.6%	58.7%	39.1%
England State funded schools	50.7%	55.20%	58.20%	58.80%	53.4%	62.6%	42.2%
Ipswich averages	52%	43%	57%	42%	46%	53%	38%

* Voluntary Aided, Special schools in italics

Table 46: KS5 gaining 3 or more A Levels at A* - E

Indicator 2c - % KS5 gaining 3 or more A levels at A*-E (Data from Department of Education)		
	2014/15	2015/16
England All Schools	79.5%	*
England State funded only	77.9%	*
Ipswich averages not including Ipswich Academy and Suffolk New College	77.7%	92.2%

**Methodology for calculating this data has changed and therefore does not offer a meaningful comparator*

Table 47: Ipswich Rankings (1-326) in Indices of Multiple Deprivation

Target - Ipswich rank in indices of multiple deprivation. Rank of average rank (1-326), where 1 is most deprived.					
	2000	2004	2007	2010	2015
Indices of Multiple Deprivation - Ipswich	110	98	99	83	74

Table 48: Ipswich Rank on Indices of Multiple Deprivation 2015 – Suffolk Comparisons

Target - Ipswich rank on indices of multiple of deprivation 2015, Suffolk comparisons	
Local Authority	2015
Babergh District	200
Forest Heath District	140
Ipswich Borough	74
Mid Suffolk District	239
St. Edmundsbury District	196
Suffolk Coastal District	240
Waveney District	95

Appendix 11 – Objective 11:

A Safe and Cohesive Town

Objective:

To create a safer and more cohesive town.

Target:

To tie in with Police targets relating to reducing crime levels by 2021.

The creation of a more cohesive community, the measure of which can be assessed in levels of participation in community events, will assist in reducing crime.

The numbers visiting Ipswich Museum and Art School and Ipswich Mansion were 103,870 in 2016/17.

Indicator 2 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups		
	2015/16	2016/17
Ipswich Museum & Art Gallery	45,120	51,782
Christchurch Park	58,750	40,600
	103,870	92,382

Total tickets issued/visitors to the Regent Theatre and Corn Exchange in 2017/17 numbered 166,494 and approximately 35% of these tickets were issued to those living in the IP1-1P4 postcodes.

In terms of the recorded crime, the 2013/14 AMR reported that rates were falling. Suffolk Constabulary no longer reports against this metric.

The way in which numbers of crimes are recorded changed in 2014/15 and activities not previously recorded as crimes must now be. It is not therefore possible to make meaningful comparisons between data from 2014/15 onwards and data for previous years.

The recorded crime figures for 2016/17 were:

- Violence with Injury 1530
- Serious sexual offences 228
- Domestic burglary 454
- Robbery 128

The recorded crime figures for 2015/16 were:

- Violence with Injury 1452
- Serious sexual offences 194
- Domestic burglary 221
- Robbery 68

The new figures show a rise in reported crimes in Ipswich over the previous year, though this is partly attributed to a change in reporting systems and reporting rates for certain crimes. The trend reflects the national position on recorded crime.

Ipswich town centre has been awarded the Purple Flag accreditation recognising excellence in the management of the town centre at night. Ipswich has been accredited since 2012. Entertainment areas that achieve the standard are those that offer a *better night out* to visitors.

Table 49: Totals of All Events Including One-Off Annual Events

Indicator 1 - Totals of all events including one-off annual events.							
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
IP-Art (all events)	100,000	100,000	100,000			45,000	49,000
Music Day							21,000
Maritime Ipswich	55,000	60,000	70,000			40,000	65,000
Great East Run****	2,000	1,500	1,500			2,000	3,000
Skyride	6,000	15,000	15,000			7,000	0
Speciality Markets	20,000	20,000	20,000			5,000***	0
Other one-off events	53,500	27,300	161,500*			35,200	60,000
Total	125,000	189,300	319,000	350,000**	No data	134,200	198,000

* Particular buoyancy in 2012-2013 due to Jubilee celebrations and the London 2012 Olympic s torch relay

** For 2013-14 data is only available for the total

***This data is for the Christmas Market only

**** Previously Larking Gowen Half Marathon

Table 50: Organised Visitor Groups to Ipswich Museum, Galleries and Christchurch Mansion

Indicator 2 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups		
	2015/16	2016/17
Ipswich Museum & Art Gallery	45,120	51,782
Christchurch Park	58,750	40,600
	103,870	92,382

Table 51: Total Tickets Issues/ Visitors

	Regent Theatre	Corn Exchange	Total
2015/16	137,711	17,945	155,656
2016/17			166,494

Table 52: Crime Figures Recorded

<i>Target – Crimes Recorded figures in comparison to averages over past three years *</i>				
	Violence with Injury	Serious sexual offences	Domestic burglary**	Robbery
2011 - 2012	1,349	199	1,232	203
2012 - 2013	1,185	170	1,233	154
2013 - 2014	1,020	141	895	109
2014 - 2015	1,782	187	231	59
2015 - 2016	1,452	194	221	68
2016 - 2017	1,530	228	454	128

*Note from 2014/15 onwards, figures have been recorded using a different methodology and data from that date cannot be compared with that from earlier years.

**Suffolk Constabulary provided data for Ipswich for this fiscal year.

Table 53: Ipswich Recorded Crime Figures Per Thousand

<i>Target - Ipswich recorded crime figures per thousand.*</i>						
	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
Recorded crime per thousand population	106	107	100	103	92	77

*This data has not been collected since 2014

Appendix 12 – Objective 12: Ipswich Policy Area

Objective:

To work with other local authorities in the Ipswich Policy Area and with LSP partners to ensure a co-ordinated approach to planning and development.

Target:

To achieve effective cross boundary working on strategic greenspace and employment site provision.

Indicator 1 - Joint working taking place through IPA Board (or equivalent forum) or the Haven Gateway Partnership

The Council has a long history of working collaboratively with neighbouring district councils and the County Council on strategic planning matters, particularly through the Ipswich Policy Area (IPA). Future development needs in respect of the IPA are discussed at a political level through the IPA Board.

The Council has worked with neighbouring authorities on a number of joint evidence base studies during the monitoring period, such as the Habitats Regulations Recreational Avoidance and Mitigation Strategy in partnership with Babergh District Council and Suffolk Coastal District Council.

Target - To achieve effective cross boundary working on strategic greenspace and employment site provision

Update of the Haven Gateway Green Infrastructure Strategy for the Ipswich Policy Area was published during the 2015/16 monitoring period together with an Employment Land Needs Assessment with Babergh, Mid Suffolk, Suffolk Coastal and Waveney District Councils.

Update of the Haven Gateway Green Infrastructure Strategy for the Ipswich Policy Area:
https://www.ipswich.gov.uk/sites/default/files/ipa_green_infrastructure_report_-_final_published_october_2015.pdf.

Employment Land Needs Assessment for Ipswich and Waveney Economic Areas:
https://www.ipswich.gov.uk/sites/default/files/ipswich_and_waveney_eln_a_final_report_09.03.16.pdf

Appendix 13 – Monitoring against the Sustainability Appraisal

Table 54: SEA Objectives and Indicators

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
ET1. To improve water and air quality	ET1a. Air and water quality	Water quality in rivers	See Objective 2 and Objective 6
		Ground water quality	
		No. of days of air pollution	
		No. of Air Quality Management Area (QMA) and dwellings affected	
		Achievement of Emission Limit Values	
ET2. To conserve soil resources and quality	ET2a. Area of contaminated land returned to beneficial use		See Objective 3
	ET2b. Development of brownfield land	(See ET10a)	
	ET2c. Density of new development	Density figures	
ET3. To reduce waste	ET3a. Tonnage of household waste produced and recycled	Percentage of household (and municipal) waste recycled	See Objective 1
ET4. To reduce the effects of traffic on the environment	ET4a. Traffic volumes, access to local services and journeys taken by sustainable modes of transport	Green travel plans submitted with major applications	See Objective 6
		Percentage of journeys to work undertaken by sustainable modes	
		Percentage of children travelling to school by sustainable modes	
		Car parking standards (compliance with PPG13 standards)	
		Proportion of major new developments that provide a mix of uses	
ET5. To improve access to key services for all sectors of the population	ET5a. Proportion of new developments with access to key services by walking, cycling and public transport		See Objective 4
ET6. To reduce contributions to climate change	ET6a. Level of energy efficiency in homes and energy consumption	Level of per capita consumption of electricity	See Objective 1
		Level of energy efficiency in homes	
		Percentage of energy needs in new developments met by renewable energy	
ET7. To reduce vulnerability to climatic events and increasing sea levels	ET7a. Developments at risk of flooding	No. of planning applications approved where EA have objected on flood risk grounds	See Objective 7
	ET7b. Effects of heat	No. of properties at risk of flooding that are within 1,000 year return period flood risk area (EA)	See Objective 8
ET8. To conserve and enhance biodiversity and geodiversity, including Favourable conditions on SSSIs, SPAs and SACs	ET8a. Area (ha) of woodland		
	ET8b. Changes in extant of Natura 2000 sites		
	ET8c. Extent and condition of key habitats for which BAPS have been established		
ET9. To conserve and, where appropriate, enhance areas of historical importance	ET9a. Risks to listed buildings, conservation areas and historic parks and gardens	No. of listed buildings and buildings at risk	See Objective 8
		Area (ha) of historic parks and gardens	
		No. and area (ha) of Conservation Area and Article 4 Directions	
		No. of Conservation Appraisals completed and enhancement schemes implemented	
ET9b. Planning permissions adversely affecting known or potential designated assets (historic buildings, archaeological sites etc)			See Objective 8
ET10. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	ET10a. Percentage / No. of new dwellings completed / committed on brownfield land	Percentage / No. of new dwellings completed on previously developed land	See Objective 3
		Percentage of existing housing commitments on previously developed land	
		No. of vacant dwellings	
ET10b. Area (ha) of designated landscapes – Area of Outstanding Natural Beauty (AONB)			
ET11. To protect and enhance favourable conditions on SSSIs, SPAs and SACs	EA11a. Percentage of SSSIs, SPAs and SACs in good condition		See Objective 8
HW1. To improve the health of those in most need	HW1a. Proportion of population with access to hospital / GP / Dentist		See Objective 3
	HW1b. Proportion of journeys to work by foot or by bicycle		See Objective 6
	HW1c. How children travel to school (QOL / BVPI)		See Objective 6
HW2. To improve the quality of life where people live and encourage community participation	HW2a. Play and open space quality, quantity and accessibility	Change in existing outdoor play space provision	See Objective 5
		Change in existing provision of children's play space	
		Change in provision of open space	
ER1. To reduce poverty and social exclusion	ER1a. Proportion of population who live in wards that rank within the 10% most deprived in the country		See Objective 10

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
	ER1b. Provision of childcare	No. of neighbourhood nurseries available	Data not available
		No. of childcare places available	Data not available
ER2. To offer everybody the opportunity for rewarding and satisfying employment	ER2a. Data relating to employment and economic activity in the area Average Earnings	Unemployment rate	See Objective 10
		Long term unemployment (NOMIS)	
ER3. To help meet the housing requirements for the whole community	ER3a. Data relating to housing including stock type, land availability and affordability	Homelessness	See Objective 3
		Housing stock (SSAG)	
		Housing land availability	
		Affordable housing	
		Housing types and sizes (links to ET2c: housing density)	
		Average property price to income ratio	
	ER3b. Identify sites to meet RSS housing requirements	No. of unfit houses per 1,000 dwellings (BVPI)	
ER4. To achieve sustainable levels of prosperity and economic growth throughout the plan area	ER4a. Planning consents for employment uses and take up of employment floorspace	Take up of employment floorspace	See Objective 3
		Employment permissions and completions	
		Planning consents for B1, B2 and B8 uses	
	ER4b. Data relating to businesses and employment issues	No. / Percentage employed by employment division	See Objective 3
		No. / Percentage businesses by main industry type	
		No. / Percentage employed by size (no. of employees)	
	No. / Percentage employed by industry type in key sectors		
	Comparative industrial / office rental costs		
ER5. To revitalise town centre		Percentage of town centre units within A1 uses	See Objective 3
		No. / Percentage of vacant retail units in town centre	
		Percentage of town centre where 'liveability' has been enhanced through public realm work	
ER6. To encourage efficient patterns of movement in support of economic growth	ER6a. No. / Percentage of people working from home	Borough statistics	See Objective 6
	See ET4a	Live work units provided on major sites	
ER7. To encourage and accommodate both indigenous and inward investment	ER7a. Business start-ups and closures		See Objective 3
	ER7b. No. of business enquiries to SDA / LA / SCC by types and size of site		
	ER7c. Employment and accessibility, permissions and allocations	Employment land availability	
CL1. To maintain and improve access to education and skills in the population overall	CL1a. GCSE attainment levels (Grades A* - C)	Employment permissions and allocations	See Objective 10
	CL1b. Proportion of the population with no qualifications	% of year 11 pupils gaining 5+ A-C grades at GCSE	
CD1. To minimise potential opportunities for and anti-social activity	CD1a. Recorded crime per 1,000 population	Proportion of the population with no qualifications	See Objective 11
	CD1b. Burglary rate	Burglary rate per 1000 population (SDA)	
	CD1c. Fear of crime (QOL, Suffolk Speaks, British Crime Survey)	% of respondents who feel safe in the place where they live	
		% of respondents who feel their area is safe within low levels of crime and disorder	
	CD1d. Number of noise complaints (Environmental Health Departments Statistics)	No. of domestic noise complaints	

WEB LINKS

GENERAL

The full Housing White Paper can be downloaded here: <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

OBJECTIVE 1

Design Standards and Sustainable homes target data is monitored through internal sources only, and is not available other than in this document when it is published.

OBJECTIVE 2

Local Authority CO2 emissions estimates 2005 - 2015

<https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

Ipswich Borough Council Air Quality Management

<https://www.ipswich.gov.uk/airqualitymanagement>

Electricity consumption

<https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011>

OBJECTIVE 3

Ipswich Strategic Housing Land Availability Assessment Update November 2013

<https://www.ipswich.gov.uk/content/strategic-housing-land-availability-assessment>

Ipswich Employment Land Availability Report

<https://www.ipswich.gov.uk/content/land-availability>

East of England Forecasting Model

<http://cambridgeshireinsight.org.uk/EEFM>

OBJECTIVE 4

N/A

OBJECTIVE 5

Green Flag Awards

<https://www.ipswich.gov.uk/content/13-green-flags-%E2%80%93-that%E2%80%99s-lucky-ipswich>

Equipped play area strategy

<https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/Draft-Play-Strategy-2014-2021.pdf>

OBJECTIVE 6

Ipswich cycling strategy SPD

<https://www.ipswich.gov.uk/content/cycling-strategy-spd-0>

OBJECTIVE 7

Data on local application of Environment Agency advice.

OBJECTIVE 8

Data on protected habitats and buildings at risk is monitored through internal sources only, and is not available other than in this document when it is published.

OBJECTIVE 9

Department of Education for Ipswich Schools

<http://www.education.gov.uk/schools/performance/>

OBJECTIVE 10

Unemployment Statistics

<https://www.nomisweb.co.uk/>

Department of Education – School and Local Statistics

http://www.education.gov.uk/schools/performance/geo/pconE14000761_all.html

Department of Communities and Local Government - English indices of deprivation

<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

OBJECTIVE 11

Visitors to Ipswich museums and galleries

<https://democracy.ipswich.gov.uk/documents/s9974/JMS-14-07%20Performance%20Report.pdf>

Purple Flag Award

<https://www.ipswich.gov.uk/content/purple-flag>

PCC or Suffolk Police websites

<http://www.suffolk-pcc.gov.uk/>

<https://www.suffolk.police.uk/>

Office of National Statistics, Crime in England and Wales: year –ending Mar 2016

<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice>

OBJECTIVE 12

N/A

STATUTORY INDICATORS

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012

<http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>

GLOSSARY

AMR	Authority Monitoring Report	A report prepared annually to monitor progress with preparing the Local Plan and the extent to which policies are being achieved.
CO ₂	Carbon Dioxide	CO ₂ or Carbon Emissions into the atmosphere contribute to global warming and as a result climate Change. CO ₂ emissions are recorded in tonnes of carbon emissions for each member of the population or <i>(t) per capita</i> .
CIL	Community Infrastructure Levy	Local Authorities are empowered to set a charge for most developments, through a simple formula related to the scale and type of a scheme. The proceeds of the levy must be spent on local and sub-regional infrastructure to support the development of the area. Currently the Council does not have CIL in place.
	Core Strategy and Policies DPD	The Core Strategy and Policies DPD forms part of the Local Plan, and is formed of a Strategic Vision, Spatial Strategy, and development management policies.
CfSH	Code for Sustainable Homes	National standard for key elements of design and construction, which affect the sustainability of a new home. It was used by home designers and builders as a guide to development until 2015 when it was abolished.
	Corporate Plan	The Council's plan which sets out the strategic objectives of the Council as a whole.
DPH	Density or dwellings per hectare	A term relating to the amount of new housing in a specific area. E.g. High density refers to 90 - 110 dwellings per hectare or DPH. Medium density refers to new housing of at least 40 dph, and low density refers to new housing under 40 dph.
DPD	Development Plan Document	A local development document in the Local Plan which forms part of the statutory development plan. The Core Strategy and Policies is a DPD
FRA	Flood Risk Assessment	Carried out by, or on behalf of, a developer to assess the risk to a development site and to demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now, and taking climate change into account.
FTE	Full Time Equivalent	The method in capturing those in employment or education who are either in full-time or part-time, as a single figure.

	Ipswich Northern Fringe	An area to the North of Ipswich located between Henley Road and Tuddenham Road that is identified for the delivery of housing and associated infrastructure. Now known as the Ipswich Garden Suburb.
GIS	Geographical Information System	A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data
IPA	Ipswich Policy Area	An area extending across the tight administrative boundary of Ipswich into adjacent Local Authorities, where a coordinated approach to strategic planning for housing, employment and infrastructure takes place.
KS2, KS4, KS5	Key Stage 2, 4 or 5	Place in the education system based on key stages. KS2 represents the year prior to going to middle school. KS4 represents the year of GCSE examinations. KS5 represents 16 - 18 years education most often A level examinations.
LDD	Local Development Document	A general term for a document in the Local Plan. It includes the Core Strategy and Policies and other development plan documents, and supplementary planning documents.
	Modal Shift	Movement in the use of preferential method of transport from one use (such as private car) to another (such as public transport).
NPPF	National Planning Policy Framework	Central Government planning policy laid down in a written framework, with the main aim being to achieve sustainable development.
PDL	Previously Developed Land	Land that is or was occupied by a permanent structure including the boundary of the developed land and any associated fixed surface infrastructure.
SHLAA	Strategic Housing Land Availability Assessment	The Strategic Housing Land Availability Assessment is a key component of the evidence base underpinning the Local Plan, by identifying a list of sites which may be suitable and available for housing development.
	Soundness Tests	In the process of examining a planning document an inspector assesses whether the document is positively prepared, justified, effective and consistent with national policy.
SPD	Supplementary Planning Document	A local development document that provides further guidance on policies in the development plan documents. They do not have development plan status.