

Ipswich Local Plan

Authority Monitoring Report 13, 2017/18

June 2019



IPSWICH
BOROUGH COUNCIL

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EXECUTIVE SUMMARY

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

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

The Ipswich Local Plan 2011-2031 was adopted part way through the 2016-17 monitoring period and therefore last year's AMR covered the transition between the policies of the Core Strategy and Policies DPD adopted in December 2011 and the Ipswich Local Plan adopted in February 2017. This year the housing delivery, land supply and policies will be measured against the Ipswich Local Plan 2011-2031.












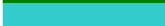

How is Ipswich Borough Council Performing against its Local Development Scheme?

The Council's Local Development Scheme (LDS) details the planning documents that the Council intends to produce over a three-year period. The 'in effect' LDS for the monitoring year 2017-2018 was adopted in October 2015 and the work programme is reproduced below. It is scheduled for revision and update in 2019¹.

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

¹ Please note, a new Local Development Scheme was adopted and brought into effect on 19th March 2019 and will be reported on in the 2018-19 AMR.

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

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

Chapter 2 discusses the progress the Council has made in the production of these documents between April 2017 and March 2018.

In terms of document preparation, the headline achievements of the year 2017-2018 were:

- consultation on the Issues and Options for the Ipswich Local Plan Review between 18th August and 30th October 2017. The consultation document consisted of Part 1, prepared jointly with Suffolk Coastal District Council in order to consider strategic, cross boundary issues, and Part 2 to address the local issues for Ipswich Borough, and a Sustainability Appraisal Scoping Report.
- In December 2017 Ipswich published Part One of its Brownfield Land Register, a register of brownfield land that is suitable for residential development.
- On the 21st March 2018 the Council adopted its Statement of Community Involvement Review (SCI), replacing the previous SCI adopted in 2014.

Where is Ipswich Borough Council in the Local Plan Process?

The Local Plan Review process is an opportunity to review the existing Local Plan vision and objectives, policies and site allocations.

A review of the adopted Ipswich Local Plan 2017 is underway, in order to prepare aligned local plans with Babergh, Mid Suffolk and East Suffolk Council². Issues and Options Consultation on the Local Plan Review ended on 30th October 2017. Since then, the comments received have been reviewed and work has continued to update the evidence base. A draft Local Plan Review has been prepared and further public engagement under regulation 18 on 'Preferred Options' took place in January 2019. This will be reported in the 2018-19 Authority Monitoring Report.

Reviewing the Local Plan

In adopting the 2017 Local Plan, the Council committed to joint or aligned work with neighbouring authorities to review the need for housing, employment land and retail floorspace. The Inspector's Report of January 2017 on the Examination of the (now adopted) Local Plan February 2017 required the Council to make clear that 'the objectively-assessed needs for new housing, employment land and new retail floorspace will be reviewed in the short term, the Council doing so in partnership with neighbouring authorities.'

² On 1st April 2019, Suffolk Coastal District Council and Waveney District Council became East Suffolk Council. Within this AMR, the title Suffolk Coastal District Council is used where the work was historic, and East Suffolk Council where the work is ongoing. The Local Plan for that area still relates to the area covered by the former Suffolk Coastal District Council.

Thus, a local plan review is underway, which is aligned with those of our neighbouring local planning authorities, in order to address the shortage of land within Ipswich Borough to meet the housing need of the Borough.

Four Local Planning Authorities (LPAs) - Ipswich Borough Council (IBC), East Suffolk Council (ESC), Babergh District Council (BDC) and Mid Suffolk District Council (MSDC) - are working together, with input from the County Council, where appropriate, to plan for housing and economic development across the Ipswich Strategic Planning Area, which consists of the four LPA areas (in the case of East Suffolk Council, the former Suffolk Coastal District area only).

The review commenced with Issues and Options consultation. The Issues and Options consultation document contained a joint strategic part one section prepared with Suffolk Coastal District Council (as it was in 2017). Part two of the Issues and Options document focused on Ipswich-specific local matters. The Ipswich Local Plan Review has also been prepared in alignment with the joint Babergh and Mid Suffolk District Council's Local Plan. Regulation 18 pre-submission consultation took place between August and October 2017. The Council will undertake a further round of Regulation 18 pre-submission consultation on an informal draft of the revised Local Plan in January 2019.

Strategic planning across the whole of Suffolk

The Suffolk Growth Programme Board brings together representatives from the Suffolk Local Authorities, New Anglia Local Enterprise Partnership (LEP), the University of Suffolk and Suffolk Chamber of Commerce. The Board is taking forward a Suffolk-wide 'Framework for Growth', which has been agreed by the Suffolk Growth Portfolio Holders and Leaders of all Local Authorities. The Framework for Growth brings together the work that is being taken forward across Suffolk to address future development needs into a single, integrated programme.

The Framework is a non-statutory document intended to support and inform the preparation of the Local Plans being produced by individual planning authorities. Information relating to the Suffolk Growth Programme Board and the Suffolk Framework for Growth is hosted on the East Suffolk Council website <http://www.eastsuffolk.gov.uk/business/business-advice-and-training/suffolk-growth-programme-board/>.

How well are policies from the 2017 Core Strategy and Policies development plan document being implemented?

Assessment is undertaken by reviewing the use of the policies contained in the Core Strategy (2017) in planning application decisions on those planning applications considered by the Council's Planning and Development Committee.

The Core Strategy policies (with the prefix 'CS'), of which there are 19, were used 209 times. The most frequently used policies were CS4: 'Protecting our Assets' (used 65 times), policy CS7: 'The Amount of Housing Required' (used 51 times) and policy CS2: 'The Location and Nature of Development' (used 30 times).

Those Core Strategy policies not used were policy CS10: 'Ipswich Garden Suburb', CS11: 'Gypsy and Traveller Accommodation', CS18: 'Strategic Flood Defence'. These policies are strategic in nature and are still required throughout the life of the plan.

The Development Management policies (with the prefix 'DM'), of which there are 28, were used a total of 2,045 times. The most frequently used policies were DM5: 'Urban Design Quality' (used 499 times), policy DM8: 'Heritage Assets and Conservation' (used 151 times), policy DM10: 'Protection of Trees and Hedgerows' (used 195 times), policy DM12: 'Extensions to Dwellinghouses and the Provision of Ancillary Buildings' (used 242 times), policy DM17:

'Transport and Access in New Developments' (used 143 times), policy DM18: 'Car and Cycle Parking' (used 155 times) and policy DM26: 'Protection of Amenity' (used 141 times).

How well are the 2017 Core Strategy Targets being met?

There are twelve objectives in the 2017 Core Strategy, supported by targets, and progress against these targets is summarised in Table 1, below. Chapter 2 provides more detail on the objectives, targets and indicators.

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

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

Table 1 Progress against the Targets in the Core Strategy

Core Strategy Target	Progress in 2017-2018	Commentary
At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.	Policy DM1 of the 2011 Core Strategy was used 69 times in decision notices. More recent applications use the new water/energy requirements as set out in the now adopted Local Plan 2011 – 2031. The Council will expect new build residential development to achieve a 19% improvement in energy efficiency over the 2013 Target Emissions Rate. This is equivalent to meeting the Code 4 energy efficiency requirement.	The Code for Sustainable Homes was withdrawn in 2015 and the Local Plan 2017 has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (Cred) by 2025.	During the period 2005 to 2016, the CO2 emissions reduced from 5.8 tonnes per capita to 3.1 tonnes per capita. This represents a 53.4% reduction in Ipswich's CO2 emissions.	The level of reduction of CO2 emissions recorded up to 2016 (figures published by the Government in June 2018), if projected forward to 2025, indicates that the stated target for CO2 emissions will be met if progress continues at the same rate.
To deliver at least (a) 9,777 homes by 2031 and (b) 12,500 jobs by 2031.	141 homes were built in the reporting period. Ipswich has experienced a growth in job numbers from 73,600 in 2011 to 78,600 in 2017, an increase of 5,000 or 6.9%.	The housing completions are below the requirement of 489 dwellings p.a. Furthermore, housing completions for the 2017-18 monitoring period are down on the previous year by 92 dwellings. Ipswich has a target to deliver approximately 625 jobs per annum. Based on the data from the East of England Forecasting Model 2017, Ipswich has exceeded its jobs growth requirement for the period 2011-2017 having delivered approximately 833 jobs per annum.
Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.	1,596 new homes have been completed within major developments since 1 st April 2011. Of these 1,520 (95.2%) were within the IP-One area and/or 800m of a District Centre and 1,275 (79.9%) on previously developed land	The Council is meeting its targets in terms of the percentage of new homes delivered on previously developed land and the percentage of homes built within 800 metres of a district centre and the central shopping area. The Council has also met its target for the percentage housing delivered within the IP-One area.

Core Strategy Target	Progress in 2017-2018	Commentary
<p>To improve the retail ranking of Ipswich by 2031 and complete the 'green rim'.</p>	<p>The 2017 Venuescore³ rankings show that Ipswich has fallen 13 places in its retail ranking due to the closure of some key stores including Next, Laura Ashley and Blacks.</p> <p>Ipswich is down 84 places on the previous iteration of the 2017 Harper Dennis Hobbs Vitality Index⁴ and now sits at 485 in the vitality rankings.</p> <p>Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application.</p>	<p>Venuescore's rankings identify Ipswich as being a key centre in the eastern sub-region with a high street retail offer. Ipswich is down on previous iterations of both the 2017 Harper Dennis Hobbs Vitality Index and 2017 Venuescore ranking. This reflects the national picture: net store closures in the first half of 2018 reached their highest rate in five years. However, the Council is investing in the Town Centre through the redevelopment of the Cornhill in order to increase footfall and retail spend. Work is complete on Crown Car Park, a new car park in the centre of town, which it is hoped will attract shoppers into the Town Centre.</p> <p>The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.</p>
<p>To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2021.</p>	<p>n/a</p>	<p>Monitoring is no longer possible, because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators are no longer monitored.</p>
<p>Implementation of tidal surge barrier by 2017.</p>	<p>The Construction of the tidal barrier has begun and completion is programmed for Spring 2019.</p>	<p>The tidal barrier was completed in February 2019.</p>
<p>To increase the tree canopy cover in the Borough to 22% by 2050</p> <p>No net loss of natural capital by 2031</p> <p>A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk</p> <p>A decrease in Heritage Assets at risk on the Historic England register or no net increase in Heritage Assets at risk</p>	<p>The tree canopy cover target has increased from 15% canopy cover in the Borough by 2021 to 22% by 2050. Central Ipswich and South West Ipswich have 15% tree canopy cover. The North West, South East and North East areas have less than 15% and fall well below the 22% canopy cover target.</p> <p>There are three buildings on the Suffolk Buildings at Risk register.</p>	<p>Ipswich Borough Council signed the Charter for Trees in conjunction with the Woodland Trust during this monitoring period. The Charter's ambition is to place trees and woods at the centre of national decision making.</p> <p>There has been no net increase in Ipswich buildings at risk during this monitoring year.</p>

³ Venuescore is one of a series of proprietary location insight datasets to help retailers, local authorities and investors to understand the full potential of their retail property assets. Venuescore's UK Shopping Venue Ranking ranks over 3,000 retail venues within the UK (including town centres, stand-alone malls, retail warehouse parks and factory outlet centres) based on the current retail provision. Towns and major shopping centres are rated using a scoring system which takes account of the presence in each location of multiple retailers – including anchor stores, fashion operators and non-fashion multiples.

⁴ The Vitality Index ranks all retail centres in Britain by quantifying the 'retail health' of each centre.

Core Strategy Target	Progress in 2017-2018	Commentary
High quality community infrastructure (indicators of average class size and the percentage of new community facilities located within 800m of local and district centres).	In Ipswich primary schools, the average in 2018 (calendar year) was 20.6 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 19.8 in 2017. Secondary schools have a ratio of 17, representing an increase from 16.2 in the previous year.	In secondary schools in Ipswich, pupil to teacher ratios are approximately in line with the national average.
To improve Ipswich's ranking in the indices of multiple deprivation by 2031.	Ipswich currently ranks 74 th (2015) having previously ranked 83 rd in 2010. The Index of Multiple Deprivation for England and was last published in 2015.	Ipswich became relatively more deprived between 2010 and 2015.
To tie in with Police targets relating to reducing crime levels by 2031.	Figures for 2017/18 show a rise in reported crimes in Ipswich over the previous year.	The rise in reported crime is partly attributed to a change in reporting systems and reporting rates for certain crimes. The trend reflects the national position on recorded crime.
To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.	IBC has worked in partnership with neighbouring planning authorities and the County Council to progress the Suffolk Framework for Inclusive Growth, Strategic Housing Market Assessment, Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment, Ipswich Economic Area Sector Needs Assessment, Retail and Commercial Leisure Town Centre Study, Employment Land Supply Assessment and Settlement Sensitivity Assessment.	IBC continues to work with its partners through various mechanisms and is working towards the production of a joint or aligned Local Plan with neighbouring authorities, to look ahead to 2036. A Statement of Common Ground between the authorities will evidence the joint working with them, through the Duty to Cooperate.

How many homes were built between April 2017 and March 2018?

141 dwellings (net) were completed between 1st April 2017 and 31st March 2018, 20 of which were affordable housing completions (14%). 136 of these dwellings were on previously developed land (96.5%) and 71 were within the central IP-One area (50%). Gross housing completions (before calculating those dwellings lost) were 174.

The number of housing completions has decreased from the 2016/17 figure and they remain below the peak of 2007/08 and also the Core Strategy annual target (489).

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

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

The Council is required by the 2018 National Planning Policy Framework (NPPF) to boost the supply of housing to meet the objectively assessed housing needs for market and affordable housing in the housing market area. Ipswich Borough Council's area is within the Ipswich housing market area identified in the Strategic Housing Market Assessment (published May 2017).

Through adopting the new Local Plan in February 2017, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum. The Council is applying the requirement of 489 dwellings per annum from 2011. Between April 2011 and March 2018, 1,974 dwellings were completed (including assisted living dwellings), which has resulted in a shortfall of 1,449 dwellings. Completions for 2018/19 are predicted to be 206 dwellings, implying a shortfall of 283. Therefore, there is a total shortfall of 1,732 dwellings to be added to the requirement for the plan period to 2031.

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

- 489 dwellings per annum x 5 years = **2,445 dwellings**,
- plus 5% = **122 dwellings**
- plus the shortfall in completions ((1,732 shortfall/12 years to 2031) x 5 years) = **722 dwellings**,
- totalling **3,289 dwellings** (or an annual requirement for 658 dwellings)

The identified supply as shown in the Council's housing trajectory for five years between April 2019 and March 2024 is **1,827 dwellings**, which equates to a **2.78 year supply**.

In terms of the requirement and supply beyond the five years, the housing requirement in the Core Strategy is 489 dwellings per year up to 2031. This therefore equates to 5,868, made up of 489 dwellings x 12 years, plus the shortfall between 2011 and 2018 of 1,449 dwellings, and the predicted shortfall of 283 dwellings during 2018/19. This totals a requirement for **7,600 dwellings** for the period 1st April 2019 to 31st March 2031. The total supply to 2031 identified in the housing trajectory from 1st April 2019 to 31st March 2031 is **5,840 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 1,760 dwellings. This is addressed through policy CS7 in the 2017 Ipswich Local Plan, which reviews the housing requirements and takes this forward to 2031 and commits to engaging with neighbouring authorities through the Ipswich Strategic Planning Area to meet future population and household needs.

Does Ipswich have any Neighbourhood Plans?

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

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

Has Ipswich implemented the Community Infrastructure Levy?

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

The Council consulted on a preliminary draft charging schedule from December 2013 to January 2014. However, since 2014, the project has been held in abeyance whilst the Council considers how it may take CIL forward. The 2015 Local Development Scheme identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017 but this has not taken place.

This matter has not been progressed this year owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' and the Government's commitment to review the current system of developer contributions. Future infrastructure funding will be considered through the preparation of a new Local Plan to 2036. Providing necessary infrastructure to enable development continues to be funded through financial contributions secured via section 106 agreements in the meantime.

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

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

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

Chapter 5 shows how the Council engaged with others within the 2017/18 monitoring period to address the strategic priorities.

CHAPTER 1:

INTRODUCTION

- 1.1 This is Ipswich Borough Council's fourteenth Authority Monitoring Report (AMR) and is produced in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, hereinafter referred to as 'the Regulations'. This AMR is the Authority Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004.
- 1.2 This report covers the monitoring period April 2017 to March 2018. It also refers to wider policy developments up until the date of publication of the report.
- 1.3 Monitoring is an essential element of policy making. The main function of the AMR is to provide evidence of policy implementation and review the effectiveness of policies, give an update of the progress in document preparation (development plan documents and supplementary planning documents), and to report on the delivery of housing and employment floor space. The AMR is the main mechanism for assessing the performance of the Ipswich Local Plan.
- 1.4 The Localism Act 2011 allows local authorities to have a more flexible approach to the information that is included within their AMR and the dates when it can be published. As such, the requirements from the Government as detailed in Regulation 34 of the Regulations are to report on six set indicators, where applicable, and to make the report available. Below is a summary of where each of the requirements for monitoring are presented in this report:
- **Regulation 34(1) Progress in relation to documents in the Local Development Scheme:** See chapter 2.
 - **Regulation 34(2) Policy Implementation:** See chapter 3.
 - **Regulation 34(3) Housing and affordable housing completions:** See Chapter 3.
 - **Regulation 34(4) Details of Neighbourhood Development Orders or Neighbourhood Plans:** None within Ipswich.
 - **Regulation 34(5) Community Infrastructure Levy (CIL) receipts and expenditure data where a CIL report has been prepared:** A CIL charging schedule is yet to be adopted by Ipswich Borough Council. The Council's position on the CIL is contained in chapter 2.
 - **Regulations 34(6) Evidence of co-operation between Ipswich Borough Council and other local planning authorities, and the County Council:** A Duty to Co-operate Statement was published as part of the preparation of the 2017 Local Plan. A draft Statement of Common Ground between the Council and neighbouring authorities was published alongside the consultation on the Suffolk Coastal District Council Local Plan Preferred options in July 2018. See chapter 4.
 - **Regulation 34(7) Availability of information collected for monitoring purposes:** The AMR is published annually.

CHAPTER 2:

LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's Local Development Scheme (LDS) details the planning documents the Council intends to produce over a three-year period.
- 2.2 This chapter discusses the progress the Council has made in production of these documents between April 2017 and March 2018.

Where is Ipswich Borough Council in the Local Plan Process?

- 2.3 On 22nd February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan comprises the following documents:
- **Core Strategy and Policies Development Plan Document (DPD) Review:** This is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and contains policies to facilitate sustainable development;
 - **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD:** This allocates sites for development and identifies sites or areas for protection across the whole of the Borough; and
 - **Policies Map and IP-One Area Inset Policies Map:** These maps illustrate geographically the application of the policies in the adopted development plan
- 2.4 The Local Plan was found sound by the Planning Inspectorate on the condition that it was subject to an immediate review in order to address housing need in the Ipswich Housing Market Area. The Inspector's Report of January 2017 on the Examination of the (now adopted) Local Plan February 2017 required the Council to make clear that 'the objectively-assessed needs for new housing, employment land and new retail floorspace will be reviewed in the short term, the Council doing so in partnership with neighbouring authorities.'
- 2.5 Work commenced on the aligned Local Plan Review in 2017. An Issues and Options consultation document was prepared for the Ipswich Local Plan Review, with a joint strategic part one section being prepared with Suffolk Coastal District Council (as it was at the time). Part two of the Ipswich Local Plan Review Issues and Options document focused on Ipswich-specific local matters. The Ipswich Local Plan Review was also prepared in alignment with the joint Babergh and Mid Suffolk District Council's Local Plan. Regulation 18 pre-submission consultation took place between 18th August and 30th October 2017. The Council undertook further Regulation 18 pre-submission consultation on an informal draft of the revised Local Plan in January 2019 and this will be reported in the 2018-19 AMR.

Joint or Aligned Local Plan

- 2.6 The Ipswich Strategic Planning Area Board provides a forum in which the four local authorities and Suffolk County Council can work together to enable them to co-operate as local planning authorities on the preparation and monitoring of their Local Plans and share relevant evidence and intelligence. Indeed, the Ipswich Local Plan 2017 was found sound by the Planning Inspectorate subject to the Council committing to work with its neighbours to produce an up to date Objectively Assessed Need (OAN) for the Ipswich Housing

Market Area (HMA), and to produce joint/aligned plans by 2019 to deliver the requisite housing. This is incorporated into policy CS7 of the Local Plan.

- 2.7 Four Local Planning Authorities (LPAs), Ipswich Borough Council (IBC), East Suffolk Council, Babergh District Council and Mid Suffolk District Council, with input from Suffolk County Council, where appropriate, are working together to plan for housing across the Ipswich Housing Market Area. IBC proposed a Joint or Aligned Local Plan Review within the Local Development Scheme review (October 2015), as did Suffolk Coastal District Council (as it was at the time).

Supplementary Planning Documents

2.8 **Urban Character Study Supplementary Planning Document**

This document is being produced in parts due to the scale of the document, which covers eight character areas. The first four parts were adopted in January 2015, in line with the 2014 LDS. Adoption of the fifth part took place in advance of the timetable set out in the 2014 LDS, on 18th November 2015. Work on the remaining three parts of this SPD (North west Ipswich, North East Ipswich and South East Ipswich) has been undertaken in late 2018/early 2019 with consultation in early 2019. The parts of the SPD adopted in 2014-15 relate to Norwich Road; Gipping and Orwell Valley; Parks; California; Chantry; Stoke Park and Maidenhall.

2.9 **Reptile Strategy Supplementary Planning Document**

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

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

2.10 **Parking Standards for the IP-One Area Supplementary Planning Document**

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

(https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf). Further progress on the SPD has been delayed to enable its production to be informed by the outcomes of the Ipswich Parking Strategy, which is due for completion in spring/summer 2018. The Council is considering incorporate the Parking Guidance for the IP-One Area SPD into the Low Emissions Strategy SPD. The reasoning is to ensure that the approach to parking in central Ipswich should not undermine actions to improve the Ipswich Air Quality Management Areas.

2.11 **Low-Emissions Strategy Supplementary Planning Document**

The preparation of this document commenced in September 2014. The 2014 LDS sets out public consultation on this document in September and October 2015. However, production has been delayed to enable it to be aligned with changes to the Air Quality Management Areas and a revised Air Quality Action Plan, which are being undertaken by the Council's Environmental Health team. A call for ideas consultation was undertaken during July and August 2015 and repeated in June 2017 because preparation had not progressed in the meantime - see

(https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf). It is anticipated that the SPD will be published for consultation during 2019.

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

The 2015 LDS identifies that production of the Identified Frontages (Central Shopping Area and District and Local Centres) SPD will begin in January 2016. A 'call for ideas' consultation took place between 29th January and 7th March 2016. However, subsequently the NPPF review 2018 removed reference to the requirement to identify frontages in retail areas as a way to control the balance between retail and other uses. Nationally, there is a move towards increased flexibility on the High Street through the NPPF. It is reflected locally through the Ipswich Vision and will be considered through the Local Plan review. Therefore, it is not appropriate currently to proceed with this SPD.

2.13 Development and Archaeology Supplementary Planning Document

The Council undertook a 'call for ideas' public consultation on the scope and context of the Development and Archaeology SPD, from 14th June 2017 to 26th July 2017. The draft SPD was published for a six week public consultation period. This ran from 25th May 2018 to 9th July 2018. The SPD provides guidance that will help to promote early consideration of archaeological remains across different sites, facilitate understanding of different risks, encourage dialogue on options and approaches, and promote heritage as part of sustainable development. It was adopted on 28th November 2018.

2.14 Ipswich Town Centre and Waterfront Public Realm Strategy Supplementary Planning Document

The SPD provides a strategy for the enhancement of the public realm, primarily in the town centre and waterfront areas, and will guide the commissioning of new hard and soft landscaping works, including street furniture, street trees and paved surfacing design. The Council undertook a 'call for ideas' public consultation on the scope and context of the SPD ran from 14th June 2017 to 26th July 2017. The draft SPD was published for consultation during January 2019.

2.15 The Recreational Avoidance and Mitigation Strategy Supplementary Planning Document

The Recreational Avoidance and Mitigation Strategy provides an evidenced-based, co-ordinated and consistent approach to delivering the requirements of the Appropriate Assessment of the Adopted Local Plan (2011–2031). The SPD will set out the measures needed to manage recreational pressures on the Orwell Estuary Special Protection Area and a mechanism to fund them. The Appropriate Assessment concluded that the Local Plan could be considered to be compliant with the Habitats Regulations 2010, provided that measures were secured to avoid and mitigate the impacts of increased recreation on the Orwell Estuary Special Protection Area for birds. The SPD will set out how the Council will implement the strategy through the planning system and provide guidance on the use of Section 106 obligations to do this. The Council undertook a 'call for ideas' public consultation on the scope and context of the SPD. This ran from 14th June 2017 to 26th July 2017. It is now anticipated that the draft SPD will be published for consultation during spring/summer 2019.

2.16 Community Infrastructure Levy (CIL) Charging Schedule

The preparation of this document commenced in June 2012. The 2013 LDS set out public consultation on a preliminary draft charging schedule in December 2013 and January 2014. This timescale was met. A further consultation was planned for May and June 2014 on the draft charging schedule however this has been postponed whilst the Council considers how it may take CIL forward. The 2015 LDS identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017. This matter has not been progressed this year owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' and the Government's commitment to review the current system of developer contributions. Future infrastructure funding will be considered through the preparation of a new Local Plan to 2036. Providing necessary

infrastructure to enable development continues to be funded through financial contributions secured via section 106 agreements in the meantime.

- 2.17 SPDs are not required to be included in a Local Development Scheme (LDS) and this allows new SPDs to be prepared in response to needs being identified. However, where they are anticipated, they are included in the LDS for completeness. An update of the Ipswich Local Development Scheme is scheduled for January 2019 (brought into effect on 19th March 2019) and will include a refresh of both the list of documents under preparation, and timetables.

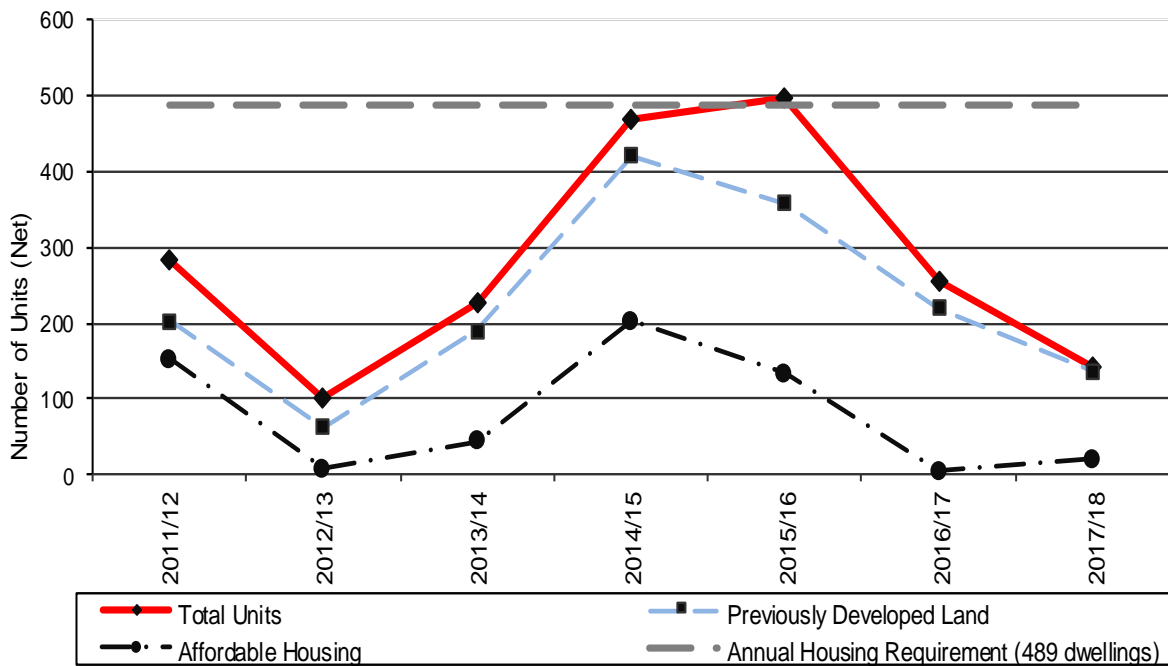
CHAPTER 3: POLICY IMPLEMENTATION

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

Housing

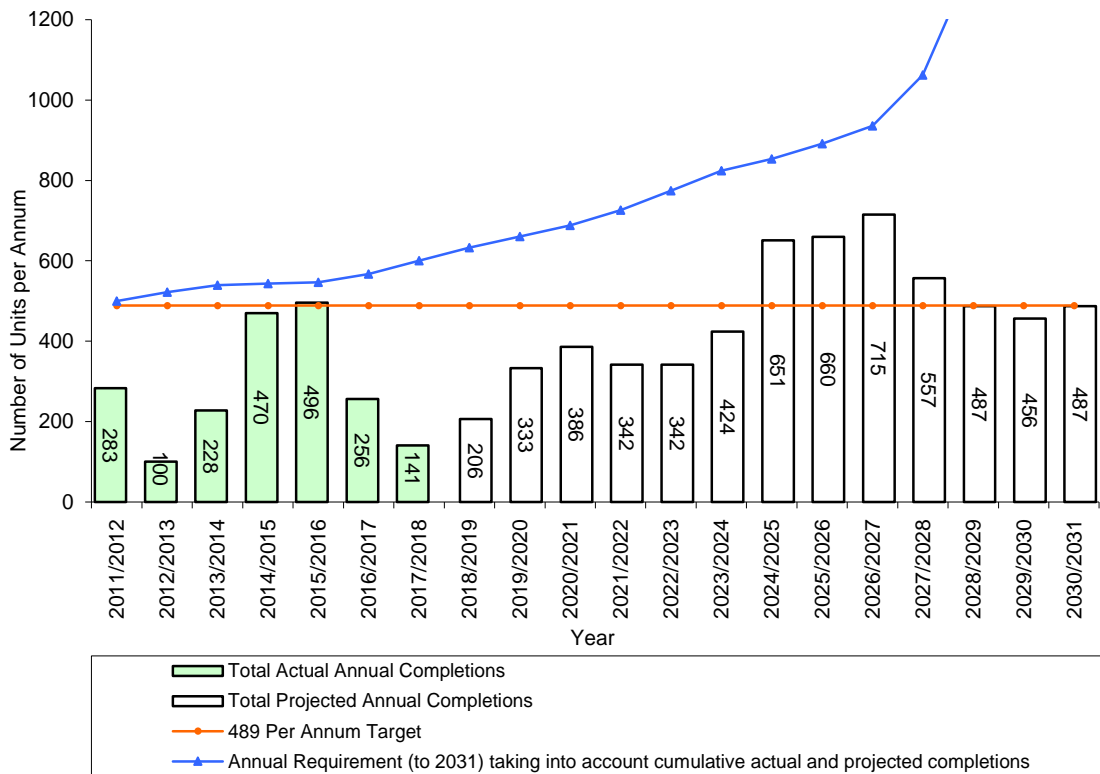
- 3.2 Regulation 34(3) of the 2012 Regulations requires location authorities to report on housing completions. The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan and Objective 3 of the Local Plan seeks to address identified local housing needs and provide a decent home for everyone.
- 3.3 The National Planning Policy Framework (NPPF) published in 2018 requires local planning authorities to meet their objectively assessed housing need. For Ipswich the requirement set out in the 2011 Core Strategy was a minimum of 700 dwellings per annum. The Ipswich Local Plan 2011-2031 reduced this figure to 489 dwellings per annum backdated to a 2011 base date.
- 3.4 Housing completions for the 2017-8 monitoring period totalled 141 new homes, which is down on the previous period (256 completions 2016-17). No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich 2017-18, 96.5% were constructed on previously developed land and 50.3% were within the IP-One area. The level of affordable homes provision amounted to 20 dwellings (14.2% of completions), which is below the target established within the Core Strategy. The level of windfall development on sites not previously identified by the Council was 47 dwellings, of which 8 resulted from permitted development applications such as the change of use of 19 Elm Street
- 3.5 Figures 3.1 and 3.2 show net housing completions in Ipswich from 1st April 2011 to 31st March 2018. In addition to housing completions, Figure 3.2 shows projections of estimated annual housing delivery (net additional dwellings) up to 2031. The full list of sites can be viewed in the Council's detailed housing trajectory in the appendices (Table 18, Appendix 3). Note that historic completions shown in the graph have been updated to include assisted living units in line with the Planning Practice Guidance.
- 3.6 The housing trajectory has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as the Strategic Housing and Economic Land Availability Assessment.

Fig 3.1 - Net housing completions in Ipswich from 1st April 2011 – 31st March 2018



Figures include assisted living units

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



Figures include assisted living units

- 3.7 The Council is also required to identify and update annually a supply of specific sites, to meet five years' worth of housing against its annual housing requirement plus an additional buffer of 5%.
- 3.8 Figure 3.3 shows the Council's five year housing requirement and supply. Please note, this was prepared in September 2018.

Fig 3.3 – Summary table of five year housing requirement and supply 2019-24	
Summary of five year supply	
5 year housing requirement (489 x 5)	2,445
5% Buffer	122
Shortfall (please refer to Table 15 for calculation) (144.33 x 5 years)	722
Total Ipswich five year requirement (3,288/5 = 657.6 p.a.)	3,288
Total Ipswich housing supply 2019 to 2024	1,827
Ipswich Borough Council housing supply in years (2,888/658)	2.78 years

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

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

Policy usage

- 3.10 The table below shows the usage of the policies contained in the 2017 Core Strategy, which was the Local Plan in use for the monitoring period. Policy CS9 was deleted as part of the Core Strategy Review.

Table 3: Core Strategy Policy Usage

Policy	Frequency	Policy	Frequency
CS1	7	CS11	0
CS2	30	CS12	5
CS3	8	CS13	8
CS4	65	CS14	6
CS5	3	CS15	4
CS6	1	CS16	2
CS7	51	CS17	6
CS8	3	CS18	0

CS9	Deleted	CS19	4
CS10	0	CS20	2

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

- CS6 – The Ipswich Policy Area – This policy refers to joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. It is continually used through the Duty to Co-operate, work on joint or aligned Local Plans and the work of the Ipswich Policy Area, all of which is discussed in Chapters 1 and 4 of this report.
- CS10 – Ipswich Garden Suburb – There is already a resolution to grant planning permission for the first 815 homes. This and a second planning application are subject to continued negotiation. The Ipswich Garden Suburb (previously Ipswich Northern Fringe) SPD was formally adopted in March 2017.
- CS11 – Gypsy and Traveller Accommodation – a joint [Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment](#) (ANA) for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal, and Waveney was published in May 2017. The focus across the county is currently on finding three short stay sites. A call for sites consultation was held between September and November 2015. No site applications were received during the monitoring period.
- CS18 – Strategic Flood Defence – the Council continues to work with partners to implement the Ipswich Flood Defence Management Strategy as a key piece of infrastructure needed to support regeneration in Ipswich. The flood defence barrier became operational in Spring 2019.
- CS20 – The Council continues to work with the Highway Authority, Suffolk County Council, on affecting modal shift and reducing congestion. The Travel Ipswich scheme has now come to an end.

3.12 The table below shows the frequency with which the development management policies have been used. Policies DM7 (Public Art), DM11 (Ipswich Skyline), DM15 (Travel Demand Management), DM16 (Sustainable Transport Modes), DM19 (Cycle Parking) and DM24 Affordable Housing) were deleted in the Core Strategy Review adopted in February 2017. Policies DM7 and DM11 have been incorporated into policy DM5 (Design and Character) and policy DM6 (Tall Buildings). Policies DM15 and DM16 have been incorporated into policy DM17 (Transport Access in New Developments). Policy DM19 has been amalgamated with policy DM18 (Car Parking). Affordable housing (DM24) is covered by policy CS12.

Table 4: Development Management Policy Usage

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	69	DM12	242	DM23	6
DM2	14	DM13	50	DM24	Deleted
DM3	80	DM14	9	DM25	30

DM4	50	DM15	Deleted	DM26	141
DM5	499	DM16	Deleted	DM27	9
DM6	2	DM17	143	DM28	4
DM7	Deleted	DM18	155	DM29	9
DM8	151	DM19	Deleted	DM30	69
DM9	6	DM20	13	DM31	51
DM10	195	DM21	12	DM32	10
DM11	Deleted	DM22	14	DM33	6
				DM34	2
Total					2,045

3.13 All development management policies were used during 2017/18. The usage of development management policies is a helpful indicator to use in reviewing policy approaches through the joint or aligned Local Plan Review.

CHAPTER 4: PERFORMANCE AGAINST OUR PLAN OBJECTIVES

4.1 This chapter summarises the progress against the 12 objectives set out in chapter 11 of the 2017 Local Plan.

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

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

Objective 6. To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes. 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;
- Comprehensive cycle routes should be provided; and
- Ipswich Borough Council aspires to an enhanced public transport system.

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

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

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

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

h. TARGETS:

- Net change in extent of protected habitat.
-
- Number of buildings on Suffolk Buildings at Risk register.
- Number of buildings and conservation areas on the Historic England Heritage at Risk register.

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

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

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

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

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

k. TARGETS: To tie in with Police targets relating to reducing crime levels by 2031
To achieve a 75 percent reduction in the number of air quality exceedances recorded annually in Ipswich by 2031**.

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

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

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

Table 5 Progress against the Targets in the 2011 Core Strategy

2011 Core Strategy Objectives/Targets	On track?	Progress in 2017-2018	Commentary
High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.		Policy DM1 was used 69 times in Decision notices. More recently applications use the new water/energy requirements as set out in the now adopted Local Plan 2011 – 2031. The Council will expect new build residential development to achieve a 19% improvement in energy efficiency over the 2013 Target Emissions Rate. This is equivalent to meeting the Code 4 energy efficiency requirement.	The Code for Sustainable Homes was withdrawn in 2015 and the new Local Plan has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.		During the period 2005 to 2016, the CO2 emissions reduced from 5.8 tonnes per capita to 3.1 tonnes per capita. This represents a 53.4% reduction in Ipswich's CO2 emissions.	The level of reduction of CO2 emissions recorded up to 2016 (figures published by the Government in June 2018) if projected forward to 2025, indicates that the stated target for CO2 emissions will be met if progress continues at the same rate.
At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031 ⁵ .		141 dwellings (net) were completed between 1 st April 2017 and 31 st March 2018, 20 of which were affordable housing completions (14%). 136 of these dwellings were on previously developed land (96.5%). Ipswich has experienced a growth in job numbers from 73,600 in 2011 to 78,600 in 2017, an increase of 5,000 or 6.9%.	The housing completions are below the requirement of 489 dwellings p.a. Furthermore, housing completions for the 2017-18 monitoring period are down on the previous year by 92 dwellings. The number of housing completions remains below the peak of 2007/08. Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continued to progress a programme of affordable house building across the Borough. Ipswich has a target to deliver approximately 625 jobs per annum. Based on the data from the East of England Forecasting Model 2017, Ipswich has exceeded its jobs growth requirement for the period 2011-2017 having delivered approximately 833 jobs per annum.
The development of the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the Key Diagram in the Core Strategy).		1,596 new homes have been completed within major developments since 1 st April 2011. Of these 1,520 (95.2%) were within the IP-One area and/or 800m of a District Centre and 1,275 (79.9%) on previously developed land	The Council has met its target for the percentage housing delivered within the IP-One area or within 800m of a District Centre.
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; Extending the strategic greenspace, ecological network and canopy cover; and Continuing to support the development of the University of Suffolk and Suffolk New College.		The 2017 Venuescore ⁶ rankings show that Ipswich has fallen 13 places in its retail ranking due to the closure of some key stores including Next, Laura Ashley and Blacks. Ipswich is down 84 places on the previous iteration of the 2017 Harper Dennis Hobbs Vitality Index ⁷ and now sits at 485 in the vitality rankings. Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application	Ipswich is down on previous iterations of both the 2017 Harper Dennis Hobbs Vitality Index and 2017 Venuescore ranking. This reflects the national picture: net store closures in the first half of 2018 reached their highest rate in five years. However, the Council is investing in the Town Centre through the redevelopment of the Cornhill in order to increase footfall and retail spend. The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.
To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Travel Ipswich 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; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes.		The Travel Ipswich scheme has now come to an end. The 2017/18 Travel to Work results show that driving (single occupant and car share) remains the most frequently used mode of travel (64.7%).	Although the 2017/18 Travel to Work results show that driving remains the most frequently used mode of travel, a Travel to School survey undertaken as part of production of the Cycling Strategy SPD showed that 27% of respondents cycle to school, 51% walk, 17% travel by car and 1% travel by scooter. The County Council's Local Transport Plan and the Ipswich Borough Local Plan are under review which will include consideration of sustainable travel.
Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.		Construction of the tidal barrier has begun and completion is programmed for spring 2019.	The tidal barrier was completed in February 2019.
To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape character of Ipswich, including historic buildings, archaeology and townscape.		Central Ipswich and South West Ipswich have met the target of 15% tree canopy cover. The North West, South East and North East areas fell below the 15% canopy cover target.	Ipswich Borough Council signed the Charter for Trees in conjunction with the Woodland Trust during this monitoring period. The Charter's ambition is to place trees and woods at the centre of national decision making.
To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.		In Ipswich primary schools, the average in 2018 was 20.6 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 19.8 in 2017. Secondary schools have a ratio of 17.0 full time pupils (FTE) to each full time equivalent qualified teacher, representing an increase from 16.2 in the previous year.	Pupil to teacher ratios in Ipswich schools are broadly in line with the national average.

⁶ Venuescore is one of a series of proprietary location insight datasets to help retailers, local authorities and investors to understand the full potential of their retail property assets. Venuescore's UK Shopping Venue Ranking ranks over 3,000 retail venues within the UK (including town centres, stand-alone malls, retail warehouse parks and factory outlet centres) based on the current retail provision. Towns and major shopping centres are rated using a scoring system which takes account of the presence in each location of multiple retailers – including anchor stores, fashion operators and non-fashion multiples.

⁷ The Vitality Index ranks all retail centres in Britain by quantifying the 'retail health' of each centre.

2011 Core Strategy Objectives/Targets	On track?	Progress in 2017-2018	Commentary
To tackle deprivation and inequalities across the town.		Ipswich currently ranks 74 th (2015) having previously ranked 83 rd in 2010. The 2015 Index of Multiple Deprivation are the latest statistics available.	This means that Ipswich became relatively more deprived in 2015 compared to 2010.
To improve air quality and create a safer, greener, more cohesive town.		<p>The recorded crime figures for 2017/18 were: Violence with Injury – 1550 Sexual offences – 532 Residential burglary - 790 (domestic burglary data no longer recorded) Robbery - 180</p> <p>The Council has made progress on air quality, we have an AQAP in conjunction with partnership working with SCC.</p>	The rise in reported crime is partly attributed to a change in reporting systems and reporting rates for certain crimes. The trend reflects the national position on recorded crime. Ipswich Borough Council works with partners to address aspects of crime, for example through the Area Committees.
To work with other local authorities in the Ipswich Strategic Planning Area and with community partners to ensure a co-ordinated approach to planning and development.		IBC has worked in partnership with neighbouring planning authorities and the County Council to progress the Suffolk Framework for Inclusive Growth, the Strategic Housing Market Assessment, Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment, Ipswich Economic Area Sector Needs Assessment, Retail and Commercial Leisure Town Centre Study, Employment Land Supply Assessment and Settlement Sensitivity Assessment.	IBC continues to work with its partners through various mechanisms including the Ipswich Strategic Planning Area (ISPA) Board and is working towards the production of a joint or aligned Local Plan with neighbouring authorities, to look ahead to 2036. The Statement of Common Ground will evidence the joint working with neighbouring authorities through the Duty to Cooperate.

CHAPTER 5:

DUTY TO CO-OPERATE

5.1 The National Planning Policy Framework (NPPF) published in February 2019, provides guidance on planning strategically across local boundaries (paragraphs 24-27). In particular, this relates to paragraph 24 of the NPPF, which advises that local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The strategic priorities of relevance for Ipswich and the production of the two DPDs, as identified through the Duty to Co-operate Statement 2015, were:

- housing development to meet the objectively assessed housing need;
- provision for Gypsies and Travellers;
- facilitating the jobs needed;
- transport infrastructure;
- addressing flood risk;
- protection of heritage assets;
- addressing cumulative impacts on the Special Protection Area;
- green infrastructure provision including identification of green rim; and
- site allocations in peripheral parts of the Borough

5.2 The Duty to Co-operate Statement was published alongside the Regulation 19 consultation for the (now adopted) Core Strategy and Policies review and the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan documents. The Duty to Co-operate statement was updated in December 2015 to accompany submission of the Ipswich Local Plan to the Government for Examination during 2016. The 2015 Duty to Co-operate Statement can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.3 The Council continues to engage with neighbouring authorities and Suffolk County Council on strategic planning matters on a regular basis and through the Ipswich Strategic Planning Area (ISPA) Board meetings and through working on a number of joint projects such as the Habitats Regulation Assessment Recreational Avoidance and Mitigation Strategy and updating the evidence base for the joint/aligned Local Plans. The ISPA Board action notes can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.4 A Memorandum of Understanding relating to planning for housing and employment development within the Ipswich Housing Market Area and Ipswich Functional Economic Area was signed in June 2016. The Memorandum of Understanding can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.5 Aside from the ISPA Board, other outcomes related to the Duty to Co-operate for the period April 2017 – March 2018 include:

- Working with Natural England to address their concerns regarding potential impacts on the Stour and Orwell Estuaries Special Protection Area from the proposed extension to Orwell Country Park and through site allocations proposed through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD.;
- Working with Natural England, Babergh, Suffolk Coastal, Mid Suffolk and Waveney District Councils on the production of a Habitats Regulations Assessment Recreational Avoidance and Mitigation Strategy (RAMS);

- Working with Historic England and Suffolk County Council to draft a Development and Archaeology Supplementary Planning Document to provide up to date information on the archaeology of the town and guide developers and applicants towards fulfilling policy requirements.;
- Working with Suffolk Coastal, Babergh and Mid Suffolk District Councils on the Settlement Fringe Sensitivity Assessment in order to provide a robust analysis of the sensitivity of settlement fringes to development and change.
- Working with Suffolk Coastal, Waveney, Babergh and Mid Suffolk Districts on the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (May 2017) to quantify the accommodation and housing related support needs of Gypsies, Travellers, Travelling Showpeople, and boat dwellers in terms of permanent and transit sites and moorings.
- Working with Suffolk Coastal, Babergh and Mid Suffolk Districts on the Ipswich Economic Area Sector Needs Assessment (September 2017) to provide an assessment of the current and future growth potential of key sectors of the economy.
- Working with Suffolk Coastal District Council on the Retail and Commercial Leisure Town Centre Study (October 2017) which provides an assessment of retail needs.
- Working with Suffolk County Council on transport modelling to inform the evidence base for local plans; and
- Input into the Suffolk Framework for Inclusive Growth. This will provide an overarching framework for strategic planning issues across the county, taking into account development priorities in neighbouring counties and in London. Suffolk's Local Authorities, with input from the Local Enterprise Partnerships, have prepared a joint framework that will set the direction of housing and employment growth over the coming decades and identify the infrastructure that is required to deliver and support this growth. The Framework relates to the period from 2012 to 2050. It is a non-statutory document intended to support and inform the preparation of Local Plans being produced by individual planning authorities.

5.6 More recently, the Council has been working with ISPA partners on a Statement of Common Ground relating to strategic, cross-boundary matters, to support the authorities' Local Plan reviews. The next AMR (2018-19) will provide more detail on this.

CHAPTER 6: SUSTAINABILITY APPRAISAL

- 6.1 The Environmental Assessment of Plans and Programmes Regulations 2004 requires that:
- 17(1) 'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'*
- (2) 'the responsible authority's monitoring arrangements may comprise or include arrangements established otherwise that for the express purpose of complying with paragraph (1)'*
- 6.2 Sustainability Appraisal (SA), incorporating the requirements for Strategic Environmental Assessment, was carried out in relation to the 2011 Core Strategy and Policies DPD. A monitoring framework was identified as part of the SA process and this is reproduced in Appendix 13. The table below shows where the progress against the Sustainability Appraisal objectives can be found in this report. A very similar SA framework was also used for the appraisal of the Local Plan adopted in 2017.
- 6.3 As part of the Issues and Options Consultation undertaken in autumn 2017, Ipswich Borough Council worked with Suffolk Coastal District Council on the preparation of a Sustainability Appraisal Scoping Report which set out the proposed approach to undertaking the SA of the emerging Local Plan.

Table 6: Sustainability Appraisal Objectives

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

CL1. To maintain and improve access to education and skills in the population overall	10
CD1. To minimise potential opportunities for and anti-social activity	11

CHAPTER 7:

CONCLUSIONS

- 7.1 The monitoring period between 1st April 2017 and 31st March 2018 saw significant progress in the preparation of planning documents for Ipswich Borough. It is important to keep the planning framework for the Borough up to date, to ensure the delivery of appropriate development across the area.
- A new Local Plan was adopted on 22nd February 2017, establishing new requirements for the provision of homes and jobs up to 2031.
 - 'Call for ideas' consultation was conducted or repeated for six SPDs: the Low Emissions Strategy, Reptile Strategy, Parking Guidance for IP-One Area, Development and Archaeology, Ipswich Town Centre and Waterfront Public Realm Strategy and Recreational Avoidance and Mitigation Strategy.
 - On 21st March 2018 Ipswich Borough Council adopted its Statement of Community Involvement Review. This document replaces the previous Statement of Community Involvement for Ipswich, adopted in 2014.
- 7.2 During the year, work commenced on aligned local plan reviews within Ipswich Borough, Babergh District, Mid Suffolk District and East Suffolk Councils. This culminated in a public consultation on Issues and Options for the Ipswich Borough Local Plan Review between 18th August and 30th October 2017. The consultation document included a section on strategic issues, which was prepared jointly with Suffolk Coastal District Council.
- 7.3 The monitoring period also saw significant work on shared evidence base documents to support local plan reviews. Ipswich Borough Council has worked in partnership with neighbouring planning authorities to progress the Strategic Housing Market Assessment, Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment, Ipswich Economic Area Sector Needs Assessment, Retail and Commercial Leisure Town Centre Study, Employment Land Supply Assessment and Settlement Sensitivity Assessment.
- 7.4 The implementation of Local Plan policies has been monitored against the 2017 Core Strategy and Policies Development Plan Document Review (DPD) (February 2017) in this report, as this was the plan in place for the whole of the monitoring period. The policies were used effectively in the monitoring period.
- 7.5 Housing completions in Ipswich continued to fall during 2017-18. The completion of 141 net new dwellings, 20 of which were affordable housing completions (14%), represents the lowest level of completions since 2012/13. No student accommodation or assisted living units were built during this period. Of the 141 dwellings, 136 (96.5%) were built on previously developed land and 71 (50%) were within the central IP-One area. Gross housing completions (before calculating those dwellings lost) were 174.
- 7.6 The housing land supply in Ipswich Borough stood at 2.78 years at 1st April 2018. The Council committed, through policy CS7 of the 2017 Local Plan, to working with Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council on calculating objectively assessed housing need for the Ipswich Housing Market Area and planning for housing delivery across the Ipswich Housing Market Area. The joint Ipswich Strategic Housing Market Assessment (SHMA) May 2017 set out the objectively assessed housing need in response to policy CS7. However, the Government introduced a standardised methodology for calculating objectively assessed housing need through the

new NPPF published in July 2018. As the occurred after the monitoring period, the implications will be considered further as part of the 2018/19 AMR.

- 7.7 The Council continues to undertake its duty to co-operate with Babergh District, Mid Suffolk District and East Suffolk Councils and Suffolk County Council, particularly through the Ipswich Strategic Planning Area Board. The Council also continues to have on-going dialogue with statutory agencies including Anglian Water, Historic England, the Environment Agency and Natural England through the Local Plan preparation and revision process.
- 7.8 In response to the information presented in the AMR, Ipswich Borough Council plans to:
- Seek ways in which to improve the monitoring of the implementation of the Local Plan;
 - Use the AMR to inform the development of the emerging joint/aligned Local Plan Review, for example in reviewing how the plan can address deprivation, and changes in the retail health of the town centre;
 - Update timetables for the preparation of supplementary planning documents on the Council's website, and aim to review the Local Development Scheme for Ipswich in early 2019, to ensure that the public has up to date information about the preparation of planning documents.

APPENDICES

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

Appendix 1: Objective 1 – High Standards of Design

Appendix 2: Objective 2 – Carbon Emissions

Appendix 3: Objective 3 – Housing Completions and Employment Provision

Appendix 4: Objective 4 – IP–One Development

Appendix 5: Objective 5 – Strategic Facilities

Appendix 6: Objective 6 – Accessibility

Appendix 7: Objective 7 – Flood Protection

Appendix 8: Objective 8 – Protection of Open Spaces

Appendix 9: Objective 9 – Community Infrastructure

Appendix 10: Objective 10 – Deprivation

Appendix 11: Objective 11 – A Safe and Cohesive Town

Appendix 12: Objective 12 – Ipswich Policy Area

Appendix 13: Monitoring Against the Sustainability Appraisal

Appendix 1 – Objective 1: High Standards of Design

Objective:

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

Target:

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

Commentary:

Policy DM1 'Sustainable Design and Construction' sets out the environmental requirements for all new residential and non-residential buildings. In respect of residential buildings, the standard is one of the six levels of the 'Code for Sustainable Homes' (CfSH). The policy required for planning permissions granted from 2010 up to the end of 2012 that level 3 be achieved on developments between 1 and 249 dwellings and level 4 on developments of more than 250 dwellings. From 2013 this rose to level 4 to be achieved on developments between 1 and 249 dwellings and level 5 on developments of more than 250 dwellings. However, following the publication of the Planning Update Ministerial Statement in March 2015, Councils may no longer require the Code for Sustainable Homes to be met but instead can require the optional water standard of 110 litres per person per day to be met and can require energy efficiency equivalent to level 4 of the Code for Sustainable Homes. Legacy cases will still need to achieve the required Code for Sustainable Homes standard⁸.

The environmental standard for non-residential development is BREEAM and from 2010 until the end of 2012, a 'Very Good' standard was required. From 2013 this increased to an 'Excellent' standard for development over 500 sqm. Most non-residential developments have been certified as BREEAM Very Good rather than BREEAM Excellent. Through the adoption of the 2017 Local Plan Review the BREEAM Very Good Standard or equivalent is encouraged, however can no longer be required. This change was included within the Local Plan Inspectors Main Modifications on the basis of viability considerations.

Indicators:

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

⁸ The Government defines legacy cases as those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the national Affordable Housing Programme 2015 to 2018, or earlier programme), or where planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition or seeking to have it removed or varied. In these instances it is possible to continue to conduct code assessments.

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

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

Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Building for Life 12.
<i>Not currently monitored, since Ipswich Borough Council does not have any Building for Life assessors.</i>

Appendix 2 – Objective 2: Carbon Emissions

Objective:

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

Target:

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

Commentary:

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

Because sustainability is a thread that runs through so many of our policies, monitoring each policy implementation individually would be overly complicated. Central Government monitors the annual carbon emissions for the Borough as part of its own monitoring process on climate change (former National Indicator 186). This process runs behind the monitoring period for this AMR (2017-2018) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2016.

During the period 2005 – 2016 the CO₂ emissions reduced by 53.4% to 3.1 tonnes per capita (each member of the population). The Centre for Cities Report 2017 listed Ipswich as having the second lowest emissions per capita (based on CO₂) of sixty-three UK cities.

Planning policy has a number of initiatives to contribute to the reduction of CO₂ emissions in Ipswich, which include requiring electric charging points in major new developments and the production of a Cycling Strategy SPD in 2016 and a planned Low Emissions SPD during 2019.

The level of reduction of CO₂ emissions recorded up to 2016, if projected forward to 2025, indicates that the Local Plan target for CO₂ emissions will be met.

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

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

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

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

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

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

Indicators:

Indicator 2.1 - CO2 emission estimates and population figures 2005-2016 (Emissions per capita (t) CO2 , and population based on mid year estimates)						
	Ipswich CO2 (t)	Ipswich Population	Suffolk CO2 (t)	Suffolk Population	National CO2 (t)	National Population
2005	5.8	124,000	8.2	697,800	7.4	60,413,300
2006	5.7	124,800	8.1	703,000	7.4	60,827,100
2007	5.5	125,500	7.8	709,100	7.1	61,319,100
2008	5.3	127,400	7.6	714,300	7.0	61,823,800
2009	4.7	129,300	7.2	718,200	6.3	62,260,500
2010	4.8	131,700	7.6	724,000	6.6	62,759,500
2011	4.2	133,700	6.8	732,100	5.9	63,285,100
2012	4.3	135,100	7.0	732,800	6.2	63,705,000
2013	4.2	135,600	6.8	735,800	5.9	64,105,700
2014	3.7	136,000	6.3	742,500	5.3	64,596,800
2015	3.4	137,700	6.1	747,700	5.1	65,110,000
2016	3.1	138,500	5.6	751,200	4.7	65,648,100
% change since 2005:	53.4%	11.7%	31.7%	7.7%	36.5%	8.7%

Table 9: Ipswich Carbon Emissions (2005-2016) (latest available data)

Indicator 2.2 - Ipswich Carbon Emissions from 2005 – 2016			
	Industry and Commercial	Domestic	Transport
2005	308.7	278.8	131.5
2006	304.7	279.6	130.7
2007	286.8	273.1	132.7
2008	272.9	270.1	128.3
2009	238.2	244.4	124.0
2010	248.2	262.2	123.3
2011	209.6	230.2	120.0
2012	224.1	247.9	110.2
2013	220.4	238.4	109.0
2014	188.3	200.1	111.8
2015	162.5	195.5	115.3
2016	133.5	182.1	117.2
% change since 2005:	-48.4%	-30.8%	-13%

Appendix 3 – Objective 3: Housing Completions and Employment Provision

Objective:

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

Target:

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

Commentary:

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

Housing completions for the 2017-18 monitoring period are down on the previous period, with 141 new homes completed. No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich, 96.5% were constructed on previously developed land and 50.5% were within the IP-One area. The level of affordable homes provided amount to 14.2% which is just below the 15% target established within the Core Strategy 2011-2031. The level of windfall development, that is development not previously identified by the Council, was 43 dwellings (of which 17 resulted from permitted development applications).

Table 10: Net Housing Completions and Affordable Housing

Indicators:

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

2013 - 2014	228	190	83.3	44	19.3	117	51.3
2014 - 2015	470	421	89.6	202	43.0	318	67.7
2015 - 2016	496	358	72.2	133	26.8	237	47.8
2016 - 2017	256	219	85.5	4	1.6	109	42.6
2017 - 2018	141	136	96.4	20	14.2	71	50.5
including Assisted Living units							

Table 11: Net Housing Totals Since 2001

Fig 3a – Net housing totals since 2001							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
Apr 2011 – Mar 2017	1,833	1,453	79%	542	30%	845	46%
Apr 2017 – Mar 2018	141	136	96.5%	20	14%	71	50%
Total Apr 2011 – Mar 2018	1,974	1,589	80%	562	28%	916	46%
Apr 2001 – Mar 2011	6,903	6,523	94%	1,451	21%	2,905	42%
Total Apr 2001 – Mar 2018 including Assisted Living units	8,877	8,112	91%	2,013	23%	3821	43%

Table 12: Housing Target Evolution

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

Table 13: 5 Year Housing Land Requirement at 1st April 2018

Fig 3c – 5 year housing land requirement	
Housing requirements	No. of units
Local Plan Housing Requirement at 489 dwellings per annum x 5% buffer	2,567
Residual Shortfall from 1 st April 2011 to 31 st March 2018 (3,423 dwellings required minus 1,974 dwellings completed, plus predicted shortfall of 283 for 2018/19 divided by the 12 years from 2019/20 – 2030/31) x 5	722
Ipswich five year housing requirement	3,289
* Residual figure spread over plan period. 722 represents 5 years of this residual requirement	

Table 14: Ipswich Housing Land Supply 2019 - 2024

Fig 3d. Ipswich Housing Land Supply 2019 – 2024	
Type of site	No. of Units
Extant Planning Permissions on Allocated Sites	0
Extant Planning Permissions on Unallocated Large Sites	650
Extant Planning Permissions on Unallocated Small Sites	186
Residual Local Plan sites	0
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the strategic housing land availability assessment (SHLAA))	101
Ipswich Garden Suburb (broad location identified in Local Plan)	740
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	150
Ipswich Housing Supply Total	1,827

Table 15: Ipswich Housing Land Supply Calculation at 1st April 2018

Figure 3e: Ipswich Housing Land Supply Calculation – April 2018		
Requirement April 2011 – March 2018 (a) (489 dwellings per year)	489 x 7	3,423
Completions April 2011 – March 2018 (b) ⁹		1,974
Shortfall April 2011 – March 2018 (c)	3,423 - 1,974	1,449
Predicted completions April 2018 – March 2019 (d)	see housing trajectory (Table 18)	206
Predicted shortfall April 2018 – March 2019 (e) (489 – Predicted completions April 2018 – March 2019 (d))	489-206	283
Total shortfall April 2011 – March 2019 (f) (shortfall April 2011 – March 2018 (c) plus predicted shortfall April 2018 – March 2019 (e))	1,449 + 283	1,732
Annual shortfall until 2031 (g) (shortfall April 2011 – March 2019 (f) / 12 years)	1,732 / 12	144.33
Shortfall to be added to five year supply (h) (annual shortfall until 2031 (g) x 5 years ¹⁰)	144.33 x 5	722

⁹ Completions includes assisted living units as per the guidance in national Planning Practice Guidance which states 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.' (Reference ID: 3-037-20150320). Care homes have not been included as one space does not necessarily free up one dwelling.

¹⁰ Based upon Planning Practice Guidance that 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with

Local Plan requirement April 2019 – March 2024 plus 5% buffer ¹¹ (i)	489 x 5 x 1.05	2,567
Five year requirement (j) (requirement April 2019 – March 2024 (i) plus shortfall for next 5 years (h))	2,567 + 722	3,289
Annual requirement April 2019 – March 2024 (k) (five year requirement (j) / 5 years)	3,289 / 5	658
Identified supply April 2019 – March 2024 (l)	see housing trajectory (Table 18)	1,827
Housing supply in years (Identified supply (l) / Annual requirement April 2019 – March 2024 (k))	1,827 / 658	2.78

Table 16: Net Annual Housing and Employment Land Completions

Indicator 5 - Net annual housing and employment land completions	
	Land amount in hectares
Housing completions	3.16
Employment completions	1.19*
Total	4.35

* Floorspace completed

Table 17: Target (To Deliver)

Target – To deliver a) 9,777 homes by 2031 and b) 12,500 jobs by 2031	
	% complete
a) Homes 9777 dwellings by 2031	20.2%
b) Employment 12,500 jobs by 2031 (latest jobs data for 2017)	40%

* Note: To quantify the number of jobs created annually, the Council is currently using the East of England Forecasting Model.

In 2018, the Government introduced the Housing Delivery Test. This is an annual measurement of housing delivery in the area of relevant plan-making authorities. In February 2019, it published the first Housing Delivery Test results. As this occurred outside the 2017-18 monitoring period, it will be explored fully in the 2018-19 AMR.

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

¹¹ The buffer is added to the requirement without the shortfall to avoid a 'double counting' the undersupply.

Table 18: Ready to Develop Housing Sites (Housing Trajectory) (based on adopted Local Plan sites at 1st April 2018)

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	Number of residual dwellings which are expected to be completed in 5 years	2018/19 (Current Year)	2019/20 (Yr 1)	2020/21 (Yr 2)	2021/22 (Yr 3)	2022/23 (Yr 4)	2023/24 (Yr 5)	2024/25 (Yr 6)	2025/26 (Yr 7)	2026/27 (Yr 8)	2027/28 (Yr 9)	2028/29 (Yr 10)	2029/30 (Yr 11)	2030/31 (Yr 12)	2031/32 (Yr 13)	2032/33 (Yr 14)	2033/34 (Yr 15)	Total Identified Supply
IP004	UC004	Allocation	Gipping	Bus depot, Sir Alf Ramsey Way	B	Yes	Yes	No	1.07	0	48	48	0											24	24					48
IP005	16/00969	Full (S106)	Whitton	Former Took's Bakery 731, Old Norwich Road	B	Yes	Yes	Yes	1.98	0	60	60	60		20	40														60
IP009	UC009	Allocation	St Margaret's	Part Victoria Nurseries, Westerfield Road	B	Yes	Yes	No	0.39	0	12	12	0								12									12
IP010a	UC010 part a	Allocation	Priory Heath	Co-op Depot, Felixstowe Road	B	Yes	Yes	No	2.22	0	75	75	0								25	25	25							75
IP010b	UC010 part b	Allocation	Priory Heath	Felixstowe Road	B	Yes	Yes	No	2.79	0	75	75	0											37	38				75	
IP011a	UC011 part	Allocation	Alexandra	Smart Street/Foundation Street (former Gym & Trim)	B	Yes	Yes	No	0.16	0	14	14	0								14									14
IP011b	UC011 part	Allocation	Alexandra	Smart Street/Foundation Street	B	Yes	Yes	No	0.62	0	50	50	0								7						22	21		50
IP012	UC012	Allocation	Alexandra	Peter's Ice Cream, Grimwade St/Star Lane	B	Yes	Yes	No	0.32	0	29	29	0									29								29
IP015	UC015	Allocation	Gipping	West End Road Surface Car Park	B	Yes	Yes	No	1.22	0	22	22	0										22							22
IP029	UC030	Allocation	White-house	Land opposite 674-734 Bramford Rd	G	Yes	Yes	No	2.26	0	51	51	0									25	26							51
IP031	UC032	Allocation	Bridge	Burrell Road	B	Yes	Yes	No	0.44	0	20	20	0								20									20
IP032	UC033	Allocation	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	No	3.7	0	99	99	0								33	33	33							99
IP033	UC034	Allocation	White-house	Land at Bramford Road (Stocks site)	G	Yes	Yes	No	2.03	0	46	46	0									23	23							46
IP037	UC038	Allocation	Holywells	Island site	B	Yes	Yes	No	6.02	0	271	271	0												35	60	60	60	56	271
IP039a	UC040	Allocation	Bridge	Land between Gower Street and Great Whip Street	B	Yes	Yes	No	0.48	0	43	43	0														21	22		43
IP040 & IP041		Allocation	Alexandra	Civic Centre area and former Police Station, Civic Drive (32 dwellings to replace existing 32)	B	Yes	Yes	Yes	1.6	0	0	0	0					0												0
IP042		Outline (S106)	Holywells	Land between Cliff Quay and Landseer Road	B	Yes	Yes	No	1.64	0	222	222	0								74	74	74							222
IP043	UC044	Allocation	Alexandra	Commercial Buildings and Jewish Burial Ground site, Star Lane	B	Yes	Yes	No	0.7	0	50	50	0									25	25							50
IP047	08/00953	Allocation (Full - expired)	Alexandra	Land at Commercial Road (103 as a minimum)	B	Yes	Yes	No	2.86	0	103	103	0								25	26	26	26						103

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2018/19 (Current Year)	2019/20 (Yr 1)	2020/21 (Yr 2)	2021/22 (Yr 3)	2022/23 (Yr 4)	2023/24 (Yr 5)	2024/25 (Yr 6)	2025/26 (Yr 7)	2026/27 (Yr 8)	2027/28 (Yr 9)	2028/29 (Yr 10)	2029/30 (Yr 11)	2030/31 (Yr 12)	2031/32 (Yr 13)	2032/33 (Yr 14)	2033/34 (Yr 15)	Total Identified Supply
IP048a	UC051	Allocation	Alexandra	Mint Quarter	B	Yes	Yes	No	1.33	0	72	72	0							36	36									72
IP052	12/00811	Allocation SP3 (Full - expired)	Alexandra	Land between Lower Orwell Street and Star Lane	B	Yes	Yes	No	0.4	0	29	29	0									29								29
IP054a	16/01037	Full - approved	Alexandra	30 Lower Brook Street	B	Yes	Yes	No	0.56	0	62	62	62			62														62
IP054b		Allocation	Alexandra	Land between Old Cattle Market and Star Lane	B	Yes	Yes	No	0.95	0	16	16	0													16				16
IP059a & IP059b	16/01220	Outline (S106)	Gipping	Elton Park Industrial Estate, Hadleigh Road (128 dwellings (approx 103 in IBC) and 60 bed care home)	B	Yes	Yes	No	3.14	0	103	103	0								34	34	35							103
IP061	UC064	Allocation	Gipping	School Site, Lavenham Road	G	Yes	Yes	No	1.08	0	30	30	0							15	15									30
IP066	UC069	Allocation	Holywells	JJ Wilson, White Elm Street and land to rear at Cavendish Street	B	Yes	Yes	No	0.32	0	18	18	0							18										18
IP074	16/01179	Full - approved	Alexandra	Church, Reeves Yard And The Black Barn , Upper Orwell Street	B	Yes	Yes	No	0.07	0	9	9	9						9											9
IP080	UC085	Allocation	Bridge	240 Wherstead Road	B	Yes	Yes	No	0.49	0	27	27	0										27							27
IP084a	14/00911	Full - approved	Alexandra	County Hall, St Helen's Street	B	Yes	Yes	Yes	0.22	0	16	16	16				16													16
IP088	17/01115	Full - approved	St John's	79 Cauldwell Hall Road	B	Yes	Yes	Yes	0.3	0	17	17	17		17															17
IP089	UC096	Allocation	Alexandra	Waterworks Street	B	Yes	Yes	No	0.31	0	23	23	0													23				23
IP090	11/00334	Allocation (Full - expired)	Whitehouse	Europa Way	B	Yes	Yes	No	1.43	0	18	18	0							18										18
IP096	UC109	Allocation	Gipping	Car Park Handford Rd East	B	Yes	Yes	No	0.22	0	20	20	0									20								20
IP098	UC111	Allocation	Holywells	Transco, south of Patteson Road	B	Yes	Yes	No	0.57	0	51	51	0									25	26							51
IP105	UC129	Allocation	Westgate	Depot, Beaconsfield Road	B	Yes	Yes	No	0.34	0	15	15	0										15							15
IP109	12/00192	Full (S106)	Bixley	The Drift, Woodbridge Road	B	Yes	Yes	Yes	0.42	0	13	13	13						13											13
IP113	15/00762	Full - approved	Alexandra	The Railway PH & Foxhall Rd	B	Yes	Yes	Yes	0.16	2	5	7	0	5																5

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2018/19 (Current Year)	2019/20 (Yr 1)	2020/21 (Yr 2)	2021/22 (Yr 3)	2022/23 (Yr 4)	2023/24 (Yr 5)	2024/25 (Yr 6)	2025/26 (Yr 7)	2026/27 (Yr 8)	2027/28 (Yr 9)	2028/29 (Yr 10)	2029/30 (Yr 11)	2030/31 (Yr 12)	2031/32 (Yr 13)	2032/33 (Yr 14)	2033/34 (Yr 15)	Total Identified Supply	
IP116a	16/00659	Reserved Matters - approved	St John's	Former St Clements Hospital, Foxhall Road	B	Yes	Yes	Yes	1.7	10	37	47	17	20	17																37
IP116b	16/00677	Reserved Matters - approved	St John's	St Clements Hospital Grounds, Foxhall Road	G	Yes	Yes	Yes	3.6	5	97	102	57	40	34	23														97	
					B	Yes	Yes	Yes	3.00	15	62	77	34	28	25	9															
IP129	14/00920	Allocation SP3 (Reserved Matters - expired)	Alexandra	BT Depot, Woodbridge Road (50 Russet Road)	B	Yes	Yes	No	1.07	0	39	39	0											19	20					39	
IP131	15/01158 18/00552	Full - approved	St John's	45 Milton Street	B	Yes	Yes	No	0.28	0	9	9	0								9									9	
IP132	10/00343	Allocation (Full - expired)	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	Yes	Yes	No	0.18	0	73	73	0										36	37						73	
IP133	10/00418	Allocation (Full - expired)	Bridge	South of Felaw Street	B	Yes	Yes	No	0.37	0	33	33	0								33									33	
IP135	11/00247	Allocation (Outline - expired)	Westgate	112 - 116 Bramford Road	B	Yes	Yes	No	0.17	0	14	14	0									14								14	
IP136	UC251	Allocation	Alexandra	Silo, College Street	B	Yes	Yes	No	0.16	0	48	48	0												24	24				48	
IP142	UC259 17/00570	Full (S106)	Holywells	Land at Duke Street	B	Yes	Yes	No	0.39	0	44	44	0									44								44	
IP150a (part)	07/00765 part	Outline - approved	Priory Heath	Land south of Ravenswood (sites U, V and W)	B	Yes	Yes	Yes	2.23	0	94	94	94			14	28	28	24											94	
IP161	07/00118 13/00498 16/00180	Full - approved	St Margaret's	2 Park Road	B	Yes	Yes	No	0.35	0	13	13	0							13										13	
IP165	17/00795	Full - approved	White-house	Eastway Business Park, Europa Way	B	Yes	Yes	Yes	2.08	0	94	94	69	25	44	25														94	
IP169	15/00393	Full - approved	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.08	0	14	14	0	14																14	
IP172	UC088 08/00511	Allocation (Full - expired)	St Margaret's	15-19 St Margaret's Green	B	Yes	Yes	No	0.08	0	9	9	0							9										9	
IP188	13/00069 part	Allocation (Full - expired)	Bridge	Websters Saleyard site, Dock Street	B	Yes	Yes	No	0.11	0	9	9	0										9							9	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual dwellings which are expected to be completed in 5 years	2018/19 (Current Year)	2019/20 (Yr 1)	2020/21 (Yr 2)	2021/22 (Yr 3)	2022/23 (Yr 4)	2023/24 (Yr 5)	2024/25 (Yr 6)	2025/26 (Yr 7)	2026/27 (Yr 8)	2027/28 (Yr 9)	2028/29 (Yr 10)	2029/30 (Yr 11)	2030/31 (Yr 12)	2031/32 (Yr 13)	2032/33 (Yr 14)	2033/34 (Yr 15)	Total Identified Supply	
IP200	05/00819 11/00432 13/00346 17/00382	Full - approved and pending	Bridge	Griffin Wharf, Bath Street	B	Yes	Yes	Part	4.7	131	113	244	73					33	40	40											113
IP205	02/01241	Full - approved	Alexandra	Burton's, College Street	B	Yes	Yes	Part	0.19	71	125	196	35						35	45	45									125	
IP206	04/00313	Full - approved	Alexandra	Cranfields (16 flats replaced by 16/00092/VC)	B	Yes	Yes	No	0.71	197	124	321	0									42	42	40					124		
IP206	16/00092/VC	Full - approved	Alexandra	Cranfields (Mill House)	B	Yes	Yes	Yes		32	11	43	0	11															11		
IP211	16/00346	Full - approved	Alexandra	Regatta Quay, Key Street	B	Yes	Yes	Yes		0	8	8	8		8														8		
IP211	05/00296 07/00357 07/00358 09/00130	Full - approved	Alexandra	Regatta Quay, Key Street	B	Yes	Yes	Yes	0.85	117	149	266	149		79	70													149		
IP214	17/00144	Full - approved	Alexandra	300 Old Foundry Road	B	Yes	Yes	Yes	0.02	0	12	12	12		12														12		
IP215	11/00127 14/00206	Full & Prior Approval - approved	Alexandra	7-15 Queen Street	B	Yes	Yes	Yes	0.09	8	11	19	0	11															11		
IP218	15/00422	Prior Approval - approved	Alexandra	31-37 St Helen's Street	B	Yes	Yes	No	0.4	12	3	15	0							3									3		
IP221	06/01007	Allocation (Full - expired)	White-house	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.35	0	12	12	0														12		12		
IP226		Allocation SP3	Holywells	Helena Road (216 dwellings likely to be completed after April 2034)	B	Yes	Yes	No	1.87	0	540	540	0													108	108	108	324		
IP234	06/01176	Full - approved	Gipping	Gibbons Street	B	Yes	Yes	No	0.03	0	6	6	0										6						6		
IP242	12/00916	Full - approved	Bridge	31 Stoke Street	B	Yes	Yes	Yes	0.01	0	6	6	6		6														6		
IP245	15/00321	Full - approved	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.06	0	7	7	7		7														7		
IP256	16/00987	Full (S106)	Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	Yes	Yes	Yes	0.87	0	28	28	28						28										28		

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2018/19 (Current Year)	2019/20 (Yr 1)	2020/21 (Yr 2)	2021/22 (Yr 3)	2022/23 (Yr 4)	2023/24 (Yr 5)	2024/25 (Yr 6)	2025/26 (Yr 7)	2026/27 (Yr 8)	2027/28 (Yr 9)	2028/29 (Yr 10)	2029/30 (Yr 11)	2030/31 (Yr 12)	2031/32 (Yr 13)	2032/33 (Yr 14)	2033/34 (Yr 15)	Total Identified Supply	
IP267	14/00587 15/00617	Prior Approval - approved	Alexandra	16 - 18 Princes Street (amended to 32) (construct extra floor - 4 more flats)	B	Yes	Yes	Yes	0.07	32	4	36	0	4																	4
IP268	13/00625	Full - approved	Gipping	Burlington Road	B	Yes	Yes	Yes	0.26	5	3	8	0	3																3	
IP276	15/01057	Full - approved	Priory Heath	Felixstowe Road (Crown PH, Garrods Pond, 346)	B	Yes	Yes	Yes	0.38	2	6	8	5	1	5															6	
IP277	15/00860	Full - approved	Westgate	Barrack Corner	B	Yes	Yes	Yes	0.04	0	6	6	6		6															6	
IP280	14/01039	Full - approved	Rushmere	Humber Doucy Lane (7 assisted living plus care home)	B	Yes	Yes	Yes	0.06	0	7	7	7		7															7	
IP281	16/00504	Full - approved	St John's	54 Cauldwell Hall Road	B	Yes	Yes	Yes	0.12	0	5	5	5		5															5	
IP282	15/00616	Prior Approval - approved	Gipping	1-2 Observation Court, 84 Princes Street	B	Yes	Yes	Yes	0.08	10	15	25	0	15																15	
IP298	17/00665	Full - approved	Alexandra	15-17 Arcade Street and Museum Street	B	Yes	Yes	Yes	0.05	0	9	9	9				9													9	
IP353	17/00060	Full - approved	Alexandra	8-10 Lower Brook Street	B	Yes	Yes	Yes	0.08	0	8	8	8				8													8	
IP351	17/00942	Full - approved	Gainsborough	The Golden Hind PH, 470-478 Nacton Road	B	Yes	Yes	Yes	0.16	0	5	5	5			5														5	
IP352	17/01085	Prior Approval - approved	Alexandra	17-19 St Helen's Street	B	Yes	Yes	Yes	0.02	0	9	9	9			9														9	
IP181	14/00638	Strategic Development Site (Outline pending)	St Margaret's	Ipswich Garden Suburb Phase N1a (CBRE - West of Westerfield Road & south of Railway Line)	G	Yes	Yes	Part	43.3	0	815	815	265		0	40	75	75	75	80	75	75	75	75	75	75	20			815	
IP180 (part)	16/00608	Strategic Development Site (Outline pending)	Whitton	Ipswich Garden Suburb Phase N2a (Crest - North of Railway and east of Henley Road)	G	Yes	Yes	Part	42.7	0	1,100	1,100	340		10	60	90	90	90	90	90	90	90	90	90	90	40			1,100	
IP182 (part)		Strategic Development Site	St Margaret's	Ipswich Garden Suburb Phase N3a (Mersea - East of Westerfield Road) (110 dwellings likely to be completed after April 2034)	G	Yes	Yes	Part	53.1	0	1,085	1,085	135				45	45	45	75	75	75	75	90	90	90	90	90		975	
IP185		Strategic Development Site	St Margaret's	Ipswich Garden Suburb Phase N1b (Ipswich School) (165 dwellings likely to be completed after April 2034)	G	Yes	Yes	No	12.2	0	345	345	0													45	75	75		195	

Appendix 4 – Objective 4:

IP-One Development

Objective:

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

Target:

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

Commentary:

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

Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of the 1,827 dwellings anticipated to come forward for development between 1st April 2019 and 31st March 2024, 1,004 (55%) are located on previously developed sites.

Of 141 new homes completed in the 2017-18 monitoring period 96.5% were constructed on previously developed land; 50%% were completed within the IP-One area; and 88.7% (125 dwellings) were built within 800 metres of a District Centre and the Central Shopping Area.

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

33 of the 48 new build housing completions recorded in Ipswich between 1st April 2017 and 31st March 2018 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites as shown in Figure 3.6. Of these 33 dwellings:

- 0 (0%) were within Waterfront schemes in the IP-One area.
- 4 (12%) were completed as flats.
- 33 were developed at less than 30 dwellings per hectare (100%).
- 0 were developed at between 30 and 50 dwellings per hectare (0%).
- 0 were developed at over 50 dwellings per hectare (0%).
- The average net density of land covered by the 33 dwellings is 25.5 dwellings per hectare.

Taken as a whole, 48 of the 141 dwellings constructed in Ipswich were new-build and the density achieved was 28.2 per hectare. This figure includes a number of sites with a small number of dwellings.

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

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

Table 20: Density of Residential Development in IP-One

Indicator 2 – Density of residential development taking place in IP-One		
71 (50.4%) of the 141 new dwellings completed were in the IP-One area. 54 dwellings were completed within the IP-One area on developments of more than 10 dwellings.		
Location	Number of new dwellings completed 2016-2017	Density across whole development
Princes Street*	4	312.5
Charlotte House, Tacket Street	17	242.9
Lloyds Avenue*	1	288.9
The Mill, College Street	32	322.5
	54	

*not a new build development

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

Indicator 3 – Percentage of major schemes in IP-One consisting of a mix of uses
There were two major planning applications granted consent in IP-One during the monitoring year 2017-2018. Neither of these was a mixed-use scheme.

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 141 housing completions between 1st April 2017 and 31st March 2018, 94 were in major developments. Of these 87.2% (82 dwellings) were within the IP-One area and/or 800 metres of a district centre or the central shopping area.

Of the 1,974 housing completions between 1st April 2011 and 31st March 2018, 1,596 were in major developments. Of these 95.2% (1,520 dwellings) were within the IP-One area and/or 800 metres of a district centre or the central shopping area.

Appendix 5 – Objective 5:

Strategic Facilities

Objective:

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

- Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;
- Extending the strategic greenspace, ecological network and canopy cover; and
- Continuing to support the development of University of Suffolk and Suffolk New College

Target:

To improve retail ranking of Ipswich by 2031 and complete the 'green rim'

Commentary

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

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

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

Levels of vacancy within the local and district centres, and the central shopping area are monitored as part of retail surveys reported annually. Overall, the percentage of vacant properties remains similar to 2016/17, being slightly lower in the District and Local Centres but slightly higher in the Town Centre. The annual reports also indicate that there are a number of previously vacant units which are now occupied as well as previously occupied premises becoming vacant.

Table 22: Vacancies with Central Shopping Area, District and Local Centres 2018 and 2017

Percentage vacancies within the Central Shopping Area, and District and Local Centres 2018 compared with 2017		
Centres	% Vacant Premises 2018	% Vacant Premises 2017
District and Local Centres	8%	9.7%
Town Centre	13%	12%

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

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

	2009/2010		2016/2017		UK Average
	No.	%	No.	%	%
Convenience	47	8	54	8	9
Comparison	231	37	208	32	32
Retail Service	75	12	91	14	14
Leisure Service	115	18	130	20	24
Financial & Business Service	72	11	79	12	11
Vacant	85	14	96	15	11
Total	625	100	658	100	100

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

	2009/2010		2016/2017		UK Average
	Sq m Gross	%	Sq m Gross	%	%
Convenience	7,702	5	8,840	6	16
Comparison	75,409	50	66,750	45	36
Retail Service	7,664	5	8,630	6	7
Leisure Service	28,893	19	29,450	20	25
Financial & Business Service	12,886	9	14,010	9	8
Vacant	18,934	13	20,884	14	9
Total	151,488	100	148,564	100	100

Data from Venuescore show that Ipswich is identified as a Regional Centre and the town saw a slight improvement in its ranking between 2009 and 2016. However, between 2016 and 2017 it fell thirteen places. This is likely due to the loss of national multiple retailers notably BHS, an anchor store, from the town centre within the period. Chelmsford and Bury St Edmunds have both improved their rankings, particularly Chelmsford which rose 46 places between 2009 and 2017.

Table 25: Sub-regional Centre Rankings

Centre	Classification	2009 Rank	2015-16 Rank	2017 Rank	Change in Rank 2009-2017
Norwich	Major City	8	14	13	-5
Cambridge	Major Regional	41	26	-	+15
Ipswich	Regional	67	63	76	-9
Chelmsford	Regional	90	67	44	+46
Colchester	Regional	76	73	-	+4
Bury St Edmunds	Regional	216	126	124	+92
Felixstowe	Major District	443	384	-	+59
Stowmarket	District	744	629	-	+115
Woodbridge	Minor District	-	1,154	-	-
Saxmundham	Minor District	-	1,486	-	-
Aldeburgh	Local	-	2,577	-	-

Source: VenueScore 2009 and 2015-16 Rankings

There are 123 play areas in the Borough which has increased over recent years. During the monitoring period both Christchurch Park and Holywells Park retained their Green Flag Park Awards in recognition of the excellent use of green space, well-maintained facilities and high standard of safety and security. The data for the Harper Denis Hobbs retail ranking are not available for 2018 and therefore table 31 has been deleted.

Table 26: Net Change in Retail Floorspace

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

Table 27: District and Local Centres Overview

District and Local centres overview table 2018							
	No. of units	Total vacant	Vacancy %	No. of dwellings in centres	Total Residential %	No. of A1 retail	A1 retail %
Total	721	61	8.5%	66	9.15%	400	55.5%
<i>Full data set available within the 2018 District and Local Centres report</i>							

Table 28: Additional Employment Floorspace at Crane's Site

Indicator 2 - Additional employment floorspace at former Futura Park				
	2014 - 2015	2015-2016	2016-2017	2017-2018
Total Employment Floor Space (Sq. m)	0	0	46,080 sq.m	49,941 sq.m

At Futura Park planning approval was granted on 2.21 hectares and by the end of March 2018 three car dealership buildings totaling 3,861sqm were under construction on this land.

Table 29: Gains in Green Infrastructure within Ipswich

Indicator 3 - Gains in Green Infrastructure within Ipswich (ha)	
Not monitored during the period 2017 – 2018	
Ipswich Green Flag Parks	
	Green Flag Parks
Alexandra Park	
Bourne Park	
Chantry Park	
Christchurch Park	2018 – 11 th occasion awarded green flag
Gippeswyk Park	
Holywells Park	2018 - 8 th occasion awarded green flag
Landseer Park	
Orwell Country Park	

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

Indicator 4 - Number of students at University Campus Suffolk and Suffolk New College									
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2016/17-2017/18 % change	2011/12-2017/18 % change
University of Suffolk* (Ipswich only)	3,839	3,925	3,679	3,554	3,614	3,579	5,375	+ 50%	+ 40%
Suffolk New College **	5,774	5,741	4,053	4,029	3,921	3,000	3,742	+ 25%	-35%
Total	9,613	9,666	7,732	7,583	7,535	6,579	9,117	+ 38.6%	- 19%

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

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

** Figures show the total number of student enrolments.

Table 31: deleted.

Appendix 6 – Objective 6: Accessibility

Objective:

To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes.

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;
- Comprehensive cycle routes should be provided; and
- Ipswich Borough Council aspires to an enhanced public transport system, such as guided bus, urban light railway or trams

Target:

To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031. The Travel Ipswich scheme is now complete having implemented the final phase in 2017.

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

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

The monitoring of this Objective is currently not possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators which are no longer monitored. As part of the Core Strategy review the indicators for objective six have been reviewed and changes have been made to the monitoring process.

The Travel to Work survey is undertaken and published each year by Suffolk County Council. The 2018 survey results showed that, of the baseline employers (those who have taken part in the survey since it was first run in 2005), on average 64,5% of employees travelled to work by car (either as a single occupant or car share). There is a noticeable difference in travel method between town centre locations and out of centre locations, with higher car usage to the latter. The 2018 Census reported that 0.5% people in Suffolk work from home. Historic data for the baseline organisations in the Travel To Work Survey 2018 shows that working from home has decreased since 2010.

A key finding from the 2016 survey was that park and ride was used by 1.7% of respondents..

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

The 2018 Travel to Work survey ran from the 7th May to 29th June 2018, outside the 2017/18 monitoring period. The 2018 results show that driving (single occupant and car share) remains the most frequently used mode of travel at 64.7% in 2018, an increase from 62.6% in 2017. The percentage of those travelling as a single occupant has risen compared to last year and currently stands at 62.6%, 3.5% higher than in 2017. Public transport usage has increased in 2018; travelling by bus has fluctuated during the lifetime of the survey and currently stands at 5.1%. Train travel has declined from 5% in 2017 to 4.6% in 2018, however it remains higher than its 2011 level of 3.3%.

Table 32: Transport Indicators

Indicators:

Indicators 1 – Congestion - average journey time per mile during the morning peak

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

Indicators 1 and 2 are based on the former National Indicator list and are no longer monitored as part of the Local Area Agreements with central government.

*Indicators 3 - Mode of travel to work to major employers
(Source SCC Travel to Work Report Sept 2018)*

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Travel mode													
Bus	7.7%	9.2%	7.1%	5.9%	5.4%	5.0%	4.9%	5.5%	5.1%	5.2%	5.3%	5.8%	5.1%
Car driver-single occupant	55.4%	52.2%	55.6%	55.1%	56.1%	55.4%	57.0%	53.4%	53.4%	57.4%	53.9%	53.5%	56.0%
Car driver-car share	13.2%	13.5%	8.7%	9.7%	9.4%	8.9%	9.6%	9.6%	8.9%	8.7%	10.8%	9.1%	8.7%
Car passenger	3.3%	3.6%	3.8%	4.0%	3.6%	3.1%	3.1%	3.5%	3.3%	2.6%	2.5%	2.6%	2.1%
Cycle	7.4%	7.4%	8.3%	7.9%	7.7%	9.6%	8.3%	9.2%	8.4%	7.9%	10.3%	6.9%	9.3%
Motorcycle/Moped/Mot or Scooter	1.7%	1.7%	1.5%	1.4%	0.9%	1.3%	0.8%	0.8%	1.0%	0.7%	1.0%	0.6%	0.8%
Park & Ride	0.7%	1.0%	1.3%	1.2%	1.4%	1.0%	1.1%	1.1%	1.6%	1.3%	0.5%	0.9%	1.9%
Train	1.6%	2.1%	2.9%	3.2%	3.4%	3.5%	3.9%	4.6%	5.3%	4.1%	3.6%	7.2%	4.6%
Walk	8.3%	8.4%	9.8%	10.2%	10.5%	10.1%	9.6%	9.9%	12.1%	11.6%	11.1%	13.1%	9.8%
Work from home	0.6%	0.7%	1.0%	1.2%	1.4%	1.9%	1.6%	1.6%	1.0%	0.6%	0.9%	0.4%	0.5%
Other mode of transport	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.8%	0.0%	0.0%	0.1%	0.1%	0.8%

Target - To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031

The Travel Ipswich measures have now been implemented. This target will be reviewed through the Ipswich Local Plan review.

Appendix 7 – Objective 7: Flood Protection

Objective:

Enhanced flood protection including a tidal surge barrier to 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 the end of 2017.

Some of central Ipswich is within the floodplain and therefore flooding issues are of particular importance. The Council has been working with the Environment Agency (EA) and other partners on an Ipswich Flood Defence Management Strategy. The EA announced in March 2008 that the first phase of funding for a £45-£50 million solution to Ipswich's flood defence had been secured.

A tidal surge barrier across the River Orwell is a key part of the Strategy. The barrier is located across the New Cut, opposite the Island site, and it was completed in spring 2019. 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.

In 2017-2018 the EA was advised of 18 applications in Ipswich where flood risk or water quality was an issue. Of these, 9 were approved, 0 were approved subject to a Section 106 Agreement, 6 were withdrawn, 2 were refused, 1 has yet to be decided and 0 were part approved and part refused.

Table 33: Applications subject to Environment Agency Consultation

<i>Indicator 1 - Applications that were subject to Environment Agency Consultation</i>	
Reference	Address
17/00382/FUL	Land, Discovery Avenue
17/00445/FUL	Car Parking And Amenity Area Adjacent To Pooleys Yard, Ranelagh Road
17/00463/CON	East And West Bank Flood Defences, River Orwell
17/00615/FUL	Car Park Adjacent To 10, Grafton Way
17/00638/FUL	Redevelopment Site, Grafton Way
17/00769/OUT	Norsk Hydro Ltd, Sandyhill Lane
17/00795/REM	Former Eastway Business Park, Europa Way
17/00841/FUL	50 Wykes Bishop Street
17/00873/P3JPA	15 - 17 Princes Street
17/00888/FUL	The Maltings, Princes Street
17/00981/FUL	Land Adjacent To Hertz Scot Group, Europa Way
17/01054/FPI3	Drum And Monkey Public House, 100 Princes Street
17/01076/FUL	14 and 22 Including Land At Rear, Stoke Street
17/01137/FUL	Land To The West Of Ransomes Way, Nacton Road
17/01138/FUL	Whitton Water Pumping Station, Thurleston Lane
18/00142/VC	Car Parking And Amenity Area Adjacent To Pooleys Yard, Ranelagh Road
18/00220/FUL	Bourne Bridge Service Station, Wherstead Road
18/00278/FUL	Shell Service Station, A14 Ipswich By Pass

Appendix 8 – Objective 8: Protection of Open Spaces

Objective:

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

Target:

No net loss of natural capital by 2031

To increase the tree canopy cover in the Borough to 22% by 2050.

A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk.

A decrease in heritage assets at risk on the Historic England register or no net increase in Heritage Assets at risk

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

Table 34: Summary for Area of Protection

Indicator 1 - Summary table for areas of protection				
	No. of sites	2016-2017 Site area in hectares	2017-2018 Site area in hectares	Any change in size
Site of Specific Scientific Interest	3	47.47	47.47	No change
Special Protection Areas / RAMSAR sites	1	41.27	41.27	No change
County Wildlife Sites	20	266.87	266.87	No change
Local Nature reserves	9	49.84	49.84	No change
Ancient Woodland	2	3.58	3.58	No change

Table note: in this table, the River Orwell and the Wet Dock are listed as two County Wildlife Sites.

The tree canopy cover target has increased from 15% canopy cover in the Borough by 2021 to 22% by 2050. Given that this is the first year in which the new, ambitious target has come into effect, no wards within the Borough met the 22% target. Central Ipswich and South West Ipswich have met the target of 15% tree canopy cover. The North West, South East and North East areas fell below the 15% canopy cover target.

The Buildings at Risk figure for 2017/18 is made up of three buildings which have been on the register since before 2012 (1-5 College Street, 4 College Street, and St. Michael's Church), and two which were added in 2012 (Tolly Cobbold Brewery and County Hall).

Table 35: County Wildlife Sites 2017-2018**Indicators:****Indicator 1a – County Wildlife Sites 2017-2018**

Name	Code	2017 Area (hectares)	2018 Area (hectares)	Loss since 2016	Gain since 2016	Total Gain/Loss (-)
Alderman Canal	Ipswich 1	2.50	2.50	0	0	0
Ashground Covert and Alder Carr (area within IBC – total site 15.32)	Ipswich 2	5.00	5.00	0	0	0
4. Bourne Park Reedbed	Ipswich 4	7.47	7.47	0	0	0
Brazier's Wood, Pond Alder Carr and Meadows	Ipswich 5	34.92	34.92	0	0	0
Bridge Wood (2 parts within IBC – total site 35.79)	Ipswich 6	2.81	2.81	0	0	0
Chantry Park, Beechwater and Meadow	Ipswich 7	47.12	47.12	0	0	0
Christchurch Park including Arboretum	Ipswich 8	32.93	32.93	0	0	0
Dales Road Woodland	Ipswich 9	5.85	5.85	0	0	0
Holywells Park and canal	Ipswich 10	21.01	21.01	0	0	0
Landseer Park Carr	Ipswich 11	17.25	17.25	0	0	0
Pipers Vale (area within IBC – total site 25.62)	Ipswich 12	25.06	25.06	0	0	0
River Gipping	Ipswich 14	4.61	4.61	0	0	0
River Orwell (Wet Dock area)	Ipswich 15	10.07	10.07	0	0	0
River Orwell (river)	Ipswich 15	30.30	30.30	0	0	0
Rushmere Heath (area within IBC – total site 79.68)	Ipswich 16	8.92	8.92	0	0	0
Stoke Park Wood and Fishpond Covert	Ipswich 18	2.16	2.16	0	0	0
Volvo Raeburn Road site	Ipswich 19	6.27	6.27	0	0	0
Wharfedale Road meadow	Ipswich 20	0.18	0.18	0	0	0
Ransomes Europark Heathland	Ipswich 21	1.64	1.64	0	0	0
Bourne Bridge Grassland (area within IBC - total 2.29ha)	Babergh 136	0.8	0.8	0	0	0
Total		266.87	266.87	0	0	0

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

Table 36: Sites of Special Scientific Interest

Indicator 1b - Sites of Special Scientific Interest 2017 – 2018					
Name	2017 Area (hectares)	2018 Area (hectares)	Loss since 2017	Gain since 2018	Total Gain/Loss (-)
Orwell Estuary (2 parts within IBC)	41.27	41.27	0	0	0
Bixley Heath (area within IBC)	4	4	0	0	0
Stoke Bridge Railway Tunnel	2.2	2.2	0	0	0
Total	47.47	47.47	0	0	0

Table 37: Ramsar Sites

Indicator 1c - Ramsar sites 2017 – 2018					
Name	2017 Area (hectares)	2018 Area (hectares)	Loss since 2017	Gain since 2017	Total Gain/Loss (-)
Bed of River Orwell (2 parts within IBC)	41.27	41.27	0	0	0
Total	41.27	41.27	0	0	0

Table 38: Ancient Woodland

Indicator 1d - Ancient Woodland 2017 – 2018					
Name	2017 Area (hectares)	2018 Area (hectares)	Loss since 2017	Gain since 2017	Total Gain/Loss (-)
Brazier's Wood	3.51	3.51	0	0	0
Bridge Wood (area within IBC – whole site 30.51ha)	0.07	0.07	0	0	0
Total	3.58	3.58	0	0	0

Table 39: Local Nature Reserves

<i>Indicator 1e - Local Nature reserves 2017 – 2018</i>					
Name	2017 Area (hectares)	2018 Area (hectares)	Loss since 2017	Gain since 2017	Total Gain/Loss (-)
Alderman Canal east	1.6	1.6	0	0	0
Alderman Canal west	0.98	0.98	0	0	0
Bixley Heath (area within IBC)	4	4	0	0	0
Bobbit's Lane (area within IBC)	6.33	6.33	0	0	0
Bourne Park Reedbeds	7.44	7.44	0	0	0
Bridge Wood (area within IBC)	1.78	1.78	0	0	0
Piper's Vale	19.67	19.67	0	0	0
Stoke Park Wood	2.17	2.17	0	0	0
The Dales Open Space	5.87	5.87	0	0	0
Total	49.84	49.84	0	0	0

Table 40: Suffolk Register of Buildings at Risk

<i>Indicator 2 - Suffolk Register of Buildings at Risk 2017-18</i>	
List of buildings on Risk Register	Year Added
1-5 College Street	before 2012
4 College Street	before 2012
Tolly Cobbold Brewery, Cliff Quay	2012
St Michael's Church, Upper Brook Street	before 2012
County Hall, St Helen's Street	2012
Total	5

Table 41: Tree Canopy Cover

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

The total coverage for this monitoring period is 12.19%.

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

Appendix 9 – Objective 9: Community Infrastructure

Objective:

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

Target:

To be developed but will need to meet the requirements of the new provision set out within the indicators which are (1) average class size in Ipswich schools and (2) the percentage of new community facilities located in or within 800m of a centre.

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

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

In Ipswich primary schools the average in 2018 was 20.6 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 19.8 in 2017. Secondary schools have a ratio of 17 full time pupils (FTE) to each full time equivalent qualified teacher, representing an increase from 16.2 in the previous year. In secondary schools in Ipswich pupil to teacher ratios are broadly in line with the national average.

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

<i>Indicator 1 - Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.</i>			
	Ipswich 2017	Ipswich 2018	England average 2018
Primary school average	19.8	20.6	20.9
Secondary school average	16.2	17	16
16-18 year education average	N/A	N/A	N/A

Appendix 10 – Objective 10: Deprivation

Objective: 10

To tackle deprivation and inequalities across the town.

Target:

To improve Ipswich's ranking in the indices of multiple deprivation by 2031.

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

Continuing the trend reported in last year's AMR, unemployment rates in the 16-64 year age group have continued to fall. Between April 2017 and March 2018 4.6% of those economically active were unemployed according to government modelling data. There has been a steady decrease in unemployment rates since April 2013, where unemployment rates peaked at 9.7%. This shows a significant decrease from the 9.4% recorded at the start of the monitoring period for this plan in 2012.

The Centre For Cities 2017 report shows that of the sixty three largest cities in the UK Ipswich is within the bottom three for the proportion of graduates living in the Borough. However, Ipswich is ranked fifth for real wage growth between 2015 and 2016.

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

Of students completing key stage 5 at Ipswich schools and colleges including independent schools, state maintained schools and academies, the average point score was 32.66 which approximately equates to a C grade. This is approximately in line with the national average point score (33.33) for all schools and colleges across England. Due to changes in the method of report in the school performance tables the indicators used in previous AMRs are no longer directly comparable.

At KS4 both the grading system and mechanism for reporting on school performance has altered from a lettering to numbering system and again it is not possible to make a direct comparison between results from previous monitoring years. In 2018 the number of pupils achieving grade 5 or above in English and Maths GCSEs across all secondary schools in Ipswich was 41% which is slightly above the national average of 40%.

In 2016, 52.5% of Ipswich pupils achieved 5 or more GCSEs at grades A* to C. The Ipswich average takes account of all relevant schools (with the exception of Ipswich School and St Joseph's College) and is not weighted by student numbers. This is not comparable with the 2018 data, due to the reconfiguration of the grading system and a more challenging curriculum.

Again, at KS2 the government has introduced new performance measures. The number of pupils meeting the 'expected standard' an assessment of reading, maths and writing ability. The average score across all Ipswich Schools is 61.7%, compared with a national average of 64%. The average score masks significant variations in performance across Ipswich schools.

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

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

- Income Deprivation (22.5%)
- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)
- Health Deprivation and Disability (13.5%)
- Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

Table 43: Percentage of those Unemployed Ages 16 – 64

Fig 10.1 - Percentage of those unemployed ages 16 - 64		
Date	Ipswich total	Ipswich %
Apr 10 - Mar 11	5,600	8.4
Apr 11 - Mar 12	6,000	8.6
Apr 12 - Mar 13	6,800	9.7
Apr 13 - Mar 14	5,600	8.0
Apr 14 - Mar 15	4,700	6.5
Apr 15 - Mar 16	3,500	5.1
Apr 16 - Mar 17	3,400	5.0
Apr 17 - Mar 18	3,300	4.6

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

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

This data is no longer recorded and the time series data for the new metric is not currently available.

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

This data is no longer recorded and the time series data for the new metric is not currently available.

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

This data is no longer recorded and the time series data for the new metric is not currently available.

Table 47: Ipswich Rankings on Indices of Multiple Deprivation 2015

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

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

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

Appendix 11 – Objective 11: A Safe and Cohesive Town

Objective:

To Improve air quality and create a safer, greener more cohesive town.

Target:

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

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

An exceedance is defined as a diffusion tube monitoring report that exceeds the annual mean objective of 40 $\mu\text{g}/\text{m}^3$, once bias adjustment has been accounted for:

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

The following information is taken from the Ipswich Borough Council 2018 Air Quality Annual Status Report. Once bias and distance corrected the nitrogen dioxide diffusion tube data for 2017 shows that the national air quality objective for mean annual NO₂ concentrations was exceeded at 10 of Ipswich Borough Council's 76 monitoring locations; 2 of which fall outside of the current AQMA boundaries. In addition to this, the bias corrected special project data also included in this year's report showed a further 2 marginal exceedances at locations outside of the AQMAs.

During the last year, significant air quality milestones achieved by Ipswich Borough Council have included:

- the declaration of Ipswich AQMA No. 5;
- the amendment of Ipswich AQMA Nos. 1, 2 & 3;
- the establishment of an Ipswich Air Quality Steering Group to drive the development of a new Ipswich AQAP;
- the commissioning of a Source Apportionment and Traffic Intervention Study to gain a more detailed understanding of the nature of the air quality challenge Ipswich faces; and
- the successful capture of a complete year's worth of automatic monitoring data for the first time in three years.

Over the coming year Ipswich Borough Council's principal air quality priority is to complete, consult on, adopt and action a meaningful new AQAP that can deliver tangible and necessary improvements in air quality across the Borough.

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

The numbers visiting Ipswich Museum and Art School and Ipswich Mansion were 105,658 in 2017/18.

Total tickets issued/visitors to the Regent Theatre and Corn Exchange in 2017/18 numbered 166,494 and approximately 35% of these tickets were issued to those living in the IP1-1P4 postcodes.

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

The way in which numbers of crimes are recorded changed in 2014/15 and activities not previously recorded as crimes must now be. It is not therefore possible to make meaningful comparisons between data from 2014/15 onwards and data for previous years. As of 31st 2017 domestic

burglary is no longer recorded and has been replaced by a new statistical category of residential burglary.

The recorded crime figures for 2017/18 were:

- Violence with Injury 1550
- Sexual offences 532
- Residential burglary 790 (domestic burglary data no longer recorded)
- Robbery 180

The recorded crime figures for 2016/17 were:

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

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

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

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

Indicator 1 - Totals of all events including one-off annual events.								
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
IP-Art (all events)	100,000	100,000	100,000			45,000	49,000	40,000
Music Day							21,000	23,000
Maritime Ipswich	55,000	60,000	70,000			40,000	65,000	65,000
Great East Run****	2,000	1,500	1,500			2,000	3,000	N/A
Skyride	6,000	15,000	15,000			7,000	0	N/A
Speciality Markets	20,000	20,000	20,000			5,000***	0	6,000
Other one-off events	53,500	27,300	161,500*			35,200	60,000	56,000
Total	125,000	189,300	319,000	350,000*	No data	134,200	198,000	190,000

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

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

***This data is for the Christmas Market only

**** Previously Larking Gowen Half Marathon

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

Indicator 2 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups		
	2016/17	2017/18
Ipswich Museum & Art Gallery	51,782	59,109

Christchurch Park	40,600	46,549
	92,382	105,658

Table 51: Total Tickets Issues/ Visitors

	Regent Theatre	Corn Exchange	Total
2016/17	137,711	17,945	155,656
2017/18	166,494		166,494

Table 52: Crime Figures Recorded

Target – Crimes Recorded figures in comparison to averages over past three years*				
	Violence with Injury	Serious sexual offences	Domestic burglary**	Robbery
2011 - 2012	1,349	199	1,232	203
2012 - 2013	1,185	170	1,233	154
2013 - 2014	1,020	141	895	109
2014 - 2015	1,782	187	231	59
2015 - 2016	1,452	194	221	68
2016 - 2017	1,530	228	454	128
	Violence with injury	Sexual offences	Residential burglary	Robbery
2017 - 2018	1550	532	790	180

*Note from 2014/15 onwards, figures have been recorded using a different methodology and data from that date cannot be compared with that from earlier years. As of 31st 2017 domestic burglary is no longer recorded and has been replaced by a new statistical category of residential burglary.

Appendix 12 – Objective 12: Ipswich Policy Area

Objective:

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

Target:

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

Indicator 1 - Joint working taking place through ISPA Board (or equivalent forum)

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

Ipswich Borough Council has worked in partnership with neighbouring planning authorities to progress the Strategic Housing Market Assessment, Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment, Ipswich Economic Area Sector Needs Assessment, Retail and Commercial Leisure Town Centre Study, Employment Land Supply Assessment and Settlement Sensitivity Assessment.

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

The Council continues to work with neighboring authorities on strategic greenspace issues through the Suffolk RAMS steering group and has progressed the Ipswich Economic Area Sector Needs Assessment and the Employment Land Supply Assessment and Settlement Sensitivity Assessment during the monitoring period.

Appendix 13 – Monitoring against the Sustainability Appraisal

Table 54: SEA Objectives and Indicators

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

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

WEB LINKS

GENERAL

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

OBJECTIVE 1

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

OBJECTIVE 2

Local Authority CO2 emissions estimates 2005 - 2016

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

Ipswich Borough Council Air Quality Management

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

Electricity consumption

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

OBJECTIVE 3

Ipswich Housing Land Availability Assessment Update September 2016

https://www.ipswich.gov.uk/sites/default/files/2016_hla_report_final_footnote_added_oct_17.pdf

Ipswich Employment Land Availability Report

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

East of England Forecasting Model

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

OBJECTIVE 4

N/A

OBJECTIVE 5

Green Flag Awards

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

Equipped play area strategy

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

OBJECTIVE 6

Ipswich cycling strategy SPD

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

OBJECTIVE 7

Data on local application of Environment Agency advice.

OBJECTIVE 8

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

OBJECTIVE 9

Department of Education for Ipswich Schools

<https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&parliamentary=Ipswich&geographic=parliamentary&for=swfcfr&datasetfilter=provisional&searchtype=&schoollevel=IsPrimary&orderby=swf.RATPUPTEA&orderdir=asc&sortpolicy=inversepolicy>

OBJECTIVE 10

Unemployment Statistics

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

Department of Education – School and Local Statistics

[tml](#)

<https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&parliamentary=Ipswich&geographic=parliamentary&for=swfcfr&datasetfilter=provisional&searchtype=&schoollevel=IsPrimary&orderby=swf.RATPUPTEA&orderdir=asc&sortpolicy=inversepolicy>

Department of Communities and Local Government - English indices of deprivation

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

OBJECTIVE 11

Ipswich Borough Council 2018 Air Quality Annual Status Report

https://www.ipswich.gov.uk/sites/default/files/ibc_asr_2018_submitted_draft_002.pdf

Purple Flag Award

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

PCC or Suffolk Police websites

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

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

Office of National Statistics, Crime in England and Wales: year –ending Mar 2017

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

OBJECTIVE 12

N/A

STATUTORY INDICATORS

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

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

GLOSSARY

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

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