

Ipswich Local Plan

Authority Monitoring Report 9, 2012/13

June 2014



IPSWICH
BOROUGH COUNCIL

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AUTHORITY MONITORING REPORT

Contents	2
Executive Summary	3
Chapter 1: Introduction	6
Chapter 2: Objectives	8
Objective 1 – High Standards of Design	8
Objective 2 – Carbon Emissions	10
Objective 3 – Housing Completions and Employment Provision	12
Objective 4 – IP–One Development	17
Objective 5 – Strategic Facilities	19
Objective 6 – Accessibility	21
Objective 7 – Flood Protection	22
Objective 8 – Protection of Open Spaces	23
Objective 9 – Community Infrastructure	24
Objective 10 – Deprivation	25
Objective 11 – A Safe and Cohesive Town	26
Objective 12 – Ipswich Policy Area	28
Chapter 3: Central Government Mandatory Monitoring Requirements	29
Chapter 4: Conclusions	35
Appendices	37
Web links	64
Glossary	66

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 July 2013. Although outside of the monitoring period, this AMR gives an up-to-date position as at March 2014, against the 2013 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 2012 LDS, which was the reason why the LDS was updated in 2013. However, the Council continues to prepare the documents proposed in the LDS following the adoption of the Core Strategy and Policies development in December 2011. These documents are summarised below and also see Chapter 2.

Review of the Core Strategy and Policies and the Site Allocations and Policies (Incorporating IP-One Area Action Plan) development plan documents (DPD)

Preparation of these documents commenced in July 2012 for the Site Allocations plan and October 2012 for the Core Strategy focused 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 is currently reviewing the numerous consultation responses received and will shortly prepare revised versions of the two plans ready for Regulation 19 consultation on proposed submission plans anticipated in October and November 2014. Submission to the Secretary of State is planned for March 2015 with an examination in public likely in June 2015. Adoption would be October 2015.

Ipswich Garden Suburb SPD

Preparation of this document commenced in February 2012. The 2013 LDS set out consultation on the preferred options document in September and October 2013 with adoption in February 2014.

Public consultation occurred alongside the development plan documents mentioned above and interim adoption of the SPD is planned in summer 2014, with full adoption when the Core Strategy focused review is adopted.

Development and Flood Risk SPD (adopted September 2013)

Preparation of this document commenced in May 2012. The 2013 LDS set out adoption in September 2013 and this was met.

Local List (Buildings of Townscape Interest) SPD (adopted September 2013)

The preparation of this document commenced in January 2012. The 2013 LDS set out adoption in July 2013 however this document was adopted in September 2013 at the same time as the Development and Flood Risk SPD due to the availability of a council meeting.

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. This is planned to be undertaken in October and November 2014 now alongside the Core Strategy focused review as whole plan viability affects the level of CIL that can be charged.

Statement of Community Involvement Review (adopted March 2014)

The preparation of this document commenced in May 2012. The 2013 LDS set out public consultation in July and August 2013 and adoption in December 2013. Public consultation was undertaken between July and September 2013 allowing extra-time for the holiday period, and the document was adopted in March 2014.

Urban Characterisation Study SPD

The preparation of this document commenced in January 2013. The 2013 LDS sets out public consultation on this document in May and June 2014. This document is now being produced in two parts due to the scale of the document, which covers eight character areas. Public consultation is now planned for September and October 2014.

Public Open Space SPD

The preparation of this document commenced in September 2013. The 2013 LDS sets out public consultation on this document in May and June 2014. The document is currently being prepared and public consultation is now planned for October and November 2014.

Space and Design Guidelines SPD

The preparation of this document commenced in September 2013. The 2013 LDS sets out public consultation on this document in May and June 2014. The document is currently being prepared and public consultation is now planned for October and November 2014.

Policy Implementation

The Council's adopted Core Strategy and Development Management 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 170 times with the most significant ones being policy CS4: 'Protecting our Assets' (used 86 times), policy CS1: 'Sustainable Development – Climate Change' (used 29 times) and policy CS2: 'The Location and Nature of Development' (used 16 times).

Those core strategy policies under-used were policy CS11: 'Gypsy and Traveller Accommodation', policy CS17: 'Delivering Infrastructure', policy CS18: 'Strategic Flood Defence', policy CS19: 'Provision of Health Services' and policy CS20: 'Key Transport Proposals'. 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 1,613 times with the most significant ones being policy DM5: 'Urban Design Quality' (used 402 times), policy DM12: 'Extensions to Dwellinghouses and the Provision of Ancillary Buildings' (used 295 times), policy DM26: 'Protection of Amenity' (used 171 times), policy DM10: 'Protection of Trees and Hedgerows' (used 138 times) and policy DM17: 'Transport and Access in New Developments' (used 109 times).

The only policy not used was DM6: 'Tall Buildings' as no planning applications were received during the monitoring period that would have been subject to this policy. However the policy is still an important means of assessing the proposed location of tall buildings and the context in which they will be seen.

Chapter 3 provides more detail on policy implementation.

Housing Completions and Housing Land Supply

Housing Completions

96 dwellings (net) were completed between 1st April 2012 and 31st March 2013, 7 of which were affordable housing completions (7.3%). 59 of these dwellings were on previously developed land (61.5%) and 17 were within the central IP-One area (17.7%). Gross housing completions (before calculating those dwellings lost) were 111.

The number of housing completions has fallen from a peak in 2007/08 as a result of the recession and lower demand for flats in this period. Completions for 2012/13 were at the lowest level in Ipswich since 1998/99 when 60 dwellings were completed. Affordable housing completions vary from year to year influenced by the availability of funding available and Ipswich Borough Council has commenced a programme of affordable house building across the borough with 108 dwellings to be built on a site at Bader Close in east Ipswich in addition to 7 dwellings completed on Coltsfoot Road and Whitton Church Lane.

Housing Supply (5 year and 15 year) – 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 in 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 2013, 379 dwellings were completed, which has resulted in a shortfall of 1,021 dwellings. Therefore there is a total shortfall of 1,118 dwellings to be added to the fifteen year housing requirement for the period April 2014 to March 2029.

The NPPF also requires an additional 5% supply to be added to the requirement plus any shortfall. The five-year requirement therefore is **3,500 dwellings** + 1,118 dwellings / 15 = 74.5 dwellings per year x 5 = **373 dwellings** + 5%, which is **194 dwellings**, totalling **4,067 dwellings**. The identified supply as shown in the Council's housing trajectory for five years between April 2014 and March 2019 is **3,729 dwellings**, which equates to a 4.5 year supply. It is expected that the supply in Ipswich will exceed the annual requirement of 700 dwellings in 2016/17.

The fifteen year requirement (which also includes the next monitoring period) identified in the Core Strategy is 700 dwellings x 16 + the shortfall of 97 dwellings between 2001 and 2011. This totals **11,297 dwellings** for the period April 2013 to March 2029. The supply identified in the housing trajectory is **10,285 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 1,000 dwellings to 2029. This is addressed through draft policy CS7 in the draft Core Strategy focused review, which notes that there will be a need to engage with neighbouring authorities through the Ipswich Policy Area to meet future population and household needs.

Housing Supply – Draft Core Strategy focused review (2013)

As noted above, the Council is currently preparing a Core Strategy focused 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. Therefore it is anticipated there will be a shortfall of approximately 2,000 dwellings later in the plan period to 2031.

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 anticipated in mid-2015.

Duty to co-operate

Local planning authorities have a duty to co-operate with other local planning authorities, the County Council, or a body or person prescribed under section 33A of the Planning and Compulsory Purchase Act 2004 in respect of planning for sustainable development.

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) and the Haven Gateway Partnership. 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. See objective 12 for more information.

The Council has also had and continues to have on-going dialogue with statutory agencies including Anglian Water, English Heritage, the Environment Agency and Natural England through local plan preparation.

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 2012 was 134,466, an increase of 766 since the mid-year estimate for 2011.

CHAPTER 1:

INTRODUCTION

- 1.1 This is Ipswich Borough Council's ninth authority monitoring report (AMR) (previously the annual monitoring report) 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 2012 to 31st March 2013.
- 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. These are:
- 1) Progress on documents contained within the Council's local development scheme.
 - 2) Policy implementation.
 - 3) Details of housing completions.
 - 4) Details of neighbourhood development orders or neighbourhood development plans (there are currently none of these being prepared or adopted in Ipswich).
 - 5) Details of how monies raised from the community infrastructure levy (CIL) have been spent (the Council does not currently have a CIL in place).
 - 6) Where a Council has undertaken duty to co-operate, details of what action has been taken are published.
- 1.4 This document explains in more detail the requirements set out in paragraph 1.3 and how the 12 objectives set out in the adopted Core Strategy and Policies DPD are being addressed. It also provides information in respect of data applicable to local planning in Ipswich during the monitoring period mentioned above.

CHAPTER 2: OBJECTIVES

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.

- 2.1 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. This rise is to require improved environmental sustainability in buildings as technologies develop and costs reduce.



Dwellings in Hawes Street, where Code for Sustainable Homes level 3 was met as required by policy DM1 of the Core Strategy and Policies DPD.

- 2.2 Through the monitoring period 29% of the 96 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.
- 2.3 In future monitoring periods it is anticipated that the percentage will rise to meet the 75% requirement set by this objective. Projected housing completions are found under Objective 3 data in the Appendices. The expectation is that there will be an additional 131 dwellings built in the next monitoring period between 1st April 2013 and 31st March 2014, and of these, 53 will be on larger sites at Bramford Road, Griffin Wharf, the former Thomas Wolsey School, and Ravenswood, and will be subject to CfSH compliance. Additionally, 38 smaller sites accommodating five dwellings or fewer may also contribute to the CfSH figure in the next monitoring period.
- 2.4 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, which the Council currently requires.
- 2.5 The Core Strategy identifies additional indicators for this objective in respect of the overall / general satisfaction with the 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. However for the first part of the monitoring period of this document, applicants were expected to demonstrate that scheme designs could achieve a minimum score of 14 out of 20 (i.e. silver award standard). 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

- 2.6 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.
- 2.7 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 (2012-2013) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2011.
- 2.8 During the period 2005 – 2011 the CO₂ emissions reduced by 28.8% to 4.2 tonnes per capita (each member of the population).
- 2.9 Within the period 2005 – 2011 sectors in which levels of CO₂ have been reduced are shown to be mainly in the Industry and Commercial sector where there was a 33.4% reduction in emissions. Domestic emissions reduced by 17.6%, and transport by 7.2% over the same period. Planning policy initiatives include requiring electric charging points in major new developments.



Electric charging point being used in the John Lewis Waitrose car park

- 2.10 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. St Matthews Street and St Helens Street / Woodbridge Road are now both under consideration as new AQMAs.
- 2.11 The level of reduction of CO₂ emissions recorded up to 2013, 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.

- 2.12 The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan. 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.
- 2.13 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.

Figure 2.1 – Indicators 3.1, 3.3 & 3.4 - Housing completions, affordable housing, and relative locations

	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
2012 - 2013	96	59	61.5%	7	7.3%	17	17.7%

- 2.14 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.
- 2.15 Housing completions for the 2012-13 monitoring period are at the lowest level since 1998/99, with 96 new homes completed, 604 dwellings short of the requirement. However 61.5% of these were on previously developed land and 17.7% within the IP-One area. The level of affordable homes provided amount to just 7.3%, below the 35% requirement. The level of windfall development, that is development not previously identified by the Council, was 41 dwellings.



New homes at Meridian Drive, North-East Ipswich

- 2.16 Figures 2.2 and 2.3 show net housing completions in Ipswich from 1st April 2001 to 31st March 2013. 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 has seen 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.
- 2.17 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 2013, 379 dwellings were completed resulting in a shortfall of 1,021 dwellings in addition to 97 dwellings pre-2011 totalling 1,118 dwellings.
- 2.18 In addition to housing completions, Figure 2.3 shows projections of estimated annual housing delivery (net additional dwellings) up to 2029. It is anticipated that the housing delivery in Ipswich will meet the 700 dwelling requirement by 2016-17. The full list of sites can be viewed in the Council's detailed housing trajectory in the appendices, which was updated in December 2013.
- 2.19 The housing trajectory has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as using the information obtained through the Council's strategic housing land availability assessment (SHLAA) published in March 2010, information made available and discussed at both the Westerfield Road Public Inquiry in April 2010 and the Examination in Public for the Council's Core Strategy and Policies development plan document in July 2011, and a recent update to the SHLAA published in November 2013.

Fig 2.2 – Net housing completions in Ipswich from 1st April 2001 – 31st March 2013

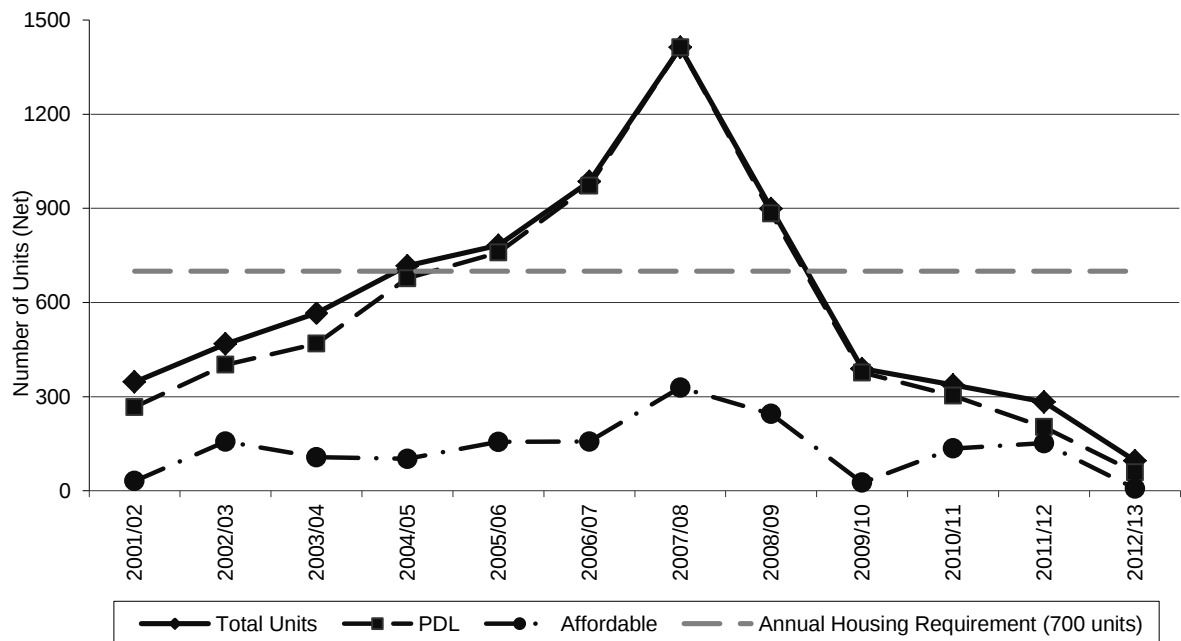
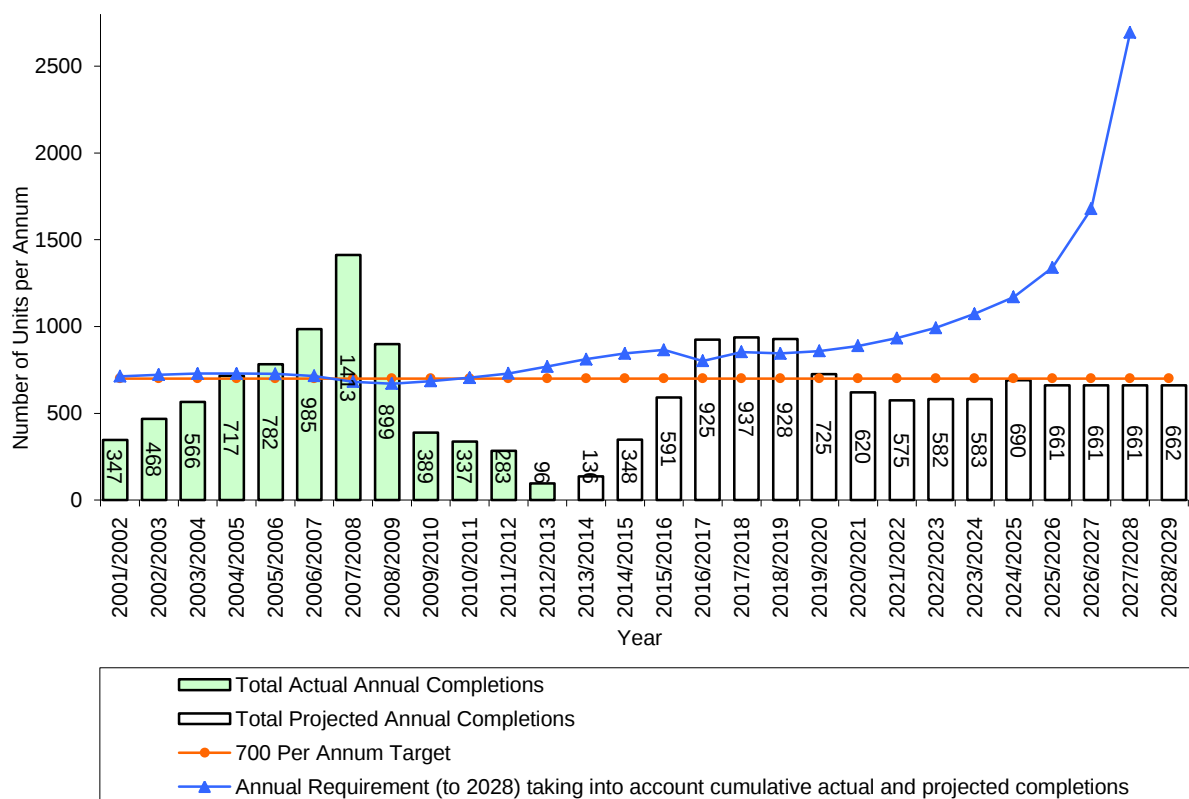


Fig 2.3 – Housing trajectory: Completions since 2001 and projections to 2029



- 2.20 The Core Strategy addresses the need for allocations to ensure the delivery of housing to 2029, identifying areas for development at the northern fringe of Ipswich. A focused 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 focused review and will formally allocate sites to ensure a continuous delivery of housing to at least 2029.
- 2.21 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% moved forward from later in the plan period to 2029.
- 2.22 The Council also has a shortfall as mentioned in paragraph 5.6 of 1,118 dwellings. This figure divided by fifteen years from 2014 to 2029 equates to 74.5 dwellings per annum. Figure 3.4 shows the Council's five year housing supply requirement and actual supply (as at 31st March 2013).

Fig 2.4 – Summary table of five year housing requirement and supply for (2013-2018)

Summary of five year supply	
Ipswich plan five year housing requirement	3,500
Shortfall (74.5 dwellings x 5 years – rounded up)	373
Five per cent Buffer	194
Total Ipswich five year supply requirement	4,067
Total Ipswich housing supply	3,729
Ipswich Borough Council housing supply in years	4.5 years

- 2.23 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 and therefore the Council continues to rely on the East of England Forecasting Model (EEFM) in its baseline model run published in August 2013. 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 2.5, which shows an increase of 1,900 jobs between 2001 and 2013 in the Ipswich Policy Area (IPA) whole authority areas (i.e. not just the IPA part). This is significantly lower than the 5,500 jobs between 2001 and 2012 noted in the previous AMR. The Model forecasts growth of 27,700 jobs between 2011 and 2031 and 29,700 jobs between 2001 and 2031, which takes account of the recent economic recession. The Ipswich Borough Council Core Strategy sets a target of 18,000 jobs to be provided in the IPA between 2001 and 2025. The EEFM forecast for 2025 for the whole authority areas indicates growth of 23,600 jobs compared to the 2001 figure. Jobs growth has not kept pace with expectations between 2001 and 2013. 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 identifies a target of 12,500 jobs to be created in Ipswich between 2001 and 2031.

Fig 2.5 – East of England Forecasting Model Job Estimates for Ipswich Policy Area Authorities, 2001 – 2031

District / Borough	2001 job estimate	2011 job projection	2013 job projection	Jobs change 2001-2013	2021 job projection	2031 job projection	Jobs change 2011-2031
Ipswich	73,200	72,900	72,800	- 400	79,000	84,300	+11,400
Babergh	36,900	37,400	37,500	+ 600	39,800	39,900	+2,400
Mid Suffolk	44,400	42,600	42,500	- 1,900	45,700	47,000	+4,400
Suffolk Coastal	54,300	57,800	57,900	+3,600	63,400	67,300	+9,500
Total	208,800	210,700	210,700	1,900	227,900	238,500	27,700

Source: East of England Forecasting Model Run, August 2013

- 2.24 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 2012 to March 2013) jobs were created through new business development in Ipswich at a Travelodge in Duke Street (August 2012), a Premier Inn (January 2013), and a John Lewis at Home and Waitrose at Futura Park (November 2012).
- 2.25 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 support'¹. Alongside these, the New Anglia Local Enterprise Partnership has also prepared a Strategic Economic Plan (SEP) with input from the Council. This document focuses on the next three years to ensure investment is made in 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) DPD, in addition to a strategic employment site allocated in the adopted Core Strategy and Policies DPD at Futura Park (the former Crane's site) on Nacton Road and existing industrial areas and business parks.

¹ Greater Ipswich City Deal (p. 1):

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).

Target:

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

- 2.26 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.
- 2.27 Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of 3,729 anticipated dwellings coming forward for development within the next 5 years 69% would be on previously developed sites. Of 96 new homes completed in the 2012-13 monitoring period 61.5% were on previously developed land. 17.7% of new dwellings completed were in the IP-One area.
- 2.28 Of the 96 housing completions, 85.4% were within 800 metres of a district centre and the central shopping area.
- 2.29 Policy DM30 of the Core Strategy provides for higher densities for new housing development within the Ipswich Village and Waterfront areas 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 2012 to March 2013 there were 53 of the 96 housing completions within new build developments 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 2.6. Of these 53 dwellings:
- 15 (28%) were within Waterfront schemes in the IP-One area.
 - 10 (19%) were completed as flats.
 - 0 were developed at less than 30 dwellings per hectare (0%).
 - 38 were developed at between 30 and 50 dwellings per hectare (72%).
 - 15 were developed at over 50 dwellings per hectare (28%).
 - The average net density of land covered by the 53 dwellings is 33.8 dwellings per hectare.

83 of the 96 dwellings were new-build and the density achieved was 30.6 per hectare. This figure includes a number of sites with a small number of dwellings.

Fig 2.6 – Developments completed between April 2012 and March 2013

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		10	1,250	38.7
Phase 1, 2a and 2b, Bramley Hill, off Woodbridge Road		28	304	46.2
Hawes Street	Yes	15	21	53.8
Total new build dwellings completed in sites of equal to or greater than 10 dwellings		53	1,575	

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'

- 2.30 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.
- 2.31 In terms of net additional retail space provision during the monitoring period, there has been an increase of 6,409 sq. m of floor space, which is mainly attributed to the new John Lewis and Waitrose (see below) enabling development at the former Crane's site on Futura Park, Ransomes Way. Elsewhere, 509 sq. m of additional floor space has been added in the form of mezzanines at the former Halfords site, London Road.



- 2.32 The 2012/13 figures exceed those of the previous monitoring period by over 4,500 square metres and it is likely that the figures for 2013/14 will include phase 2 of the Futura Park enabling retail development. However the need remains for the focus of new retail development to be within the town centre and district and local centres.
- 2.33 Levels of vacancy within the local and district centres, and the central shopping area are monitored as part of retail surveys reported annually. With regards to local and district centres, there are an additional 27 units in the new district centre at Duke Street.

Fig 3.7 – Percentage vacancies within the Central Shopping Area, and District and Local Centres

	No. of units	No. which are vacant	% Vacant
District and Local Centres	805	74	9.2
Town Centre	690	113	16.4
Total	1,495	187	12.5

- 2.34 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 46,080 sq. m of employment land.
- 2.35 The on-going phased development at the former Hayhill Allotments site will bring forward approximately 1 hectare of public green space.
- 2.36 During the monitoring period both Christchurch Park and Holywells Park were once again awarded Green Flag Park Awards in recognition of the excellent use of green space, well-maintained facilities and high standard of safety and security.
- 2.37 Information obtained from University Campus Suffolk and Suffolk New College 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. 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.
- 2.38 Ipswich's retailing ranking is down to 58 in 2013 from 50 in 2010². Those centres which have risen most in the rankings have benefited from major retail development since 2010.

² Venuescore 2013 cited in DTZ (2013) *Appraisal of Ipswich Town Centre Opportunity Areas*, p. 16

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.

- 2.39 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 the Ipswich Major Scheme and other local initiatives, within the plan period.
- 2.40 In 2011 the requirement for Local Authorities to report back to central government on a single set of national indicators was removed. The abolition of centrally driven targets, known as Local Area Agreements, has therefore been removed; instead, local authorities have been able to set their own delivery targets, answering to residents.
- 2.41 The monitoring of this Objective is currently not possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators which have now been removed and are no longer monitored. As part of the Core Strategy focused review it is anticipated that the objectives will be reviewed and if necessary changes will be made to the monitoring process.
- 2.42 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 and will be reported on in the next authority monitoring report.

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.

- 2.43 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.
- 2.44 Previously the Government had a single indicator on this issue, which related 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.
- 2.45 The EA was advised of 21 applications in Ipswich where flood risk or water quality was an issue. Of these, 16 were approved, 1 was withdrawn, 3 were refused, and 1 has been approved contrary to the EA's initial objection. Whilst an objection was raised by the EA, this was owing to the lack of a Flood Risk Assessment (FRA) rather than an in principle objection to the proposed development. In this case the former fire station development on Sidegate Lane was approved for 59 dwellings subject to relevant EA planning conditions.

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%

- 2.46 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.
- 2.47 During the monitoring period there was no net change in the extent of protected habitats through the borough.

Figure 3.8 – Indicator 8.1 – Summary table for areas of protection

	No. of sites	2011-2012 Site area in hectares	2012-2013 Site area in hectares	Any change in size
Site of Specific Scientific Interest	3	47.58	47.47*	No change
Special Protection Areas / RAMSAR sites	1	41.36	41.27*	No change
County Wildlife Sites	21	217.36	217.36	No change
Local Nature reserves	9	49.87	49.84*	No change
Ancient Woodland	2	3.58	3.58	No change

* There are some very minor changes in values recorded for some site areas. These variations are due to an official GIS layer being obtained for 2013 boundary monitoring purposes, not to an actual reduction in site areas. Please see appendix X for full list of areas.

Full details of the net change in protected habitat appear in the appendices

- 2.48 Tree canopy cover across the borough has not been monitored in previous years and therefore it is not possible to establish whether this has increased or decreased by a significant level. Year on year monitoring from 2012-2013 will establish whether the target figure of 15% is achievable within the plan period.
- 2.49 The number of buildings on the register of Buildings at Risk is unchanged from last years 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.

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.

- 2.50 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.
- 2.51 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.
- 2.52 In Ipswich primary schools the average is 20.4 full time pupils (FTE) to each full time equivalent qualified teacher. Secondary schools have a ratio of 15.6, whereas in further education it is 16.2. 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.

Figure 3.9 – Indicator 9.1 – Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.

	2013	UK average
Primary school average	20.4	21.0
Secondary school average	15.6	15.6
16-18 year education average	16.2	15.6

- 2.53 Of the community facilities that were completed during the monitoring period all were within 800 metres of a district or local centre, with the average distance of the eight developments undertaken being 245 metres from centres.

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.

- 2.54 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).
- 2.55 Unemployment in those 16-65 years of age has continued to rise since 2007-2008 and 2008-2009 where levels of 3.7% and 3.9% were seen respectively. In the monitoring period higher levels of unemployment are seen than in the previous five years, with the average being 10.1% of the working age population out of work. The figures for Suffolk and England as a whole also see a rise in unemployment over the same period to 6.45% and 6.8% respectively.
- 2.56 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; 77% achieved three or more A levels at grade A*-E.; this is significantly higher than the national average of 55.5%.
- 2.57 Key Stage 4 (KS4) attainment figures have shown a 4% improvement since 2009, with 42% of KS4 achieving five or more GCSEs at grades A*-C, although the national average is 59.4%.
- 2.58 Key Stage 2 (KS2) levels have also seen a rise of 10% in the past 5 years with 71% of children attaining level 4 or above in English and Maths.
- 2.59 The impact on the indices of multiple deprivation are recorded less regularly than the annual time frame of this AMR. The most recent data from 2010 shows Ipswich as 83rd on the list of most deprived places. 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.

- 2.60 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.
- 2.61 The numbers participating in the IP-Art Festival, Maritime Ipswich, the Larking Gowen Half Marathon, speciality markets, and other one-off events has risen from 125,00 people in 2010-2011 to 319,000 people visiting cultural events in Ipswich in 2012-2013. Visitors to Ipswich's Museums and Art Galleries continue to rise, with figures showing an increase of 14.3% from 2011.
- 2.62 In line with the increase in public participation in community events, the level of crime that has been reported has also fallen. Those recorded crimes per 1,000 of Ipswich's population have fallen from 106 in 2008-2009 to 92 in 2012-2013.
- 2.63 In terms of the specific recorded crime categories, three out of four have fallen, with reductions in violence with injury falling 12.2% since 2011-2012, serious sexual offences falling by 14.6%, and robbery falling 24.1%. Domestic burglary has remained practically static on last year's figures with only a small increase of one additional crime being reported.
- 2.64 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 night-time.



IP-Art - Last night of the proms 2012, Christchurch Park where 4000 people attended.



Ipswich town centre Purple Flag award 2012-2013

OBJECTIVE 12: Ipswich Policy Area

Objective:

To work with other local authorities in the Ipswich Policy Area and with Local Strategic Partnership 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.

- 2.65 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.
- 2.66 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.
- 2.67 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.
- 2.68 The use of shared resources to develop common development plan documents is not currently proposed, however a shared evidence base through the IPA group is being developed building on a history of shared evidence base studies.
- 2.69 IPA Board meetings have been held on 27th March 2012, 11th June 2012, 10th September 2012, 19th November, 2012, 21st November 2013 and 10th January 2014.

CHAPTER 3:

CENTRAL GOVERNMENT MANDATORY REQUIREMENTS

- 3.1 To review the progress of local development document preparation against the local development scheme timetable and milestones.

Document	Key milestones in July 2013 Local Development Scheme	Progress at March 2014
<i>Development Plan Documents</i>		
Review of Core Strategy and Policies development plan document	Preparation of draft document and Regulation 18 public consultation: Oct 2012 – Oct 2013 Publish draft plan for Regulation 19 public consultation: Feb – Mar 2014 Submit plan to Secretary of State: Jul 2014 Independent Examination: Nov 2014 Adoption: Mar 2015	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. Regulation 18 consultation was undertaken between Jan – Mar 2014. Regulation 19 consultation is planned for Oct – Nov 2014 with submission of the document to the Secretary of State expected in Mar 15.
Site Allocations and Policies (incorporating IP-One Area Action Plan)	Review previous work undertaken between Jan 2005 – Mar 2008, preparation of draft document and Regulation 18 consultation: Jul 2012 – Oct 2013 Publish draft plan for Regulation 19 public consultation: Feb – Mar 2014	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.

	Submit plan to Secretary of State: Jul 2014 Independent Examination: Nov 2014 Adoption: Mar 2015	Sustainability appraisal and committee scheduling also contributed to a delay in meeting the Regulation 18 milestone. Regulation 18 consultation was undertaken between Jan – Mar 2014. Regulation 19 consultation is planned for Oct – Nov 2014 with submission of the document to the Secretary of State expected in Mar 15.
<i>Supplementary Planning Documents</i>		
Ipswich Garden Suburb (northern fringe)	Evidence gathering, consultation and preparation: Feb 2012 – Jul 2013 Preferred options consultation: Sep – Oct 2013 Adoption: Feb 2014	Public consultation on an issues and options document took place between Jan - Feb 2013. A preferred options document was then prepared and public consultation took place between Jan - Mar 2014 alongside the Core Strategy focused review and the Site Allocations plan. 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 draft SPD is robust and meets the legal regulations.
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.
Local List (Buildings of Townscape Interest)	Preparation of SPD: Jan – Jul 2012 Public consultation Sep – Oct 2012	Delays in the process have been as a result of a second round of public consultation, which was deemed necessary, and consequently

	Second round of public consultation: Feb – Mar 2013 Adoption: Jul 2013	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.
Public Open Space	Preparation of SPD: Sep 2013 – Feb 2014 Public consultation: May – Jun 2014 Adoption: Oct 2014	The SPD is currently being prepared and public consultation will occur later in 2014.
Space and Design Guidelines	Preparation of SPD: Sep 2013 – Feb 2014 Public consultation: May – Jun 2014 Adoption: Oct 2014	The SPD is currently being prepared and public consultation will occur later in 2014.
Urban Characterisation Study	Preparation of SPD: Jan 2013 – Feb 2014 Public consultation: May – Jun 2014 Adoption: Oct 2014	The SPD will consist of eight character areas and will be split into two parts. Part 1 will be subject to public consultation in the summer of 2014.
<i>Other Documents</i>		
Community Infrastructure Levy	Prepare preliminary draft and consultation: Jun 2012 – Feb 2014 Publish draft schedule and consultation: May – Jun 2014 Submit for examination: Sep 2014 Examination: Nov 2014 Adoption: Mar 2015	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. The Council consulted on a Preliminary Draft Charging Schedule between Dec 2013 and Jan 2014. The draft schedule will be published for consultation alongside the Core Strategy

		focused review and Site Allocations plan, which is planned for Oct – Nov 2014.
Statement of Community Involvement Review	Evidence gathering and preparation of document: May 2012 – May 2013 Public consultation: Jul - Aug 2013 Adoption: Dec 2013	Public consultation of the SCI was undertaken from July – Sep 2013. The SCI was adopted in Mar 2014.
Suffolk Advisory Parking Standards	Adoption in late 2013	Suffolk County Council has prepared the draft standards, with input from Ipswich Borough Council and other district councils. Expectations are that the final document will be adopted in late 2014 following consultation in the summer of 2014.

3.2 To assess the extent to which key planning policies are being implemented, and where they are not, any steps to secure policy implementation.

Policy	Frequency	Policy	Frequency
CS1	29	CS11	0
CS2	16	CS12	2
CS3	1	CS13	3
CS4	86	CS14	6
CS5	4	CS15	2
CS6	0	CS16	6
CS7	4	CS17	0
CS8	3	CS18	0
CS9	7	CS19	0
CS10	1	CS20	0
Total			170

3.3 Under use of existing core policies.

CS11 – Gypsy and Traveller Accommodation – a joint Gypsy, Traveller and Travelling Showpeople accommodation assessment (GTTAA) 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 development plan document (incorporating the IP-One Area Action Plan).

CS17 – Delivering Infrastructure – the delivery of infrastructure through the planning system is still a material consideration and as such the policy is still considered to be relevant.

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 2017.

CS19 – Provision of Health Services – this policy is still required and supports the provision of new local health facilities in or adjacent to the town centre, a district centre or a local centre.

CS20 – Key Transport Proposals – work has been undertaken during the monitoring period on the ‘Ipswich Chord’ near Hadleigh Road, which will increase rail capacity with completion planned for 2014.

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	37	DM12	295	DM23	11
DM2	24	DM13	33	DM24	1
DM3	32	DM14	5	DM25	16
DM4	47	DM15	10	DM26	171
DM5	402	DM16	16	DM27	11
DM6	0	DM17	109	DM28	4
DM7	3	DM18	70	DM29	4
DM8	29	DM19	59	DM30	22
DM9	5	DM20	16	DM31	8
DM10	138	DM21	10	DM32	14
DM11	3	DM22	8		
Total					1,613

3.4 Under use of existing development management policies.

DM6 – Tall Buildings – no applications which have included development that would be subject to this policy were received during the monitoring period, however the policy is still an important means of assessing the proposed location of tall buildings and the context in which they will be seen.

3.5 To report on net additional dwellings and net additional affordable dwellings.

	2012 - 2013
Net additional dwellings	96
Net additional affordable dwellings	7

3.6 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, however it is anticipated that a Charging Schedule will be adopted towards April 2014.

3.7 To provide evidence of co-operation between Ipswich Borough Council and other local planning authorities, and the County Council. A duty to co-operate statement will be 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 on a regular basis and through the Ipswich Policy Area (IPA) Board meetings. These IPA Board meetings have been held on 27th March 2012, 11th June 2012, 10th September 2012, 19th November, 2012, 21st November 2013 and 10th January 2014.

CHAPTER 4:

CONCLUSIONS

- 4.1 The Council published an updated local development scheme (LDS) in July 2013 to introduce three new supplementary planning documents covering an Urban Characterisation Study, Public Open Space, and Space and Design Guidelines. In addition changes to the timetable were made as detailed in the Ipswich annual authority monitoring report dated March 2013. The 2013 LDS has been reviewed in this annual authority monitoring report in chapter 3 and it is noted that the timetable needs to be further amended to reflect the position in 2014 and to update the future work programme for three years ahead to 2017. The Council undertook draft (Regulation 18) public consultation on its two development plan documents alongside the Ipswich Garden Suburb supplementary planning document between January and March 2014, which was later than identified in the 2013 LDS. Therefore it is necessary for a 2014 LDS to set out the expected timetable for the proposed submission public consultation (Regulation 19) and the proposed examination period.
- 4.2 The Council has also adopted three documents contained with the 2013 LDS, which are the Development and Flood Risk supplementary planning document (SPD), the Local List (Buildings of Townscape Interest) SPD and the Statement of Community Involvement review. These can be removed from any LDS review and any new supplementary planning document(s) can be introduced.
- 4.3 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 draft Core Strategy and Policies Focused Review DPD (October 2013) 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.
- 4.4 Housing completions in Ipswich reached their lowest level since 1998/99 with 96 net dwellings completed, 7 of which were affordable housing completions (7.3%). 59 of these dwellings were on previously developed land (61.5%) and 17 were within the central IP-One area (17.7%). Gross housing completions (before calculating those dwellings lost) were 111. However, the Council has identified a 4.5 year housing land supply (3,729 dwellings) against a five year supply requirement (4,067 dwellings). Although being less than the five year supply required, the Council has identified sufficient sites to enable housing delivery to occur and it is expected to be exceeding the annual requirement by the monitoring period 2016/17. This is important in meeting the Council's objectively assessed housing need identified in the Core Strategy Focused Review of 13,550 dwellings between 2011 and 2031, equating to 677 dwellings per year.
- 4.5 The Community Infrastructure Levy continues to be developed and has gone through a round of public consultation on a preliminary draft charging schedule. Public consultation on a draft charging schedule and accompanying infrastructure plan will occur towards the end of 2014.

- 4.6 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.
- 4.7 Finally, the Council continues to and will seek to improve its monitoring of Core Strategy objectives in enabling sustainable development within Ipswich.

APPENDICIES

Indicator Data

Objective 1 – High Standards of Design	38
Objective 2 – Carbon Emissions	39
Objective 3 – Housing Completions and Employment Provision	40
Objective 4 – IP–One Development	47
Objective 5 – Strategic Facilities	48
Objective 6 – Accessibility	50
Objective 7 – Flood Protection	51
Objective 8 – Protection of Open Spaces	52
Objective 9 – Community Infrastructure	56
Objective 10 – Deprivation	59
Objective 11 – A Safe and Cohesive Town	62
Objective 12 – Ipswich Policy Area	63

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	96	0	0
Number of dwellings subject to Policy DM1	28	N/A	N/A
% of completions meeting policy target	29	N/A	N/A

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

Not currently monitored internally.

OBJECTIVE 2

Indicator 2.1 - CO2 emission estimates and population figures 2005-2011 (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
	-28.81%	7.82%	-15.85%	4.63%	-21.18%	4.94%

Indicator 2.2 - Ipswich Carbon Emissions from 2004 – 2011 (Note: Data for 2012 not available until 2014)

	Industry and Commercial	Domestic	Transport
2005-2011	-33.40%	-17.61%	-7.16%

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

Given the reductions over this and previous monitoring periods, if the rates of reduction continue, 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	1,413	100	329	23	779	55
2008 - 2009	899	884	98	245	27	501	56
2009 - 2010	389	377	97	26	7	232	60
2010 - 2011	337	303	90	135	40	109	32
2011 - 2012	283	203	72	152	54	51	18
2012 - 2013	96	59	61.5	7	7.3	17	17.7

Fig 3a – Net housing totals since 1996

	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
1996 - 2001	1,049	884	84%	212	20%	230	22%
2001 - 2013	7,282	6,785	93%	1,610	22%	2,973	41%
Total 1996 - 2013	8,331	7,669	92.05	1,822	21.87	3,203	38.44

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	3,500
Residual Shortfall from 1 st April 2001 to 31 st March 2013 (8,400 dwellings required - 7,282 dwellings completed / 15 years 2012-2028 x 5)	373*
5 per cent additional buffer required by the NPPF	194
Ipswich five year housing requirement	4,067

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

Fig 3d - Ipswich Housing Land Supply

Type of site	No. of Units
Extant Planning Permissions on Allocated Large Sites	492
Extant Planning Permissions on Unallocated Large Sites	1,335
Extant Planning Permissions on Unallocated Small Sites	200
Residual Local Plan sites	14
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)	1,088
Contingent sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth	600
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	0
Ipswich Housing Supply Total	3,729

Fig 3e - Ipswich Housing Land Supply in Years

5 year supply requirement	No. of Units
Core Strategy Housing Requirement at 700 dwellings per annum	3,500
Residual Shortfall from 1st April 2001 to 31st March 2013 (8,400 dwellings required - 7,282 dwellings completed / 15 years 2012-2028 x 5)	373
5 per cent additional buffer required by the NPPF	194
Five year supply requirement	4067
Five year supply requirement as annual figure	813.4
Ipswich Borough Council Housing Supply (years) = 3701 / (4067 / 5)	4.5 years

Indicator 3.5 - Net annual housing and employment land completions

	Land amount in hectares
Housing completions	3.292
Employment completions	0.93
Total	4.222

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

	% complete
a) Homes - 14,000 dwellings by 2021	52
b) Employment - 18,000 jobs by 2025*	-

* Note: The Council is currently trying to quantify the number of jobs created. Using the East of England Forecasting Model, the number of jobs projected from 2001 to 2013 has fallen by 400, however as noted in paragraph 2.25 in Chapter 2, jobs were created through new business development in Ipswich in the monitoring period (April 2012 to March 2013) at a Travelodge in Duke Street (August 2012), a Premier Inn (January 2013), and a John Lewis at Home and Waitrose at Futura Park (November 2012).

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

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	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	No. of residual which are expected to be completed in 5 years	2013/14 Current Year	2014/15 (Yr 1)	2015/16 (Yr 2)	2016/17 (Yr 3)	2017/18 (Yr 4)	2018/19 (Yr 5)	2019/20 (Yr 6)	2020/21 (Yr 7)	2021/22 (Yr 8)	2022/23 (Yr 9)	2023/24 (Yr 10)	2024/25 (Yr 11)	2025/26 (Yr 12)	2026/27 (Yr 13)	2027/28 (Yr 14)	2028/29 (Yr 15)	Total Identified Supply		
Extant Planning Permissions on Allocated Large Sites																																
IP016	12/00895	Reserved Matters	St Margaret's	Funeral Director's, Suffolk Road	B	Yes	Yes	Yes	1.04	0	14	14	14		14																14	
IP038	10/00867	Full	Bridge	Land between Vernon Street & Stoke Quay	B	Yes	Yes	Yes	1.43	0	307	307	307		76	77	77	77													307	
IP150a	08/00246	Reserved Matters	Priory Heath	Land south of Ravenswood (sites S, T, U, V and W)	B	Yes	Yes	Yes		35	43	78	100	20	33	33	34														120	
IP223	07/00123 & 09/00612	Full	Alexandra and St Margarets	Hayhill Road/Woodbridge Road	G	Yes	Yes	Yes	6.58	198	106	304	71	35	35	36															106	
Extant Planning Permissions on Unallocated Large Sites																																
IP023	12/00429	Full (approved April 2013)	Rushmere	Fire Station, Colchester Road (inc Builder's Yard, Sidegae Lane	B	Yes	Yes	Yes	1.46	0	59	59	59		29	30															59	
IP073	11/00980	Reserved Matters	Whitton	Former Thomas Wolsey School, Old Norwich Road	B	Yes	Yes	Yes	1.33	6	42	48	21	21	21																42	
IP074	13/00226	Full	Alexandra	Church, Reeves Yard and The Black Barn, Upper Orwell St	B	Yes	Yes	Yes	0.07	0	12	12	12				12														12	
IP084b	05/00641	Full	Alexandra	Land adjacent County Hall, St Helen's Street	B	Yes	Yes	Yes	0.82	28	50	78	50			25	25														50	
IP088	12/00114	Full	St John's	79 Cauldwell Hall Road	B	Yes	Yes	Yes	0.3	0	16	16	16			16															16	
IP090	11/00334	Full	Whitehouse	Europa Way	B	Yes	Yes	Yes	1.43	0	142	142	142				47	47	48												142	
IP132	10/00343	Full	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	Yes	Yes	Yes	0.18	0	64	64	64					32	32												64	
IP133	10/00418	Full	Bridge	South of Felaw Street	B	Yes	Yes	Yes	0.41	0	47	47	47					23	24												47	
IP135	11/00247	Outline	Westgate	112 - 116 Bramford Road	B	Yes	Yes	Yes	0.17	0	24	24	24				24														24	
IP161	07/00118	Full	St Margaret's	2 Park Road	B	Yes	Yes	Yes	0.35	0	13	13	13		13																13	
IP168	05/01010	Full	Stoke Park	Stoke Park Drive	B	Yes	Yes	Yes	0.29	0	31	31	31				31														31	
IP169	12/00087	Full	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.08	0	14	14	14			14															14	
IP176	12/00101	Full	St Margaret's	7-9 Woodbridge Road	B	Yes	Yes	Yes	0.05	0	14	14	14			14															14	
IP200	11/00507, 1/00432, 13/00722	Full, Full, Pending	Bridge	Griffin Wharf, Bath Street	B	Yes	Yes	Yes	4.7	128	290	418	284	6	56	57	57	57	57													290
IP205	02/01241	Full	Alexandra	Burton's, College Street	B	Yes	Yes	Yes	0.19	71	125	196	125				41	42	42													125
IP206	04/00313	Full	Alexandra	Cranfields	B	Yes	Yes	Yes	0.71	195	142	337	142				47	47	48													142
IP209	04/01261, 07/00229	Full	Holywells	158 Foxhall Road (part superseded - no. of units revised)	B	Yes	Yes	Yes	0.19	6	5	11	0	5																		5
IP211	05/00296, 07/00357, 07/00358	Full	Alexandra	Regatta Quay, Key Street	B	Yes	Yes	Yes	0.85	89	226	315	226			56	56	57	57													226
IP214	10/000805	Full	Alexandra	300 Old Foundry Road	B	Yes	Yes	Yes	0.02	0	11	11	11			11																11
IP245	12/00869	Full	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.061	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	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	No. of residual which are expected to be completed in 5 years	2013/14 Current Year	2014/15 (Yr 1)	2015/16 (Yr 2)	2016/17 (Yr 3)	2017/18 (Yr 4)	2018/19 (Yr 5)	2019/20 (Yr 6)	2020/21 (Yr 7)	2021/22 (Yr 8)	2022/23 (Yr 9)	2023/24 (Yr 10)	2024/25 (Yr 11)	2025/26 (Yr 12)	2026/27 (Yr 13)	2027/28 (Yr 14)	2028/29 (Yr 15)	Total Identified Supply		
Continued: Extant Planning Permissions on Unallocated Large Sites																																
IP246	09/00213	Full	Westgate	158-160 London Road	B	Yes	Yes	Yes	0.064	0	13	13	13		13																13	
IP253	12/00008	Full	Alexandra	Electric House, Lloyds Avenue	B	Yes	Yes	Yes	0.045	0	13	13	13			13															13	
Extant Planning Permissions on Unallocated Small Sites																																
IP020a	11/00343	Full	St Margaret's	Water Tower, Park Road (under construction)	G	Yes	Yes	Yes	0.41	0	5	5	0	5																	5	
IP234	06/01176	Full	Gipping	Gibbons Street	B	Yes	Yes	Yes	0.03	0	6	6	6		6																6	
IP239	10/00944	Full	St Margaret's	Park North	B	Yes	Yes	Yes	0.2	0	5	5	5		5																5	
IP241	10/00714	Full	St Margaret's	Samuel Court	B	Yes	Yes	Yes	0.02	0	6	6	6		6																6	
IP242	10/00948	Full	Bridge	31 Stoke Street	B	Yes	Yes	Yes	0.005		6	6	6			6															6	
IP248	09/00451	Outline	Westgate	Bramford Lane (237 and lockup garages)	B	Yes	Yes	Yes	0.14	0	5	5	5				5														5	
IP249	13/00067	Full	Westgate	Bramford Road (131)	B	Yes	Yes	Yes	0.039	1	6	7	0	6																	6	
IP252	11/00043	Outline	Holywells	48-52 Tomline Road	B	Yes	Yes	Yes	0.05	0	6	6	6				6														6	
IP255	11/00486	Full	Whitehouse	Limerick Close	B	Yes	Yes	Yes	0.17	0	5	5	5		5																5	
Various	Various			Sites with less than 5 units (5 under construction)	G	Yes	Yes	Yes	1.54	-1	37	36	29	8	8	7	7	7													37	
Various	Various			Sites with less than 5 units (39 under construction)	B	Yes	Yes	Yes	4.13	2	162	164	132	30	28	26	26	26	26													162
Residual Local Plan sites																																
IP009	6.8 part	Alloc 1997	St Margaret's	Part Victoria Nurseries (UC009)	B	Yes	Yes	No	0.39	0	14	14	14						14												14	
IP105	6.3 part	Alloc 1997	Westgate	Depot, Beaconsfield Road (UC129)	B	Yes	Yes	No	0.34	0	15	15	0											15							15	
Informally Identified (may not be politically accepted or site specific)																																
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)																																
IP042	12/00700	S106	Holywells	Land between Cliff Quay and Landseer Road	B	Yes	Yes	Yes	3.78	0	27	27	27				27														27	
IP059b	10/00823	S106	Gipping	Arcilion House, Hadleigh Road	B	Yes	Yes	Yes	0.34	0	18	18	18			18															18	
IP109	12/00192	S106	Bixley	The Drift etc, Woodbridge Road	B	Yes	Yes	Yes	0.42	0	13	13	13			13															13	
IP129	12/00654/O	S106	Alexandra	BT Depot, Woodbridge Road	B	Yes	Yes	No	1.07	0	39	39	39			39															39	
IP226	04/01173	S106	Holywells	Helena Road (site 5.8 2001)	B	Yes	Yes	No	1.87	0	566	566	0							56	56	56	56	57	57	57	57	57	57	57	566	
IP004	UC004	Alloc 2001	Gipping	Bus depot, Sir Alf Ramsey Way	B	Yes	Yes	No	1.07	0	59	59	0										29	30							59	
IP005	UC005	Alloc 2001	Whitton	Former Took's Bakery, Old Norwich Road	B	Yes	Yes	Yes	2.8	0	101	101	101				33	34	34												101	
IP006	UC006	Alloc 2001	Gipping	Co-op warehouse, Paul's Road	B	Yes	Yes	No	0.63	0	28	28	0							28											28	
IP010a	UC010 part a	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Road	B	Yes	Yes	Yes	2.73	0	98	98	0								32	33	33								98	
IP010b	UC010 part b	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Road	B	Yes	Yes	No	2.79	0	75	75	0								25	25	25								75	
IP011b	UC011 part	Alloc 2001	Alexandra	Smart Street/Foundation Street	B	Yes	Yes	No	0.69	0	61	61	0										30	31							61	

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	No. of residual which are expected to be completed in 5 years	2013/14 Current Year	2014/15 (Yr 1)	2015/16 (Yr 2)	2016/17 (Yr 3)	2017/18 (Yr 4)	2018/19 (Yr 5)	2019/20 (Yr 6)	2020/21 (Yr 7)	2021/22 (Yr 8)	2022/23 (Yr 9)	2023/24 (Yr 10)	2024/25 (Yr 11)	2025/26 (Yr 12)	2026/27 (Yr 13)	2027/28 (Yr 14)	2028/29 (Yr 15)	Total Identified Supply		
Continued: Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)																																
IP012	UC012	Preferred Option	Alexandra	Peter's Ice Cream, Grimwade St/Star Lane	B	Yes	Yes	No	0.32	0	35	35	0											35							35	
IP015	UC015	Preferred Option	Gipping	West End Road Surface Car Park	B	Yes	Yes	No	1.22	0	27	27	0										27								27	
IP017a	09/00195	Lapsed PP	Gipping	134-154 Handford Road	Bro	Yes	Yes	Yes	0.08	0	12	12	12						12												12	
IP029	UC030	Preferred Option	Whitehouse	Land opposite 674-734 Bramford Rd	G	Yes	Yes	Yes	2.26	0	71	71	71					35	36												71	
IP031	UC032	Preferred Option	Bridge	Burrell Road	B	Yes	Yes	No	0.44	0	20	20	0							20											20	
IP032	UC033	Preferred Option	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	No	3.54	0	99	99	0							33	33	33									99	
IP033	UC034	Preferred Option	Whitehouse	Land at Bramford Road (Stocks site)	B	Yes	Yes	No	2.03	0	46	46	0							23	23										46	
IP037	UC038	Alloc 2001	Holywells	Island site	B	Yes	Yes	No	6.02	0	271	271	0													54	54	54	54	55		271
IP039a	UC040	Alloc 2001	Bridge	Land between Gower Strret and Great Whip Street	B	Yes	Yes	No	0.48	0	43	43	0										21	22							43	
IP040 & IP041	UC041 & UC042	Alloc 2001/S106	Alexandra	Civic Centre area, Civic Drive	B	Yes	Yes	No	1.31	0	29	29	0							29											29	
IP043	UC044		Alexandra	Commercial Buildings and Jewish Burial Ground site, Star	B	Yes	Yes	No	0.7	0	62	62	0							31	31										62	
IP048	UC051	Preferred Option	Alexandra	Mint Quarter	B	Yes	Yes	No	1.35	0	73	73	0										36	37							73	
IP052	UC055		Alexandra	Land between Lower Orwell Street and Star Lane	B	Yes	Yes	No	0.4	0	35	35	0								17	18									35	
IP054	UC057		Alexandra	Land between Old Cattle Market and Star Lane	B	Yes	Yes	No	1.72	0	28	28	0									28									28	
IP059a	UC062		Gipping	Elton Park Industrial Estate, Hadleigh Road	B	Yes	Yes	Yes	2.63	0	105	105	105				35	35	35												105	
IP061	UC064		Gipping	School Site, Lavenham Road	G	Yes	Yes	Yes	1.08	0	30	30	30						30												30	
IP065	UC068 (13/00368)	Preferred Option (pending)	Priory Heath	Former 405 Club, Bader Close	G	Yes	Yes	Yes	3.22	0	108	108	108			36	36	36													108	
IP066	UC069	Preferred Option	Holywells	JJ Wilson, White Elm Street	B	Yes	Yes	No	0.32	0	14	14	0											14							14	
IP080	UC085	Preferred Option	Bridge	240 Wherstead Road	B	Yes	Yes	Yes	0.49	0	27	27	27						27												27	
IP083	UC089	Preferred Option	Gipping	Banks of river/Princes Street	B	Yes	Yes	No	0.76	0	17	17	0											17							17	
IP089	UC096	Alloc 2001	Alexandra	Waterworks Street	B	Yes	Yes	No	0.31	0	29	29	0												29						29	
IP096	UC109	Preferred Option	Gipping	Car Park Handford Rd East	B	Yes	Yes	Yes	0.22	0	24	24	0							24											24	
IP098	UC111	Alloc 2001	Holywells	Transco, south of Patteson Road	B	Yes	Yes	Yes	0.57	0	63	63	0							31	32										63	

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	No. of residual which are expected to be completed in 5 years	2013/14 Current Year	2014/15 (Yr 1)	2015/16 (Yr 2)	2016/17 (Yr 3)	2017/18 (Yr 4)	2018/19 (Yr 5)	2019/20 (Yr 6)	2020/21 (Yr 7)	2021/22 (Yr 8)	2022/23 (Yr 9)	2023/24 (Yr 10)	2024/25 (Yr 11)	2025/26 (Yr 12)	2026/27 (Yr 13)	2027/28 (Yr 14)	2028/29 (Yr 15)	Total Identified Supply	
Continued: Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)																															
IP113	UC171	Preferred Option	Alexandra	The Railway PH & Foxhall Rd	B	Yes	Yes	Yes	0.34	0	8	8	8				8													8	
IP116 part	UC185 (13/00762)	Preferred Option (pending)	St John's	St Clements Hospital Grounds	B	Yes	Yes	Yes	4.88	0	95	95	57				19	19	19	19	19										95
IP116 part	UC185 (13/00762)	Preferred Option (pending)	St John's	St Clements Hospital Grounds	G	Yes	Yes	Yes	6.74	0	132	132	78				26	26	26	27	27										132
IP121	UC209	Preferred Option	Stoke Park	Front of pumping station, Belstead Rd	G	Yes	Yes	No	0.6	0	27	27	0							27											27
IP131	UC245		St John's	45 Milton Street	B	Yes	Yes	Yes	0.28	0	13	13	0							13											13
IP136	UC251	Alloc 2001	Alexandra	Silo, College Street	B	Yes	Yes	No	0.16	0	21	21	0							21											21
IP142	UC259		Holywells	Land at Duke Street	B	Yes	Yes	Yes	0.39	0	32	32	32						32												32
IP150c	UC267		Priory Heath	Land south of Ravenswood	G	Yes	Yes	Yes	4.62	0	162	162	162				54	54	54												162
IP165	IP165	Alloc 2001	Whitehouse	Eastway Business Park, Europa Way	B	Yes	Yes	Yes	2.08	0	100	100	100				33	33	34												100
IP172	UC088	Lapsed PP	St Margaret's	15-19 St Margaret's Green	B	Yes	Yes	Yes	0.08	0	9	9	9					9													9
IP175	05/00685	Lapsed Outline PP	Whitehouse	47-51 Waveney Road	B	Yes	Yes	Yes	0.15	0	12	12	0							12											12
IP188	IP188	Alloc 2001	Bridge	Websters Saleyard site, Dock Street	B	Yes	Yes	Yes	0.11	0	9	9	9				9														9
IP221	06/01007	Lapsed PP	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.35	0	6	6	0							6											6
IP256			Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	Yes	Yes	No	0.87	0	30	30	0									30									30
IP257			Priory Heath	Land at Felixstowe Road east of Malvern Close	B	Yes	Yes	No	0.78	0	27	27	0									27									27
IP259			Priory Heath	Former Holywells High School (buildings)	B	Yes	Yes	Yes	1.82	0	82	82	82					41	41												82
Contingent sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth																															
				Land west of Westerfield Road and south of Railway Line	G	Yes	Yes	Part		0	1,106	1,106	600			50	150	200	200	200	200	106									1,106
				Broad Location North Ipswich	G	Yes	Yes	No		0	2,075	2,075	0									94	200	200	200	200	200	200	200	200	1,494
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)																															
				Small windfall sites	B					0	300	300	0												60	60	60	60	60	60	300
				Large unidentified brownfield sites	B					0	2075	2,075	0							125	125	125	125	125	290	290	290	290	290	290	2075
Total																															
														3,729	136	348	591	925	937	928	725	620	575	582	583	690	661	661	661	662	10,285
Brownfield Total																															
														2,580	88	305	462	652	579	582	438	360	342	382	383	490	461	461	461	462	6,908

OBJECTIVE 4

Indicator 4.1 – Previously developed land that has been vacant or derelict for more than five years

Not monitored during the period 2012 – 2013

Indicator 4.2 – Density of residential development taking place in IP-One

17 (17.7%) of the 96 new dwellings completed were in the IP-One area. 15 dwellings were completed within the IP-One area on developments of more than 10 dwellings. These 15 dwellings were part of a scheme of Hawes Street for 21 dwellings and the density across the whole site is 53.8 dwellings per hectare.

Indicator 4.3 – Percentage of major schemes in IP-One consisting of a mix of uses

Not monitored during the period 2012 – 2013

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 96 housing completions, 85.4% were within 800 metres of a district centre and the central shopping area.

OBJECTIVE 5

Indicator 5.1 - Net change in retail floorspace, inside and outside of the Central Shopping Area (CSA)

	2011 - 2012	2012 - 2013
Central Shopping Area	578	0
Outside CSA	985	6,409
Total	1,563	6,409

District and Local centres overview table

	No. of store units	Total vacant	Vacancy %	No. of C3 conversions	Residential %	No. of A1 retail	A1 retail %
Total	805	74	8	69	8	452	57

Full data set available within the 2013 District and Local Centres report

Indicator 5.2 - Additional employment floorspace at former Crane's site

	2011 - 2012	2012 - 2013
Total Employment Floor Space (Sq. m)	0	0

Indicator 5.3 - Gains in Green Infrastructure within the Ipswich Policy Area (ha)

Not monitored during the period 2012 - 2013

Ipswich Green Flag Parks

	Green Flag Parks
Alexandra Park	
Bourne Park	
Chantry Park	
Christchurch Park	2012 - 5 th occasion awarded green flag
Gippeswyk Park	
Holywells Park	2012 - 2 nd occasion awarded green flag
Landseer Park	
Orwell Country Park	

Indicator 5.4 - Number of students at University Campus Suffolk and Suffolk New College

	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2008-2013 % change
University Campus Suffolk	3,036	3,408	3,592	3,970	3,509	15.6
Suffolk New College	8,119	8,452	8,486	5,774	5,741	-29
Total	11,155	11,860	12,078	9,744	9,250	-17

Target – ‘Venuescore’ national hierarchy of shopping centre (No.1 being best, out of 2000)

	2011	2013
Ipswich retail ranking	50	58

OBJECTIVE 6

Indicators 6.1 - Average journey time per mile in morning peak

Indicators 6.2 - Access to services and facilities by public transport, walking and cycling

Indicators 6.3 - Mode of travel used for children travelling to school

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

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

Work continues with Suffolk County Council with regards to the Ipswich Major Scheme 'Travel Ipswich' and road improvements and implementation of the traffic control system. A number of road improvements have been implemented in the 2013 – 2014 period which will be shown in the AMR for this period.

OBJECTIVE 7

Indicator 7.1 - Applications that were subject to Environment Agency Consultation

	No. of applications	Decision	Environment Agency comment
12/00384/FUL	Powell Duffryn Terminals Ltd, Cliff Quay, Ipswich	Approved	No objection
12/00386/FUL	Whitton Water Pumping Station, Thurleston Lane	Approved	No objection
12/00429/FUL	Fire Service Headquarters & 261A Sidegate Lane, Colchester Road	Approved	Objection*
12/00436/FUL	Websters Trade Yard, Dock Street	Refused	Objection
12/00532/FUL	Land Rear Of 2 Bath Street, Hawes Street	Approved	No objection
12/00615/FUL	Land To The West Of Ransomes Way Nacton Road	Approved	No objection
12/00639/FUL	10 Grafton Way	Withdrawn	No objection
12/00650/FUL	Car Parking Area, The Maltings, Princes Street	Refused	None received
12/00654/OUT	50 Russet Road	Approved	No objection
12/00700/OUT	6 To 28 Landseer Road And Part Cliff Brewery, Cliff Road	Approved	No objection
12/00702/FUL	Cliff Brewery, Cliff Road	Approved	No objection
12/00717/FUL	Commercial Unit, John Street	Approved	No objection
12/00752/FUL	Waterfront Car Park, St Peters Dock	Approved	No objection
12/00762/FUL	2 Trent Road	Approved	No objection
12/00771/FUL	Amenity Land Adjacent To Pooleys Yard, Ranelagh Road	Approved	No objection
12/00777/FUL	7 Portmans Walk, Ipswich	Approved	No objection
12/00782/FUL	Land Adjacent To, The Mermaid Public House, Yarmouth Road	Refused	No objection
12/00831/FUL	84 Fore Street	Approved	No objection
13/00069/FUL	Websters Trade Yard, Dock Street	Approved	No objection
13/00229/FUL	19 Holywells Road	Approved	No objection
13/00230/FUL	19 Holywells Road	Approved	No objection

* Objection received owing to lack of correct FRA. Applicant resubmitted and approval was granted subject to EA conditions

Target - Implementation of the tidal surge barrier by 2014

Flood defence barrier expected to be in operation in 2017.

OBJECTIVE 8

Indicator 8.1a - County Wildlife Sites 2012 - 2013

Name	2012 Area (hectares)	2013 Area (hectares)	Loss since 2012	Gain since 2012	Total Gain/Loss
Alderman Canal	2.05	2.05	0	0	0
Ashground Covert and Alder Carr (area within IBC – total site 15.32)	5	5	0	0	0
Bourne Park Reedbed	7.47	7.47	0	0	0
Brazier's Wood, Pond Alder Carr and Meadows	29.85	29.85	0	0	0
Bridge Wood (2 parts within IBC – total site 37.91)	2.81	2.81	0	0	0
Chantry Park, Beechwater and Meadow	10.51	10.51	0	0	0
Christchurch Park including Arboretum	32.93	32.93	0	0	0
Dales Road Woodland	5.85	5.85	0	0	0
Holywells Park and canal	21.01	21.01	0	0	0
Landseer Park Carr	17.25	17.25	0	0	0
Pipers Vale	20.71	20.71	0	0	0
Ransomes Industrial Park	0.16	0.16	0	0	0
River Gipping	4.61	4.61	0	0	0
River Orwell (Wet Dock area)	10.07	10.07	0	0	0
River Orwell	26.45	26.45	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	2.3	2.3	0	0	0
Bourne Bridge Grassland (area within IBC - site reference 'Babergh 136' total 2.29ha)	0.8	0.8	0	0	0
Total	217.36	217.36	0	0	0

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

Indicator 8.1b -Sites of Special Scientific Interest 2012 - 2013

Name	2012 Area (hectares)	2013 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Bed of River Orwell (2 parts within IBC)	41.36	41.27	0	0	0
Bixley Heath (area within IBC)	4.01	4	0	0	0
Stoke Bridge Railway Tunnel	2.21	2.2	0	0	0
Total	47.58	47.47*	0	0	0

* There are some very minor changes in values recorded for some site areas. These variations are due to an official GIS layer being obtained for 2013 boundary monitoring purposes, not to an actual reduction in site areas.

Indicator 8.1c - Ramsar sites 2012 - 2013

Name	2012 Area (hectares)	2013 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Bed of River Orwell (2 parts within IBC)	41.36	41.27	0	0	0
Total	41.36	41.27*	0	0	0

* There are some very minor changes in values recorded for some site areas. These variations are due to an official GIS layer being obtained for 2013 boundary monitoring purposes, not to an actual reduction in site areas.

Indicator 8.1d - Ancient Woodland 2012 - 2013

Name	2012 Area (hectares)	2013 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Brazier's Wood	3.51	3.51	0	0	0
Bridge Wood (area within Ipswich Borough Council – whole site 30.51ha)	0.07	0.07	0	0	0
Total	3.58	3.58	0	0	0

Indicator 8.1e - Local Nature reserves 2012 - 2013

Name	2012 Area (hectares)	2013 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Alderman Canal east	1.62	1.6	0	0	0
Alderman Canal west	0.97	0.98	0	0	0
Bixley Heath (area within IBC)	4.01	4	0	0	0
Bobbit's Lane (area within IBC)	6.11	6.33	0	0	0
Bourne Park Reedbeds	7.49	7.44	0	0	0
Bridge Wood (area within IBC)	1.88	1.78	0	0	0
Piper's Vale	19.76	19.67	0	0	0
Stoke Park Wood	2.16	2.17	0	0	0
The Dales Open Space	5.87	5.87	0	0	0
Total	49.87	49.84*	0	0	0

* There are some very minor changes in values recorded for some site areas. These variations are due to an official GIS layer being obtained for 2013 boundary monitoring purposes, not to an actual reduction in site areas.

Indicator 8.2 - 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

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% can therefore be monitored as part of the AMR for years 2013–2014.

OBJECTIVE 9

Indicator 9.1a - Primary School class teacher / pupil ratios

Primary Schools	2013
Britannia Primary School	24.3
Cliff Lane Primary School	23.0
Clifford Road Primary School	24.0
Gusford Community Primary School	22.4
Halifax Primary School	24.8
Handford Hall Primary School	19.6
Hillside Community Primary School	18.2
Morland Primary School	20.2
Murrayfield Community Primary School	17.4
The Oaks Community Primary School	18.8
Piper's Vale Community Primary School	17.3
Ranelagh Primary School	19.1
Ravenswood Community Primary School	20.2
Rose Hill Primary School	21.2
Rushmere Hall Primary School	21.9
St Helen's Primary School	21.5
St John's CofE Primary School*	23.9
St Margaret's CofE Primary School*	25.2
St Mark's Catholic Primary School	23.2
St Mary's Catholic Primary School	23.5
St Matthew's CofE Primary School*	21.8
Sidegate Primary School	21.8
Springfield Junior School	20.7
Sprites Primary School	23.8
The Willows Primary School	19.0
<i>Beacon Hill School</i>	8.4
<i>The Bridge School</i>	5.1
England State funded only	21.0
Ipswich primary school averages	20.4*

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

Indicator 9.1b - Secondary School class teacher / pupil ratios

Secondary Schools	2013
Chantry High School	15.5
Copelston High School	17.2
Ipswich Academy	15.0
Ipswich School	N/A
Northgate High School	15.1
St Alban's Catholic High School*	17.4
St Joseph's College	N/A
Stoke High School	15.2
<i>Beacon Hill School</i>	8.4
<i>The Bridge School</i>	5.1
<i>Liberty Lodge</i>	N/A
England State funded schools	15.6
Ipswich secondary school averages	15.6*

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

Indicator 9.1c - 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.

Indicator 9.2 - Percentage of new community facilities within 800m of a centre

Ref	Address	Proposal	In or within 800m of a centre (Y/N)	Distance from middle of centre	District local (D/L) centre No.
03/00952/FUL	Ipswich Hospital NHS Trust, Heath Road, IP4 5PD	Extension to the existing mortuary	Y	428m	D17
08/00573/FUL	St Clements Hospital, Foxhall Road, IP3 8LS	New building to provide low secure unit and associated parking	Y	395m	L22
08/00578/FUL	Ipswich Hospital NHS Trust, Heath Road, IP4 5PD	Erection of new mental health ward	Y	290m	D17
11/00794/FUL	29 Chesterfield Drive, IP1 6DW	Creation of pharmacy	Y	385m	D3
11/00535/FPI4	Ipswich Crematorium, Cemetery Lane, IP4 2TQ	Crematorium building upgrade	Y	325m	L15
11/00555/FUL	Spiritualist Church, 131 Woodbridge Road, IP4 2PF	Extension and external ramps and disabled parking bay	Y	185m	L46
11/00665/FUL	291 Woodbridge Road, IP4 4AS	Formation of (D1) consulting rooms/hypnotherapy, counselling and complementary therapy	Y	0m	L36
11/00777/FUL	St Helens House, 571 Foxhall Road, IP3 8LX	Audiology suite within purpose built building	Y	275m	L22
		Average distance	100%	245m	

OBJECTIVE 10

Indicator 10.1 - Percentage of those unemployment ages 16 - 64

	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Q4	3.7	3.2	5.8	9.7	7.4	9.1
Q1	3.4	3.0	6.4	9.0	7.9	11.1
Q2	4.0	4.6	6.9	8.7	7.8	9.9
Q3	3.7	4.8	8.0	9.1	6.9	10.2
Total	3.7	3.9	6.8	9.1	7.5	10.1

Above data shown in 4 quarters per year 2007/08 – 2012/13. All data on unemployment taken from Suffolk Observatory.

Indicator 10.2a - % of Key Stage 2 students achieving Level 4 or above in English and Maths

	2009	2010	2011	2012
Britannia Primary School	88%	83%	87%	83%
Cliff Lane Primary School	82%	74%	63%	77%
Clifford Road Primary School	57%	77%	71%	74%
Gusford Community Primary School	59%	63%	66%	62%
Halifax Primary School	71%	59%	78%	85%
Handford Hall Primary School	50%	65%	57%	81%
Hillside Community Primary School	60%	68%	50%	62%
Morland Primary School	55%	79%	71%	78%
Murrayfield Community Primary School	30%	73%	68%	61%
The Oaks Community Primary School	34%	57%	68%	71%
Piper's Vale Community Primary School	51%	58%	51%	64%
Ranelagh Primary School	58%	48%	54%	75%
Ravenswood Community Primary School	48%	58%	57%	60%
Rose Hill Primary School	68%	61%	56%	58%
Rushmere Hall Primary School	43%	60%	76%	73%
St Helen's Primary School	91%	81%	80%	78%
St John's CofE Primary School*	83%	93%	93%	93%
St Margaret's CofE Primary School*	77%	90%	93%	93%
St Mark's Catholic Primary School	87%	97%	94%	100%
St Mary's Catholic Primary School	93%	90%	100%	93%
St Matthew's CofE Primary School*	73%	81%	56%	83%
Sidegate Primary School	66%	1A	60%	67%
Springfield Junior School	72%	68%	88%	85%
Sprites Primary School	59%	79%	67%	72%
The Willows Primary School	82%	64%	85%	78%
<i>Beacon Hill School</i>	0%	0%	0%	0%
<i>The Bridge School</i>	0%	0%	0%	0%
England All Schools	72%	73%	74%	79%
England State funded only	72%	73%	74%	79%
Ipswich averages	61%	64%	66%	71%

* Voluntary Aided, with Special schools in *italics*

No KS2 data available from - Gusford Community Primary School (Academy Sponser Led), Ipswich School, St Joseph's College, Springfield Infant School and Nursery.

Indicator 10.2b - Number of secondary school pupils achieving 5+ A* - c GCSEs or equivalent including English and Maths

	2009	2010	2011	2012
Chantry High School	26%	37%	38%	40%
Copelston High School	48%	69%	64%	61%
Ipswich Academy	NA	NA	NA	23%
Ipswich School	99%	15%	98%	98%
Northgate High School	70%	68%	77%	66%
St Alban's Catholic High School*	65%	63%	68%	59%
St Joseph's College	67%	57%	66%	77%
Stoke High School	38%	38%	43%	41%
<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%
England State funded schools	50.70%	55.20%	58.20%	58.80%
Ipswich averages	38%	32%	41%	42%

* Voluntary Aided, Special schools in *italics*

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

Indicator 10.2c - 16 - 18 year old attainment (Results from academic year 2012 - 2013)

	% KS5 gaining 3 or more A levels at A*-E	% KS5 gaining 2 or more A levels at A*-E	% KS5 gaining 1 or more A levels at A*-E
Copleston High School	89%	95%	100%
Ipswich School	99%	100%	100%
Northgate High School	98%	100%	100%
St Albans Catholic High School*	96%	100%	100%
St Joseph's College	76%	92%	100%
Suffolk New College#	6%	8%	8%
England All Schools	55.5%	63.7%	68.0%
England State funded only	52.3%	60.7%	65.3%
Ipswich averages	77%	83%	85%
without SNC	92%	97%	100%

* Voluntary Aided, # General further education

No data from At Albans Catholic High School Academy, and Ipswich Academy

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

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

Target - Ipswich rank on indices of multiple of deprivation, Suffolk comparisons

Local Authority	2013
Babergh District	240
Forest Heath District	227
Ipswich District	83
Mid Suffolk District	283
St. Edmundsbury District	224
Suffolk Coastal District	258
Waveney District	115

OBJECTIVE 11

Indicator 11.1 - Totals of all events including one-off annual events. (NB: Data from 2012-2013 not complete)

	2010-2011	2011-2012	2012-2013
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

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

Indicator 11.1 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups

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

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
Total difference year on year	-164	-29	1	-49
As a percentage on previous year	-12.2%	-14.6%	+0.1%	-24.1%

Target - Ipswich recorded crime figures per thousand.

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

OBJECTIVE 12

Indicator 12.1 - 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 planning matters, particularly through the Ipswich Policy Area (IPA) and the Haven Gateway Partnership. 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. These IPA Board meetings have been held on 27th March 2012, 11th June 2012, 10th September 2012, 19th November, 2012, 21st November 2013 and 10th January 2014.

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

A shared evidence base through the Ipswich Policy Area group is being developed building on a history of shared evidence base studies. This will contribute to achieving cross boundary strategic greenspace and employment site provision building upon those sites identified in local plans in Babergh, Mid Suffolk and Suffolk Coastal districts, and within Ipswich borough.

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 2011 – Department of Energy & Climate Change

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/211878/110713_Local_CO2_NS_Annex_B.pdf

Local Air Quality Management Report 2012

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

OBJECTIVE 3

Ipswich Strategic Housing Land Availability Assessment Update November 2013

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

OBJECTIVE 4

N/A

OBJECTIVE 5

University Campus Suffolk – Student data

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

Keep Britain Tidy – Green Flag Awards

http://greenflag.keepbritaintidy.org/media/113051/green_flag_award_winners_-_29th_july_2013.pdf

Suffolk New College – Student data

Ipswich Retail Ranking taken from Venuescore national hierarchy of shopping centres cited in DTZ (2013) Appraisal of Ipswich Town Centre Opportunity Areas (August 2013)

https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/Ipswich_Town_Centre_Opportunity_Area_Report.pdf

OBJECTIVE 6

Department of Transport – Transport data up until 2011

https://www.gov.uk/government/publications?departments%5B%5D=department-for-transport&publication_filter_option=statistics

Department of Communities and Local government – Single Data List

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/263092/The_Single_Data_List_March_2012.pdf

OBJECTIVE 7

Data on local application of Environment Agency advice as per Appendices

Implementation of Tidal Surge barrier: see updates online at www.environment-agency.gov.uk

OBJECTIVE 8

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

Buildings at Risk.

http://www.ipswich.gov.uk/site/scripts/documents_info.php?documentID=1527

OBJECTIVE 9

Department of Education for Ipswich Schools

<http://www.education.gov.uk/cgi-bin/schools/performance/2011/search.pl?searchType=postcode&postcode=ip1+2de&distance=3&phase=all>

Community Facilities data is monitored through internal sources only, and is not available other than in this document when it is published.

OBJECTIVE 10

Suffolk Observatory – Unemployment – Total Unemployment % (of 16-64 pop)

<http://www.suffolkobservatory.info/ViewDataView.aspx?viewUniqueID=26059&geoUniqueID=1&themeUniqueID=2>

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/collections/english-indices-of-deprivation>

OBJECTIVE 11

Ipswich Events 2012

http://issuu.com/ipswich/docs/ipswich_events_11-12_page_02

State of Ipswich

http://www.ipswich.gov.uk/site/scripts/documents_info.php?documentID=1395

Suffolk Observatory –

<http://www.suffolkobservatory.info/ViewDataView.aspx?viewUniqueID=26190&geoUniqueID=1&themeUniqueID=8>

Purple Flag Award

http://www.ipswich.gov.uk/site/scripts/news_article.php?newsID=989

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.