

# Ipswich Borough Council Local Plan Review

## Topic Paper: Reviewing the Ipswich Housing Figure – Including Addendum June 2020

Evidence on the appropriate scale of housing growth for Ipswich Borough to 2036



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## **Ipswich Borough Local Plan Review – Reviewing the Ipswich Housing Figure, Including Addendum June 2020**

*This topic paper has been updated where appropriate to explain the housing figure incorporated into the Final Draft Ipswich Local Plan, which was published for consultation in January 2020 under regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A separate addendum has also been provided which explores the implications of the new (2019) affordability ratios published by the Government on 19<sup>th</sup> March 2020. The affordability ratio is calculated by dividing house prices by gross annual workplace-based earnings and it indicates the relationship between earnings and housing costs in an area.*

### Introduction

What the Council is doing

1. The Council is currently preparing a review of its adopted Core Strategy and Policies Development Plan Document (DPD) (February 2017) and Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD (February 2017). These documents form the Council’s Local Plan, which guides future development in the Borough.
2. Draft preferred options versions of the two plans were published for informal public consultation between 16th January – 13th March 2019, under regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (‘the Regulations’).
3. Final Draft versions of the two plans were published for formal public consultation between 15<sup>th</sup> January – 2<sup>nd</sup> March 2020, under regulation 19 of the Regulations.
4. The emerging Core Strategy and Policies DPD (“the Final Draft Core Strategy”) will replace the adopted Core Strategy and Policies DPD review when adopted (anticipated in 2021).
5. The emerging Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD (“the Final Draft Site Allocations Plan”) will replace the adopted Site Allocations Plan when adopted (anticipated in 2021).

National Planning Policy Framework – Plan Making

6. The National Planning Policy Framework (NPPF) was introduced in March 2012 following the introduction of the Localism Act in November 2011. The NPPF was revised in July 2018 and February 2019<sup>1</sup>, implementing reforms announced previously through the Housing White Paper, the ‘Planning for the Right Homes in the Right Places’ consultation and the draft revised NPPF consultation. The NPPF is national

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

planning policy and Local Plan documents such as the Core Strategy must refer to the principles established in the document.

7. The NPPF states in paragraph 35 that Local Plans are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are deemed to be sound if they are positively prepared, justified, effective and consistent with national policy.
8. The Duty to Cooperate was introduced through Section 110 of the Localism Act 2011 in November 2011. It is a legal duty on local planning authorities to cooperate constructively, actively and on an ongoing basis with neighbouring authorities, county councils and other prescribed bodies in planning for strategic, cross boundary matters. Paragraph 25 of the NPPF requires strategic policy-making authorities to collaborate and identify the relevant strategic matters which they need to address in their plans. Ongoing joint-working is seen as critical to the production of positively prepared and justified strategies and helps to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere. To demonstrate this, paragraph 27 of the NPPF states that strategic policy-making authorities should prepare and maintain statements of common ground to document the cross-boundary matters being addressed and progress in cooperating to address these.
9. The NPPF makes clear that plans should apply a presumption in favour of sustainable development, meaning that plans should positively seek opportunities to meet their development needs, be flexible to adapt to rapid change and provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas. The exceptions to this are if assets or areas of particular importance provide strong reasons for restricting development or any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

#### National Policy Context – Housing Delivery

10. The Government's declared objective is to 'significantly boost the supply of homes' (NPPF paragraph 59) and this requires a sufficient amount and variety of land to be able to come forward where it is needed. The NPPF indicates that local planning authorities should set out through the development plan strategic policies expressing the authority's priorities for development (paragraph 17). Strategic policies should set out an overall strategy for the pattern, scale and quality of development, including making sufficient provision for housing and affordable housing (paragraph 20).
11. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, through identifying 'broad locations for development' on a key diagram, and land-use allocations identified on a policies map. Non-strategic policies can set out detailed site allocations.

12. Section 5 of the NPPF sets out detailed guidance for delivering homes. Paragraph 60 introduces the Government's standard method for calculating local housing need and further detail on the calculation is provided in the Planning Practice Guidance.

### Calculating the Local Housing Need

13. The Council adopted its Local Plan in February 2017 with an annual housing target of at least 489 dwellings per annum. However, the independent Inspector who examined the Ipswich Local Plan in 2016, concluded that the Council should work with its neighbours to prepare an updated objectively assessed housing need for the housing market area as a whole, a strategy for its distribution between the constituent districts and the adoption of joint or aligned plans to deliver it. He also recommended modification of the plan to require early review of the objectively assessed needs for new employment land and retail floorspace, which are picked up in separate topic papers.
14. In response, Ipswich Borough Council, Babergh District Council, Mid Suffolk District Council and Suffolk Coastal District Council published a joint Ipswich Strategic Housing Market Assessment (SHMA) prepared by Peter Brett Associates in 2017<sup>2</sup>. It defined the Ipswich Housing Market Area as consisting of the whole of the four local authority areas, and identified the objectively assessed housing need for Ipswich Borough as 519 dwellings per annum and for the Ipswich Housing Market Area of 1,786 dwellings per annum (Table 8.1 of the SHMA Part 1 report). This formed the basis of issues and options consultation on the Local Plan Review undertaken between August and October 2017.
15. In September 2017, the Government published the 'Planning for the Right Homes Right Places' consultation. This introduced the Government's standard method for calculating local housing need. Based on information available at that time, it indicated that for Ipswich the local housing need figure based on the new calculation would be 442 dwellings per annum (dpa).
16. The Government carried through the proposals to the revised NPPF published in July 2018 and the revised Planning Practice Guidance. Paragraph 60 of the NPPF (July 2018) stated that the standard methodology should be used as the basis for identifying the local housing need, unless there are exceptional circumstances that justify an alternative approach which also reflects current and future demographic trends and market signals. The 2016-based household projections were published in September 2018 and these were the most up to date projections figures during the preparation of the Preferred Options Ipswich Local Plan which was published for public consultation in January 2019, with a housing requirement of 479 dwellings per annum.

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<sup>2</sup> [https://www.ipswich.gov.uk/sites/default/files/ipswich\\_waveney-housing-market-areas-strategic-housing-market-ass\\_part-1\\_august\\_erratum.pdf](https://www.ipswich.gov.uk/sites/default/files/ipswich_waveney-housing-market-areas-strategic-housing-market-ass_part-1_august_erratum.pdf)

## Ipswich Housing Need in the Final Draft Ipswich Local Plan January 2020

17. In February 2019, the Government published further updates to the NPPF and Planning Practice Guidance. These instructed local planning authorities to use the 2014-based household projections in calculating housing need, using the standard method.
18. The Government's standard method for calculating the housing need using the 2014 based household projections resulted in an Ipswich objectively assessed housing need figure of 445 dwellings per annum from 2018 to 2036. This is the housing requirement figure set out in the Final Draft Ipswich Local Plan published for consultation at Regulation 19 stage from 15<sup>th</sup> January to 2<sup>nd</sup> March 2020. The calculation included an adjustment in line with the standard method to respond to the 2018 ratio of median workplace earnings to median house prices (the affordability ratio), which were published on 28<sup>th</sup> March 2019.
19. The standard methodology is set out in the revised Planning Practice Guidance (PPG) February and July 2019 and, in accordance with this, the base date for the Final Draft Ipswich Local Plan has been updated to 1<sup>st</sup> April 2018. This approach aligns with that of the Suffolk Coastal Final Draft Local Plan published under regulation 19 on 14<sup>th</sup> January 2019.
20. The standard method allows for a cap to be applied on local housing need where the market adjustment results in a significant increase to the housing requirement. For a local planning authority like Ipswich, which has adopted a local plan in the last five years, a cap can be applied at 40% above the annual average requirement figure set out in the plan. However, because the standard methodology results in an annual housing need figure of 445 dwellings per annum (dpa), which is slightly below the 489dpa housing requirement in the adopted local plan, no cap has been applied to the Ipswich housing need figure.

### Housing Need and Requirement

21. The revised Planning Practice Guidance is clear that the standard method for assessing local housing need provides the minimum starting point in determining the number of homes needed in an area. It does not factor in potential future national policy or economic effects on growth. 'Where additional growth above historic trends is likely to or is planned to occur over the plan period, an appropriate uplift may be considered.' Examples of the circumstances where this may be appropriate are:
  - where growth strategies are in place;
  - where strategic infrastructure improvements are planned that would support new homes; or

- where an authority has agreed to take on unmet need from neighbouring authorities.

Also, to be considered are previous delivery levels and recent assessments of need.

22. There are two strategic factors to consider in relation to whether uplift should be applied to the Ipswich objectively assessed housing need:
  - The Suffolk Framework for Inclusive Growth, and
  - The Ipswich Northern Routes.
23. The Suffolk Framework for Inclusive Growth was noted by the Council's Executive on 6th March 2018, with the resolution that future Local Plans for Ipswich Borough should have regard to its content (IBC report reference E/17/74). The work undertaken on the Framework originally related to plans for devolution to Norfolk and Suffolk. When the devolution deal stalled, the Suffolk Framework was carried through to a conclusion 'to drive forward economic growth, infrastructure investment and residential growth' and particularly to assist infrastructure delivery. However, without the devolved funds and powers that would have come with a devolution deal from Government, the momentum behind the Framework has shifted towards the Suffolk Growth Programme Board (SGPB). The SGPB has a remit of, amongst other things, securing investment to deliver infrastructure; creating a consistent, efficient, and transparent approach to planning to improve land supply; helping to make Suffolk an optimal location for commercial innovation and investment; helping to meet clearly identified skills, employment and economic development needs; and helping to deliver the homes Suffolk needs to meet future demand.
24. Suffolk County Council published an Ipswich Northern Routes Study in January 2017, which assessed three indicative broad routes. The three routes were subject to public consultation during the summer of 2019. However, on 25<sup>th</sup> February 2020, the County Council decided not to progress the project. Even before the County Council made this decision, it was clear that this infrastructure project would have been more relevant to the next review of the Ipswich Local Plan.
25. The latest iteration (Version 6, June 2020) of the Statement of Common Ground with the Ipswich Strategic Planning Area (ISPA) authorities includes Table 1 below, which illustrates the evolution of housing need figures within the Ipswich Strategic Planning Area (ISPA) since the preparation of the SHMA in 2017. It demonstrates that, in spite of the Ipswich housing need figure of 445 dwellings per annum being lower than the SHMA figure of 519 dwellings per annum, across the Ipswich Housing Market Area as a whole, the annual housing need figure under the standard method using the 2014-based household projections is higher – 1,963 dwellings as opposed to 1,786 dwellings.
26. Thus, across the Ipswich housing market area and the Ipswich Strategic Planning Area, housing delivery through this round of Local Plans will be higher than previously. Therefore, it is not proposed to apply any uplift to the 'standard method' annual

housing need figure for Ipswich Borough set out as the housing requirement through the Local Plan Review.

27. On 19<sup>th</sup> March 2020, the Government published new 2019 affordability ratio data. This is also reflected in the ISPA Statement of Common Ground Table 1 below to which the final two columns have been added. It has the effect of raising the Ipswich housing need figure from 445 to 460 dwellings per annum. The implications of the new data are considered further in an Addendum to this report.



Table 1 Housing need as calculated under the Strategic Housing Market Assessment (SHMA) and the national standard method.

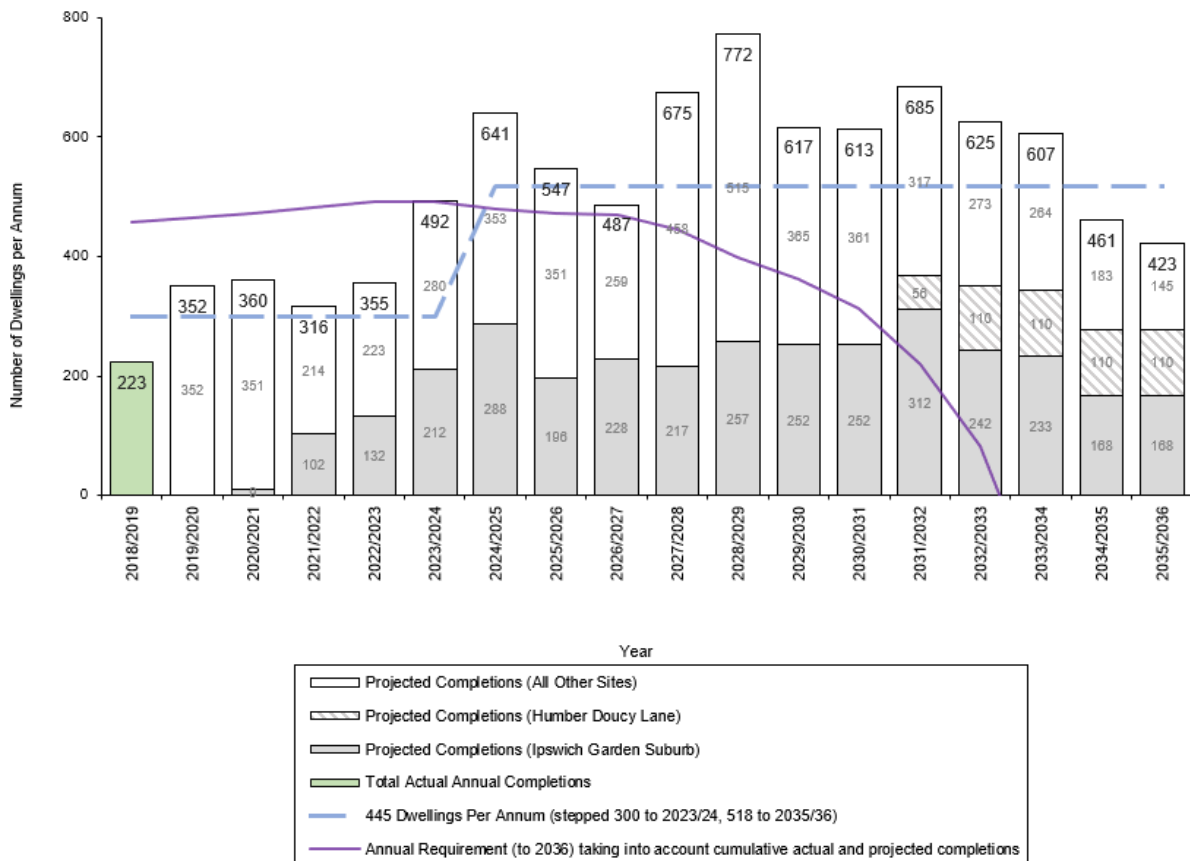
	SHMA annual	SHMA total (2014-2036)	Standard method annual (Sept 2017)	Standard method total (2016 – 2036)	Standard method annual (2016-based)	Standard method total (2016-based) (2018-2036)	Standard method annual (2014-based)	Standard method total (2014-based) (2018-2036)	Standard method annual (2014 based, 2018 ratios)	Standard method total (2014 based, 2018 ratios, 2018 – 36)	Standard method annual (2014 based, 2019 ratios)	Standard method total (2014 based, 2019 ratios, 2018 – 36)
<b>Babergh</b>	355	7,820	439	8,780	420	7,560	420	7,560	420	7,560	416	7,488
<b>Ipswich</b>	519	11,420	442	8,840	479	8,622	445	8,010	445	8,010	460	8,280
<b>Mid Suffolk</b>	452	9,951	573	11,460	590	10,620	585	10,530	556	10,008	535	9,630
<b>Suffolk Coastal</b>	460	10,111	495	9,900	582	10,476	515	9,270	542	9,756	489 <sup>3</sup>	8,802
<b>Total</b>	1,786	39,302	1,949	38,980	2,071	37,278	1,965	35,370	1,963	35,334	1,900	34,200

<sup>3</sup> Following the creation of East Suffolk Council to replace the former Suffolk Coastal and Waveney District Councils from 1<sup>st</sup> April 2019, the affordability ratios for 2019 (published in March 2020) are at the East Suffolk level. The East Suffolk affordability ratio is therefore used in this calculation.

Delivery and Supply

28. Another factor to consider in setting the housing requirement is recent completions in the Borough. Housing completions in Ipswich 2018-19 are shown in the housing trajectory graph below, together with the Final Draft Local Plan annual housing requirement of 445 dwellings. The position shown in the graph is at 1<sup>st</sup> April 2019 in relation to the proposed housing land supply for the Final Draft Local Plan published under regulation 19 of the Regulations. Subsequent completions monitoring at 31<sup>st</sup> March 2020 has shown that completions during 2019-20 numbered 421 rather than the forecast 352. This is because some completions expected during 2020-21 have come forward earlier than anticipated.

**Housing trajectory 1<sup>st</sup> April 2019: Completions since 2018 and projections to 2036**



29. The Final Draft Local Plan allocates strategic sites for residential development with associated facilities or infrastructure improvements through policies ISPA4 and CS10 of the Final Draft Core Strategy, and local sites including sites in central Ipswich (the ‘IP-One area’) for urban regeneration through policy SP2 of the Final Draft Site Allocations and Policies Plan. The projected completions at the two strategic allocations are identified separately in the graph above - Ipswich Garden Suburb (Policy CS10) is shown in grey and land at the northern end of Humber Doucy Lane

(Policy ISPA4) is shown in lighter striped grey above it. The figures which form the housing trajectory at 1<sup>st</sup> April 2019 are reproduced at Appendix 1.

30. The annual housing requirement is shown as a stepped requirement meaning that 445 dwellings per annum is an average over the whole plan period. The revised Planning Practice Guidance July 2019 identifies the possibility of ‘stepping’ the annual housing requirement rather than presenting it as a twenty-year average. This may be necessary where strategic sites are likely to have a phased delivery or be delivered later in the plan period. With the Ipswich Garden Suburb coming forward (policy CS10) and the later start proposed for the land at the northern end of Humber Doucy Lane housing allocation (policy ISPA4) - to tie in with infrastructure delivery at Ipswich Garden Suburb - this is both a necessary and appropriate approach for Ipswich. It reflects what is realistically deliverable and is not an approach which is being deployed unnecessarily to delay meeting identified development needs. The five-year land supply would be measured against the specific stepped requirements for the particular five-year period (set out through policy CS7).

31. There is justification for adopting this approach in Ipswich, in order to reduce the annual requirement for the years 2018 to 2024 when the supply will be dependent on brownfield sites delivering higher density development. The requirement would be increased from 2024 to 2036 when it is expected that completions at the Ipswich Garden Suburb will represent a significant proportion of the annual housing requirement. During this period, the land at the northern end of Humber Doucy Lane would also be expected to come forward. This is the approach proposed through policy CS7 of the Final Draft Local Plan, which sets out stepped housing targets as follows:

Extract from the Final Draft Core Strategy Policy CS7 The Amount of New Housing Required

**From 2024 to 2036, completions at Ipswich Garden Suburb will meet a significant proportion of the annual housing requirement. Delivery will also take place at the northern end of Humber Doucy Lane, appropriately phased with the delivery of the Ipswich Garden Suburb and its associated infrastructure. The housing requirement will be stepped as follows:**

**April 2018 – March 2024 300 p.a. x 6 years = 1800**

**April 2024 – March 2036 518 p.a. x 12 years = 6216**

32. Paragraph 67 of the NPPF requires planning policies to identify a supply of ‘specific, deliverable sites for years one to five of the plan period’ and ‘specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan’. It has elevated the importance of understanding the likely deliverability of sites: it has redefined ‘deliverable’ in terms of there being clear evidence that housing completions will begin on site within five years.

33. The Council has for the Regulation 19 Final Draft Ipswich Local Plan established a five-year land supply of 5.06 years including a 20% buffer or contingency in the 5-year

supply. The Final Draft Ipswich Local Plan uses a stepped approach to housing delivery which means that the buffer is higher in the first 5 years (as requested by Government). This means that the contingency for the rest of the plan period will be lower.

34. The 2017 SHMA identified that there has been a qualitative undersupply of sites, in that the development land available was largely suitable for flats, while the market demand was predominantly for housing. Delivery at Ipswich Garden Suburb (Policy CS10) will start to address this imbalance and is expected to occur at a rate of around 280 dwellings per annum at its peak.
35. In addition, the Final Draft Ipswich Local Plan allocates land at the northern end of Humber Doucy Lane for 496 dwellings (to come forward in a manner that is appropriately phased with the delivery of the Ipswich Garden Suburb), which will also help to balance housing mix in Ipswich (Policy ISPA4). Alongside the Council's allocations at the northern end of Humber Doucy Lane, East Suffolk Council has allocated land on its side of the Borough and district boundary in that location for 150 dwellings as well as public open space to help provide a buffer between villages in East Suffolk and the wider allocation (Policy SCLP12.24, Suffolk Coastal Final Draft Local Plan, East Suffolk Council). It is proposed that the development of this site, together with the Ipswich allocations at the northern end of Humber Doucy Lane, will be jointly master planned to ensure that appropriate highway and social infrastructure is planned in.
36. The SHMA identified mixed market signals in Ipswich, suggesting moderate market pressure. There are some signs of an upturn in the housing market, for example: increased housing completions of 421 dwellings 2019-2020, the resumption of activity on stalled sites at the Waterfront (completions have come through at 'The Winerack', formerly called Regatta Quay, a site that stalled in 2008), and developers at Ipswich Garden Suburb securing outline planning permission (for example IP/16/00608/OUT granted January 2020) and submitting reserved matters applications subsequently. The Council's own pro-active home building programme is also significant in helping to ensure continued delivery. The Council's Corporate Plan 2017 ('Building a Better Ipswich') sets out the commitment to build 1,000 homes within a decade.

### Conclusion

37. The Council has reviewed its local housing need figure jointly with neighbouring authorities as required by the Local Plan Inspector in 2016. Work on a joint Part 1 Ipswich Strategic Housing Market Assessment in 2017 was superseded by the Government's standard method for assessing local housing need introduced through the revised NPPF July 2018 and February 2019 and changes to the Planning Practice Guidance. Therefore, the housing requirement figure incorporated in the Ipswich Final Draft Core Strategy policy CS7 of 445 dwellings per annum is based on the standard

method using the 2014-based household projections and 2018 affordability ratio as the most up to date data, and no uplift to the figure is considered appropriate.

Addendum, June 2020

38. The Council was scheduled to submit the Final Draft Ipswich Local Plan January 2020 to the Secretary of State on Wednesday 18<sup>th</sup> March 2020. However, on Tuesday 17<sup>th</sup> March, the Council closed its offices in response to the Covid-19 crisis. There were also delays to the delivery of evidence updates.
39. As a result of the delay, submission of the Final Draft Local Plan took place after the publication of the 2019 housing affordability ratios on 19<sup>th</sup> March 2020, and after the close of the monitoring year 1<sup>st</sup> April 2019-31<sup>st</sup> March 2020. Therefore, this addendum to the topic paper explores the implications of increasing the housing requirement figure in response to the effect of the new affordability ratio on Ipswich housing need, and updating the housing trajectory to 31<sup>st</sup> March 2020. The Council’s response to the Covid-19 crisis and its potential implications for the Local Plan are addressed through a separate paper.
40. The result of the new (2019) affordability ratio is to increase the Ipswich housing need figure from 445 dwellings per annum to 460 dwellings per annum. The updated calculation is shown below.

Table 3 How the March 2019 affordability ratio would affect Ipswich housing need

2014-Based Household Projections for Ipswich (MHCLG Table 406)				
	Households 2020	Households 2030	Change 2020-2030	Change annual
Ipswich	61,074	64,853	3779	377.9

A	Annualised household growth 2020-2030	377.9
B	Median workplace based affordability ratio March 2019 (pub. 19/03/20)	7.44
C	$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$	

E	Adjustment factor	1.215
F	Minimum Annual Housing Need 2020-30 (A x E)	459.15

41. Paragraph 67 of the NPPF requires Local Planning Authorities to: ‘identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
  - a) specific, deliverable sites for years one to five of the plan period with an appropriate buffer); and
  - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.’
  
42. The Glossary to the NPPF defines ‘deliverable’ as follows: ‘sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular, a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans); b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.’
  
43. The Planning Practice Guidance offers further advice on what evidence may be used to assess whether housing completions will begin within five years. It includes, for example, progress with reserved matters on large sites with outline planning permission, and progress towards planning applications or site assessment work.
  
44. Paragraph 73 of the NPPF requires that: ‘Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The housing trajectory prepared for the regulation 19 stage of the plan is attached in Appendix 1. A trajectory updated to 31<sup>st</sup> March 2020 is attached at Appendix 2.
  
45. Paragraph 73 of the NPPF also advises on the buffer to be applied to the five year supply of deliverable sites. It states that a buffer of 5% should be applied unless a local

planning authority wishes to demonstrate a five year supply through an annual position statement when the buffer is 10% or if when measured against the Housing Delivery Test the Local Planning Authority has achieved less than 85% of its housing requirement the buffer is 20%. The results of the Housing Delivery Test 2019 published in February 2020 show that Ipswich Borough has achieved 46% of its housing requirement and therefore the buffer to be applied to the first five years of the supply is 20%.

46. In order to determine whether the Final Draft Local Plan can be considered robust for submission and sufficiently flexible to accommodate the new affordability ratio, the implications have been considered taking into account the following:
  - actual housing completions 2019-2020;
  - the updated minimum housing need figure;
  - the housing trajectory updated to 31<sup>st</sup> March 2020; and
  - the need to add a 20% buffer to the first five years of the housing land supply.
  
47. The following five-year housing land supply calculation takes these matters into account in the following ways:
  - The completions for years 2018-19 and 2019-20 are now both actual figures from completions monitored;
  - The completions estimated for 2020-21 and 2021-22 represent a more up to date assessment based on sites with dwellings under construction at 31<sup>st</sup> March 2020 and in the pipeline;
  - The housing requirement figure used is an average of 460 dwellings per annum, but to reflect the stepped approach of the Final Draft Local Plan, the requirement of 300 dwellings per annum is retained for the first six years, with the latter twelve years amended to 540 dwellings per annum;
  - Windfall only forms part of the supply from 2023 rather than 2022 to reflect the lifetime of permissions granted during 2019/20 monitoring year; and
  - A 20% buffer is added to the five-year requirement.
  
48. The five year housing land supply has been subject to checking, updating and revision to respond to the following:
  - permissions granted or resolutions to grant 1<sup>st</sup> April 2019-31<sup>st</sup> March 2020;
  - information from landowners or developers about their intentions, through direct contact or intelligence from other sections of the Council;
  - information relating to the discharge of conditions; and
  - information linked to pre-application discussions.
  
49. Table 4 below sets out actual and estimated completions 2018 to 2021 and Table 5 the expected five year housing land supply at 1<sup>st</sup> April 2021, as calculated against the higher housing need figure. The methodology used to calculate the five year supply is that advised by the Planning Advisory service.

Table 4 Dwelling completions 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2022

Year	2018-19	2019-20	2020-21	Total
Dwelling completions	223	421	219	863
	Actual	Actual	Estimate	

Table 5 Five-year housing land supply at 1<sup>st</sup> April 2021

A	Plan Requirement 2018 – 2036 460x18	8280
B	Net additional dwellings delivered 1st April 2018 - 31st March 2021 223+421+219	863
C	Shortfall = Requirement (2018/19 – 2020/21) 900 (3x300) – B 863 = 37 deficit	37
D	5 year requirement based on stepped trajectory 300pa x 3 yrs (900) and 540pa x 2 yrs (1080)	1980
E	5 Year requirement + C	2,017
F	Add 20% buffer (E x 1.2)	2,420
G	Annual requirement for 5 years (F/5)	484.08
H	Supply 2021/22 to 2025/26	2465
I	<b>5 year supply calculation</b>	<b>5.09</b>

50. A detailed housing trajectory updated to 31<sup>st</sup> March 2020 is attached at Appendix 2.
51. In terms of the whole plan housing land supply and the 10% contingency specified through policy CS7, Table 6 below indicates that both could be achieved.



Table 6 Housing land supply 2018-2036 updated to 31<sup>st</sup> March 2020

	<b>SUPPLY UPDATED TO 31<sup>st</sup> MARCH 2020</b>	
A	Completions 2018-2020	644
B	Sites under construction 1/4/20	260
C	Dwellings with Planning permission 1/4/20 including phase 1 of Ipswich Garden Suburb	3224
D	Minus 10% for slippage	322
E	Subtotal	2902
F	Dwellings with resolution to grant awaiting a S.106	222
G	Minus 10% for slippage	22
H	Subtotal	200
I	<b>Dwellings completed, under construction &amp; awaiting S106 (discounted) (A+B+E+H)</b>	<b>4006</b>
J	Ipswich Garden Suburb completions expected by 31st March 2036	1380
K	Revised SP2 allocations and 496 dwellings at ISPA4.1 northern end of Humber Doucy Lane	3153
L	<b>TOTAL SUPPLY 2018-2036 (I+J+K)</b>	<b>8539</b>
M	Windfall starting in 2023 @ 50p.a. x 13 yrs	650
N	<b>SUPPLY 2018-36 INCLUDING WINDFALL (L+M)</b>	<b>9189</b>

52. The Council acknowledges that these matters will be subject to discussion through the Examination. They are addressed here only to demonstrate that the implications of the most up to date affordability information have been considered and the plan in its current form offers sufficient flexibility to deal with them satisfactorily.

#### Addendum Conclusion

53. The housing requirement incorporated in the Ipswich Final Draft Core Strategy policy CS7 of 445 dwellings per annum as an average across the plan period 2018-2036 was

based on the standard method using the 2014-based household projections and 2018 affordability ratio as the most up to date data at January 2020.

54. This topic paper also explores the impact of the 2019 affordability ratio data published on 19<sup>th</sup> March 2020. It demonstrates that the Local Plan strategy of a stepped housing requirement, and housing land allocations to deliver urban regeneration in central Ipswich and sustainable urban extensions at the Ipswich Garden Suburb and then at the northern end of Humber Doucy Lane, is flexible and robust. Together with minor adjustments to the housing trajectory to update delivery information, which would see some sites pass between policies SP2 and SP3 according to their planning application status, the revised position would still deliver a five year housing land supply.
55. In terms of the impacts of Covid-19, a separate paper outlines action the Council has taken and includes an initial assessment to determine how it may affect delivery rates. The greater potential impact appears to flow from the general economic uncertainty, which it is too early to predict. The Council would continue to apply the principles of plan, monitor and manage to respond to future uncertainties and intervene where necessary for example through the coordination of bids for grant funding.

## Appendix 1 Ipswich Housing Trajectory at 1<sup>st</sup> April 2019

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	2019/20 (Current Year)	2020/21 (Yr 1)	2021/22 (Yr 2)	2022/23 (Yr 3)	2023/24 (Yr 4)	2024/25 (Yr 5)	2025/26 (Yr 6)	2026/27 (Yr 7)	2027/28 (Yr 8)	2028/29 (Yr 9)	2029/30 (Yr 10)	2030/31 (Yr 11)	2031/32 (Yr 12)	2032/33 (Yr 13)	2033/34 (Yr 14)	2034/35 (Yr 15)	2035/36 (Yr 16)	Total Identified Supply
IP003		Allocation (SP2)	Gipping	3-11 and 4-32 Portman's Walk IP1 2DW (north of Sir Alf Ramsey Way)	B	Yes	Yes	No	1.41	0	114	114	0													25	30	34	25	114	
IP004	UC004	Allocation (SP2)	Gipping	Bus depot, 7 Constantine Road IP1 2DP	B	Yes	Yes	No	1.07	0	48	48	0											24	24					48	
IP005	16/00969	Full (SP3 allocation)	Whitton	Former Tooks Bakery 731, Old Norwich Road	B	Yes	Yes	Yes	1.98	0	60	60	60	60																60	
IP009	UC009	Allocation (SP2)	St Margaret's	Victoria Nurseries, 1 Kettlebaston Way IP4 2XX	B	Yes	Yes	No	0.39	0	12	12	0								12									12	
IP010a	UC010 part a	Allocation (SP2)	Priory Heath	Former Co-op Depot, Derby Road & Hines Road	B	Yes	Yes	No	2.22	0	75	75	0										25	25	25						75
IP010b	UC010 part b	Allocation (SP2)	Priory Heath	Felixstowe Road (237 to 297)	B	Yes	Yes	No	2.79	0	62	62	0											31	31						62
IP011a	UC011 part	Allocation (SP2)	Alexandra	Former Gym and Trim Health Club, Lower Orwell Street IP4 1BU	B	Yes	Yes	No	0.16	0	18	18	0								18										18
IP011b	UC011 part	Allocation (SP2)	Alexandra	Eastern Counties Bus Depot, Foundation Street IP4 1BQ and 6 Smart Street IP4 1BP	B	Yes	Yes	No	0.62	0	56	56	0													28	28				56
IP011c	UC011 part	Allocation (SP2)	Alexandra	Car Park, Smart Street	B	Yes	Yes	No	0.08	0	7	7	0										7								7
IP012	UC012	Allocation (SP2)	Alexandra	52 to 60 Grimwade Street IP4 1LP & Portia House Star Lane IP4 1JN (Peter's Ice Cream)	B	Yes	Yes	No	0.32	0	35	35	0									35									35
IP014		Allocation (SP2)	Holywells	92 - 94 and Hope Church, 114 Fore Hamlet IP3 8AF	B	Yes	Yes	No	0.21	0	23	23	0							23											23
IP015	UC015	Allocation (SP2)	Gipping	Car Park, West End Road	B	Yes	Yes	No	1.22	0	67	67	0										25	30	12						67
IP031a	UC032	Allocation (SP2)	Bridge	Car Park, Burrell Road	B	Yes	Yes	No	0.44	0	20	20	0										20								20
IP031b	19/00369	Allocation (SP2) (Full - pending)	Bridge	22 Stoke Street IP2 8BX	B	Yes	Yes	Yes	0.18	0	18	18	18						18												18
IP032	UC033	Allocation (SP2)	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	No	3.7	0	99	99	0												33	33	33				99

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IP033	UC034	Allocation (SP2)	Whitehouse	Land at Bramford Road (Stocks site)	G	Yes	Yes	No	2.03	0	55	55	0								27	28									55
IP035		Allocation (SP2)	Alexandra	Key Street/Star Lane (St Peter's Port)	B	Yes	Yes	No	0.54	0	86	86	0									40	46								86
IP037	UC038	Allocation (SP2)	Holywells	Island site	B	Yes	Yes	No	6.02	0	421	421	0											55	70	75	75	76	70	421	
IP039a	UC040	Allocation (SP2)	Bridge	Land between Gower Street and Great Whip Street	B	Yes	Yes	No	0.48	0	45	45	0														22	23		45	
IP040		Allocation (SP2)	Alexandra	Civic Centre area, Civic Drive	B	Yes	Yes	Yes	0.73	0	59	59	0											25	34						59
IP041		Allocation (SP2)	Alexandra	Former Police Station, Civic Drive	B	Yes	Yes	Yes	0.52	0	58	58	0									58									58
IP042		Outline (S106) (SP3)	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 (SP2)	Alexandra	47 Key Street and Slade Street Car Park, Star Lane	B	Yes	Yes	No	0.7	0	50	50	0									25	25								50
IP047	08/00953	Allocation (SP2)	Alexandra	Land at Commercial Road 19/00148 pending outline for up to 173	B	Yes	Yes	No	2.86	0	173	173	100					35	65	73											173
IP048a	UC051	Allocation (SP2)	Alexandra	Mint Quarter (east)	B	Yes	Yes	No	1.33	0	53	53	0										26	27							53
IP048b		Allocation (SP2)	Alexandra	Mint Quarter (west)	B	Yes	Yes	No	1.34	0	36	36	0											36							36
IP048c	18/00740	Prior Approval - approved (SP3)	Alexandra	6-10 Cox Lane and 36-46 Carr Street (upper floors)	B	Yes	Yes	Yes	0.23	0	33	33	33		33																33
IP054a	16/01037	Full (SP3 allocation)	Alexandra	30 Lower Brook Street	B	Yes	Yes	No	0.56	0	62	62	62			62															62
IP054b		Allocation (SP2)	Alexandra	Land between Old Cattle Market and Star Lane	B	Yes	Yes	No	0.95	0	40	40	0											40							40
IP059	16/01220	Outline (S106) (SP3)	Gipping	Elton Park Industrial Estate, Hadleigh Road (128 dwellings (approx 103 in IBC) and 60 bed care home)	B	Yes	Yes	No	2.97	0	103	103	34						34	34	35										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	2019/20 (Current Year)	2020/21 (Yr 1)	2021/22 (Yr 2)	2022/23 (Yr 3)	2023/24 (Yr 4)	2024/25 (Yr 5)	2025/26 (Yr 6)	2026/27 (Yr 7)	2027/28 (Yr 8)	2028/29 (Yr 9)	2029/30 (Yr 10)	2030/31 (Yr 11)	2031/32 (Yr 12)	2032/33 (Yr 13)	2033/34 (Yr 14)	2034/35 (Yr 15)	2035/36 (Yr 16)	Total Identified Supply
IP061	UC064	Allocation (SP2)	Gipping	School Site, Lavenham Road (site area reduced - 18/00991/FPC on 0.18ha)	G	Yes	Yes	No	0.9	0	23	23	0							12	11										23
IP064a		Allocation (SP2)	Holywells	Holywells Road east	B	Yes	Yes	No	1.2	0	66	66	0									33	33								66
IP066	UC069	Allocation (SP2)	Holywells	JJ Wilson, White Elm Street and land to rear at Cavendish Street	B	Yes	Yes	No	0.85	0	55	55	0							22	33										55
IP067a		Allocation (SP2)	Gainsborough	Former British Energy site (north)	B	Yes	Yes	No	0.38	0	17	17	0														17			17	
IP074	16/01179	Full (SP3 allocation)	Alexandra	Land at Upper Orwell Street	B	Yes	Yes	No	0.07	0	9	9	9						9												9
IP080	UC085	Allocation (SP2)	Bridge	240 Wherstead Road	B	Yes	Yes	No	0.49	0	27	27	0								27										27
IP088	17/01115	Full (SP3 allocation)	St John's	79 Cauldwell Hall Road	B	Yes	Yes	Yes	0.3	0	17	17	0	17																	17
IP089	UC096	Allocation (SP2)	Alexandra	Waterworks Street	B	Yes	Yes	No	0.31	0	23	23	0													23					23
IP096	UC109	Allocation (SP2)	Gipping	Car Park Handford Rd East	B	Yes	Yes	No	0.22	0	22	22	22						22												22
IP098	UC111	Allocation (SP2)	Holywells	Transco, south of Patteson Road	B	Yes	Yes	No	0.57	0	62	62	0												30	32					62
IP105	UC129	Allocation (SP2)	Westgate	Depot, Beaconsfield Road	B	Yes	Yes	No	0.34	0	15	15	0											15							15
IP106	18/00032	Full (SP3 allocation)	Westgate	391 Bramford Road (19/00045/FUL appr 5/2019 amends from 9 to 11 dwellings)	G	Yes	Yes	Yes	0.33	0	11	11	11		11																11
IP109	12/00192	Full (S106) (SP3)	Bixley	The Drift, Woodbridge Road	B	Yes	Yes	Yes	0.42	0	13	13	13						13												13
IP116a	16/00659	Reserved Matters - approved (SP3)	St John's	Former St Clements Hospital, Foxhall Road	B	Yes	Yes	Yes	1.7	30	17	47	0	17																	17
IP116b	16/00677	Reserved Matters - approved (SP3)	St John's	St Clements Hospital Grounds, Foxhall Road	G	Yes	Yes	Yes	3.6	46	56	102	12	44	12																56
					B	Yes	Yes	Yes	3	42	35	77	17	18	17																35

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IP119		Allocation (SP2)	Gipping	West End Road (East)	B	Yes	Yes	No	0.61	0	28	28	0																		28
IP120b		Allocation (SP2)	Gipping	West End Road (West)	B	Yes	Yes	No	1.03	0	103	103	0												22	39	42				103
IP125		Allocation (SP2)	Gainsborough	Corner of Hawke Road and Holbrook Road	B	Yes	Yes	Yes	0.25	0	15	15	0							15											15
IP131	15/01158 18/00552	Full (SP3 allocation)	St John's	45 Milton Street	B	Yes	Yes	No	0.28	0	9	9	0							9											9
IP132	10/00343	Allocation (SP2) (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 (SP2) (Full - expired)	Bridge	South of Felaw Street 19/00033/PREAPP for 48 flats	B	Yes	Yes	No	0.37	0	45	45	0								45										45
IP135	11/00247	Allocation (SP2) (Outline - expired)	Westgate	112 - 116 Bramford Road	B	Yes	Yes	No	0.17	0	19	19	0							19											19
IP136	UC251	Allocation (SP2)	Alexandra	Silo, College Street	B	Yes	Yes	No	0.16	0	48	48	0												24	24					48
IP142	UC259 17/00570	Full (S106) (SP3)	Holywells	Land at Duke Street	B	Yes	Yes	No	0.39	0	44	44	0										44								44
IP143	17/00769	Allocation (SP2) (Outline - pending)	Gainsborough	Former Norsk Hydro Ltd, Sandyhill Lane	B	Yes	Yes	Part	4.5	0	85	85	85					40	45												85
IP150a (part)	07/00765 part	Outline - approved (SP3)	Priory Heath	Land south of Ravenswood (sites U, V and W)	B	Yes	Yes	Yes	2.23	0	94	94	70				14	28	28	24											94
IP150d		Allocation (SP2)	Priory Heath	Land south of Ravenswood (Sports Park)	B	Yes	Yes	No	1.8	0	34	34	0										34								34
IP150e		Allocation (SP2)	Priory Heath	Land south of Ravenswood	B	Yes	Yes	No	3.6	0	126	126	15						15	27	28	28	28								126
IP161	07/00118 13/00498 16/00180	Full - approved (SP3)	St Margaret's	2 Park Road New appn 19/00065/FUL (pending) for conversion to 14 flats	B	Yes	Yes	No	0.35	0	14	14	14				14														14

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2019/20 (Current Year)	2020/21 (Yr 1)	2021/22 (Yr 2)	2022/23 (Yr 3)	2023/24 (Yr 4)	2024/25 (Yr 5)	2025/26 (Yr 6)	2026/27 (Yr 7)	2027/28 (Yr 8)	2028/29 (Yr 9)	2029/30 (Yr 10)	2030/31 (Yr 11)	2031/32 (Yr 12)	2032/33 (Yr 13)	2033/34 (Yr 14)	2034/35 (Yr 15)	2035/36 (Yr 16)	Total Identified Supply	
IP165	17/00795	Full - approved (SP3)	Whitehouse	Eastway Business Park, Europa Way	B	Yes	Yes	Yes	2.08	16	78	94	19	59	19																	78
IP169	15/00393	Full (SP3 allocation)	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.08	10	4	14	0	4																	4	
IP172	UC088 08/00511	Allocation (SP2) (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 (SP2) (Full - expired)	Bridge	Websters Saleyard site, Dock Street 19/00173/FUL - pending	B	Yes	Yes	No	0.11	0	9	9	0						9												9	
IP200	17/00382 05/00819 11/00432 13/00346	Full (S106) (SP3)	Bridge	Griffin Wharf, Bath Street	B	Yes	Yes	Part	4.7	131	113	244	73					33	40	40											113	
IP205	02/01241	Full (SP3 allocation)	Alexandra	Burton's, College Street	B	Yes	Yes	Part	0.1	71	14	85	14						14												14	
IP206	04/00313	Full - approved (SP3)	Alexandra	Cranfields (16 flats replaced by 16/00092/VC below)	B	Yes	Yes	No	0.71	196	124	320	0								42	42	40								124	
IP206	16/00092 /VC	Full (SP3 allocation)	Alexandra	Cranfields (Mill House)	B	Yes	Yes	Yes		33	10	43	0	10																	10	
IP211	16/00346	Full (SP3 allocation)	Alexandra	Regatta Quay, Key Street	B	Yes	Yes	Yes		2	6	8	0	6																	6	
IP211	05/00296 07/00357 07/00358 09/00130	Full (SP3 allocation)	Alexandra	Regatta Quay, Key Street	B	Yes	Yes	Yes	0.85	117	150	267	70	80	70																150	
IP214	17/00144	Full (SP3 allocation)	Alexandra	300 Old Foundry Road	B	Yes	Yes	Yes	0.02	0	12	12	0	12																	12	
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 (SP2) (Full - expired)	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.35	0	12	12	0											12							12	
IP234	06/01176 19/00062	Full - approved	Gipping	Land adjacent 30 Gibbons Street 06/01176 - 6 flats will be superseded by 19/00062 - 3 houses (currently pending)	B	Yes	Yes	No	0.03	0	3	3	3					3													3	

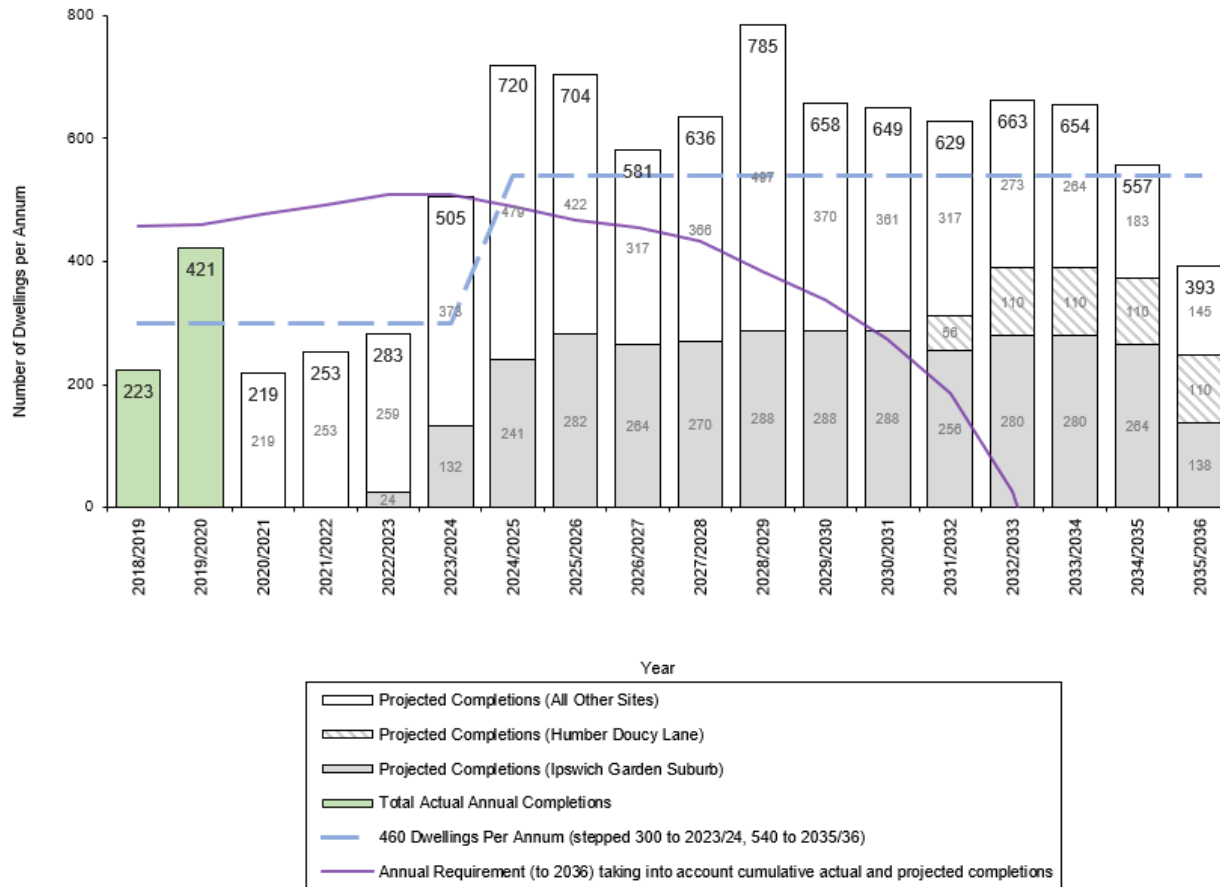
Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2019/20 (Current Year)	2020/21 (Yr 1)	2021/22 (Yr 2)	2022/23 (Yr 3)	2023/24 (Yr 4)	2024/25 (Yr 5)	2025/26 (Yr 6)	2026/27 (Yr 7)	2027/28 (Yr 8)	2028/29 (Yr 9)	2029/30 (Yr 10)	2030/31 (Yr 11)	2031/32 (Yr 12)	2032/33 (Yr 13)	2033/34 (Yr 14)	2034/35 (Yr 15)	2035/36 (Yr 16)	Total Identified Supply
IP245	18/00899	Full (S106) (SP3)	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.06	0	14	14	7	7	7																14
IP256	16/00987	Full (SP3 allocation)	Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	Yes	Yes	Yes	0.87	0	28	28	28					28													28
IP268	13/00625	Full - approved	Gipping	Burlington Road	B	Yes	Yes	Yes	0.26	5	3	8	0	3																	3
IP276	15/01057 & 18/00154	Full - approved	Priory Heath	Felixstowe Road (Crown PH, Garrods Pond, 346)	B	Yes	Yes	Yes	0.38	3	5	8	3	2	3																5
IP279a	18/00470	Prior Approval - approved (SP3)	Gipping	Former British Telecom, Bibb Way	B	Yes	Yes	Yes	0.63	0	104	104	104			50	54														104
IP279b (1)		Allocation (SP2)	Gipping	North of former British Telecom offices, Bibb Way fronting Handford Road					0.4	0	18	18	18				18														18
IP279b (2)		Allocation (SP2)	Gipping	South of former British Telecom offices, Bibb Way					0.62	0	29	29	29				29														29
IP280	14/01039 & 17/00489	Full - approved	Rushmere	Humber Doucy Lane	B	Yes	Yes	Yes	0.06	0	7	7	7		7																7
IP283	17/00049	Full (SP3 allocation)	Alexandra	25 Grimwade Street. Student Union Club and adjacent car park, Rope Walk	B	Yes	Yes	Yes	0.27	0	14	14	14			14															14
IP290	17/00320	Full - approved	Alexandra	The Great White Horse Hotel (upper floors), 45 Tavern St	B	Yes	Yes	Yes	0.02	0	6	6	6		6																6
IP298	17/00665	Full - approved	Alexandra	15-17 Arcade Street and Museum Street	B	Yes	Yes	Yes	0.05	0	9	9	0	9																	9
IP299	17/00692	Full - approved	St John's	Garages rear of 54-70 Freehold Road and Clementine Gardens	B	Yes	Yes	Yes	0.17	0	6	6	0	6																	6
IP307		Allocation (SP2)	Bridge	Prince of Wales Drive	B	Yes	Yes	Yes	0.27	0	12	12	12				12														12
IP309		Allocation (SP2)	Bridge	Former Social Club, 68a Austin Street and amenity land rear of 18-42 Austin St	B	Yes	Yes	Yes	0.29	0	15	15	15					15													15
IP351	17/00942	Prior Approval - approved	Gainsborough	The Golden Hind PH, 470-478 Nacton Road	B	Yes	Yes	Yes	0.16	0	5	5	0	5																	5



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IP352	17/01085	Prior Approval - approved	Alexandra	17-19 St Helen's Street	B	Yes	Yes	Yes	0.02	0	9	9	0	9																	9
IP353	17/00060	Full - approved	Alexandra	8-10 Lower Brook Street	B	Yes	Yes	Yes	0.08	0	8	8	0	8																8	
IP354		Allocation (SP2)	Gipping	72 (Old Boatyard) Cullingham Road	B	Yes	Yes	Yes	0.34	0	24	24	24					24												24	
IP355		Allocation (SP2)	Gipping	77-79 Cullingham Road	B	Yes	Yes	Yes	0.06	0	6	6	6					6												6	
IP358	18/00374	Prior Approval - approved	Alexandra	Saxon House, 1 Cromwell Square	B	Yes	Yes	Yes	0.07	0	34	34	34		34															34	
IP359	18/00382	Prior Approval - approved	Alexandra	19 Elm Street	B	Yes	Yes	Yes	0.02	0	17	17	17		17															17	
IP360	18/00496	Prior Approval - approved	Alexandra	2 Turret Lane	B	Yes	Yes	Yes	0.1	0	6	6	6		6															6	
IP361	18/00549	Prior Approval - approved	Alexandra	3-4 Lower Brook Mews	B	Yes	Yes	Yes	0.02	0	6	6	6			6														6	
IP362	18/00675	Prior Approval - approved	Alexandra	39 Princes Street	B	Yes	Yes	Yes	0.03	0	12	12	12			12														12	
IP363	18/00685	Prior Approval - approved	Alexandra	34 Foundation Street	B	Yes	Yes	Yes	0.09	0	12	12	12		12															12	
IP364	18/01063	Full - approved	Alexandra	28-32 Museum Street	B	Yes	Yes	Yes	0.03	0	9	9	9		9															9	
IP365	18/01070	Prior Approval - approved	Alexandra	15-17 Princes Street	B	Yes	Yes	Yes	0.05	0	14	14	14			14														14	
IP371	18/00160	Full - approved	Westgate	The Mason's Public House, 79 Victoria Street	B	Yes	Yes	Yes	0.06	0	8	8	8		8															8	
IP181	14/00638	Strategic Devt 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	800	800	272		0	30	60	74	108	84	84	70	72	72	72	72	2	0	0	0	800

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	2019/20 (Current Year)	2020/21 (Yr 1)	2021/22 (Yr 2)	2022/23 (Yr 3)	2023/24 (Yr 4)	2024/25 (Yr 5)	2025/26 (Yr 6)	2026/27 (Yr 7)	2027/28 (Yr 8)	2028/29 (Yr 9)	2029/30 (Yr 10)	2030/31 (Yr 11)	2031/32 (Yr 12)	2032/33 (Yr 13)	2033/34 (Yr 14)	2034/35 (Yr 15)	2035/36 (Yr 16)	Total Identified Supply
IP180 (part)	16/00608	Strategic Devt 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	1100	1100	351		9	72	72	90	108	40	72	75	113	108	108	96	72	65	0	0	1,100
IP182 (part)		Strategic Devt Site	St Margaret's	Ipswich Garden Suburb Phase N3a (Mersea - East of Westerfield Road)	G	Yes	Yes	Part	53.1	0	912	912	120		0	0	0	48	72	72	72	72	72	72	72	72	72	72	72	72	912
IP185, part IP182 & IP180		Strategic Devt Site	St Margaret's & Whitton	Ipswich Garden Suburb Phase N1b (Ipswich School), Phase N3b (Red House Farm) & Phase N2b (Other)	G	Yes	Yes	No	25.6	0	456	456	0		0	0	0	0	0	0	0	0	0	0	72	96	96	96	96	456	
ISPA4.1		Allocation (ISPA4)	Rushmere	Humber Doucy Lane adjacent to Tuddenham Road	G	Yes	Yes	No		0	496	496	0												56	110	110	110	110	496	
Various	Various			Sites with fewer than 5 dwellings	G	Yes	Yes	Yes	2.5	1	54	55	48	6	13	13	12	10												54	
Various	Various			Sites with fewer than 5 dwellings	B	Yes	Yes	Yes	3.5	-3	108	105	78	30	26	24	20	8												108	
Windfall				Windfall sites	B					0	700	700	150				50	50	50	50	50	50	50	50	50	50	50	50	50	700	
Total										712	9,028	9,740	2,164	352	360	316	355	492	641	547	487	675	772	617	613	685	625	607	461	423	9,028
Brownfield total													1,303	302	326	190	164	270	353	339	221	430	515	365	328	284	240	264	183	145	4,919
Greenfield total													861	50	34	126	191	222	288	208	266	245	257	252	285	401	385	343	278	278	4,109

**Appendix 2 Ipswich Housing Trajectory at 1<sup>st</sup> April 2020, illustrating a stepped approach to delivering an average of 460 dwellings per annum**



Ipswich Housing Trajectory at 1<sup>st</sup> April 2020

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	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP003		Allocation (SP2)	Gipping	3-11 and 4-32 Portman's Walk IP1 2DW (north of Sir Alf Ramsey Way)	B	No	Yes	No	1.41	0	114	114	0													25	30	34	25	114
IP004	UC004	Allocation (SP2)	Gipping	Bus depot, 7 Constantine Road IP1 2DP	B	No	Yes	No	1.07	0	48	48	0										24	24						48
IP005	16/00969	Full - approved (SP3)	Whitton	Former Tooks Bakery 731, Old Norwich Road	B	Yes	Yes	Yes	1.98	0	60	60	0	60																60
IP009	UC009	Allocation (SP2)	St Margaret's	Victoria Nurseries, 1 Kettlebaston Way IP4 2XX	B	Yes	Yes	No	0.39	0	12	12	0							12										12
IP010a	UC010 part a	Allocation (SP2)	Priory Heath	Former Co-op Depot, Derby Road & Hines Road	B	No	Yes	No	2.22	0	75	75	0									25	25	25						75
IP010b	UC010 part b	Allocation (SP2)	Priory Heath	Felixstowe Road (237 to 297)	B	No	Yes	No	2.79	0	62	62	0										31	31						62
IP011a	UC011 part	Allocation (SP2)	Alexandra	Former Gym and Trim Health Club, Lower Orwell Street IP4 1BU	B	Yes	Yes	No	0.16	0	18	18	0							18										18
IP011b	UC011 part	Allocation (SP2)	Alexandra	Eastern Counties Bus Depot, Foundation Street IP4 1BQ and 6 Smart Street IP4 1BP	B	No	Yes	No	0.62	0	56	56	0												28	28				56
IP011c	UC011 part	Allocation (SP2)	Alexandra	Car Park, Smart Street	B	Yes	Yes	No	0.08	0	7	7	0									7								7
IP012	UC012	Allocation (SP2)	Alexandra	52 to 60 Grimwade Street IP4 1LP & Portia House Star Lane (Peter's Ice Cream)	B	Yes	Yes	No	0.32	0	35	35	0							35										35
IP014		Allocation (SP2)	Holywells	92 - 94 and Hope Church, 114 Fore Hamlet IP3 8AF	B	Yes	Yes	Yes	0.21	0	31	31	31						31											31
IP015	UC015	Allocation (SP2)	Gipping	Car Park, West End Road	B	Yes	Yes	No	1.22	0	67	67	0									25	30	12						67
IP031a	UC032	Allocation (SP2)	Bridge	Car Park, Burrell Road	B	Yes	Yes	No	0.44	0	20	20	0									20								20
IP031b	19/00369	Full (S106) (was SP2)	Bridge	22 Stoke Street IP2 8BX	B	Yes	Yes	Yes	0.18	0	31	31	31			31														31
IP032	UC033	Allocation (SP2)	Whitton	King George V Field, Old Norwich Rd	G	No	Yes	No	3.7	0	99	99	0											33	33	33				99

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP033	UC034	Allocation (SP2)	Whitehouse	Land at Bramford Road (Stocks site)	G	Yes	Yes	No	2.03	0	55	55	0								27	28								55
IP035		Allocation (SP2)	Alexandra	Key Street/Star Lane (St Peter's Port)	B	Yes	Yes	No	0.54	0	86	86	0								40	46								86
IP037	UC038	Allocation (SP2)	Holywells	Island site	B	Yes	Yes	No	6.02	0	421	421	0										55	70	75	75	76	70	421	
IP039a	UC040	Allocation (SP2)	Bridge	Land between Gower Street and Great Whip Street	B	No	Yes	No	0.48	0	45	45	0													22	23		45	
IP040		Allocation (SP2)	Alexandra	Civic Centre area, Civic Drive	B	Yes	Yes	No	0.73	0	59	59	0										25	34						59
IP041		Allocation (SP2)	Alexandra	Former Police Station, Civic Drive	B	Yes	Yes	No	0.52	0	58	58	0							20	38									58
IP042		Outline withdrawn (SP3)	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 (SP2)	Alexandra	47 Key Street and Slade Street Car Park, Star Lane	B	Yes	Yes	No	0.7	0	50	50	0								25	25								50
IP047	08/00953 19/00148	Allocation (SP2)	Alexandra	Land at Commercial Road	B	Yes	Yes	Yes	2.86	0	173	173	173				35	65	73											173
IP048a	UC051	Allocation (SP2)	Alexandra	Mint Quarter (east)	B	No	Yes	No	1.33	0	53	53	0									26	27							53
IP048b		Allocation (SP2)	Alexandra	Mint Quarter (west)	B	No	Yes	No	1.34	0	36	36	0										36							36
IP048c	18/00740	Prior Approval - approved (SP3)	Alexandra	6-10 Cox Lane and 36-46 Carr Street (upper floors)	B	Yes	Yes	Yes	0.23	0	33	33	0	33																33
IP054a	16/01037	Full - approved (SP3)	Alexandra	30 Lower Brook Street	B	Yes	Yes	Yes	0.56	0	62	62	62					62												62
IP054b		Allocation (SP2)	Alexandra	Land between Old Cattle Market and Star Lane	B	Yes	Yes	No	0.95	0	40	40	0											40						40
IP059	16/01220	Outline (S106) (SP3)	Gipping	Elton Park Industrial Estate, Hadleigh Road (128 dwellings (approx 103 in IBC) and 60 bed care home)	B	Yes	Yes	Yes	2.97	0	103	103	68					34	34	35										103
IP061	UC064	Allocation (SP2)	Gipping	School Site, Lavenham Road	G	Yes	Yes	Yes	0.9	0	23	23	12						12	11										23

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	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP064a		Allocation (SP2)	Holywells	Holywells Road east	B	No	Yes	No	1.2	0	66	66	0								33	33								66
IP066	UC069	Allocation (SP2)	Holywells	JJ Wilson, White Elm Street and land to rear at Cavendish Street	B	No	Yes	Yes	0.85	0	55	55	22						22	33										55
IP067a		Allocation (SP2)	Gainsborough	Former British Energy site (north)	B	Yes	Yes	No	0.38	0	17	17	0														17		17	
IP074	16/01179	Full - approved (SP3)	Alexandra	Land at Upper Orwell Street	B	Yes	Yes	Yes	0.07	0	9	9	9				9												9	
IP080	UC085	Allocation (SP2)	Bridge	240 Wherstead Road	B	Yes	Yes	No	0.49	0	27	27	0							27									27	
IP084a	18/01117	Full (S106) (SP3)	Alexandra	County Hall, St Helen's Street	B	Yes	Yes	Yes	0.32	0	40	40	40					40											40	
IP089	UC096	Allocation (SP2)	Alexandra	Waterworks Street	B	No	Yes	No	0.31	0	23	23	0													23		23		
IP096		Allocation (SP2)	Gipping	Car Park Handford Rd East (19/00768/FUL pending - 22 assisted dwellings)	B	Yes	Yes	Yes	0.22	0	22	22	22				22												22	
IP098	UC111	Allocation (SP2)	Holywells	Transco, south of Patteson Road	B	Yes	Yes	No	0.57	0	62	62	0											30	32				62	
IP105	UC129	Allocation (SP2)	Westgate	Depot, Beaconsfield Road	B	No	Yes	No	0.34	0	15	15	0									15							15	
IP106	18/00032 & 19/00045	Full - approved (SP3)	Westgate	391 Bramford Road	G	Yes	Yes	Yes	0.33	0	11	11	11	11															11	
IP109	12/00192	Full (S106) (SP3)	Bixley	The Drift, Woodbridge Road (application awaiting S106 for 13 dwellings but reduced capacity is more likely)	B	Yes	Yes	Yes	0.42	0	6	6	6					6											6	
IP116a	16/00659 19/00070	Reserved Matters - approved (SP3)	St John's	Former St Clements Hospital, Foxhall Road	B	Yes	Yes	Yes	1.7	34	17	51	5	12	5														17	
IP116b	16/00677	Reserved Matters - approved (SP3)	St John's	St Clements Hospital Grounds, Foxhall Road	G	Yes	Yes	Yes	3.6	90	12	102	0	12															12	
		approved (SP3)			B	Yes	Yes	Yes	3	60	17	77	0	17															17	

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	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP119		Allocation (SP2)	Gipping	West End Road (East)	B	No	Yes	No	0.61	0	28	28	0														28		28	
IP120b		Allocation (SP2)	Gipping	West End Road (West)	B	No	Yes	No	1.03	0	103	103	0											22	39	42			103	
IP125		Allocation (SP2)	Gainsborough	Corner of Hawke Road and Holbrook Road	B	Yes	Yes	Yes	0.25	0	20	20	20				20												20	
IP131	18/00552	Full - approved (SP3)	St John's	45 Milton Street	B	Yes	Yes	Yes	0.28	0	9	9	9				9												9	
IP132	10/00343	Allocation (SP2) (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 (SP2) (Full - expired)	Bridge	South of Felaw Street	B	Yes	Yes	No	0.37	0	45	45	0										45						45	
IP135	11/00247	Allocation (SP2) (Outline - expired)	Westgate	112 - 116 Bramford Road	B	Yes	Yes	Yes	0.17	0	19	19	19						19										19	
IP136	UC251	Allocation (SP2)	Alexandra	Silo, College Street	B	Yes	Yes	No	0.16	0	48	48	0											24	24				48	
IP142	UC259 17/00570	Full - approved (SP3)	Holywells	Land at Duke Street	B	Yes	Yes	Yes	0.39	0	44	44	44						44										44	
IP143	17/00769	(Outline - approved) (was SP2)	Gainsborough	Former Norsk Hydro Ltd, Sandyhill Lane	B	Yes	Yes	Yes	4.5	0	85	85	85				40	45											85	
IP150a (part)	07/00765 part	Outline - approved (SP3)	Priory Heath	Land south of Ravenswood (sites U, V and W)	B	Yes	Yes	Yes	2.23	0	99	99	99			19	28	28	24										99	
IP150d		Allocation (SP2)	Priory Heath	Land south of Ravenswood	B	Yes	Yes	No	1.8	0	34	34	0									34							34	
IP150e		Allocation (SP2)	Priory Heath	Land south of Ravenswood	B	Yes	Yes	Part	3.6	0	126	126	42					15	27	28	28	28							126	
IP161	19/00065	Full - approved (SP3)	St Margaret's	2 Park Road	B	Yes	Yes	Yes	0.35	0	14	14	14			14													14	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP165	17/00795	Full - approved (SP3)	Whitehouse	Eastway Business Park, Europa Way	B	Yes	Yes	Yes	2.08	86	8	94	0	8																8
IP169	15/00393	Full - approved (SP3)	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.08	10	4	14	0	4															4	
IP172	UC88 08/00511	Allocation (SP2) (Full - expired)	St Margaret's	15-19 St Margaret's Green	B	Yes	Yes	No	0.08	0	9	9	0								9								9	
IP188	19/00173	Full - approved (was SP2)	Bridge	Websters Saleyard site, Dock Street	B	Yes	Yes	Yes	0.11	0	9	9	9						9										9	
IP200	17/00382 05/00819 11/00432 13/00346	Full - approved (SP3)	Bridge	Griffin Wharf, Bath Street	B	Yes	Yes	Yes	4.7	131	113	244	113				33	40	40										113	
IP205	02/01241 19/00624	Full - approved and S106 (SP3)	Alexandra	Burton's, College Street	B	Yes	Yes	Yes	0.1	71	14	85	14					14											14	
IP206	04/00313	Full - approved (SP3)	Alexandra	Cranfields (16 flats replaced by 16/00092/VC below)	B	Yes	Yes	No	0.71	196	124	320	0							42	42	40							124	
IP206	16/00092/VC	Full - approved (SP3)	Alexandra	Cranfields (Mill House)	B	Yes	Yes	Yes		33	10	43	0	10															10	
IP218	15/00422	Prior Approval - approved	Alexandra	31-37 St Helen's Street	B	Yes	Yes	Yes	0.4	12	3	15	3						3										3	
IP221	06/01007	Allocation (SP2) (Full - expired)	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.35	0	12	12	0										12						12	
IP234	06/01176 19/00062	Full - approved & pending	Gipping	Land adjacent 30 Gibbons Street	B	Yes	Yes	Yes	0.03	0	3	3	3				3												3	
IP245	18/00899	Full - approved (SP3)	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.06	0	14	14	14			14													14	
IP256	16/00987	Full - approved (SP3)	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	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP268	13/00625	Full - approved	Gipping	Burlington Road	B	Yes	Yes	Yes	0.26	6	2	8	0	2																2
IP274	16/00763	Full (S106)	Whitton	Old Norwich Road (rear of Maypole PH)	G	Yes	Yes	Yes	0.41	0	11	11	11			11													11	
IP279a	18/00470	Prior Approval - approved (SP3)	Gipping	Former British Telecom, Bibb Way	B	Yes	Yes	Yes	0.63	0	102	102	102		50	52													102	
IP279b area 1		Allocation (SP2)	Gipping	North of former British Telecom offices, Bibb Way fronting Handford Road	B	Yes	Yes	Yes	0.4	0	18	18	18			18													18	
IP279b area 2		Allocation (SP2)	Gipping	South of former British Telecom offices, Bibb Way	B	Yes	Yes	Yes	0.62	0	29	29	29			29													29	
IP280	14/01039 17/00489/ VC	Full - approved	Rushmere	Westerfield House, Humber Doucy Lane	B	Yes	Yes	Yes	0.06	0	7	7	0	7															7	
IP280	18/00526	Outline - approved (SP3)	Rushmere	Westerfield House, Humber Doucy Lane	G	Yes	Yes	Yes	3.44	0	147	147	147				48	65	34										147	
IP283	17/00049	Full - approved (SP3)	Alexandra	25 Grimwade Street. Student Union Club and adjacent car park, Rope Walk	B	Yes	Yes	Yes	0.27	0	14	14	14		14														14	
IP285 (part)	19/00737	Full approved	St John's	Land rear of 28 - 50 Freehold Road and 17 Kemball Street	G	Yes	Yes	Yes	0.16	0	5	5	5		5														5	
IP290	17/00320	Full - approved	Alexandra	The Great White Horse Hotel, 45 Tavern Street	B	Yes	Yes	No	0.02	0	6	6	0							6									6	
IP307		Allocation (SP2)	Bridge	Prince of Wales Drive	B	Yes	Yes	Yes	0.27	0	18	18	18			18													18	
IP309		Allocation (SP2)	Bridge	Former Bridgeward Social Club, 68a Austin Street and amenity land rear of 18-42 Austin Street	B	Yes	Yes	Yes	0.29	0	15	15	15				15												15	
IP333	19/00325	Full approved	St Margaret's	Land rear of 133 to 139 Valley Road	G	Yes	Yes	Yes	0.49	0	7	7	7			7													7	
IP354		Allocation (SP2)	Gipping	72 (Old Boatyard) Cullingham Road	B	Yes	Yes	Yes	0.34	0	24	24	24				24												24	
IP355		Allocation (SP2)	Gipping	77-79 Cullingham Road	B	Yes	Yes	Yes	0.06	0	6	6	6				6												6	

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 dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP358	18/00374	Prior Approval - approved	Alexandra	Saxon House, 1 Cromwell Square	B	Yes	Yes	Yes	0.07	0	34	34	34		34															34
IP360	18/00496	Prior Approval - approved	Alexandra	2 Turret Lane	B	Yes	Yes	Yes	0.1	0	6	6	0	6																6
IP361	18/00549	Prior Approval - approved	Alexandra	3-4 Lower Brook Mews	B	Yes	Yes	Yes	0.02	0	6	6	6		6															6
IP362	18/00675 19/00910	Prior Approval & Full - approved	Alexandra	39 Princes Street	B	Yes	Yes	Yes	0.03	0	15	15	15		15															15
IP363	18/00685 19/00202	Prior Approval & Full - approved	Alexandra	Foundation House, 34 Foundation Street	B	Yes	Yes	Yes	0.1	0	14	14	0	14																14
IP364	18/01063	Full - approved	Alexandra	28-32 Museum Street	B	Yes	Yes	Yes	0.03	0	9	9	0	9																9
IP365	18/01070	Prior Approval - approved	Alexandra	15-17 Princes Street	B	Yes	Yes	Yes	0.05	0	14	14	14		14															14
IP366	19/00028	Full - approved	Alexandra	6 Lower Brook Street	B	Yes	Yes	Yes	0.03	0	8	8	8		8															8
IP371	18/00160	Full - approved	Westgate	The Mason's Public House, 79 Victoria Street	B	Yes	Yes	Yes	0.06	0	8	8	8		8															8
IP383	19/00969	Full approved	St Margaret's	Aaron House, Finchley Road IP4 2HU	B	Yes	Yes	Yes	0.17	0	5	5	5			5														5
IP386	19/01118	Full (S106)	Alexandra	28-50 Grimwade Street	B	Yes	Yes	Yes	0.15	0	13	13	13		13															13
IP387	19/01119	Full pending	Stoke Park	Lockup garages and amenity area adjacent 14 Emmanuel Close	B	Yes	Yes	Yes	0.07	0	6	6	6		6															6
IP388	19/01122	Full pending	Sprites	Lockup garages rear of 70 to 84 Sheldrake Drive	B	Yes	Yes	Yes	0.24	0	8	8	8		8															8
IP389	19/01129	Full approved	Sprites	Lockup garages rear of 32 to 40 Mallard Way	B	Yes	Yes	Yes	0.18	0	6	6	6		6															6

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	2020/21 (Current Year)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP392	19/00159	Full approved	Gipping	Highview Hotel, 56 Belstead Road IP2 8BE	B	Yes	Yes	Yes	0.19	0	8	8	8		8															8
IP181	14/00638	Strategic Devt Site (Outline approved)	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	210				42	84	84	84	84	84	84	84	50	50	50	35		815
IP180 (part)	16/00608	Strategic Devt Site (Outline approved)	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	343			24	90	115	114	96	102	120	120	120	50	50	50	49		1,100
IP182 (part)		Strategic Devt Site	St Margaret's	Ipswich Garden Suburb Phase N3a (Mersea - East of Westerfield Road)	G	Yes	Yes	Part	53.1	0	924	924	126					42	84	84	84	84	84	84	84	84	84	42		924
IP185, part IP182 & IP180		Strategic Development Site	St Margaret's & Whitton	Ipswich Garden Suburb Phase N1b (Ipswich School), Phase N3b (Red House Farm) & Phase N2b (Other)	G	Yes	Yes	No	25.6	0	456	456	0												72	96	96	96		456
ISPA4.1		Allocation (ISPA4)	Rushmere	Humber Doucy Lane adjacent to Tuddenham Road	G	Yes	Yes	No	23.6	0	496	496	0												56	110	110	110	110	496
Various	Various			Sites with fewer than 5 dwellings	G	Yes	Yes	Yes	1.5	2	48	50	41	7	16	15	10													48
Various	Various			Sites with fewer than 5 dwellings	B	Yes	Yes	Yes	3.1	0	78	78	60	18	26	26	8													78
Windfall				Windfall sites	B					0	650	650	150				50	50	50	50	50	50	50	50	50	50	50	50	50	650
Total										731	8,889	9,620	2,465	219	253	283	505	720	704	581	636	785	658	649	629	663	654	557	393	8,889
Brownfield total													0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenfield total													2,465	219	253	283	505	720	704	581	636	785	658	649	629	663	654	557	393	8,889

