

Ipswich Local Plan

Authority Monitoring Report 11, 2014/15

December 2015



IPSWICH
BOROUGH COUNCIL

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EXECUTIVE SUMMARY

Local Development Scheme

The Council's local development scheme (LDS) sets out the timetable of the planning documents the Council intends to produce over a three-year period. The most recent update was in October 2015. Although outside of the monitoring period, this authority monitoring report (AMR) gives an up-to-date position as at December 2015, against the 2015 LDS. The purpose of this section is to highlight the Council's performance against the most recent LDS and to make recommendations as to whether the LDS needs to be further updated. The plan preparation has taken longer than expected in the 2013 LDS and 2014 LDS, which was the reason why the LDS was updated again in 2015. A further reason for the update to the LDS in 2015 was to include commitment to production of a Joint or Aligned Local Plan with neighbouring authorities. The documents identified in the LDS are summarised below, and also see Chapter 2.

Core Strategy and Policies Development Plan Document Review and Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document

Preparation of these documents commenced in July 2012 for the Site Allocations plan and October 2012 for the Core Strategy review. The 2013 LDS set out Regulation 18 public consultation on a draft plan in September and October 2013, with public consultation on a proposed submission version in February and March 2014.

Regulation 18 public consultation was undertaken between January and March 2014 alongside the preferred options Ipswich Garden Suburb supplementary planning document (SPD). Reasons for the delay include the preparation of the key evidence base documents such as the population and household modelling, a town centre opportunity areas appraisal, and sustainability appraisal.

The Council received numerous consultation responses and prepared revised versions of the two plans for Regulation 19 consultation on proposed submission plans between December 2014 and March 2015.

Following a number of changes to national planning policy which would affect the policies of the proposed submission plans, the Council proposed a number of Pre-Submission Main Modifications and consulted on these during October and November 2015.

Submission to the Secretary of State is to take place in December 2015 with hearings anticipated during spring 2016. The LDS identifies adoption of the plans for September 2016.

Joint or Aligned Local Plan

The need for a joint or aligned local plan relates primarily to the shortage of the land within Ipswich Borough to meet the housing need identified for the Borough. This would enable the four authorities (Ipswich Borough Council, Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council) to plan for housing across the Ipswich Policy Area. Through the Ipswich Policy Area Board the need to produce joint or aligned local plans to address this has been identified. Suffolk Coastal District Council has also identified a joint or aligned local plan within their recent LDS review (October 2015).

Ipswich Garden Suburb Supplementary Planning Document

Preparation of this document commenced in February 2012. The 2014 LDS set out consultation on the preferred options document between January and March 2014 with adoption in November 2015.

Public consultation occurred alongside the development plan documents mentioned above and interim adoption of the SPD occurred in September 2014. The 2015 LDS identifies adoption of the SPD alongside adoption of the Core Strategy review in September 2016.

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 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.

Urban Character Study Supplementary Planning Document

The preparation of this document commenced in January 2013. This document is now 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. Production of the fifth part has taken place in advance of the timetable set out in the 2014 LDS and was adopted in November 2015. The remaining three parts are to be produced during 2016, in advance of the timetable set out in the 2015 LDS.

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 has been delayed slightly and consultation is now anticipated to take place during January to March 2016.

Space and Design Guidelines Supplementary Planning Document

The preparation of this document commenced in September 2013. The 2014 LDS sets out public consultation in November and December 2014. This timetable slipped and consultation took place during July and August 2015. The SPD was adopted in November 2015 in accordance with the 2015 LDS.

Ipswich Cycling 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 - October 2015. Consultation is taking place during November and December 2015 with adoption anticipated in March 2016 in accordance with the 2015 LDS.

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 its production to be aligned with changes to the Air Quality Management Areas and a revised air quality action plan, which lie with the Council's Environmental Health team. The 2015 LDS proposes consultation during September and October 2016 with adoption in December 2016. A call for ideas consultation was undertaken during July and August 2015.

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 a draft SPD is currently being produced.

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. It is anticipated that the SPD will be adopted in March 2016.

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 a draft SPD is currently being produced.

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 be in January 2016. It is intended that a call for ideas consultation will take place between January and March and that the SPD will be adopted in December 2016.

Policy Implementation

The Council's adopted Core Strategy and Policies development plan document (December 2011) is the document against which policy implementation has been assessed. This is undertaken by reviewing the use of policies 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 213 times with the most significant ones being policy CS4: 'Protecting our Assets' (used 120 times), policy CS1: 'Sustainable Development – Climate Change' (used 33 times) and policy CS7: 'The Amount of Housing Required' (used 9 times).

Those core strategy policies not used were policy CS9 'Previously Developed Land Target', CS10: 'Ipswich Northern Fringe', CS11: 'Gypsy and Traveller Accommodation' and CS18: 'Strategic Flood Defence'. These policies are strategic in nature and are still required throughout the life of the plan.

The development management policies, of which there are 32, were used 2,730 times with the most significant ones being policy DM5: 'Urban Design Quality' (used 634 times), policy DM12: 'Extensions to Dwellinghouses and the Provision of Ancillary Buildings' (used 362 times), policy DM26: 'Protection of Amenity' (used 511 times), policy DM10: 'Protection of Trees and Hedgerows' (used 159 times), policy DM17: 'Transport and Access in New Developments' (used 243 times) and policy DM18 'Car Parking' (used 170 times).

The policies not used were DM6 'Tall Buildings', DM9 'Buildings of Townscape Interest' and DM11 'Central Ipswich Skyline' as no planning applications were received during the monitoring period that would have been subject to this policy.

It should be noted however that lack of use of policies in itself does not present the full picture. Policies that have not been implemented to the degree envisaged include those relating to housing delivery and employment development. The paragraphs below and Chapter 3 provide more detail on this area of policy implementation.

Housing Completions and Housing Land Supply

Housing Completions

470 dwellings (net) were completed between 1st April 2014 and 31st March 2015, 202 of which were affordable housing completions (43%). 421 of these dwellings were on previously developed land (89.6%) and 318 were within the central IP-One area (67.7%). Gross housing completions (before calculating those dwellings lost) were 524. This data includes 59 assisted living units.

The number of housing completions has increased from the 2013/14 figure, and whilst they remain below the peak of 2007/08 and below the Core Strategy annual target they were at their highest level since 2008/9.

Affordable housing completions vary from year to year, influenced by the availability of funding available. Ipswich Borough Council is progressing a programme of affordable house building across the Borough including the current construction of 108 dwellings on a site at Bader Close in east Ipswich. Planning permission for 94 affordable dwellings at Ravenswood was granted during 2014/15 and the Council is currently awaiting the Secretary of State's decision following a call-in.

Housing Supply (5 year and plan period) – adopted Core Strategy (2011)

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 (August 2012).

The housing requirement for Ipswich is identified in the adopted Core Strategy as 700 dwellings per annum between 2001 and 2027. Between April 2001 and March 2011, 6,903 dwellings were completed in Ipswich leaving a shortfall of 97 dwellings. Between April 2011 and March 2015, 1,077 dwellings were completed (including assisted living dwellings), which has resulted in a shortfall of 1,723 dwellings. Completions for 2015/16 are predicted to be 403 dwellings, implying a shortfall of 297. Therefore there is a total shortfall of 2,117 dwellings to be added to the requirement for the plan period to 2027.

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:

- 700dpa x 5 years = **3,500 dwellings**,
- plus 5% = **175 dwellings**
- plus the shortfall of (2,117 dwellings / 11) = 192 dwellings per year x 5 = **962 dwellings**,
- totalling **4,637 dwellings** (or an annual requirement for 927 dwellings).

The identified supply as shown in the Council's housing trajectory for five years between April 2016 and March 2021 is **2,556 dwellings**, which equates to a **2.76 year supply**.

In terms of supply beyond the five years, the housing requirement in the adopted Core Strategy is 700 dwellings per year up to 2027. This therefore equates to 7,700, made up of 700 dwellings x 11, plus the shortfall of 97 dwellings between 2001 and 2011 and the shortfall between 2011 and 2015 of 1,723 dwellings, and the predicted shortfall of 297 dwellings during 2015/16. This totals a requirement for **9,817 dwellings** for the period 1st April 2016 to 31st March 2027. The total supply to 2027 identified in the housing trajectory for 2015 – 2027 is **6,544 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 3,273 dwellings. This is addressed through draft policy CS7 in the draft Core Strategy focused review, 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.

Housing Supply – Core Strategy review

As noted above, the Council is currently preparing a Core Strategy review planning for the period April 2011 to March 2031. Population and household modelling forecasts have been updated to reflect more recent information to that which informed the adopted Core Strategy in 2011. The Council's objectively assessed housing need is 13,550 dwellings between April 2011 and March 2031, which equates to 677 dwellings per year. It is anticipated that there will be a shortfall of around 4,000 dwellings later in the plan period, however it is proposed that the Council will work with neighbouring authorities to address this need. The Council has identified the production of a joint or aligned local plan within its 2015 Local Development Scheme. Suffolk Coastal District Council have also identified the production of a joint or aligned local plan within their 2015 Local Development Scheme, and it is anticipated that Babergh and Mid Suffolk District Councils will revise their LDS accordingly shortly.

Neighbourhood Plans

The preparation of neighbourhood plans by the community was introduced through the Localism Act 2011. There are none currently being prepared in Ipswich.

Community Infrastructure Levy

A community infrastructure levy (CIL) is a financial tariff on development to be paid by developers. The level of the tariff is to be determined through an examination in public and the Council is currently preparing its charging schedule with adoption of a CIL set out for November 2015 in the 2014 Local Development Scheme, although the Council is currently considering how to take CIL forward.

Duty to co-operate

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 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 are:

- 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 Special Protection Area;
- identification of green rim; and
- site allocations in peripheral parts of the Borough.

The Council has a long history of working collaboratively with neighbouring district councils and the County Council on planning matters, 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 4 shows how the Council engaged with others within the 2014/15 monitoring period to address the strategic priorities.

The Council has also produced a Duty to Co-operate Statement as part of the production of the two DPDs which contains further information on co-operation in relation to strategic planning matters relevant to Ipswich. This can be viewed on the Council's website www.ipswich.gov.uk.

Core Strategy Objectives

There are 12 core strategy objectives and the indicators to assess these objectives are described in more detail in Chapter 2. In addition the Office for National Statistics (ONS) mid-year population estimate for 2014 was 134,966, an increase of 273 since the mid-year estimate for 2013.

CHAPTER 1:

INTRODUCTION

- 1.1 This is Ipswich Borough Council's eleventh 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 report covers the monitoring period from 1st April 2014 to 31st March 2015. This AMR is the Authority Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004.
- 1.2 Monitoring is an essential element of policy making. The main function of the AMR is to provide evidence of policy implementation, progress of 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 (which currently consists of the adopted Core Strategy and Policies development plan document (DPD) (December 2011) and the saved policies of the adopted Ipswich Local Plan (November 1997).
- 1.3 The Localism Act 2011 allows local authorities to now 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 details under Objective 3 of Chapter 3. To summarise net housing completions were 470 dwellings of which 202 were affordable.

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. An update on progression with 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 has been published submission of the Core Strategy and Policies focused review and the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan documents. See chapter 4.

Regulation 34(7) Availability of information collected for monitoring purposes: The AMR is to be published during December 2015 in accordance with the timetables set out in the Local Development Scheme.

CHAPTER 2:

LOCAL DEVELOPMENT SCHEME

2.1 The Council's Local Development Scheme (LDS) sets out the timetable of the planning documents the Council intends to produce over a three-year period. The most recent update was in October 2015. Although outside of the monitoring period, this AMR gives an up-to-date position as at December 2015, against the 2015 LDS. The purpose of this section is to highlight the Council's performance against the most recent LDS and to make recommendations as to whether the LDS needs to be further updated. The plan preparation has taken longer than expected in the 2013 LDS and 2014 LDS, which was the reason why the LDS was updated again in 2015. A further reason for the update to the LDS in 2015 was to include commitment to production of a Joint or Aligned Local Plan with neighbouring authorities. The table below details progress in relation to each of the documents.

Document	Key milestones in October 2015 Local Development Scheme	Progress at December 2015
<i>Development Plan Documents</i>		
Review of Core Strategy and Policies development plan document	<p>Preparation of draft document and Regulation 18 public consultation: Oct 2012 – Mar 2014</p> <p>Publish draft plan for Regulation 19 public consultation: Dec 2014 – Mar 2015</p> <p>Submit plan to Secretary of State: Dec 2015</p> <p>Independent Examination: Mar 2016</p> <p>Adoption: September 2016</p>	<p>The Council has been working to establish a robust evidence base, and as such an extension to the 2012 LDS timetable was necessary to ensure that modelling work was completed. Additional evidence, sustainability appraisal and committee scheduling also contributed to a delay in meeting the Regulation 18 milestone.</p> <p>Regulation 18 consultation was undertaken between Jan and Mar 2014.</p> <p>Regulation 19 consultation took place in Dec 2014 and Mar 2015. Due to changes in national policy, a Pre-Submission Main Modifications consultation was undertaken between October and November 2015 and the plan is being submitted in December 2015.</p>
Site Allocations and Policies (incorporating IP-One Area Action Plan)	<p>Review previous work undertaken between Jan 2005 – Mar 2008, preparation of draft document and Regulation 18 consultation: Jul 2012 – Mar 2014</p> <p>Publish draft plan for Regulation 19 public consultation: Dec 2014 – Mar 2015</p>	<p>The timetable is has been delayed due to the time taken to produce updates of the Ipswich Borough Wildlife Audit, Strategic Housing Land Availability Assessment, and Town Centre Appraisal, all of which have been used to inform the potential site allocations.</p> <p>Sustainability appraisal and committee scheduling also contributed to a delay in meeting the Regulation 18</p>

Document	Key milestones in October 2015 Local Development Scheme	Progress at December 2015
	<p>Submit plan to Secretary of State: Dec 2015</p> <p>Independent Examination: Mar 2016</p> <p>Adoption: September 2016</p>	<p>milestone.</p> <p>Regulation 18 consultation was undertaken between Jul 2012 and Mar 2014.</p> <p>Regulation 19 consultation took place between Dec 2014 and Mar 2015. Due to changes in national policy, a Pre-Submission Main Modifications consultation was undertaken between Oct and Nov 2015 and the plan is being submitted to the Secretary of State in Dec 2015.</p>
<p>Joint or Aligned Local Plan Review</p>	<p>Preparation of plan October 2016 – June 2017.</p> <p>Consultation under Regulation 18 September and October 2017.</p> <p>Formal consultation under Regulation 19 September and October 2018.</p>	<p>N/A</p>
<p><i>Supplementary Planning Documents</i></p>		
<p>Ipswich Garden Suburb (northern fringe)</p>	<p>Evidence gathering, consultation and preparation: Feb 2012 – Jul 2013</p> <p>Preferred options consultation: Sep – Oct 2013</p> <p>Interim Adoption: Sept 2014</p> <p>Adoption: 2016</p>	<p>Public consultation on an issues and options document took place between Jan and Feb 2013.</p> <p>A preferred options document was then prepared and public consultation took place between Jan and Mar 2014 alongside consultation on the Core Strategy review and the Site Allocations DPDs.</p> <p>A previous extension to the timetable was necessary to allow consideration of the impact of ongoing stakeholder and community involvement in the drafting process, and to ensure the SPD is robust and meets the legal regulations.</p> <p>The SPD was adopted as Interim Guidance by Council on 17th September 2014 and will be finally adopted when the Core Strategy and Policies DPD Review is adopted.</p>

Document	Key milestones in October 2015 Local Development Scheme	Progress at December 2015
Development and Flood Risk	Preparation of SPD: May – Nov 2012 Public consultation on draft SPD: Feb – Mar 2013 Adoption: Sep 2013	The SPD was adopted on 18th Sep 2013 and updated in May 2014.
Local List (Buildings of Townscape Interest)	Preparation of SPD: Jan – Jul 2012 Public consultation Sep – Oct 2012 Second round of public consultation: Feb – Mar 2013 Adoption: Jul 2013	Delay in the process has been as a result of a second round of public consultation, which was deemed necessary, and consequently the assessment of comments received. There was not a Council meeting available in Jul 2013 to adopt the document. The SPD was adopted on 18th September 2013. The SPD has been removed from the LDS as it is adopted although it will be updated through the addition of further buildings during 2016.
Public Open Space	Preparation of SPD: Sep 2013 – Sept 2015 Public consultation: Nov-Dec 2015 Adoption: 2016	The SPD is currently being prepared and public consultation will occur in early 2016. The delay is due to focus being placed on preparation of the two Development Plan Documents referred to above.
Space and Design Guidelines	Preparation of SPD: Sep 2013 – March 2015 Public consultation: July – Aug 2015 Adoption: Dec 2015	The SPD was adopted in November 2015.
Urban Character Study Part 2	Preparation of SPD: Jul – Mar 2015 Public consultation: Jul – Aug 2016 Adoption: Dec 2015	Part 2 (Chantry, Stoke Park and Maidenhall) was adopted in November 2015.

Document	Key milestones in October 2015 Local Development Scheme	Progress at December 2015
Urban Character Study Part 3	Preparation of SPD: Oct 2016 – March 2017 Public consultation: July – Aug 2017 Adoption: Nov 2017	Work has begun in advance of the timetables set out in the LDS.
Ipswich Cycling Strategy	Preparation of SPD: Jan – Sept 2015 Public Consultation: Nov - Dec 2015 Adoption: Mar 2016	Public consultation is taking place between Nov and Dec 2015.
Low Emissions Strategy	Preparation of SPD: Jul 2015 – June 2016 Public consultation: Aug - Sept 2015 Adoption: Dec 2016	Production of the SPD is on hold awaiting the proposed amendments to the AQMA boundaries and future source apportionment work.
Shop Front Design Guide	Preparation of SPD: Jul – Sept 2015 Public Consultation: Nov - Dec 2015 Adoption: Mar 2016	Public consultation is taking place between Nov and Dec 2015
Parking Standards for the IP-One Area	Preparation of SPD: Aug - Dec 2015 Public Consultation: Feb – Mar 2016 Adoption: July 2016	A call for ideas was held in July and August 2015 however production has been delayed due to the focus on the Local Plan.
Reptile Strategy	Preparation of SPD: Aug - Dec 2015 Public Consultation: Feb – Mar 2016 Adoption: July 2016	A call for ideas was held in July and August 2015 however production has been delayed due to the focus on the Local Plan.
Identified Frontages (Central Shopping Area and District and Local Centres)	Preparation of SPD: Jan – June 2016 Public Consultation: Aug - Sept 2016 Adoption: Dec 2016	Call for ideas consultation programmed for Jan to Mar 2016.

Document	Key milestones in October 2015 Local Development Scheme	Progress at December 2015
<i>Other Documents</i>		
Community Infrastructure Levy	<p>Prepare preliminary draft and consultation: Jun 2012 – Feb 2014</p> <p>Publish draft schedule and consultation: Sept – Oct 2016</p> <p>Submit for examination: Dec 2016</p> <p>Examination: Mar 2017</p> <p>Adoption: July 2017</p>	<p>In Feb 2013 Ipswich Borough Council along with the other Suffolk local authorities appointed consultants to undertake viability study work to form an evidence base for setting CIL rates in each local authority.</p> <p>The Council consulted on a Preliminary Draft Charging Schedule between Dec 2013 and Jan 2014.</p> <p>The draft schedule was to be published for consultation alongside the Core Strategy review and Site Allocations plan, however the Council is currently considering how to take CIL forward.</p>
Statement of Community Involvement Review	<p>Evidence gathering and preparation of document: May 2012 – May 2013</p> <p>Public consultation: Jul - Aug 2013</p> <p>Adoption: Dec 2013</p>	<p>Public consultation of the SCI was undertaken from July to Sep 2013.</p> <p>The SCI was adopted in Mar 2014.</p>
Suffolk Advisory Parking Guidance (Not a local development document and therefore not identified in LDS)	Adoption: Feb 2015	<p>Suffolk County Council has prepared the draft standards, with input from Ipswich Borough Council and other district councils.</p> <p>The final document was adopted in Nov 2014 by Suffolk County Council following consultation in the summer of 2014. Ipswich Borough Council adopted the document in February 2015.</p> <p>Revisions have since been made to comply with revisions to national policy.</p>

CHAPTER 3: POLICY IMPLEMENTATION

- 3.1 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.
- 3.2 The main area of policy not being fully implemented is in relation to housing delivery where in recent years housing completions have been considerably lower than the 700 per annum planned for within CS7. However, this is due largely to issues surrounding viability. Recent permissions are reflected in the housing trajectory (see Appendices) which anticipates greater rates of house building over forthcoming years. Through the emerging Core Strategy and Policies DPD Review the Council is committed working with neighbouring authorities to meet residual housing need in recognition that there are limited and decreasing opportunities to provide housing within the Borough itself. This reflects the guidance contained in the national Planning Practice Guidance which states '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 neighbouring authorities under the Duty to Cooperate.' This is considered further under objective 3 below.
- 3.3 Employment land delivery (CS13) has also been slower than expected although some employment uses have been completed as detailed under Objective 3 above. Employment land delivery is considered further under objective 3 below.
- 3.4 The table below shows those Core Policies which have not been used. However this does not imply they are not being implemented, as explained below.

Policy	Frequency	Policy	Frequency
CS1	33	CS11	0
CS2	8	CS12	8
CS3	2	CS13	4
CS4	120	CS14	2
CS5	2	CS15	2
CS6	1	CS16	9
CS7	9	CS17	4
CS8	2	CS18	0
CS9	0	CS19	4
CS10	0	CS20	3

CS10 – Ipswich Northern Fringe – The Ipswich Garden Suburb Supplementary Planning Document Interim Guidance was adopted by the Council on 17th September 2014. The Council is currently considering a planning application for the first 815 homes and is proposing to allocate land for 3,500 homes at the Garden Suburb in the emerging Core Strategy and Policies DPD Review.

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 produced in October 2013. Having assessed need the Council proposed a site for Gypsy and Traveller provision in its draft Site Allocations and Policies (incorporating the IP-One Area Action Plan) Development Plan Document (October 2013). However this has subsequently been removed and 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 in this respect and it is intended that the sites will be operational by the end of 2016.

CS14 – Retail Development – CS14 is taken forward through policies DM20 – DM23 which have been used as shown in the table relating to DM policies below.

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 early 2017.

3.5 The table below shows those Development Management Policies which have not been used.

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	82	DM12	362	DM23	6
DM2	29	DM13	129	DM24	4
DM3	56	DM14	9	DM25	25
DM4	86	DM15	22	DM26	511
DM5	634	DM16	29	DM27	13
DM6	0	DM17	243	DM28	3
DM7	3	DM18	170	DM29	29
DM8	74	DM19	85	DM30	52
DM9	0	DM20	17	DM31	34
DM10	159	DM21	9	DM32	15
DM11	0	DM22	4		
Total					2,730

DM6, Tall Buildings – No applications whereby consideration of tall buildings was needed were considered during 2014/15. However the policy remains relevant should any applications for tall buildings be submitted.

DM9, Buildings of Townscape Interest – This has not been used but remains relevant due to the number of buildings of townscape importance as detailed in the Local List SPD.

DM11, Central Ipswich Skyline - No applications which have included development that would be subject to this policy were received during the monitoring period. . The policy is proposed to be incorporated within DM6 through the Core Strategy review.

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.

- 3.6 Policy DM1 'Sustainable Development' 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. The 2015/16 AMR will therefore report on achievement in relation to these new provisions. Legacy cases will still need to achieve the required Code for Sustainable Homes standard¹.
- 3.7 Through the monitoring period 14% of the 470 dwellings completed were subject to planning conditions requiring that the new dwellings meet the sustainability targets of the CfSH as set out in policy DM1. Whilst this percentage is below the targeted figure of 75%, it must be noted that a significant number of the homes built within the monitoring period were granted planning permission before the adoption of the Core Strategy in December 2011, and therefore were not subject to the requirements of policy DM1.
- 3.8 In future monitoring periods it is anticipated that the percentage will rise to meet the 75% requirement set by this objective, in terms of the new provisions set out in 2.1 above. Projected housing completions are found under Objective 3 data in the Appendices. The expectation is that there will be an additional 403 dwellings built in the next monitoring period between 1st April 2015 and 31st March 2016, including dwellings at Bader Close which condition requiring level 4 of the Code for Sustainable Homes to be met.
- 3.9 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 than 500 sqm, which the Council currently requires.

¹ The Government defines legacy cases as those where residential developments are legally contracted to apply a code policy (eg. 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.

- 3.10 The Core Strategy identifies additional indicators for this objective in respect of the overall / general satisfaction with local area, and the proportion of dwellings granted planning permission that achieved Building for Life. The overall / general satisfaction with the local area was the former National Indicator 5 and the Council no longer monitors this indicator. In respect of Building for Life, this was a standard of 20 categories set by the Commission for Architecture in the Built Environment (CABE). This standard has been revised to Building for Life 12 in September 2012. The Council is unable to report however on the scores achieved, but planning applications are assessed against the standard when determined.

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

- 3.11 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.
- 3.12 Because so many of the policies in the Local Plan have sustainable development at their heart, monitoring each policy implementation individually would be overly complicated. Central Government monitor the annual carbon emissions for the Borough as part of its own monitoring process on climate change (former National Indicator 186). This process runs two years behind the monitoring period for this AMR (2014-2015) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2013.
- 3.13 During the period 2005 – 2013 the CO₂ emissions reduced by 28.1% to 4.1 tonnes per capita (each member of the population).
- 3.14 Within the period 2005 – 2013 sectors in which levels of CO₂ have been reduced are shown to be mainly in the Industry and Commercial sector where there was a 33.3% reduction in emissions. Domestic emissions reduced by 18.2%, and transport by 19.9% over the same period. Planning policy initiatives include requiring electric charging points in major new developments and the Council will be producing a Low Emissions SPD during 2016. In 2013 the domestic electricity consumption was an average of 3,700kwh in Ipswich.
- 3.15 Whilst the overall trend for centrally monitored CO₂ levels is that they are reducing, air quality in central areas of Ipswich remains an issue. Currently there are four Air Quality Management Areas (AQMAs), and air quality is monitored at a number of Automatic Monitoring Sites within the AQMAs. Although the results from the diffusion tube assessment in 2011 indicated a slight decline in Nitrogen Dioxide levels within the Borough, there were a number of occasions where levels both inside AQMAs and outside which would indicate that some of the management areas would require either expanding or, new ones being formed. All four AQMAs are being considered for amendments (expansion or alteration) to take account of changing air quality levels within the Borough.
- 3.16 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.

OBJECTIVE 3:

Housing Completions and Employment Provision

Objective:

At least: (a) 14,000 new dwelling units shall be provided in Ipswich between 2001 and 2021 (18,200 by 2027) in a manner that addresses identified local housing needs and provides a decent home for everyone, with at least 60% of them being on previously developed land and at least 35% of them on larger sites being affordable homes; and (b) 18,000 additional jobs shall be provided in the Ipswich Policy Area between 2001 and 2025.

Target:

To deliver at least (a) 14,000 homes by 2021 and (b) 18,000 jobs by 2025.

Housing

- 3.17 This section of the AMR meets the specific requirements of Regulation 34(3) of the 2012 Regulations which requires location 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, with at least 60% of all new homes being located on previously developed land, and with at least 35% of new homes within larger sites being affordable homes.
- 3.18 The data collected relating to housing completions and employment provision can be found in full in the appendices, however it has been summarised in the table below.

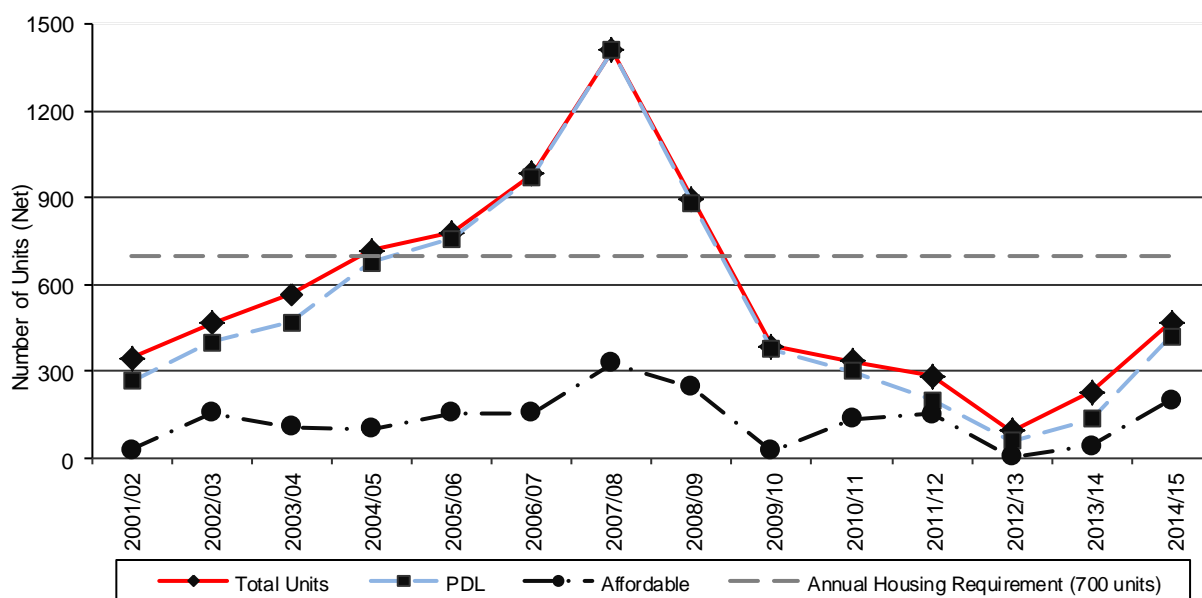
Indicators 1, 3 & 4 - Housing completions, affordable housing, and relative locations

	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
2014 - 2015	470	421	89.6%	202	43.0%	318	67.7%

- 3.19 The National Planning Policy Framework (NPPF) published in March 2012 requires local planning authorities to meet their objectively assessed housing need. Prior to this the housing requirement was set by East of England Plan. For Ipswich the requirement was a minimum of 770 dwellings per annum. The Core Strategy reduced this figure to 700 dwellings per annum to take into account local evidence, reduced land capacity and the effects of the recession.
- 3.20 Housing completions for the 2014-15 monitoring period are up 106% on the previous period, with 470 new homes completed. This includes 59 assisted living units. No student accommodation was built. Completions were nevertheless 230 dwellings short of the requirement. 89.6% of completions were on previously developed land and 67.7% were within the IP-One area. The level of affordable homes provided amount to 43% which is above the 35% requirement. The level of windfall development, that is development not previously identified by the Council, was 59 dwellings.

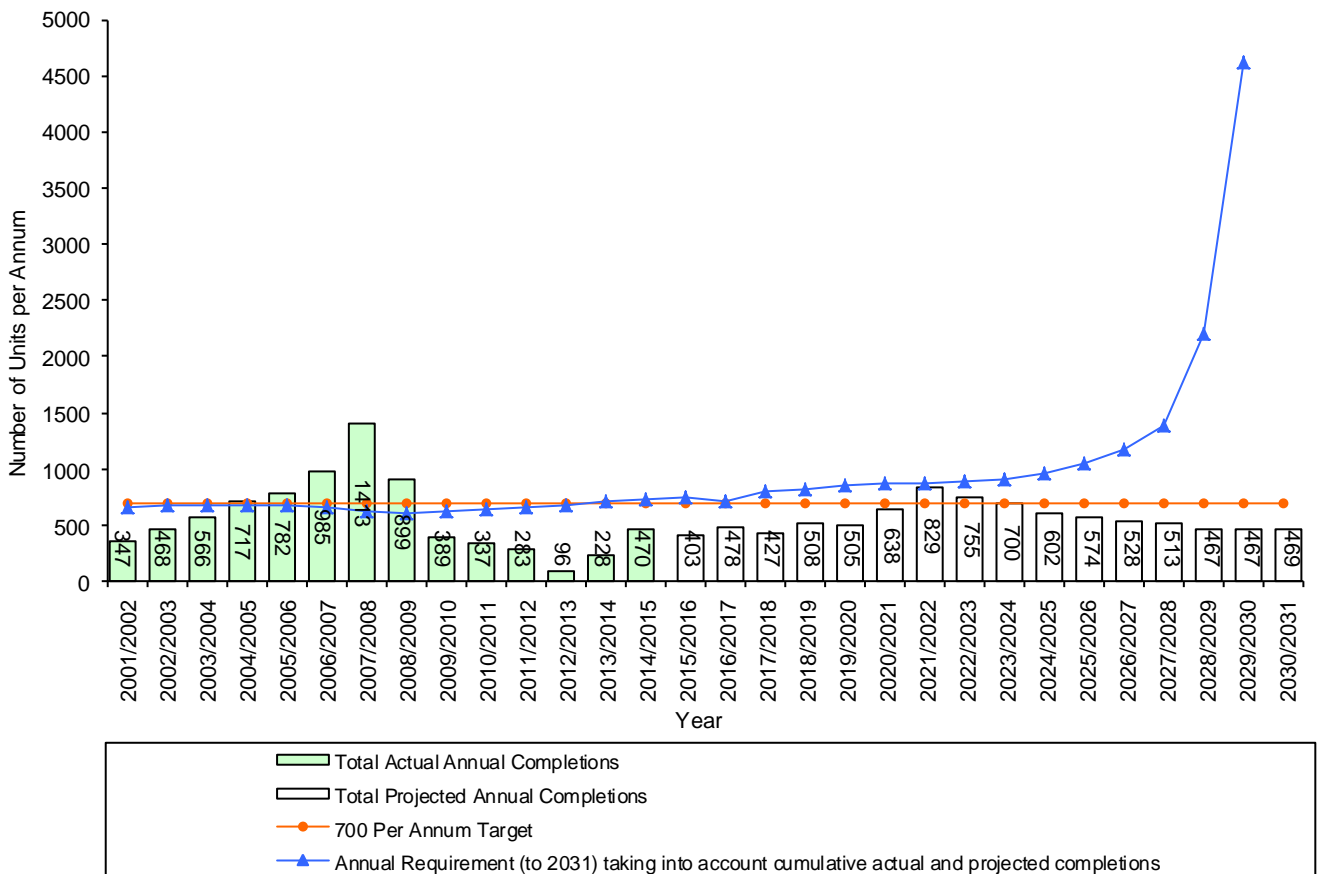
- 3.21 Figures 3.2 and 3.3 show net housing completions in Ipswich from 1st April 2001 to 31st March 2015. Housing completions peaked in 2007-08 as a result of much flatted development being built at the Ipswich Waterfront and development at Ravenswood. However, the recession saw completions fall considerably, with the four years since 2009 lower than the housing requirement of Ipswich. 6,903 dwellings were completed between April 2001 and March 2011, against a requirement in the Core Strategy of 7,000 dwellings, resulting in a shortfall of 97 dwellings.
- 3.22 The Core Strategy was adopted in December 2011 and set a requirement from April 2011 of 700 dwellings per annum. However between April 2011 and March 2015, 1,077 dwellings were completed resulting in a shortfall of 1,723 dwellings in addition to 97 dwellings pre-2011 totalling 1,820 dwellings. With the predicted shortfall for 2015/16 the total shortfall is 2,117.
- 3.23 In addition to housing completions, Figure 3.3 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, which was updated in December 2015. Note that completions from 2012/13 and 2013/14 shown in the graph have been updated to include assisted living units in lines with the guidance in the Planning Practice Guidance.
- 3.24 The housing trajectory has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as the update to the SHLAA published in November 2013.

Fig 3.2 - Net housing completions in Ipswich from 1st April 2001 – 31st March 2015



Figures include assisted living units

Fig 3.3 - Housing trajectory: Completions since 2001 and projections to 2031



- 3.25 The adopted Core Strategy seeks to address the need for allocations to ensure the delivery of housing to 2027, identifying areas for development at the northern fringe of Ipswich (now known as Ipswich Garden Suburb). A review of this document commenced in February 2013 to review the Council’s objectively assessed housing need, employment projections and the northern fringe of Ipswich to ensure a continuous supply of developable housing sites in accordance with the NPPF (paragraph 47). A Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD is being prepared alongside the Core Strategy review and will formally allocate sites to ensure a continuous delivery of housing.
- 3.26 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%.
- 3.27 The Council also has a shortfall as mentioned in paragraph 2.17 of 2,117 dwellings. This figure divided by eleven years from 2016/17 to 2026/27 (the remainder of the adopted plan period) equates to 192 dwellings per annum. Figure 3.4 shows the Council’s five year housing supply requirement and supply as at 31st March 2015.

Fig 3.4 – Summary table of five year housing requirement and supply for (2015-2020)

Summary of five year supply	
Ipswich plan five year housing requirement	3,500
Five per cent Buffer	175
Shortfall (110 dwellings x 5 years)	960
Total Ipswich five year supply requirement	4,635
Total Ipswich housing supply	2,556
Ipswich Borough Council housing supply in years	2.76 years

3.28 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.midsuffolk.gov.uk/assets/UploadsMSDC/Economy/Strategic-Planning-Policy/LDF/AMR/FINALAMR-201415.pdf>
- Suffolk Coastal District Council:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/monitoring-reports/>

Employment

- 3.29 A total of 0.1ha of new employment development was completed in Ipswich during the monitoring period. The majority of this comprised an extension to an existing B8 warehouse on Ransomes Europark. The total land available for employment use is 73.39ha.
- 3.30 In respect of job creation, the Council is committed to working with neighbouring authorities to monitor jobs growth. As noted in the previous AMR, data on jobs is very limited. The Council uses the East of England Forecasting Model (EEFM) and the latest data was published in January 2015. The EEFM is based on trend information from the National Business Register and Employment Survey (formerly the Annual Business Inquiry) to 2011. The results are shown in Figure 3.5, which shows an increase of 14,200 jobs between 2001 and 2014 in the Ipswich Policy Area (IPA) whole authority areas (i.e. not just the IPA part). The Model forecasts growth of 32,400 jobs between 2011 and 2031 and 37,100 jobs between 2001 and 2031, which takes account of the recession. The Ipswich Borough Council Core Strategy sets a target of 18,000 jobs to be provided in the IPA between 2001 and 2025.
- 3.31 Jobs growth has not kept pace with expectations between 2001 and 2014. However the forecasts may improve later in the period and continue to be based on assumptions about recovery from recession. The Core Strategy jobs target is subject to review through the current Core Strategy review, which proposes a target of approximately 12,500 jobs to be created in Ipswich between 2001 and 2031 which is in line with the EEFM projections.

Fig 3.5 – East of England Forecasting Model Job Estimates for Ipswich Policy Area Authorities, 2001 – 2031

District / Borough	2001 job estimate	2011 job projection	2014 job projection	Jobs change 2001-2014	2021 job projection	2031 job projection	Jobs change 2011-2031
Ipswich	72,900	73,400	75,600	+2,700	80,200	85,800	+12,400
Babergh	36,500	37,100	40,400	+3,900	42,000	42,400	+5,300
Mid Suffolk	44,200	43,600	45,400	+1,200	47,800	49,300	+5,700
Suffolk Coastal	53,900	57,700	60,300	+6,400	63,900	67,100	+9,000
Total	207,500	211,800	221,700	14,200	233,900	244,600	32,400

Source: East of England Forecasting Model Run, January 2015

3.32 It is important to note that the EEFM is just one source of data to monitor jobs and the Council will identify where jobs have been created from new developments. In the monitoring period (April 2014 to March 2015) jobs were created through new employment development and also through employment generating uses. The table below shows job increases between 2013 and 2014 in Ipswich by sector.

Fig 3.5a – Ipswich Jobs 2013-2014 by Sector

Sector	2013	2014	Change	% change
Agriculture and mining	0	0	0	0
Energy and Water	1100	1200	100	9.1
Manufacturing	2400	2400	0	0
Wholesale and retail, including motor trades	10300	10500	200	1.9
Construction	2300	2500	200	8.6
Transport storage	4000	4000	0	0
Accommodation and food services	4100	3700	-390	-9.7
Information and communication	1600	2100	500	31.2
Financial and other business services	15200	17200	2000	13.1
Public admin, education and health	22400	21200	-1200	-5.3
Other services	3000	3300	300	10
Total	66400	68100	1700	2.5

Source: Nomis (Official Labour Market Statistics)

3.33 The Council is also involved in the Greater Ipswich Partnership to continue the delivery of change for in Ipswich, East Anglia's Waterfront town. In addition the Greater Ipswich City Deal will develop a local skills system that is responsive to the needs of employers and supports economic growth. Also 'a business growth service will be established to

provide enhanced support for innovation, improved access to finance and more target business support². Alongside these, the New Anglia Local Enterprise Partnership has also prepared a Strategic Economic Plan (SEP) with input from the Council. This document focuses investment over three years for projects and businesses that will support the growth of the economy of the New Anglia region including Ipswich. To support this further the Council is making land allocations for employment uses through the emerging Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, in addition to a strategic employment site allocated in the adopted Core Strategy and Policies development plan document at Futura Park (the former Crane's site) on Nacton Road and existing industrial areas and business parks.

- 3.34 Parts of two of Ipswich's employment areas (Princes Street and Futura Park) have recently been awarded Enterprise Zone status, alongside two other sites in and around Ipswich (the Island Site and the former Sugar Beet Factory site). Enterprise Zone status offers a wide range of benefits to companies including a business rate discount of up to £275,000 over five years, simplified planning and access to superfast broadband, which will assist the development of sites within these zones. In addition, all of the Enterprise Zones mentioned above are within Assisted Areas, in which business premises renovation relief is available. Take up of land within the Enterprise Zones will be recorded in future years' surveys.
- 3.35 Ipswich Borough Council's Economic Development Team monitor enquiries received about available land or premises within the Borough and have regular contact with agents. During 2014, 23 enquiries were received primarily via UK Trade and Investment. Of these, the majority (14) were for industrial or warehouse premises or land and two for office accommodation. Retail and leisure enquiries accounted for five of the 23. Two enquiries did not specify the land use.

² Greater Ipswich City Deal (New Anglia LEP, Ipswich Borough Council, Babergh District Council, Mid-Suffolk District Council, Suffolk Coastal District Council and Suffolk County Council):
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/253854/Greater_Ipswich_Deal_Document_WEB_VERSION_301029.pdf

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.

- 3.36 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.
- 3.37 Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of 2,556 anticipated dwellings coming forward for development within the next 5 years 1,952 (76%) would be on previously developed sites. Of 470 new homes completed in the 2014-15 monitoring period 89.6% were on previously developed land. 67.7% of new dwellings completed were in the IP-One area.
- 3.38 Of the 470 housing completions, 87.4% were within 800 metres of a district centre and the central shopping area.
- 3.39 Policy DM30 of the core Strategy provides for higher densities for new housing development within the town centre, Ipswich Village and Waterfront areas where development should achieve at least 90 dwellings per hectare and a density of at least 40 dwellings per hectare (average 45) within the IP-One area and within 800m of District Centres. Elsewhere in Ipswich low-density development (35 dwellings per hectare average) is required. In the year from April 2014 to March 2015 407 of the 470 housing completions within new build developments were of more than or equal to 10 dwellings. Density of development achieved in Ipswich has been monitored on these larger sites as shown in Figure 3.6. Of these 407 dwellings:
- 257 (63.1%) were within Waterfront schemes in the IP-One area.
 - 320 (78.6%) were completed as flats.
 - 14 were developed at less than 30 dwellings per hectare (3%).
 - 81 were developed at between 30 and 50 dwellings per hectare (20%).
 - 312 were developed at over 50 dwellings per hectare (77%).
 - The average net density of land covered by the 407 dwellings is 96 dwellings per hectare.

440 of the 470 dwellings were new-build and the density achieved was 79.7 per hectare. This figure includes a number of sites with a small number of dwellings.

Fig 3.6 – Developments completed between April 2014 and March 2015

Site Address	Within IP-One Area	Net dwellings built during the year	Total number of dwellings on site	Density of whole site (dwellings per hectare)
Ravenswood	No	5	1,250	38.7
Phase 1, 2a and 2b, Bramley Hill, off Woodbridge Road	No	26	304	46.2
Regatta Quay	Yes	7	315	370.2
Stoke Quay/ Great Whip Street	Yes	250 (includes 59 assisted units)	307	256.9
Former Thomas Wolsey School	No	4	48	36.1
Kiln Close	No	14	14	14.0
Former Fire Station	No	41	59	40.0
Bader Close	No	5	108	33.5
St Helen's Street	Yes	55	83	101.2
Total new build dwellings completed in sites of equal to or greater than 10 dwellings		348	2,488	

Note: sites, which are part or all conversion or change of use or where only the demolition of units ahead of development has been carried out, are not included.

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'

- 3.40 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.
- 3.41 Whilst a 'flagship' retail store in the town centre would be desirable, additions to retail floor area are not expected in the current climate of retrenchment on high streets.
- 3.42 During 2014/15 there have not been any large scale retail developments completed, although the renovation of the Tower Ramparts shopping centre and re-branding to Sailmakers has been underway. The need remains for the focus of new retail development to be within the town centre and district 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.
- 3.43 Levels of vacancy within the local and district centres, and the central shopping area are monitored as part of retail surveys reported annually. The total number of units is net of properties converted to residences and combined units are treated as a single retail unit. For these reasons the total number of units is fewer than in previous surveys and the percentage of vacancies is higher. Overall, the percentage of vacant properties remains similar to 2014. 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.

Fig 5.1 - Percentage vacancies within the Central Shopping Area, and District and Local Centres -2014

	No. of units	No. which are vacant	% Vacant
District and Local Centres	663	68	10.3%
Town Centre	628	103	16.4%
Total	1,291	167	13.2%

- 3.44 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 46,080sqm of employment use.
- 3.45 In terms of open space provision, the on-going phased development at the former Hayhill Allotments site will bring forward approximately 1 hectare of public green space. 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.
- 3.46 During the monitoring period both Christchurch Park and Holywells Park retain their Green Flag Park Awards in recognition of the excellent use of green space, well-maintained facilities and high standard of safety and security.
- 3.47 Information obtained from University Campus Suffolk and Suffolk New College in 2013 indicate student numbers at University Campus Suffolk fell 13% against the previous period's figure, but overall are 15.6% higher than they were in 2008-09. Suffolk New College numbers are just 0.6 % down on last year but 29% down on 2008-09. In 2014/15 FTE student numbers fell by 7% on 2013/14 numbers to 4,053. It would appear that the drop is due to less Leisure Learning at Suffolk New College, where student numbers have fallen from 3,074 to 1,049, rather than an over-riding downward trend.
- 3.48 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 previous 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.

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).

- 3.49 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.
- 3.50 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.
- 3.51 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 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.
- 3.52 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. A list of transport schemes undertaken in the monitoring period is detailed in the Appendices.
- 3.53 The Travel to Work survey is undertaken and published each year by Suffolk County Council. The 2015 results show that of the major employers surveyed in Ipswich Borough between 31.7% (Customer Service Direct) and 62.5% (Environment Agency) 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 location, with higher car usage to the latter. The 2011 Census reported that 4,674 people in the Borough work from home.

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

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.

- 3.55 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 the main 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 early 2017. 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. Construction of the tidal barrier has begun and completion is programmed for early 2017.
- 3.56 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.
- 3.57 In 2014-2015 the EA was advised of 25 applications in Ipswich where flood risk or water quality was an issue. Of these, 14 were approved, 4 were withdrawn, 1 was refused, and 6 have yet to be decided. The EA objected to two applications, which were both withdrawn, one due to a lack of a Flood Risk Assessment (FRA). The other was concerns about location of the development and it could have possibly led to the prevention of flood defences. The EA also put holding objections on three applications due to the lack of information. Two of these were removed and no objection was forthcoming. One holding objection is still in place.

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%

- 3.58 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.
- 3.59 During the monitoring period there was a net change in the extent of protected habitats through the Borough. This was due to an increase in County Wildlife Sites which increased by 31.1 hectares. Full details of the net change in protected habitat appear in the appendices.

Indicator 1 - Summary table for areas of protection

	No. of sites	2013-2014 Site area in hectares	2014-2015 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	235.78	266.87	+31.1
Local Nature reserves	9	49.84	49.84	No change
Ancient Woodland	2	3.58	3.58	No change

- 3.60 Tree canopy cover across the Borough has not been monitored since 2012 and therefore it is not possible to establish whether this has increased or decreased by a significant level. The Council planted 374 trees during 2015.
- 3.61 The number of buildings on the register of Buildings at Risk is once again unchanged from last year's monitoring period. The figure of 6 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 three which were added in 2012 – The Old Bell Inn, Tolly Cobbold Brewery and County Hall. A fifteenth Conservation Area was designated during the monitoring period, at Marlborough Road, and a Conservation Area Appraisal and Management Plan has been produced.

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.

- 3.62 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.
- 3.63 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.
- 3.64 In Ipswich primary schools the average in 2014 was 19.8 full time pupils (FTE) to each full time equivalent qualified teacher, a decrease from 20.4 in 2013. Secondary schools have a ratio of 13.3, representing a decrease from 13.9 in the previous year, whereas in further education it is 16.2 (2013 figure). In both primary and secondary schools in Ipswich pupil to teacher ratios are better than the national averages, although this is not true of Sixth Forms.

Indicator 1 - Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.

	2015	UK average
Primary school average	19.8	20.5
Secondary school average	13.3	15.0
16-18 year education average	16.2 (2013 figure)	15.6 (2013 figure)

OBJECTIVE 10: Deprivation

Objective:

To tackle deprivation and inequalities across the town.

Target:

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

- 3.65 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 deprivations (a national set of indices which look at deprivation).
- 3.66 Continuing the trend reported in last year's AMR, unemployment rates in the 16-64 year age group have continued to fall. Between January 2014 and December 2014 4,800 people or 6.6% were recorded as being unemployed. In the previous year this was 6,000 people or 8.4%. This represents a significant decrease from the 9.4% recorded for 2012. In terms of those actively seeking work, in March 2015, 2% of those aged 16-64 were claiming job seekers allowance. Whilst this is drop from the 3.5% reported for March 2014, it remains above the Great Britain average of 2.0%. The Centre For Cities 2015 report of Britain's 64 largest cities lists Ipswich as having the 10th highest employment rate for July 2013- Jun 2014 with a figure of 75.2%; falling slightly from 75.6% for the previous 12 month period.
- 3.67 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 those students finishing Key Stage 5 (KS5) at Ipswich's schools and colleges in 2014 77.7% achieved 3 or more A levels at grade A* - E; this was slightly lower than the England average of 79.5% .
- 3.68 –In 2014, 46.2% of Ipswich pupils achieved 5 or more GCSEs at grades A*- C against a national average of 54%. (Ipswich average is based on the percentage for each school and excludes Beacon Hill, The Bridge School and Liberty Lodge.) This represents a decrease from 54% in 2013 and is lower than the England average of 56.6%.
- 3.69 In key stage 2, primary schools in Ipswich achieved an average of 76% of pupils achieving level 4 or higher in maths and English. This is slightly lower than the England average of 78%.
- 3.70 The 2015 Indices of Multiple Deprivation 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. It is important to note that the Indices of Multiple Deprivation statistics are a measure of deprivation, not affluence.

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

- 3.71 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.
- 3.72 The numbers visiting Ipswich Museum and Art School and Ipswich Mansion were 80,538 between April and December 2014.
- 3.73 In terms of the recorded crime, last year's AMR reported that rates were falling. Figures available for 2014/15 suggest that recorded crimes have increased by between 43% and 58% across different parts of Ipswich. However the way in which numbers of crimes are recorded has changed and activities not previously recorded as crimes must now be. It is not therefore possible to make meaningful comparisons between the two monitoring periods. There were 6,440 total recorded crimes in Ipswich in 2014/15.
- 3.74 Ipswich town centre has been awarded the Purple Flag accreditation recognising excellence in the management of the town centre at night. Entertainment areas that achieve the standard are those that offer a *better night out* to visitors. The reduction in crime rates over the monitoring period has contributed to the safety and wellbeing of those using the town at nighttime. This is important in the context of Policy CS14 which aims to direct leisure and hotel uses into an extended town centre area.

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.

- 3.75 Ipswich is the county town of Suffolk and a major centre for population, economic activity and growth in the Eastern Region. It is also part of the New Anglia Local Enterprise Partnership, made up of Local Councils within Suffolk and Norfolk, which is one of 24 national partnerships which decide what the priorities should be for investment in roads, buildings and facilities in the area.
- 3.76 The Borough of Ipswich has relatively tight administrative boundaries and consequently there are cross boundary issues that are relevant to the development and future of both the Borough and the urban area of Ipswich. This is known as the Ipswich Policy Area (IPA). The Council recognises the importance of joint working and the co-ordination of planning policies around the fringes of Ipswich, and works with colleagues at Babergh, Mid Suffolk, and Suffolk Coastal District Councils.
- 3.77 Policy CS6 of the Core Strategy seeks the formal working through an IPA Board, joint working on local plan evidence gathering, monitoring and updating to ensure a consistent approach, and joint working to develop shared approaches such as for strategic green infrastructure.
- 3.78 The use of shared resources to develop common development plan documents is not currently proposed, however a shared evidence base through the Ipswich Policy Area group is being developed building on a history of shared evidence base studies.
- 3.79 IPA Board meetings have been held on 5th February 2015, 20th March 2015, 5th June 2015, 7th August 2015 and 15th October 2015. Actions taking place in relation to the Duty to Cooperate are detailed further in the Duty to Cooperate Statement which is available on the Council's website at www.ipswich.gov.uk, and in Chapter 4 below.

CHAPTER 4:

DUTY TO CO-OPERATE

4.1 A Duty to Co-operate Statement has been published alongside the Regulation 19 consultation for the Core Strategy and Policies focused review and the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan documents. 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. The Duty to Co-operate Statement can be viewed on the Council's website www.ipswich.gov.uk, and this includes further updates on actions and outcomes beyond the period covered by the AMR.

4.2 Specifically within 2014-15 actions and outcomes in relation to the Duty to Co-operate were:

- Working towards agreement of a Memorandum of Understanding on meeting housing need across the Housing Market Area. This reflects the fact that due to the boundary of Ipswich it is not possible to meet the identified Objectively Assessed Need within the boundary and that housing need should be addressed across the Housing Market Area.
- Considering whether the boundary of the IPA should be amended (although it has not yet been amended);
- Support from the IPA Board for the Ipswich Duty to Co-operate Statement;
- Agreement of the project plan for the Employment Land Needs Assessment;
- The IPA Board formed a basis for discussion of the EEFM 2014 projections;
- The Board provided a forum for updates on transport projects and transport data;
- Carrying out a review of green infrastructure provision and opportunities which will help to inform identification of locations for future development across the IPA.

IPA Board meetings were held on 4th July 2014, 5th September 2014, 7th November 2014, 5th February 2015 and 20th March 2015 and meeting notes can be viewed at <https://www.ipswich.gov.uk/content/ipswich-policy-area>. Aside from the IPA Board, other outcomes related to the Duty to Co-operate for the period April 2014 – March 2015 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. This included a meeting held in September 2014 followed by email correspondence;
- Working with Historic England and Suffolk County Council to address potential impacts on heritage assets through site allocations proposed through the Site

Allocations and Policies (Incorporating IP-One Area Action Plan) DPD. This included a meeting held in May 2014 and subsequent correspondence which also focused upon the forthcoming creation of an Urban Archaeological Database for Ipswich; and

- Working with other local authorities in Suffolk and Suffolk County Council to identify potential short stay stopping sites for gypsies and travellers. A public consultation began in August 2014 although was subsequently halted due to further sites being put forward.

CHAPTER 5: SUSTAINABILITY APPRAISAL

- 5.1 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)’
- 5.2 Sustainability Appraisal (SA), incorporating the requirements for Strategic Environmental Assessment, was carried out in relation to the adopted Core Strategy and Policies DPD. A monitoring framework was identified as part of the SA process as set out in the table below. The table shows where each of the indicators has been reported upon within this report by reference to the objectives contained in Chapter 3. In some instances data is not available in relation to the specific indicators in the report however information relating to that topic provides an account of recent trends in relation to the overall SA objectives.

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	Between 40.1-50%
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	

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
		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
		No. of properties at risk of flooding that are within 1,000 year return period flood risk area (EA)	
	ET7b. Effects of heat	Provision of shading and greening (i.e. avoiding the heat island effect)	See Objective 8
		Future proofing homes against hotter temperatures	
ET8. To protect...	ET8a. Area (ha) of woodland		See Objective 8
	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	ET10a. Percentage / No. of new dwellings completed /	Percentage / No. of new dwellings completed on previously developed	See Objective 3

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
local distinctiveness of landscapes and townscapes	committed on brownfield land	land	972 vacant dwellings at November 2014
		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)		No change
ET11. To protect and enhance favourable conditions on SSSIs, SPAs and SACs	EA11a. Percentage of SSSIs, SPAs and SACs in good condition		Data available for Bixley Heath only – 2.27ha unfavourable no-change, 2.81ha unfavourable declining.
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...	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
	ER1b. Provision of childcare	No. of neighbourhood nurseries available	Data not available
		No. of childcare places available	Data not available
ER2. To offer everybody	ER2a. Data relating to	Unemployment rate	See Objective 10

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
the opportunity for rewarding and satisfying employment	employment and economic activity in the area Average Earnings	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	
	No. of unfit houses per 1,000 dwellings (BVPI)		
	ER3b. Identify sites to meet RSS housing requirements		
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

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 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	
		Employment permissions and allocations	
CL1. To maintain and improve access to education and skills in the population overall	CL1a. GCSE attainment levels (Grades A* - C)	% of year 11 pupils gaining 5+ A-C grades at GCSE	See Objective 10
	CL1b. Proportion of the population with no qualifications	Proportion of the population with no qualifications	
CD1. To minimise potential opportunities for and anti-social activity	CD1a. Recorded crime per 1,000 population		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	

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
		% 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	

CHAPTER 6:

CHANGES TO NATIONAL LEGISLATION AND POLICY

- 6.1 This chapter sets out a number of key government policy changes that have occurred during the period covered by the AMR and that have an influence on the delivery of policies referred to in this AMR.
- 6.2 The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 came into force on the 15th April 2015. This Order reclassified betting shops and pay day loan shops from A2 (financial and professional services) to Sui Generis.

Use	Pre- April 2015 Use Class	Post- April 2015 Use Class
Betting Shop	A2 (financial and professional services)	Sui Generis
Pay Day Loan Shops	A2 (financial and professional services)	Sui Generis

- 6.3 The Town and Country Planning (General Permitted Development) (England) Order 2015³ also came into force on the 15th April 2015, and made a number of key changes. These changes are to Part 3 of Schedule 2 of the Order and related to 'Changes of Use' that can be carried out without the need to obtain planning permission.

Class	Existing Use	Permitted Change
Part 3 of Schedule 3 – changes of use		
A	A3 (restaurants and cafes), A4 (drinking establishments) or A5 (takeaways)	A1 (retail) or A2 (financial and professional services)
B	A4 (drinking establishments) or A5 (takeaways)	A3 (restaurants and cafes)
C	A1 (retail), A2 (financial and professional services), betting office, pay day loan shop or casino	A3 (restaurants and cafes) <ul style="list-style-type: none"> • Cumulative floorspace of the existing building changing cannot exceed 150 sq m • The development together with any previous under Class C cannot exceed 150 sq m
D	A1 (retail)	A2 (financial and professional services)
E	A2 (financial and professional services), betting office or pay day loan shop	A1 (retail)

³ Town and Country Planning (General Permitted Development) (England) Order 2015

F	Betting office or pay day loan shop	A2 (financial and professional services)
I	B2 (general industrial) or B8 (storage and distribution)	B1 (business) or B2 (general industrial) <ul style="list-style-type: none"> Change of use to or from use B8 cannot exceed 500 sq m
J	A1 (retail), A2 (financial and professional services), betting office or pay day loan shop	D2 (assembly and leisure) <ul style="list-style-type: none"> The cumulative floorspace of the existing building cannot exceed 500 sq m The development together with any previous changes of use under Class J cannot exceed 500 sq m Cannot be in a Conservation Area
L	C4 (houses in multiple occupation)	C3 (dwellinghouse)
L	C3 (dwellinghouse)	C4 (houses in multiple occupation)
M	A1 (retail), A2 (financial and professional services), betting office or pay day loan shop	C3 (dwellinghouse) <ul style="list-style-type: none"> Cumulative floorspace of the existing building changing cannot exceed 150 sq m The development together with any previous under Class M cannot exceed 150 sq m
N	Amusement arcade or casino	C3 (dwellinghouse) <ul style="list-style-type: none"> Cumulative floorspace of the existing building changing cannot exceed 150 sq m The development together with any previous under Class N cannot exceed 150 sq m
O	B1(a) (offices)	C3 (dwellinghouse) ⁴
P	B8 (storage and distribution)	C3 (dwellinghouse) ⁵ <ul style="list-style-type: none"> The gross floorspace of the existing building cannot exceed 500 sq m

⁴ This permitted change currently ends 30th May 2016

⁵ This permitted change currently ends 15th April 2018

T	B1 (business), C1 (hotels), C2 (residential institutions), C2A (secure residential institutions) or D2 (assembly and leisure)	State-funded school or a registered nursery
Part 4 of Schedule 3 – temporary buildings and uses		
D	A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A4 (hot foot takeaways), B1 (business), D1 (non-residential institutions), D2 (assembly and leisure), betting office or pay day loan shop	A1 (retail), A2 (financial and professional services), A3, (restaurants and cafes) or B1 (business) ⁶

⁶ Any change of use is for a single continuous period of 2 years then reverts back to original use

CHAPTER 7:

CONCLUSIONS

- 7.1 The Council published a Local Development Scheme (LDS) in September 2014 which reviewed the timetables for preparation of local development documents and introduced two new Supplementary Planning Documents covering Cycling and Low Emissions. During the monitoring period the Council undertook consultation on the Proposed Submission Core Strategy and Site Allocations plans (under Regulation 19 of the 2012 regulations). In addition, the Council adopted the first four parts of the Urban Character Supplementary Planning Document (Parks; Gipping and Orwell Valleys; Norwich Road and California) in January 2015.
- 7.2 Local plan policies within the adopted Core Strategy and Policies development plan document (DPD) (December 2011) are being used effectively. The publication of the National Planning Policy Framework in March 2012 has meant that a number of these policies are being updated through the emerging Core Strategy and Policies DPD Review with new development management and site specific local plan policies being introduced through the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD.
- 7.3 Housing completions in Ipswich rose from their lowest level since 1998 the previous year with 470 net dwellings completed, 202 of which were affordable housing completions (35%). This includes 59 assisted living units. No student accommodation was built. Of the 470 dwellings 421 were built on previously developed land (89.6%) and 318 were within the central IP-One area (67.7%). Gross housing completions (before calculating those dwellings lost) were 524. However, the Council has identified a 2.76 year housing land supply (2,556 dwellings) against a five year supply requirement (4,635 dwellings). However through the emerging review of the Core Strategy and Policies DPD the Council is committed to working with adjoining authorities to meet housing need.
- 7.4 In relation to the above, 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 meetings. The Council also continues to have on-going dialogue with statutory agencies including Anglian Water, English Heritage, the Environment Agency and Natural England through local plan preparation.
- 7.5 Finally, the Council continues to seek to improve monitoring of the implementation of the Core Strategy.

APPENDICIES

Indicator Data

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OBJECTIVE 1

Indicator 1.1 - Overall / general satisfaction with the local area.

Overall / general satisfaction with local area

Not currently monitored

Indicator 1.2 - Proportion of completed dwellings or non-residential floor space achieving CfSH or BREEAM targets (in relation to Policy DM1).

Policy DM1 requirements	All dwellings (including apartments)		All other non-residential development with a gross external floorspace of 500 sq. m or more - BREEAM "Very Good"
	Developments of between 1 and 249 dwellings - Level 3 of the CfSH	Developments of 250 dwellings or more - Level 4 of the CfSH	
Total dwelling completions	470	0	2 ⁷
Number of dwellings subject to Policy DM1	65	N/A	N/A
% of completions meeting policy target	14	N/A	N/A

Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Silver under Building for Life

Not currently monitored internally.

⁷ This includes the development of Ipswich Academy which was approved by Suffolk County Council as a 'county matters' application.

OBJECTIVE 2

Indicator 2.1 - CO2 emission estimates and population figures 2005-2013 (Emissions per capita (t) CO2 , and population based on mid year estimates)

	Ipswich	Ipswich Population	Suffolk	Suffolk Population	England	England Population
2005	5.9	124,000	8.2	697,800	8.5	50,606,500
2006	5.5	124,800	8.3	703,100	8.4	50,965,500
2007	5.3	124,500	7.9	709,000	8.2	51,381,000
2008	4.7	127,400	7.7	714,400	8	51,816,600
2009	4.8	129,300	7.3	718,100	7.1	52,196,700
2010	4.2	131,700	7.6	724,000	7.3	52,642,700
2011	4.2	133,700	6.9	730,100	6.7	53,107,200
2012	4.5	134,500	7.1	732,300	7.0	53,493,700
2013	4.2	134,700	7.0	735,900	6.7	53,865,000
	-28.81%	8.62%	-14.63%	5.45%	-21.17%	6.4%

Indicator 2.2 - Ipswich Carbon Emissions from 2004 – 2012

	Industry and Commercial	Domestic	Transport
2005-2012	-28.23%	-8.31%	-15.8%

Target - To reduce Ipswich's estimated carbon footprint by 60% from 2004 base rate (CRed) by 2025

Although there has been no reduction for two years, if the overall rate of decrease since 2005 continues, then Ipswich is likely to meet the target of 60% reduction by 2025.

OBJECTIVE 3

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	1413	1413	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	96	59	61.5	7	7.3	17	17.7
2013 - 2014	167	138	82.8%	44	26.4%	58	34.8
2014 - 2015	470	421	89.6%	202	43.0%	318	67.7%

Fig 3a – Net housing totals since 1996

	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
1996 - 2001	1049	884	84%	212	20%	230	22%
2001 - 2013	7282	6785	93%	1610	22%	2973	41%
2013 - 2014	167	138	82.8	44	26.4	58	34.8
2014 - 2015	470	421	89.6%	202	43.0%	318	67.7%
Total 1996 - 2015	8968	8228	91.7%	2068	22.9%	3579	39.9%

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	2001-2028 (financial year based)	18,900	700

Fig 3c - 5 year housing land requirement

Housing requirements	No. of units
Core Strategy Housing Requirement at 700 dwellings per annum x 5% buffer	3,675
Residual Shortfall from 1 st April 2001 to 31 st March 2015 (9,800 dwellings required - 7920 dwellings completed, plus predicted shortfall 297 2015/16 / 11 years 2016/17 – 2026/27) x 5	960
Ipswich five year housing requirement	4,635

* Residual figure spread over plan period. 373 represents 5 years of this residual requirement.

Fig 3d. Ipswich Housing Land Supply 2016 - 2021

Type of site	No. of Units
Extant Planning Permissions on Allocated Large Sites	152
Extant Planning Permissions on Unallocated Large Sites	934
Extant Planning Permissions on Unallocated Small Sites	180
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))	611
Ipswich Garden Suburb (broad location identified in Local Plan)	379
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	300
Ipswich Housing Supply Total	2,556

Figure 3e: Ipswich Housing Land Supply Calculation

Requirement April 2001 – March 2011 (a)	7,000
Completions April 2001 – March 2011 (b)	6,903
Shortfall April 2001 – March 2011 (c)	97
Requirement April 2011 – March 2015 (d)	2,800
Completions April 2011 – March 2015 (e) ⁸	1,077
Shortfall April 2011 – March 2015 (f)	1,723
Predicted completions April 2015 – March 2016 (g)	403
Predicted shortfall April 2015 – March 2016 (700 – (g)) = (h)	297
Shortfall April 2001– March 2011 (c) plus Shortfall April 2011 – March 2015 (f) plus predicted shortfall April 2015 – March 2016 (h) = total shortfall April 2001 – March 2015 (i)	2,117
Shortfall April 2001 – March 2016 (i) / 11 years = Annual shortfall until 2027 (j)	192
Annual shortfall until 2027(j) (x 5 years ⁹) = Shortfall to be added to five year supply (k)	960
Local Plan requirement April 2016 – March 2021 plus 5% buffer ¹⁰ (l)	3,675
Requirement April 2016 – March 2021 (l) plus shortfall for next 5 years (k) = Five year requirement (m)	4,635
Five year requirement (m) / 5 years = Annual requirement April 2016 – March 2021 (n)	927
Identified supply April 2016 – March 2021 (see housing trajectory) (o)	2,556
Identified supply (o) / Annual requirement April 2016 – March 2021 (n) = Housing supply in years	2.76

Indicator 5 - Net annual housing and employment land completions

	Land amount in hectares
Housing completions	3.85
Employment completions	0.104
Total	3.954

⁸ 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.

⁹ 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 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.

¹⁰ The buffer is added to the requirement without the shortfall to avoid a ‘double counting’ the undersupply.

Target – To deliver a) 14,000 homes by 2021 and b) 18,000 jobs by 2025

	% 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 2014 has increased by 2,700.

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	Suitable	Achievable in 5 years	Site Area (ha)	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	2015/16 Current Year	2016/17 (Yr 1)	2017/18 (Yr 2)	2018/19 (Yr 3)	2019/20 (Yr 4)	2020/21 (Yr 5)	2021/22 (Yr 6)	2022/23 (Yr 7)	2023/24 (Yr 8)	2024/25 (Yr 9)	2025/26 (Yr 10)	2026/27 (Yr 11)	2027/28 (Yr 12)	2028/29 (Yr 13)	2029/30 (Yr 14)	2030/31 (Yr 15)	Total Identified Supply	
IP033	UC034	Proposed Alloc	White-house	Land at Bramford Road (Stocks site)	B	Yes	Yes	No	2	0	46	46	0							23	23										46
IP037	UC038	Alloc 2001	Holywells	Island site	B	Yes	Yes	No	6	0	271	271	0											54	54	54	54	55		271	
IP038	10/00867	Full	Bridge	Land between Vernon Street & Stoke	B	Yes	Yes	Yes	1.4	275	111	386	0	111																111	
IP039a	UC040	Alloc 2001	Bridge	Land between Gower Street and Great Whip Street	B	Yes	Yes	No	0.5	0	43	43	0									21	22							43	
IP040 & IP041	UC041 & UC042	Alloc 2001	Alexandra	Civic Centre area, Civic Drive (demolition & new builds of similar number)	B	Yes	Yes	Yes	1.3	0	0	0	0						0												0
IP042	12/00700 on part site	Outline (not viable)	Holywells	Land between Cliff Quay and Landseer Road	B	Yes	Yes	Yes	1.6	0	27	27	27				27														27
IP043	UC044	Proposed Alloc	Alexandra	Commercial Buildings and Jewish Burial Ground site, Star Lane	B	Yes	Yes	No	0.7	0	50	50	0							25	25										50
IP047	08/00953	Full (expired) Proposed Alloc	Alexandra	Land at Commercial Road	B	Yes	Yes	Part	3.1	0	103	103	0							25	26	26	26								103
IP048	UC051	Proposed Alloc	Alexandra	Mint Quarter	B	Yes	Yes	No	1.4	0	72	72	0							36	36										72
IP052	12/00811	Full	Alexandra	Land between Lower Orwell Street and Star Lane (app ref. 12/00811 approved - student accommodation for 304 habitable rooms equivalent to approx 118 units, although unlikely to be implemented)	B	Yes	Yes	No	0.4	0	29	29	0									29									29
IP054	UC057	Proposed Alloc	Alexandra	Land between Old Cattle Market and Star Lane	B	Yes	Yes	No	1.7	0	28	28	0									28									28
IP059a	UC062	Proposed Alloc	Gipping	Elton Park Industrial Estate, Hadleigh Road	B	Yes	Yes	Yes	2.6	0	105	105	70					35	35	35											105
IP059b	10/00823	Full	Gipping	Arclion House, Hadleigh Road	B	Yes	Yes	Yes	0.3	0	18	18	18					18													18
IP061	UC064	Proposed Alloc	Gipping	School Site, Lavenham Road	G	Yes	Yes	Yes	1.1	0	30	30	30				30														30

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	Suitable	Achievable in 5 years	Site Area (ha)	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	2015/16 Current Year	2016/17 (Yr 1)	2017/18 (Yr 2)	2018/19 (Yr 3)	2019/20 (Yr 4)	2020/21 (Yr 5)	2021/22 (Yr 6)	2022/23 (Yr 7)	2023/24 (Yr 8)	2024/25 (Yr 9)	2025/26 (Yr 10)	2026/27 (Yr 11)	2027/28 (Yr 12)	2028/29 (Yr 13)	2029/30 (Yr 14)	2030/31 (Yr 15)	Total Identified Supply	
IP065	13/00368	Full	Priory Heath	Former 405 Club, Bader Close	G	Yes	Yes	Yes	3.2	5	103	108	0	103																	103
IP066	UC069	Proposed Alloc	Holywells	JJ Wilson, White Elm Street	B	Yes	Yes	No	0.3	0	18	18	0							18										18	
IP074	13/00226	Full	Alexandra	Church, Reeves Yard And The Black Barn , Upper Orwell Street	B	Yes	Yes	Yes	0.1	0	12	12	12					12												12	
IP080	UC085	Proposed Alloc	Bridge	240 Wherstead Road	B	Yes	Yes	Yes	0.5	0	27	27	27						27											27	
IP084a	14/00810	Prior Approval	Alexandra	St Edmund House, Rope Walk	B	Yes	Yes	Yes		0	74	74	74			37	37													74	
IP086a	13/01110	Prior Approval	Alexandra	Eastgate House, 45 Carr Street	B	Yes	Yes	Yes		0	25	25	25	25																25	
IP088	12/00114	Full (stalled)	St John's	79 Cauldwell Hall Road	B	Yes	Yes	Yes	0.3	0	16	16	16			16														16	
IP089	UC096	Alloc 2001	Alexandra	Waterworks Street	B	Yes	Yes	No	0.3	0	23	23	0													23				23	
IP090	11/00334	Full (expired) Proposed Alloc	White-house	Europa Way	B	Yes	Yes	No	1.4	0	18	18	0							18										18	
IP096	UC109	Proposed Alloc	Gipping	Car Park Handford Rd East	B	Yes	Yes	No	0.2	0	20	20	0								20									20	
IP098	UC111	Alloc 2001	Holywells	Transco, south of Patteson Road	B	Yes	Yes	No	0.6	0	51	51	0										25	26						51	
IP105	UC129	Alloc 1997	Westgate	Depot, Beaconsfield Road	B	Yes	Yes	No	0.3	0	15	15	0								15									15	
IP109	12/00192	S106	Bixley	The Drift, Woodbridge Road	B	Yes	Yes	Yes	0.4	0	13	13	13					13												13	
IP116 part	14/00721	S106	St John's	St Clements Hospital Grounds	B	Yes	Yes	Part	6.6	0	127	127	75				25	25	25	26	26									127	
IP116 part	14/00721	S106	St John's	St Clements Hospital Grounds	G	Yes	Yes	Part	5.3	0	100	100	60				20	20	20	20	20									100	
IP129	12/00654	Outline	Alexandra	BT Depot, Woodbridge Road	B	Yes	Yes	Yes	1.1	0	39	39	39					19	20											39	
IP130	10/00871	Full	Westgate	South Street (74-76 Norwich Road)	B	Yes	Yes	Yes	0.4	0	11	11	0							11										11	

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	Suitable	Achievable in 5 years	Site Area (ha)	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	2015/16 Current Year	2016/17 (Yr 1)	2017/18 (Yr 2)	2018/19 (Yr 3)	2019/20 (Yr 4)	2020/21 (Yr 5)	2021/22 (Yr 6)	2022/23 (Yr 7)	2023/24 (Yr 8)	2024/25 (Yr 9)	2025/26 (Yr 10)	2026/27 (Yr 11)	2027/28 (Yr 12)	2028/29 (Yr 13)	2029/30 (Yr 14)	2030/31 (Yr 15)	Total Identified Supply	
IP131	UC245	Proposed Alloc	St John's	45 Milton Street	B	Yes	Yes	No	0.3	0	13	13	0								13										13
IP132	10/00343	Full (expired) Proposed Alloc	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	Yes	Yes	Yes	0.2	0	73	73	73					36	37												73
IP133	10/00418	Full (expired) Proposed Alloc	Bridge	South of Felaw Street	B	Yes	Yes	No	0.4	0	33	33	0									33									33
IP135	11/00247	Outline (expired) Proposed Alloc	Westgate	112 - 116 Bramford Road	B	Yes	Yes	Yes	0.2	0	14	14	14						14												14
IP136	UC251	Alloc 2001	Alexandra	Silo, College Street	B	Yes	Yes	No	0.2	0	48	48	0							24	24										48
IP142	UC259	Proposed Alloc	Holywells	Land at Duke Street	B	Yes	Yes	No	0.4	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	Yes	Yes	Yes		48	47	95	47	15	32																47
IP150a (part)	14/00435	Pending decision (call-in)	Priory Heath	Land south of Ravenswood (sites U, V and W)	B	Yes	Yes	Yes		0	94	94	94		47	47															94
IP161	07/00118	Full	St Margaret's	2 Park Road	B	Yes	Yes	Yes	0.4	0	13	13	13		13																13
IP165	13/00943	Outline	White-house	Eastway Business Park, Europa Way	B	Yes	Yes	Yes	2.1	0	94	94	94				31	31	32												94
IP168	05/01010	Full	Stoke Park	Stoke Park Drive	B	Yes	Yes	Yes	0.3	0	11	11	0							11											11
IP169	12/00087	Full	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.1	0	14	14	14				14														14
IP172	UC088 08/00511	Full (expired) Proposed Alloc	St Margaret's	15-19 St Margaret's Green	B	Yes	Yes	Yes	0.1	0	9	9	0							9											9
IP176	12/00101	Full	St Margaret's	7-9 Woodbridge Road	B	Yes	Yes	Yes	0.1	0	14	14	14				14														14

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	Suitable	Achievable in 5 years	Site Area (ha)	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	2015/16 Current Year	2016/17 (Yr 1)	2017/18 (Yr 2)	2018/19 (Yr 3)	2019/20 (Yr 4)	2020/21 (Yr 5)	2021/22 (Yr 6)	2022/23 (Yr 7)	2023/24 (Yr 8)	2024/25 (Yr 9)	2025/26 (Yr 10)	2026/27 (Yr 11)	2027/28 (Yr 12)	2028/29 (Yr 13)	2029/30 (Yr 14)	2030/31 (Yr 15)	Total Identified Supply	
IP188	13/00069 part	Alloc 2001	Bridge	Websters Saleyard site, Dock Street	B	Yes	Yes	Part	0.1	0	9	9	3			3							6								9
IP200	05/00819, 11/00507 (exp), 11/00432, 13/00346	Full	Bridge	Griffin Wharf, Bath Street	B	Yes	Yes	Yes	4.7	128	108	236	108		3		36	36	33												108
IP205	02/01241	Full	Alexandra	Burton's, College Street	B	Yes	Yes	Yes	0.2	71	125	196	125				41	42	42												125
IP206	04/00313	Full	Alexandra	Cranfields	B	Yes	Yes	Yes	0.7	197	140	337	94	46	47	47															140
IP211	05/00296 07/00357 07/00358 09/00130	Full	Alexandra	Regatta Quay, Key Street	B	Yes	Yes	Yes	0.9	116	151	267	151		75	76															151
IP214	10/00805	Lapsed PP	Alexandra	300 Old Foundry Road	B	Yes	Yes	Yes	0	0	11	11	0							11											11
IP215	11/00127, 14/00206	Full & Prior Approval	Alexandra	7-15 Queen Street	B	Yes	Yes	Yes	0.1	0	19	19	11	8	11																19
IP221	06/01007	Full (expired) Proposed Alloc	White-house	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.4	0	12	12	0												12						12
IP223	07/00123, 09/00612	Full (both)	Alexandra and St Margaret's	Hayhill Road/Woodbridge Road	G	Yes	Yes	Yes	6.6	249	55	304	26	29	26																55
IP226	04/01173	Lapsed - no decision made	Holywells	Helena Road	B	Yes	Yes	No	1.9	0	566	566	0												113	113	113	113	114		566
IP234	06/01176	Full	Gipping	Gibbons Street	B	Yes	Yes	Yes	0	0	6	6	6		6																6
IP242	12/00916	Full	Bridge	31 Stoke Street	B	Yes	Yes	Yes	0	0	6	6	6			6															6
IP245	15/00321	Full Proposed alloc	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.1	0	7	7	7			7															7

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IP246	09/00213	Full	Westgate	158-160 London Road	B	Yes	Yes	Yes	0.1	-1	14	13	14		14																14
IP249	13/00067	Full	Westgate	131 Bramford Road	B	Yes	Yes	Yes	0	0	7	7	7			7															7
IP253	12/00008	Full	Alexandra	Electric House, Lloyds Avenue	B	Yes	Yes	Yes	0	0	13	13	13		13																13
IP256	IP256	Proposed Site Alloc	Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	Yes	Yes	Yes	0.6	0	18	18	18						18												18
IP264	13/00372	S106	Alexandra	28-32 Tacket Street	B	Yes	Yes	Yes	0.1	0	16	16	16			16															16
IP265	14/00376	Full	White-house	Ulster Avenue (Lockup garages and amenity land to rear of 15 to 49)	B	Yes	Yes	Yes	0.4	0	22	22	11	11	11																22
IP266	13/01073	Prior Approval	Gipping	Western House, Dunlop Road	B	Yes	Yes	Yes	0	0	50	50	25	25	25																50
IP267	14/00587	Prior Approval	Alexandra	16 - 18 Princes Street	B	Yes	Yes	Yes	0.1	0	33	33	17	16	17																33
IP268	13/00625	Full	Gipping	Burlington Road	B	Yes	Yes	Yes	0.3	1	7	8	7			7															7
IP269	14/00281	Full	Westgate	110a Victoria Street	B	Yes	Yes	Yes	0.2	0	8	8	8			8															8
IP270	13/01108	Prior Approval	Alexandra	15 St Helens Street	B	Yes	Yes	Yes	0	0	5	5	5		5																5
IP271	14/00591	Prior Approval	Alexandra	2 - 3 Friars Courtyard, 30 - 32 Princes St	B	Yes	Yes	Yes	0	0	6	6	6		6																6
IP272	14/00939	Full	Alexandra	72 Foundation Street	B					0	10	10	10			10															10
IP273	14/00909	Full	Alexandra	Rear of 29 to 37 Spring Road	G	Yes	Yes	Yes	0.2	0	6	6			6																6
IP274	14/00874	Full	Whitton	Old Norwich Road (rear of Maypole PH)	G	Yes	Yes	Yes	0.3	0	7	7				7															7

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IGS	14/00638	Pending outline		Land west of Westerfield Road and south of Railway Line	G	Yes	Yes	Part		0	815	815	316			1	105	105	105	100	100	100	100	99							815
IGS				Broad Location North Ipswich	G	Yes	Yes	Part		0	1,885	1,885	63					1	62	200	200	200	200	200	199	173	150	150	150	1,885	
Various	Various			Sites with less than 5 units (6 under construction)	G	Yes	Yes	Yes	1.8	2	31	33	25	6	5	5	5	5	5												31
Various	Various			Sites with less than 5 units (36 under construction)	B	Yes	Yes	Yes	4.7	-5	112	107	90	22	22	17	17	17	17												112
Windfall				Small windfall sites (less than 10 dwellings)	B					0	900	900	300		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	900
Windfall				Large windfall sites (10+ dwellings)	B					0	900	900	0							90	90	90	90	90	90	90	90	90	90	90	900
Total													2,558	403	478	427	513	510	628	829	755	700	602	574	528	513	467	467	469	8,863	
Brownfield Total													1,967	263	441	414	353	344	400	476	402	367	302	275	329	340	317	317	319	5,659	
Greenfield Land													591	140	37	13	160	166	228	353	353	333	300	299	199	173	150	150	150	3,204	

OBJECTIVE 4

Indicator 1 – Previously developed land that has been vacant or derelict for more than five years

Not monitored during the period 2013 – 2014

Indicator 2 – Density of residential development taking place in IP-One

318 (67.7%) of the 470 new dwellings completed were in the IP-One area. 312 dwellings were completed within the IP-One area on developments of more than 10 dwellings. 7 dwellings were part of a scheme of Regatta Quay, 55 at St Helen's Street and 250 were at Stoke Quay. The density across the whole of these sites is 370, 101 and 257 dwellings per hectare respectively.

Indicator 3 – Percentage of major schemes in IP-One consisting of a mix of uses

Not monitored during the period 2013 – 2014

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

Of the 470 housing completions, 87.5% were within 800 metres of a district centre or the central shopping area.

OBJECTIVE 5

Indicator 1 - Net change in retail floorspace, inside and outside of the Central Shopping Area (CSA)

	2013-2014	2014-2015
Central Shopping Area	0sqm	-114sqm
Outside CSA	6,284sqm	2,514sqm
Total	6,284sqm	2,400sqm

District and Local centres overview table 2014 - 2015

	No. of store units	Total vacant	Vacancy %	No. of C3 conversions	Total Residential %	No. of A1 retail	A1 retail %
Total	663	68	10.3	0	9.2	287	43%

Full data set available within the 2014 District and Local Centres report

Indicator 2 - Additional employment floorspace at former Crane's site

	2013 - 2014	2014 - 2015
Total Employment Floor Space (Sq. m)	0	0

Indicator 3 - Gains in Green Infrastructure within the Ipswich Policy Area (ha)

Not monitored during the period 2014 - 2015

Ipswich Green Flag Parks

	Green Flag Parks
Alexandra Park	
Bourne Park	
Chantry Park	
Christchurch Park	2014 - 8 th occasion awarded green flag
Gippeswyk Park	
Holywells Park	2014 – 5th occasion awarded green flag
Landseer Park	
Orwell Country Park	

Indicator 4 - Number of students at University Campus Suffolk and Suffolk New College

	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2014-2015	2008-2013 % change
University Campus Suffolk	3,036	3,408	3,592	3,970	3,509	4,053	33.5%
Suffolk New College	8,119	8,452	8,486	5,774	5,741		-29 (to 2013)
Total	11,155	11,860	12,078	9,744	9,250		-17

Target – ‘Harper Dennis Hobbs’ vitality rankings of shopping centres (No.1 being best,)

	Vitality	Potential Spend
Ipswich retail ranking 2014 ¹¹	149	34

OBJECTIVE 6

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.

¹¹ Not monitored during 2014-15

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 the 2014 – 2015 and details are available on the Travel Ipswich website at www.travelipswich.co.uk.

OBJECTIVE 7

Indicator 1 - Applications that were subject to Environment Agency Consultation

15/00232/FUL	Thurleston Hall Cricket Stadium, Henley Road
14/00929/FUL	The Maltings, Princes Street
14/00564/FUL	Area T, Ravenswood, Nacton Road
14/00912/FUL	Christies Warehouse, Wherry Quay
14/00923/FUL	Gipping House, Dock Street
14/00939/FUL	72 Foundation Street
14/00647/FUL	Wet Dock, Wherry Quay
15/00293/FUL	Island Site, Greyfriars Road
15/00105/FUL	Land Adjacent To Hertz Scot Group Ltd, Europa Way
15/00123/NMMA	211 Rushmere Road
14/00595/VC	2 Bath Street
14/00731/FUL	Land Adjacent To The Mermaid Public House, Yarmouth Road
14/00973/VC	5 - 6 Regatta Quay, Key Street
14/00777/FUL	499 Wherstead Road
14/00657/FUL	Christies Warehouse
14/00376/FPI3	Lockup Garages And Amenity Land Rear Of 15 To 49 Ulster Avenue
14/00878/FUL	1 Anglia Parkway North
15/00218/VC	The Mariners, Wherry Quay
14/00435/FPI3	Areas U V And W, Ravenswood, Nacton Road
14/00721/OUT	St Clements Hospital, Foxhall Road
14/00638/OUTFL	Land To South Of Railway Line, Westerfield Road
14/00980/FUL	164 Ranelagh Road
14/00896/FPI3	88 To 96 And Part Rear Car Park, Princes Street
14/00514/FUL	West Villa, 28 - 34 Woodbridge Road East
14/00675/FUL	427 Wherstead Road
14/01038/LBC	Westerfield House, Humber Doucy Lane
15/00013/FUL	The Crown Public House, 346 Felixstowe Road And Garrods Pond, Pretymann Road
14/00676/P3JPA	172 Ranelagh Road

Target - Implementation of the tidal surge barrier by 2014

Flood defence barrier expected to be in operation in 2017.

OBJECTIVE 8

Indicator 1a - County Wildlife Sites 2014 - 2015

Name	2014 Area (hectares)	2015 Area (hectares)	Loss since 2014	Gain since 2014	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	10.51	47.12	0	36.61	36.61
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)	0.16	0	0.16	0	-0.16
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	230.42	266.87	0.16	36.61	36.45

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

Indicator 1b - Sites of Special Scientific Interest 2013 - 2014

Name	2014 Area (hectares)	2015 Area (hectares)	Loss since 2014	Gain since 2014	Total Gain/Loss(-)
Bed of River Orwell (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	47.58	47.47	0	0	0

Indicator 1c - Ramsar sites 2013 - 2014

Name	2014 Area (hectares)	2015 Area (hectares)	Loss since 2014	Gain since 2014	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

Indicator 1d - Ancient Woodland 2014 - 2015

Name	2014 Area (hectares)	2015 Area (hectares)	Loss since 2014	Gain since 2014	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

Indicator 1e - Local Nature reserves 2014 - 2015

Name	2014 Area (hectares)	2015 Area (hectares)	Loss since 2014	Gain since 2014	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

Indicator 2 - Ipswich buildings on the At Risk Register

List of buildings on Risk Register	Year Added
1-5 College Street	before 2012
4 College Street	before 2012
The Old Bell Inn, Stoke Street	2012
Tolly Cobbold Brewery, Cliff Quay	2012
St Michael's Church, Upper Brook Street	before 2012
County Hall, St Helen's Street	2012
Total	6

No change 2014 - 2015

Target - To increase tree canopy cover in the Borough by 15%

Ward	Ward area in hectares	Canopy coverage in hectares	Coverage %
Alexandra	190.18	68.12	10.05
Bixley	245.37	30.26	12.3
Bridge	217.7	15.67	7.2
Castle Hill	175.37	23.08	13.16
Gainsborough	364.94	46.73	12.8
Gipping	345.9	47.74	13.8

Holywells	196.72	26.66	13.55
Priory Heath	412.89	24.85	6.02
Rushmere	264.52	21.3	8.05
St John's	162.38	19.45	11.98
St Margaret's	393.63	86.9	22.07
Sprites	121.72	6.98	5.73
Stoke Park	197.04	41.83	21.23
Westgate	117.46	9.53	8.1
Whitehouse	260.14	28.19	10.84
Whitton	363.98	33.37	9.17
Total	4,029.94	530.66	11.63

Monitoring of this target has started during the period 2012–2013. Progress against the target of 15% will be monitored when the next survey is conducted.

OBJECTIVE 9

Indicator 1a - Primary School class teacher / pupil ratios

Primary Schools	2013	2014	2015
Britannia Primary School	24.3	25.5	23.2
Cliff Lane Primary School	23.0	23.6	20.8
Clifford Road Primary School	24.0	24.0	20.8
Gusford Community Primary School	22.4	24.5	21.2
Halifax Primary School	24.8	22.3	18.3
Handford Hall Primary School	19.6	20.2	20.3
Hillside Community Primary School	18.2	20.9	17.4
Morland Primary School	20.2	21.7	21.3
Murrayfield Community Primary School	17.4	19.0	16.0
The Oaks Community Primary School	18.8	19.1	16.4
Piper's Vale Community Primary School	17.3	16.3	16.5
Ranelagh Primary School	19.1	14.6	15.4
Ravenswood Community Primary School	20.2	19.1	17.7
Rose Hill Primary School	21.2	22.6	20.5
Rushmere Hall Primary School	21.9	21.9	21.9
St Helen's Primary School	21.5	21.7	19.4
St John's CofE Primary School*	23.9	24.3	19.4
St Margaret's CofE Primary School*	25.2	24.9	22.5
St Mark's Catholic Primary School	23.2	21.6	21.8
St Mary's Catholic Primary School	23.5	21.4	22.5

St Matthew's CofE Primary School*	21.8	22.8	22.1
Sidegate Primary School	21.8	23.1	20.7
Springfield Junior School	20.7	18.2	20.2
Sprites Primary School	23.8	21.9	21.2
The Willows Primary School	19.0	20.3	18.3
<i>Beacon Hill School</i>	8.4	8.2	9.1
<i>The Bridge School</i>	5.1	6.3	5.9
England State funded only	21.0	20.9	20.5
Ipswich primary school averages	20.4*	20.4*	19.8

*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.

Indicator 1b - Secondary School class teacher / pupil ratios

Secondary Schools	2013	2014	2015
Chantry High School	15.5	18.0	13.7
Copleston High School	17.2	17.6	17.0
Ipswich Academy	15.0	13.1	13.8
Ipswich School	N/A	N/A	N/A
Northgate High School	15.1	14.8	15.2
St Alban's Catholic High School*	17.4	16.7	16.1
St Joseph's College	N/A	N/A	N/A
Stoke High School	15.2	16.9	15.4
<i>Beacon Hill School</i>	8.4	8.2	9.1
<i>The Bridge School</i>	5.1	6.3	5.9
<i>Liberty Lodge</i>	N/A	N/A	N/A
England State funded schools	15.6	15.5	15.0
Ipswich secondary school averages	13.6*	13.9*	13.3

*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.

Indicator 1c - 16 - 18 years class teacher / pupil ratios

16-18 years education	2013*
Copleston High School	17.2
Ipswich School	15.0
Northgate High School	15.1
St Albans Catholic High School*	17.4
St Joseph's College	N/A
Suffolk New College#	N/A
England State funded only	15.6
Ipswich averages	16.2

*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school is not available for 2014.

OBJECTIVE 10

Fig 10.1 - Percentage of those unemployed ages 16 - 64

Date	Ipswich total	Ipswich %
Jan 07 - Dec 07	3400	5.2
Apr 07 - Mar 08	3400	5.1
Jul 07 - Jun 08	3400	5.0
Oct 07 - Sep 08	3500	5.1
Jan 08 - Dec 08	4100	4.9
Apr 08 - Mar 09	4600	6.7
Jul 08 - Jun 09	5000	7.2
Oct 08 - Sep 09	5300	7.7
Jan 09 - Dec 09	5600	8.2
Apr 09 - Mar 10	5600	8.5
Jul 09 - Jun 10	5500	8.4
Oct 09 - Sep 10	5600	8.3
Jan 109 - Dec 10	5600	8.4
Apr 10 - Mar 11	5600	8.4
Jul 10 - Jun 11	5700	8.5
Oct 10 - Sep 11	5800	9.0
Jan 11 - Dec 11	6000	8.8
Apr 11 - Mar 12	6000	8.6

Jul 11 - Jun 12	6500	9.3
Oct 11 - Sep 12	6900	9.8
Jan 12 - Dec 12	6700	9.4
Apr 12 - Mar 13	6800	9.7
Jul 12 - Jun 13	6400	8.9
Oct 12 - Sep 13	6000	8.1
Jan13 - Dec 13	6000	8.4
Apr 13 - Mar 14	5600	8.0
Jan 14 - Dec 14	4800	6.6

All data on unemployment taken from Nomis (ONS).

Indicator 2a - % of Key Stage 2 students achieving Level 4 or above in English and Maths

	2010	2011	2012	2013	2014	2015
Britannia Primary School	83%	87%	83%	76%	66%	85%
Cliff Lane Primary School	74%	63%	77%	85%	73%	85%
Clifford Road Primary School	77%	71%	74%	68%	55%	89%
Gusford Community Primary School	63%	66%	62%	58%	48%	62%
Halifax Primary School	59%	78%	85%	71%	52%	76%
Handford Hall Primary School	65%	57%	81%	76%	68%	69%
Hillside Community Primary School	68%	50%	62%	59%	45%	68%
Morland Primary School	79%	71%	78%	65%	42%	N/A
Murrayfield Community Primary School	73%	68%	61%	46%	36%	59%
The Oaks Community Primary School	57%	68%	71%	53%	25%	N/A
Piper's Vale Community Primary School	58%	51%	64%	38%	26%	71%
Ranelagh Primary School	48%	54%	75%	67%	42%	70%
Ravenswood Community Primary School	58%	57%	60%	83%	77%	60%
Rose Hill Primary School	61%	56%	58%	65%	43%	75%
Rushmere Hall Primary School	60%	76%	73%	55%	49%	67%
St Helen's Primary School	81%	80%	78%	66%	57%	68%
St John's CofE Primary School*	93%	93%	93%	90%	90%	97%
St Margaret's CofE Primary School*	90%	93%	93%	93%	89%	90%
St Mark's Catholic Primary School	97%	94%	100%	100%	93%	97%
St Mary's Catholic Primary School	90%	100%	93%	90%	77%	93%
St Matthew's CofE Primary School*	81%	56%	83%	77%	71%	73%
Sidegate Primary School	1A	60%	67%	NA	60%	66%
Springfield Junior School	68%	88%	85%	85%	74%	94%
Sprites Primary School	79%	67%	72%	77%	56%	76%
The Willows Primary School	64%	85%	78%	64%	45%	63%
<i>Beacon Hill School</i>	0%	0%	0%	0%	0%	0%
<i>The Bridge School</i>	0%	0%	0%	NA	N/A	0%
England All Schools	73%	74%	79%	75%	63%	78%
England State funded only	73%	74%	79%	75%	63%	78%
Ipswich averages	64%	66%	71%	70%	54%	76%

* Voluntary Aided, with Special schools in *italics*

Indicator 2b - Number of secondary school pupils achieving 5+ A* - c GCSEs or equivalent including English and Maths

	2009	2010	2011	2012	2014
Chantry High School	26%	37%	38%	40%	24%
Copelston High School	48%	69%	64%	61%	53%
Ipswich Academy	NA	NA	NA	23%	18%
Ipswich School	99%	15%	98%	98%	N/A
Northgate High School	70%	68%	77%	66%	59%
St Alban's Catholic High School*	65%	63%	68%	59%	55%
St Joseph's College	67%	57%	66%	77%	72%
Stoke High School	38%	38%	43%	41%	43%
<i>Beacon Hill School</i>	0%	0%	0%	0%	-
<i>The Bridge School</i>	NA	NA	NA	0%	-
<i>Liberty Lodge</i>	NA	NA	NA	0%	-
England all schools	49.80%	53.50%	59.00%	59.40%	56.6%
England State funded schools	50.70%	55.20%	58.20%	58.80%	53.4%
Ipswich averages	38%	32%	41%	42%	46.2

* Voluntary Aided, Special schools in *italics*

No data available from - Prospect School, St Albans Catholic High School Academy, and Suffolk New Academy.

Indicator 2c - 16 - 18 year old attainment (Results from academic year 2014)

	% KS5 gaining 3 or more A levels at A*-E	% KS5 gaining 2 or more A levels at A*-E
Copleston High School	81%	95%
Ipswich School	99%	99%
Northgate High School	99%	100%
St Albans Catholic High School	99%	100%
St Joseph's College	79%	90%
Ipswich Academy	23%	62%
Suffolk New College	64%	92%
England All Schools	79.5%	92.4%

England State funded only	77.9%	91.8%
Ipswich averages not including Ipswich Academy and Suffolk New College	77.7%	91.1%

Target - Ipswich rank in indices of multiple deprivation. Rank of average scores (1-326), where 1 is most deprived.

	2000	2004	2007	2010	2015
Indices of Multiple Deprivation - Ipswich	110	98	99	83	74

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

OBJECTIVE 11

Indicator 1 - Totals of all events including one-off annual events. (NB: Data from 2012-2013 not complete)

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
IP-Art (all events)	100,000	100,000	100,000		
Maritime Ipswich	55,000	60,000	70,000		
Larking Gowen Half Marathon	2,000	1,500	1,500		
Skyride	6,000	15,000	15,000		
Speciality Markets	20,000	20,000	20,000		
Other one-off events	53,500	27,300	161,500*		
Total	125,000	189,300	319,000	350,000**	No data

* 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

Indicator 1 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups

	2011	2012	2013	2014
Ipswich Museum, Art-Gallery, and Christchurch Park	1,440	1,207	2,086	No data
Organised groups visits	10,810	10,762	11,920	No data
Total	12,250	11,969	14,006	-

	2011	2012	2013	2014
Ipswich Museum, Art-Gallery, and Christchurch Park	1,440	1,207	2,086	108,929
Organised groups visits	10,810	10,762	11,920	
Total	12,250	11,969	14,006	108,929*

* 2014 figure calculated for all sites, historical breakdown figures no longer monitored

Target - Crime figures in comparison to averages over past three years

	Violence with Injury	Serious sexual offences	Domestic burglary	Robbery
2009 - 2010	1,389	184	1,183	122
2010 - 2011	1,283	178	1,289	126
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

Note from 2014/15 onwards figures are recorded under different a methodology and cannot be compared with earlier years.

Target - Ipswich recorded crime figures per thousand.

	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
Recorded crime per thousand population	106	107	100	103	92	77

Not reported in 2015 although total crimes are reported as 6,440.

OBJECTIVE 12

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). 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. In the 2014/15 monitoring period IPA Board meetings have been held on 4th July, 5th September 2014, 7th November 2014, 5th February 2015 and 20th March 2015.

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 carried out during the 2014/15 monitoring period and has since been published – see https://www.ipswich.gov.uk/sites/default/files/ipa_green_infrastructure_report_-_final_published_october_2015.pdf. Ipswich Borough Council begun work on an Employment Land Needs Assessment with Babergh, Mid-Suffolk, Suffolk Coastal and Waveney District Councils during the monitoring period.

WEB LINKS

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

H. M. Government website publications – CO2 emissions

<https://www.gov.uk/government/publications/local-authority-emissions-estimates>

Local Authority CO2 emissions estimates 2012 – Department of Energy & Climate Change

<https://www.gov.uk/government/statistics/local-authority-emissions-estimates>

Local Air Quality Management Report 2012

http://www.ipswich.gov.uk/downloads/Updating_and_Screening_Assessment_2012.pdf

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>

OBJECTIVE 4

N/A

OBJECTIVE 5

University Campus Suffolk – Student data

<http://ucs.ac.uk/About/Equality-and-Diversity/Staff-student-data-2012.pdf>

<https://www.ucs.ac.uk/About/Corporate%20Finance/Annual-Report-Financial-Statements-for-year-ended-31-July-2015.pdf>

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

Travel to Work Surveys

<http://www.suffolkobservatory.info/IAS/explorer/resources/>

Ipswich cycling survey

https://www.ipswich.gov.uk/sites/default/files/draft_cycling_spd_consultation_statement_nov_2015.pdf

OBJECTIVE 7

Data on local application of Environment Agency advice as per Appendices

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>.

Crime

Suffolk Constabulary Recorded and Solved Crime (May 2015)

Suffolk Observatory –

<http://www.suffolkobservatory.info/ViewThemes.aspx?Q=SmM10GNraVpWQmFkajlvT3ZSdWF3QT09-wp7CE0OhEd0%3d&A=NFpkRVdUMFlicFd6Z3VpQXdpdGNCcnAvb1llbicwSTE00FU3ZTJPcTgreEZidEhENDJIWWtnPT0%3d-jlQKgBEPF2E%3d>

Purple Flag Award

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

OBJECTIVE 12

N/A

STATUTORY INDICATORS

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

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

GLOSSARY

AMR	Authority Monitoring Report	Report submitted to Government on progress with preparing the Local Development Framework 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 will be 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.
	Core Strategy and Policies DPD	The Core Strategy and Policies DPD forms part of the Local Development Framework, and is formed of a Strategic Vision, Spatial Strategy, and development Policies.
CfSH	Code for Sustainable Homes	National standard for key elements of design and construction, which affect the sustainability of a new home. It is used by home designers and builders as a guide to development.
	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 Development Framework 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. KS\$ 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 Development Framework (now Local Plan). It includes the Core Strategy and Policies and other development plan documents, and supplementary planning documents.
	Local Area Agreements	A 3-year agreement between Local Authorities and Central Government based on local Sustainable Community Strategies.
LDF	Local Development Framework	A series of documents including LDDs and SPDs making up the Local Development Plan, now known as the Local Plan.
	Modal Shift	Movement of 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 Development Framework, by identifying a list of sites which may be suitable and available for housing development.
SPD	Supplementary Planning Document	A local development document that provides further detail of policies in the development plan documents or of saved local plan policies. They do not have development plan status.