Ipswich Borough Council Local Plan

Housing Supply Position Statement

February 2016



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Housing Supply Position Statement

<u>Purpose</u>

This paper forms Ipswich Borough Council's analysis of the requirements of paragraph 47 of the National Planning Policy Framework¹ (NPPF) as set out below:

• identify and update annually a supply of specific deliverable² sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;

• identify a supply of specific, developable³ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

The Planning Practice Guidance contains further guidance on identifying and calculating supply.

Housing Supply (1st April 2015)

The calculations below are based upon supply as at 1st April 2015, as shown in the trajectory in Appendix A of this paper. Whilst the trajectory is the same as that used within the 2014/15 Authority Monitoring Report⁴ (AMR) the land supply calculations contained in the AMR are based upon the housing requirements of the adopted Core Strategy. It is therefore necessary to revisit these calculations based upon the housing requirements of the Strategy Review which is currently subject to Examination.

The trajectory assumes numbers of dwellings on sites will be delivered as set out in policy SP2 of the Proposed Submission Site Allocations plan⁵ and Pre-Submission Main Modifications⁶ and, in relation to sites with planning permission listed under policy SP3 the position in relation to planning permissions as at 1st April 2015, along with 2,700 dwellings at the Ipswich Garden Suburb by 2031 (as per policy CS7 of the Core Strategy Review).

Supply for years 1-5 and years 6-10 as identified in the 2014/15 AMR is based upon application of Government guidance contained in paragraph 47 of the NPPF as quoted above. For the purposes of the AMR sites have been included within years 1-5 where they have planning permission or where the Council is confident that a site will be delivered during years 1-5 (for example sites in the Council's ownership). This is consistent with the

⁵ Ipswich Borough Council, November 2014, *Proposed Submission Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD*, CDL reference SUCD03

¹ CLG, 2012, *National Planning Policy Framework,* Core Document Library (CDL) reference NCD18

² To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

³ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

⁴ Ipswich Borough Council, December 2015, *Authority Monitoring Report 2014/15,* CDL reference ICD03a

⁶ Ipswich Borough Council, September 2015, Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD Pre-Submission Main Modifications, CDL reference SUCD04

guidance contained in the Planning Practice Guidance⁷ (Housing and Economic Land Availability Assessment – paragraph 31) which states 'planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.'

Table 1 shows housing land supply based upon the trajectory as at 1st April 2015 and the housing requirement of the Core Strategy Review.

In accordance with paragraph 47 of the NPPF and the Planning Practice Guidance (Housing and Economic Land Availability Assessment – paragraph 35) it is considered appropriate to apply a 5%, rather than 20%, buffer. The PPG (Housing and Economic Land Availability Assessment - paragraph 35) states that 'the assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.' The AMR shows that prior to the recession housing completions were exceeding the requirement. There is no requirement to apply a buffer for years 6-10. In addition, the NPPF refers to the 20% buffer as a means of enabling choice and competition in the market for land. In the case of Ipswich Borough there is a very limited amount of land due to the tightly drawn boundary and applying a 20% buffer would not alter this situation.

The PPG (Housing and Economic Land Availability Assessment – paragraph 35) also states 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'.' In the case of Ipswich Borough, the latter approach reflects the policy position set out in CS2, CS6 and CS7 of the Core Strategy Review⁸ and therefore the undersupply has been spread across the plan period in the calculations below.

Whilst there is no requirement in the NPPF or in the PPG to apply a discount to supply to reflect the possibility that some anticipated development may not come forward, a 10% discount has been applied to identified supply in Table 2 accompanying policy CS7 in the Core Strategy Review. As a 5% buffer has been applied to the requirement in the calculations below, as per NPPF paragraph 47, it is not considered appropriate to also apply a 10% discount to supply as the purpose of the 5% buffer is to provide choice to enable to the full requirement to be delivered.

In relation to years 11-15, the PPG (Housing and Economic Land Availability Assessment - paragraph 27) states that 'Local Plans can pass the test of soundness where local planning authorities have not been able to identify sites or broad locations for growth in years 11-15.' Given the supply situation and the proposed planned approach to working with neighbouring authorities, years 11-15 are not addressed within this paper.

As at 1st April 2015, 2,556 dwellings are anticipated to come forward in years 1-5 and 3,460 are anticipated to come forward in years 6-10.

⁷ CLG, March 2014 and ongoing, *Planning Practice Guidance,* CDL reference NCD19

⁸ Ipswich Borough Council, November 2014, *Proposed Submission Core Strategy and Policies DPD Review,* CDL reference SUCD01

Ipswich Borough Council, September 2015, Core Strategy and Policies DPD Review Pre-Submission Main Modifications, CDL reference SUCD02

Table 1: Housing Land Supply as at 1st April 2015

Years 1-5 (2016/17 – 2020/21)	
Annual requirement in Core Strategy Review 2011 - 2031	677
Requirement April 2011 – March 2015 (677 x 4)	2,708
Completions April 2011 – March 2015 ⁹	1,077
Shortfall April 2011 – March 2015	1,631
Predicted completions April 2015 – March 2016	403
Predicted shortfall April 2015 – March 2016 (677 – 448)	274
Shortfall April 2011 – March 2015 plus predicted shortfall April 2015 – March 2016 = total shortfall April 2001 – March 2015	1,905
Shortfall April 2011 – March 2016 / 15 years = Annual shortfall to be made up between 2016 and 2031	127
Annual shortfall until 2031 (x 5 years ¹⁰) = Shortfall to be added to five year supply	635
Local Plan requirement April 2016 – March 2021 plus 5% buffer ¹¹	3,554
Requirement April 2016 – March 2021 plus shortfall for next 5 years = Five year requirement	4,189
Five year requirement / 5 years = Annual requirement April 2016 – March 2021	839
Identified supply April 2016 – March 2021	2,556
Identified supply (I) / Annual requirement April 2016 –	3.05
March 2021 (k) = Housing supply in years	1.622
Shortfall years 1-5	1,633
Years 6-10 (2021/22 – 2030/31)	4.020
Requirement April 2021 – March 2026 plus past shortfall annual	4,020
requirement Identified supply April 2021 – March 2026	3,460
Shortfall	5,400 560
Shortfall from years 1-5 to be met during years 6-10 (assuming	817
met over years 6-15)	
Total shortfall years 6-10	1,377

⁹ 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. ¹⁰ Based upon Planning Practice Guidance that 'Local planning authorities should aim to deal with any

¹⁰ 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.

period. ¹¹ As per NPPF paragraph 47 the 5% is moved forward from later in the plan period and therefore it is assumed that the requirement for years 11-15 would be reduced accordingly.

Appendix A: Ipswich Housing Trajectory as at 1st April 2015

			110401	ng majeotory as at i			010																							
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	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
IP004	UC004	Proposed Alloc	Gipping	Bus depot, Sir Alf Ramsey Way	в	Yes	Yes	No	1.1	0	48	48											24	24						48
IP005	UC005	Proposed Alloc	Whitton	Former Tooks Bakery, Old Norwich Road	в	Yes	Yes	Yes	2.8	0	101	101	101			50	51													101
IP006	UC006	Proposed Alloc	Gipping	Co-op warehouse, Paul's Road	в	Yes	Yes	No	0.6	0	28	28	0											28						28
IP009	UC009	Alloc 1997	St Margaret's	Part Victoria Nurseries	В	Yes	Yes	No	0.4	0	12	12	0							12										12
IP010a	UC010 part a	Proposed Alloc	Priory Heath	Co-op Depot, Felixstowe Road	в	Yes	Yes	No	2	0	66	66	0							22	22	22								66
IP010b	UC010 part b	Proposed Alloc	Priory Heath	Felixstowe Road	в	Yes	Yes	No	2.8	0	75	75	0									25	25	25						75
IP011a	11/00572	Full (expired) Proposed Alloc	Alexandra	Smart Street/Foundation Street (former Gym & Trim) (Student Accommodation)	в	Yes	Yes	Yes	0.2	0	14	14	14						14											14
IP011b	UC011 part	Proposed Alloc	Alexandra	Smart Street/Foundation Street	в	Yes	Yes	No	0.7	0	50	50	0									25	25							50
IP012	UC012	Proposed Alloc	Alexandra	Peter's Ice Cream, Grimwade St/Star Lane (app ref. 08/00978 awaiting S106 - student accommodation for 397 habitable rooms equivalent to approx 64 dwellings, although unlikley to be implemented)	в	Yes	Yes	No	0.3	0	29	29	0									29								29
IP015	UC015	Proposed Alloc	Gipping	West End Road Surface Car Park	В	Yes	Yes	No	1.2	0	22	22	0								22									22
IP020a	11/00343	Full	St Margaret's	Water Tower, Park Road	G	Yes	Yes	Yes	0.4	3	2	5	0	2																2
IP023	12/00429	Full	Rushmere	Fire Station, Colchester Road (inc Builder's Yard, Sidegate Lane)	в	Yes	Yes	Yes	1.5	41	18	59	9	9	9															18
IP029	UC030	Proposed Alloc	Whitehouse	Land opposite 674-734 Bramford Rd	G	Yes	Yes	Yes	2.3	0	71	71	71					35	36											71
IP031	UC032	Proposed Alloc	Bridge	Burrell Road	В	Yes	Yes	Yes	0.4	0	20	20	0							20										20
IP032	UC033	Proposed Alloc	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	No	3.5	0	99	99	0							33	33	33								99

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	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	Whitehouse	Land at Bramford Road (Stocks site)	В	Yes	Yes	No	2	0	46	46	0							23	23									46
IP037	UC038	Proposed Alloc	Holywells	Island site	В	Yes	Yes	No	6	0	271	271	0												54	54	54	54	55	271
IP038	10/00867	Full	Bridge	Land between Vernon Street & Stoke	В	Yes	Yes	Yes	1.4	275	111	386	0	111																111
IP039a	UC040	Proposed Alloc	Bridge	Land between Gower Street and Great Whip Street	В	Yes	Yes	No	0.5	0	43	43	0										21	22						43
IP040 & IP041	UC041 & UC042	Proposed Alloc	Alexandra	Civic Centre area, Civic Drive (demolition & new builds of similar number)	в	Yes	Yes	Yes	1.3	0	0	0	0						0											0
IP042	12/00700 on part site	Outline	Holywells	Land between Cliff Quay and Landseer Road	В	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	В	Yes	Yes	No	0.7	0	50	50	0							25	25									50
IP047	08/00953	Full (expired) Proposed Alloc	Alexandra	Land at Commercial Road	в	Yes	Yes	Part	3.1	0	103	103	0							25	26	26	26							103
IP048	UC051	Proposed Alloc	Alexandra	Mint Quarter	В	Yes	Yes	No	1.4	0	72	72	0							36	36									72
IP052	12/00811	Full / Proposed Alloc	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 unlikley to be implemented)	в	Yes	Yes	No	0.4	0	29	29	0									29								29
IP054	UC057	Proposed Alloc	Alexandra	Land between Old Cattle Market and Star Lane	В	Yes	Yes	No	1.7	0	28	28	0									28								28
IP059a	UC062	Proposed Alloc	Gipping	Elton Park Industrial Estate, Hadleigh Road	В	Yes	Yes	Yes	2.6	0	105	105	70					35	35	35										105
IP059b	10/00823	Full	Gipping	Arclion House, Hadleigh Road	В	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
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	В	Yes	Yes	No	0.3	0	18	18	0							18										18

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	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
IP074	13/00226	Full	Alexandra	Church, Reeves Yard And The Black Barn , Upper Orwell Street	в	Yes	Yes	Yes	0.1	0	12	12	12					12												12
IP080	UC085	Proposed Alloc	Bridge	240 Wherstead Road	В	Yes	Yes	Yes	0.5	0	27	27	27						27											27
IP084a	14/00810	Prior Approval	Alexandra	St Edmund House, Rope Walk	в	Yes	Yes	Yes		0	74	74	74			37	37													74
IP086a	13/01110	Prior Approval	Alexandra	Eastgate House, 45 Carr Street	в	Yes	Yes	Yes		0	25	25	25		25															25
IP088	12/00114	Full	St John's	79 Cauldwell Hall Road	в	Yes	Yes	Yes	0.3	0	16	16	16			16														16
IP089	UC096	Proposed Alloc	Alexandra	Waterworks Street	в	Yes	Yes	No	0.3	0	23	23	0													23				23
IP090	11/00334	Full (expired) Proposed Alloc	Whitehouse	Europa Way	в	Yes	Yes	No	1.4	0	18	18	0							18										18
IP096	UC109	Proposed Alloc	Gipping	Car Park Handford Rd East	в	Yes	Yes	No	0.2	0	20	20	0								20									20
IP098	UC111	Proposed Alloc	Holywells	Transco, south of Patteson Road	В	Yes	Yes	No	0.6	0	51	51	0										25	26						51
IP105	UC129	Alloc 1997	Westgate	Depot, Beaconsfield Road	в	Yes	Yes	No	0.3	0	15	15	0								15									15
IP109	12/00192	S106	Bixley	The Drift, Woodbridge Road	в	Yes	Yes	Yes	0.4	0	13	13	13					13												13
IP116 part	14/00721	S106	St John's	St Clements Hospital Grounds	в	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	в	Yes	Yes	Yes	1.1	0	39	39	39					19	20											39
IP130	10/00871	Full	Westgate	South Street (74-76 Norwich Road)	в	Yes	Yes	Yes	0.4	0	11	11	0							11										11
IP131	UC245	Proposed Alloc	St John's	45 Milton Street	В	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)	4 В	Yes	Yes	Yes	0.2	0	73	73	73					36	37											73

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	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
IP133	10/00418	Full (expired) Proposed Alloc	Bridge	South of Felaw Street	в	Yes	Yes	No	0.4	0	33	33	0									33								33
IP135	11/00247	Outline (expired) Proposed Alloc	Westgate	112 - 116 Bramford Road	в	Yes	Yes	Yes	0.2	0	14	14	14						14											14
IP136	UC251	Proposed Alloc	Alexandra	Silo, College Street	в	Yes	Yes	No	0.2	0	48	48	0							24	24									48
IP142	UC259	Proposed Alloc	Holywells	Land at Duke Street	в	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)	в	Yes	Yes	Yes		48	47	95	32	15	32															47
IP150a (part)	14/00435	Pending decision (call-in)	Priory Heath	Land south of Ravenswood (sites U, V and W)	'В	Yes	Yes	Yes		0	94	94	94		47	47														94
IP161	07/00118	Full	St Margaret's	2 Park Road	в	Yes	Yes	Yes	0.4	0	13	13	13		13															13
IP165	13/00943	Outline	Whitehouse	Eastway Business Park, Europa Way	а́В	Yes	Yes	Yes	2.1	0	94	94	94				31	31	32											94
IP168	05/01010	Full	Stoke Park	Stoke Park Drive	В	Yes	Yes	Yes	0.3	0	11	11	0							11										11
IP169	12/00087	Full	Bridge	23-25 Burrell Road	в	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	в	Yes	Yes	Yes	0.1	0	9	9	0							9										9
IP176	12/00101	Full	St Margaret's	7-9 Woodbridge Road	в	Yes	Yes	Yes	0.1	0	14	14	14				14													14
IP188	13/00069 part	Proposed Alloc	Bridge	Websters Saleyard site, Dock Street	tВ	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	В	Yes	Yes	Yes	4.7	128	108	236	108		3		36	36	33											108
IP205	02/01241	Full	Alexandra	Burton's, College Street	В	Yes	Yes	Yes	0.2	71	125	196	125				41	42	42											125

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	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
IP206	04/00313	Full	Alexandra	Cranfields	в	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	в	Yes	Yes	Yes	0.9	116	151	267	151		75	76														151
IP214	10/00805	Lapsed PP	Alexandra	300 Old Foundry Road	в	Yes	Yes	Yes	0	0	11	11	0							11										11
IP215	11/00127, 14/00206	Full & Prior Approval	Alexandra	7-15 Queen Street	В	Yes	Yes	Yes	0.1	0	19	19	11	8	11															19
IP221	06/01007	Full (expired) Proposed Alloc	Whitehouse	Flying Horse PH, 4 Waterford Road	В	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	Pending	Holywells	Helena Road	в	Yes	Yes	No	1.9	0	566	566	0												113	113	113	113	114	566
IP234	06/01176	Full	Gipping	Gibbons Street	В	Yes	Yes	Yes	0	0	6	6	6		6															6
IP242	12/00916	Full	Bridge	31 Stoke Street	в	Yes	Yes	Yes	0	0	6	6	6			6														6
IP245	15/00321	Full Proposed alloc	Alexandra	12-12a Arcade Street	в	Yes	Yes	Yes	0.1	0	7	7	7			7														7
IP246	09/00213	Full	Westgate	158-160 London Road	в	Yes	Yes	Yes	0.1	-1	14	13	14		14															14
IP249	13/00067	Full	Westgate	131 Bramford Road	в	Yes	Yes	Yes	0	0	7	7	7			7														7
IP253	12/00008	Full	Alexandra	Electric House, Lloyds Avenue	в	Yes	Yes	Yes	0	0	13	13	13		13															13
IP256	IP256	Proposed Alloc	Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	в	Yes	Yes	Yes	0.6	0	18	18	18						18											18
IP264	13/00372	S106	Alexandra	28-32 Tacket Street	в	Yes	Yes	Yes	0.1	0	16	16	16			16														16
IP265	14/00376	Full	Whitehouse	Ulster Avenue (Lockup garages and amenity land to rear of 15 to 49)	в	Yes	Yes	Yes	0.4	0	22	22	11	11	11															22

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	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
IP266	13/01073	Prior Approval	Gipping	Western House, Dunlop Road	В	Yes	Yes	Yes	0	0	50	50	25	25	25															50
IP267	14/00587	Prior Approval	Alexandra	16 - 18 Princes Street	в	Yes	Yes	Yes	0.1	0	33	33	17	16	17															33
IP268	13/00625	Full	Gipping	Burlington Road	в	Yes	Yes	Yes	0.3	1	7	8	7			7														7
IP269	14/00281	Full	Westgate	110a Victoria Street	в	Yes	Yes	Yes	0.2	0	8	8	8			8														8
IP270	13/01108	Prior Approval	Alexandra	15 St Helens Street	в	Yes	Yes	Yes	0	0	5	5	5		5															5
IP271	14/00591	Prior Approval	Alexandra	2 - 3 Friars Courtyard, 30 - 32 Princes St	в	Yes	Yes	Yes	0	0	6	6	6		6															6
IP272	14/00939	Full	Alexandra	72 Foundation Street	В					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															6
IP274	14/00874	Full	Whitton	Old Norwich Road (rear of Maypole PH)	G	Yes	Yes	Yes	0.3	0	7	7	7			7														7
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)	В	Yes	Yes	Yes	4.7	-5	112	107	90	22	22	17	17	17	17											112
Windfall				Small windfall sites (less than 10 dwellings)	в					0	900	900	300		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	900
Windfall				Large windfall sites (10+ dwellings)	В					0	900	900	0							90	90	90	90	90	90	90	90	90	90	900
Total												9,993	2,556	403	478	427	513	510	628	829	755	700	602	574	528	513	467	467	469	8,863
Brownfield	Total												1,952	263	441	414	353	344	400	476	402	367	302	275	329	340	317	317	319	5,659
Greenfield	Land												604	140	37	13	160	166	228	353	353	333	300	299	199	173	150	150	150	3,204