

Ipswich Local Plan

Authority Monitoring Report 15, 2018/19

May 2020



IPSWICH
BOROUGH COUNCIL

Planning and Development
Ipswich Borough Council
Grafton House, Russell Road
Ipswich IP1 2DE
(01473) 432019

Email: planningpolicy@ipswich.gov.uk

Website: www.ipswich.gov.uk

AUTHORITY MONITORING REPORT

| | |
|---------------------------------------------------------------|----|
| Executive Summary | 2 |
| Chapter 1: Introduction | 10 |
| Chapter 2: Local Development Scheme | 11 |
| Chapter 3: Policy Implementation | 15 |
| Chapter 4: Performance Against Our Plan Objectives | 20 |
| Chapter 5: Duty to Co-operate | 25 |
| Chapter 6: Sustainability Appraisal | 27 |
| Chapter 7: Conclusions | 29 |
| Appendices | 31 |
| Appendix 1 – High Standards of Design | 32 |
| Appendix 2 – Carbon Emissions | 33 |
| Appendix 3 – Housing Completions and Employment Provision | 37 |
| Appendix 4 – IP–One Development | 48 |
| Appendix 5 – Strategic Facilities | 50 |
| Appendix 6 – Accessibility | 54 |
| Appendix 7 – Flood Protection | 56 |
| Appendix 8 – Protection of Open Spaces | 58 |
| Appendix 9 – Community Infrastructure | 63 |
| Appendix 10 – Deprivation | 64 |
| Appendix 11 – A Safe and Cohesive Town | 67 |
| Appendix 12 – Ipswich Strategic Planning Area | 70 |
| Appendix 13 – Monitoring against the Sustainability Appraisal | 72 |
| Web links | 74 |
| Glossary | 76 |

| Table no. | Table title | Page |
|-----------|--------------------------------------------------------------------------------------|------|
| 1 | Progress against the Targets in the Core Strategy | 5 |
| 2 | Five Year Housing Requirement and Supply (2019-2024) | 17 |
| 3 | Core Strategy Policy Usage | 17 |
| 4 | Development Management Policy Usage | 19 |
| 5 | Progress against the Targets in the Core Strategy | 23 |
| 6 | Sustainability Appraisal Objectives | 27 |
| 7 | Completed Dwellings or Non-Residential Floor Space (CfSH or BREEAM) | 32 |
| 8 | CO ₂ Emission Estimates and Population Figures | 34 |
| 9 | Ipswich Carbon Emissions | 35 |
| 10 | Net Housing Completions and Affordable Housing | 36 |
| 11 | Net Housing Totals Since 2001 | 37 |
| 12 | Housing Target Evolution | 37 |
| 13 | 5 Year Housing Land Requirement | 38 |
| 14 | Ipswich Housing Land Supply 2020 – 2025 | 38 |
| 15 | Ipswich Housing Land Supply Calculation | 38 |
| 16 | Net Annual Housing and Employment Land Completions | 39 |
| 17 | Target (To Deliver) | 39 |
| 18 | Ready to Develop Housing Sites (Housing Trajectory) | 41 |
| 19 | Previously Developed Land (Vacant or Derelict) | 49 |
| 20 | Density of Residential Development in IP-One | 49 |
| 21 | Major Schemes in IP-One (Mix of Uses) | 49 |
| 22 | Vacancies with Central Shopping Area, District and Local Centres 2018 | 51 |
| 23 | Ipswich Town Centre Diversity of Use for Commercial Units | 51 |
| 24 | Ipswich Town Centre Diversity of Use for Commercial Floorspace | 51 |
| 25 | Sub-regional Centre Rankings | 52 |
| 26 | Frontages Within Use Class A1 in the Ipswich Central Shopping Area | 52 |
| 27 | District and Local Centres Overview | 52 |
| 28 | Additional Employment Floorspace Futura Park Site | 53 |
| 29 | Gains in Green Infrastructure within Ipswich Strategic Planning Area | 53 |
| 30 | Student Numbers at University Campus Suffolk and Suffolk New College | 53 |
| 31 | Harper Dennis Hobbs Vitality Rankings of Shopping Centres - deleted | 53 |
| 32 | Transport Indicators | 55 |
| 33 | Applications Subject to Environment Agency Consultation | 56 |
| 34 | Summary for Area of Protection | 58 |
| 35 | County Wildlife Sites 2017-2018 | 59 |
| 36 | Sites of Special Interest | 60 |
| 37 | Ramsar Sites | 60 |
| 38 | Ancient Woodland | 60 |
| 39 | Local Nature Reserves | 61 |
| 40 | Suffolk Register of Buildings at Risk | 61 |
| 41 | Tree Canopy Cover | 62 |
| 42 | Ratio of Full Time Equivalent (FTE) Pupils to Full Time Qualified Teachers | 63 |
| 43 | Percentage of those Unemployed Ages 16 – 64 | 65 |
| 44 | Percentage of Students Achieving Level 4 or above English and Maths - deleted | 65 |
| 45 | Secondary School Pupils Achieving 5+ A* - C GCSE English and Maths - deleted | 65 |
| 46 | KS5 gaining 3 or more A Levels at A* - E - deleted | 65 |
| 47 | Ipswich Rankings (1-326) in Indices of Multiple Deprivation | 65 |
| 48 | Ipswich Rank on Indices of Multiple Deprivation – Suffolk Comparisons | 66 |
| 49 | Totals of All Events Including One-Off Annual Events | 68 |
| 50 | Organised Visitor Groups to Ipswich Museums, Galleries and Christchurch Mansion | 68 |
| 51 | Total Tickets Issues/ Visitors | 69 |
| 52 | Crime Figures Recorded | 69 |
| 53 | Ipswich Recorded Crime Figures per Thousand - deleted | 69 |
| 54 | SEA Objectives and Indicators | 72 |

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.

This report covers the monitoring period April 2018 to March 2019. It also refers to wider policy developments up until the date of publication of the report.

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.

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 LDS for the monitoring year 2018-2019 was adopted in February 2019 and the work programme is reproduced below. It is scheduled for revision and update in 2019.

| Ipswich Local Development Scheme Timetable February 2019 | 2019 | | | | | | | | | | | | 2020 | | | | | | | | | | | | 2021 | | | | | | | | | | | | 2022 | | | | | | | | | | | |
|----------------------------------------------------------------------------------|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|---|---|---|---|---|---|---|---|---|
| | 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 |
| Joint or Aligned Local Plan Review ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) SPD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reptile Strategy SPD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Low-Emissions Strategy (incorporating Parking Standards for the IP-One area) SPD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Urban Character SPD - Part 3 (North West), 4 (North East) and 5 South East | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ipswich Town Centre and Waterfront Public Realm Strategy SPD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Local List SPD Review | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Statement of Community Involvement Review | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CIL Charging Schedule ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Authority Monitoring Report | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 informal 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 & 13 for SPDs) |
| | Consideration of formal consultation comments |
| S | Submission of the Development Plan Document to Secretary of State (Regulation 22) |
| | Preparation of examination evidence |
| E | Independent Examination |
| | Consult on Inspector's modifications |
| R | Receive Inspector's Report |
| A | 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 2018 and March 2019.

In terms of document preparation, the headline achievements of the year 2018-2019 were:

- Between 16th January and 13th March 2019 Ipswich Borough Council undertook a public consultation on the Ipswich Local Plan Review Preferred Options.
- On the 28th November 2019 Ipswich Borough Council adopted its Development and Archaeology Supplementary Planning Document (SPD). The Development and Archaeology SPD highlights the considerations and processes for the management of archaeological remains through the development process.
- In December 2018 Ipswich Borough Council updated its Part One Brownfield Land Register, a register of brownfield land which is suitable for residential development.

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 as far as possible with Babergh, Mid Suffolk and Suffolk Coastal District Councils¹.

The Council undertook a public consultation on the Ipswich Local Plan Review Preferred Options from 16th January until 13th March 2019. Since then, the comments received have been reviewed and work has continued to update the evidence base. A Final Draft Local Plan Review has been prepared and further public engagement under regulation 19 is due to take place in January 2020. This will be reported in the 2019-2020 Authority Monitoring Report.

Reviewing the Local Plan

In adopting the 2017 Ipswich 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, 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.'

Thus, a Local Plan review is underway, which is aligned with those of our neighbouring local planning authorities within the Ipswich Strategic Planning Area (ISPA). The geography of the area now equates with the Ipswich Housing Market Area and the Ipswich Functional Economic Area, which both extend over the whole of Ipswich Borough, and Babergh, Mid Suffolk and the former Suffolk Coastal District element of East Suffolk.

The Ipswich Local Plan review commenced with an Issues and Options Regulation 18 consultation which took place between August and October 2017. The Issues and Options consultation document contained a joint strategic part one section prepared with the then Suffolk Coastal District Council as it was in 2017. Part two of the Issues and Options document focused on Ipswich-specific local matters.

The Council undertook a further round of Regulation 18 Preferred Options consultation on an informal draft of the revised Local Plan between 16th January 2019 and 13th March 2019. The

¹ 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.

Council will be undertake a Regulation 19 consultation on the Final Draft Ipswich Local Plan in January 2020, which will be reported on through the 2019/20 AMR.

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 adopted 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, including 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 171 times. The most frequently used policies were CS4: 'Protecting our Assets' (used 44 times), policy CS7: 'The Amount of Housing Required' (used 42 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 2,014 times. The most frequently used policies were DM5: 'Urban Design Quality' (used 475 times), policy DM8: 'Heritage Assets and Conservation' (used 191 times), policy DM10: 'Protection of Trees and Hedgerows' (used 202 times), policy DM12: 'Extensions to Dwellinghouses and the Provision of Ancillary Buildings' (used 278 times), policy DM17: 'Transport and Access in New Developments' (used 121 times), policy DM18: 'Car and Cycle Parking' (used 123 times) and policy DM26: 'Protection of Amenity' (used 137 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 2018-19 | 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 55 times in decision notices. More recent applications use the new water/energy requirements as set out in the 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 2017, the CO2 emissions reduced from 5.7 tonnes per capita to 3.0 tonnes per capita. This represents a 47.4% reduction in Ipswich's CO2 emissions. | The level of reduction of CO2 emissions recorded up to 2017 (figures published by the Government in June 2019), 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. | 223 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%. This is the latest forecast from Sept 2018. | The housing completions are below the requirement of 489 dwellings p.a. However, housing completions for the 2018-19 monitoring period are up on the previous year by 82 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. | Of the 223 new homes completed in the 2018-19 monitoring period 77% were constructed on previously developed land; 34.5% were completed within the IP-One area; and 85% (190 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area. | 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 not met its target for the percentage of homes delivered within the IP-One area. |

| Core Strategy Target | Progress in 2018-19 | Commentary |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>To improve the retail ranking of Ipswich by 2031 and complete the 'green rim'.</p> | <p>The 2017 Venuescore² 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 Index³ and now sits at 485 in the vitality rankings. No more recent data has been published since 2017.</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 and 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>The 2019 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 61.6% of employees travelled to work by car (either as a single occupant or car share). Public transport usage has increased in 2019; travelling by bus has fluctuated during the lifetime of the survey and currently stands at 5.7%. Train travel has increased from 4.6% in 2018 to 5.8%.</p> | <p>Although the 2018/19 Travel to Work results show that driving remains the most frequently used mode of travel, public transport usage has increased in 2019. The County Council's Local Transport Plan and the emerging Ipswich Borough Local Plan include consideration of sustainable travel.</p> |
| <p>Implementation of tidal surge barrier by 2017.</p> | <p>The tidal barrier was completed in February 2019.</p> | <p>n/a</p> |

² 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.

³ The Vitality Index ranks all retail centres in Britain by quantifying the 'retail health' of each centre.

| Core Strategy Target | Progress in 2018-19 | Commentary |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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. The 2016 data is the latest statistical data available.</p> <p>In 2018/19 5 buildings were considered to be at risk, 1-5 College Street, 4 College Street, St Michael's Church, Upper Orwell Street, County Hall, St Helen's Street and the Tolly Brewery, Cliff Lane.</p> <p>There is 1 building on the Historic England, Heritage at Risk Register 2019 - the Unitarian Chapel, Friars Street.</p> | <p>Ipswich Borough Council has signed up to the Charter for Trees in conjunction with the Woodland Trust. 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 the number of buildings considered to be at risk in the monitoring period and dedicated work is being undertaken with the owners of each building. No. 4 College Street is IBC owned and a comprehensive conservation and renewal plan is being prepared.</p> <p>Formal Urgent Works engagement has been undertaken with the owners of County Hall and Cliff Brewery.</p> |
| <p>High quality community infrastructure (indicators of average class size and the percentage of new community facilities located within 800m of Local and District Centres).</p> | <p>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.</p> | <p>In secondary schools in Ipswich, pupil to teacher ratios are approximately in line with the national average.</p> |
| <p>To improve Ipswich's ranking in the indices of multiple deprivation by 2031.</p> | <p>Ipswich currently ranks 71st (2019) in the indices of multiple deprivation having previously ranked 74th in 2015 and 83rd in 2010.</p> | <p>Ipswich became relatively more deprived between 2015 and 2019.</p> |
| <p>To tie in with Police targets relating to reducing crime levels by 2031.</p> | <p>Incidents of robbery and sexual offences increased over the reporting period, however burglary and violence with injury have declined.</p> | <p>The rise in robbery and sexual offences is partly attributed to a change in reporting systems and reporting rates for certain crimes. The trend reflects the national position on recorded crime.</p> |
| <p>To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.</p> | <p>Ipswich has worked in partnership with neighbouring authorities within the Ipswich Strategic Housing Market Area to progress the Ipswich Housing Market Area Strategic Housing Market Assessment Partial Part 2 Update, Settlement Sensitivity Assessment and transport modelling work.</p> | <p>Ipswich continues to work with its partners through various mechanisms and is working towards the production of aligned Local Plan with neighbouring authorities. The Ipswich Strategic Planning Area (ISPA) Statement of Common Ground has been updated to respond to the progression of the Local Plans, the production and updating of evidence and changes in national policy and guidance.</p> |

How many homes were built between April 2018 and March 2019?

223 dwellings (net) were completed between 1st April 2018 and 31st March 2019, 9 of which were affordable housing completions (4%). 171 of these dwellings were on previously developed land (76.7%) and 16 were within the central IP-One area (35%). Gross housing completions (before calculating those dwellings lost) was 236.

The number of housing completions increased by 82 dwellings (38%) from the 2017/18 figure, but remains below the peak of 489 dwellings completed in 2007/08 (the Core Strategy annual target is 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 20 plus sites in the Borough and has an aspiration to develop 1000 new affordable homes within a decade. Moreover, the Council is also investing a further £11 million in improving its existing housing stock.

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

The Council is required by the 2019 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 the Adopted Local Plan, the Council has a requirement to deliver 489 dwellings per annum. Between April 2011 and March 2019, 2,197 dwellings were completed (including assisted living dwellings), which has resulted in a shortfall of 1,715 dwellings. Completions for 2019/20 are predicted to be 352 dwellings, implying a smaller shortfall of 137 dwellings. Therefore, there is a total shortfall of 1,852 dwellings to be added to the requirement for the plan period to 2031 (the end of the adopted Ipswich Local Plan period.)

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 i.e. **2,445 dwellings**,
plus 5% i.e. **122 dwellings**
plus the shortfall in completions (1,852 shortfall/11 years to 2031) x 5 years) i.e. **842 dwellings**

totalling 3,409 dwellings (or an annual requirement for 682 dwellings)

The identified supply as shown in the Council's housing trajectory for five years between April 2019 and March 2024 is **2,164 dwellings**, which equates to a **3.17 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 5,379, made up of 489 dwellings x 11 years, plus the shortfall between 2011 and 2019 of 1,715 dwellings, and the predicted shortfall of 137 dwellings during 2019/20. This totals a requirement for **7,231 dwellings** for the period 1st April 2020 to 31st March 2031. The total supply to 2031 identified in the housing trajectory from 1st April 2020 to 31st March 2031 is **5,875 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 1,356 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 owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' February 2017 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. In the meantime providing necessary infrastructure to enable development continues to be funded through financial contributions secured via Section 106 agreements.

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 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 the Local Plan preparation process.

Chapter 5 shows how the Council has engaged with others during the 2018/19 monitoring period to address the strategic priorities.

CHAPTER 1:

INTRODUCTION

- 1.1 This is Ipswich Borough Council's fifteenth Authority Monitoring Report (AMR) and is produced in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), hereinafter referred to as 'the Regulations'. This AMR is the Authority Monitoring Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 1.2 This report covers the monitoring period April 2018 to March 2019. 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 2018 and March 2019.

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 (as amended). 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 a further Regulation 18 consultation on the Ipswich Local Plan Review Preferred Options between 16th January 2019 and 13th March 2019. The Council will undertake a Regulation 19 final draft consultation in January 2020 and this will be reported in the 2019-20 AMR.

Joint or Aligned Local Plan

- 2.6 The ISPA local planning authorities are producing plans as follows:
- Babergh and Mid Suffolk Joint Local Plan
 - Ipswich Local Plan
 - Suffolk Coastal Local Plan (an area now forming part of the East Suffolk District Council – an amalgam of Suffolk Coastal and Waveney Districts).

As the local plans cover the extent of the Ipswich Strategic Planning Area, and share joint evidence in this respect, it is considered appropriate that the plans cover the same end date of 2036 and are produced to timescales which are aligned as far as is possible. All authorities undertook Issues and Options consultations during summer / autumn 2017. As at September 2019, the current position in relation to the production of each local plan is as follows:

- Ipswich Local Plan – consultation on the Local Plan Review Preferred Options was carried out between 16th January and 13th March 2019.
- Babergh and Mid Suffolk Joint Local Plan – Consultation on Preferred Options Joint Local Plan held between 22nd July and 30th September 2019 and will be further reported on in the 2019/20 AMR.
- Suffolk Coastal Local Plan – consultation on the First Draft Local Plan was undertaken between 20th July and 14th September 2018. The Final Draft Local Plan was published to receive representations under Regulation 19 of the 2012 Regulations between 14th January and 25th February 2019. The Local Plan was submitted to the Planning Inspectorate in March 2019 for Examination and will be further reported on in the 2019/20 AMR.

Supplementary Planning Documents (SPD)

2.8 Urban Character Study SPD

This document has been 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. The parts of the SPD adopted in 2014-15 relate to: Norwich Road; Gipping and Orwell Valley; Parks; California; Chantry; Stoke Park; and Maidenhall.

Work on the remaining three parts of this SPD (North East, South East and Castle Hill and Whitehouse and Whitton Conservation Areas) was undertaken in late 2018 and early 2019 with consultation between 8th January 2019 and 27th February 2019. The final three Urban Character Studies were adopted by Ipswich Borough in the 24th July 2019 and will be further reported on in the 2019/20 AMR.

2.9 Reptile Strategy SPD

The 2019 LDS identifies consultation on a draft Reptile Strategy SPD during August and September 2019 with adoption in December 2019. 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 between January and May 2019. However owing to the focus on progression of the Ipswich Local Plan Review, this matter has not been advanced during the monitoring period.

2.10 Low-Emissions Strategy (incorporating Parking Standards for the IP-One Area) SPD

The 2019 LDS identifies consultation on a draft Parking Standards for the IP-One Area SPD during January and March 2019 with adoption in December 2019. 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 due to delays in producing the Ipswich Parking Strategy whose outcomes have to inform its production. The 2019 LDS combined 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 air pollution levels in the Ipswich Air Quality Management Areas. It is anticipated that the SPD will be published for consultation during 2020.

2.11 Low-Emissions Strategy SPD

The preparation of this document commenced in September 2014. However, production has been delayed so it can 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). The 2019 LDS combined the Low Emissions Strategy SPD into the Parking Guidance for the IP-One Area SPD. It is anticipated that the SPD will be published for consultation during 2020.

2.12 Identified Frontages (Central Shopping Area and District and Local Centres) SPD

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 in 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 was decided not to proceed with this SPD.

2.13 Development and Archaeology SPD

The Council undertook a 'call for ideas' public consultation on the scope and context of the Development and Archaeology SPD, between 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 SPD

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 and was adopted on the 24th July 2019 further details of which will be reported in the 2019/20 AMR.

2.15 The Recreational Avoidance and Mitigation SPD

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 which ran from June to July 2017. The Draft SPD was subject to public consultation during September to October 2019 and was adopted on the 19th February 2020, further details will be reported in the 2019/20 AMR.

- 2.16 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.

Community Infrastructure Levy (CIL) Charging Schedule

- 2.17 This matter has not been progressed further owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' February 2017 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.

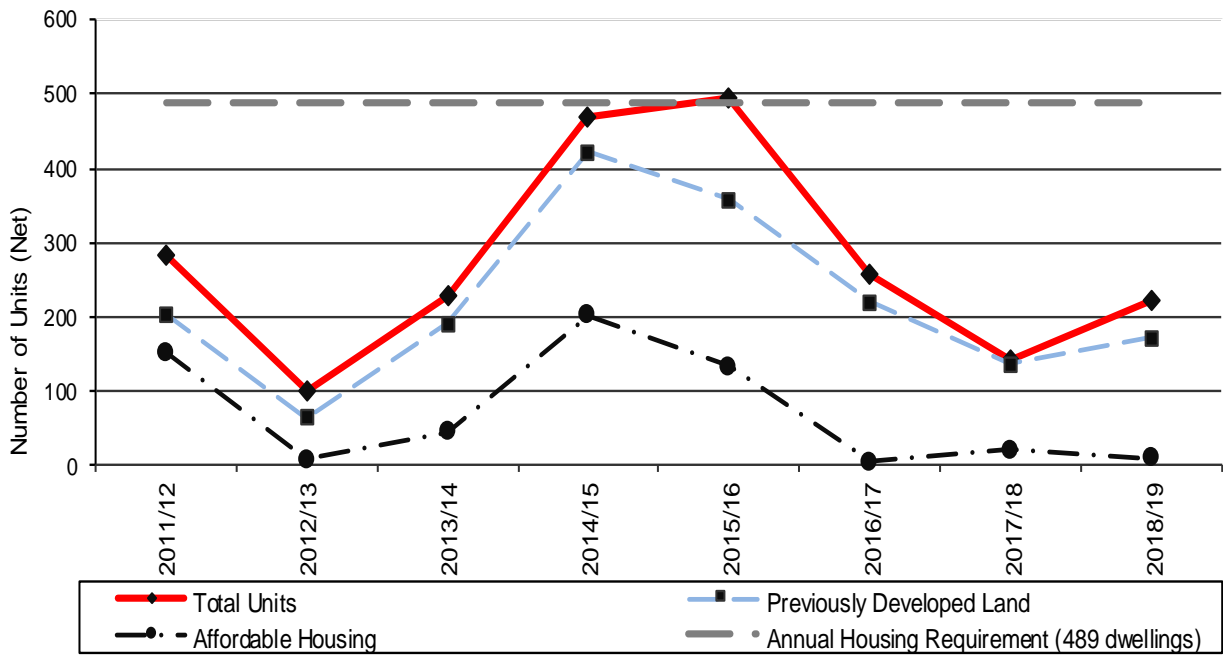
CHAPTER 3: POLICY IMPLEMENTATION

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

Housing

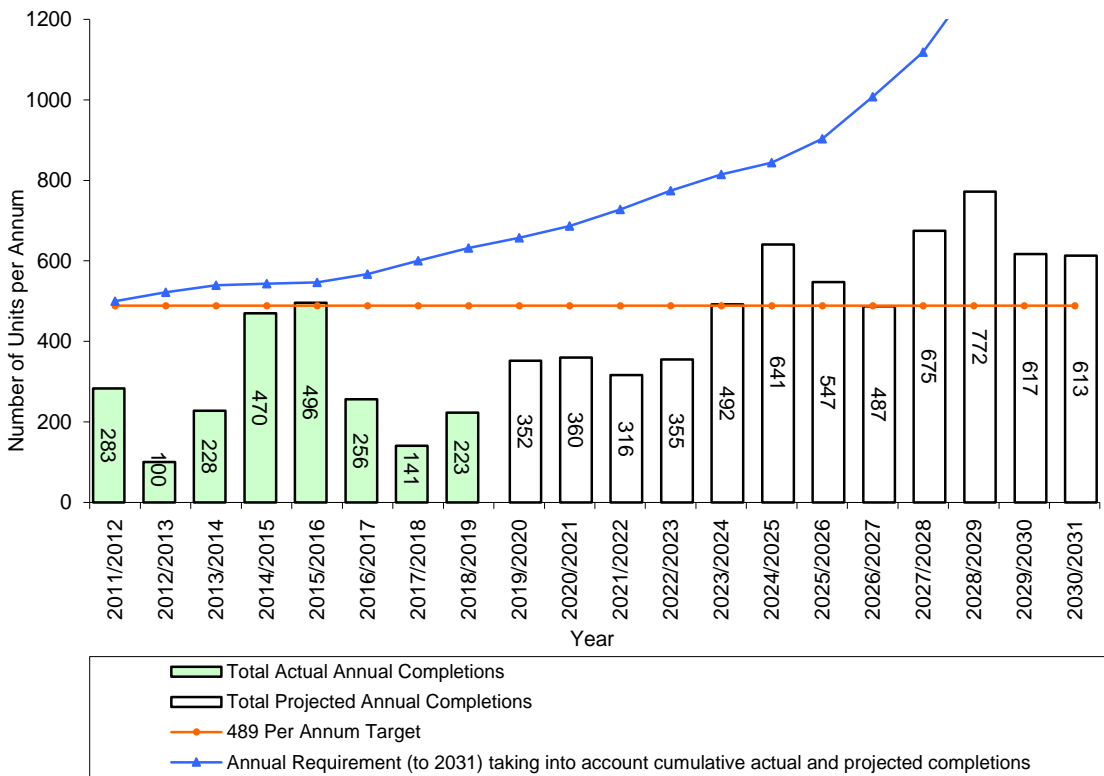
- 3.2 Regulation 34(3) of the 2012 Regulations (as amended) requires local authorities to report on housing completions. The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan and Objective 3 of the Local Plan seeks to address identified local housing needs and provide a decent home for everyone.
- 3.3 The National Planning Policy Framework (NPPF), published in February 2019, requires local planning authorities to meet their individual 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 2018-19 monitoring period totalled 223 new homes, which is up on the previous period (141 completions in 2017-18). No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich during 2018-19, 76.7% were constructed on previously developed land and 34.5% were within the IP-One area. The level of affordable housing provision amounted to 9 dwellings (4% of completions), which is below the target established within the 2017 Core Strategy. The level of windfall development on sites not previously identified by the Council was 68 dwellings, of which 27 resulted from permitted development applications.
- 3.5 Figures 3.1 and 3.2 show net housing completions in Ipswich from 1st April 2011 to 31st March 2019. 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). Please note that historic completions shown in the graph have been updated to include assisted living units in line with the national 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 (SHELAA).

Fig 3.1 - Net housing completions in Ipswich from 1st April 2011 – 31st March 2019



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.

| 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) (168.36 x 5 years) | 842 |
| Total Ipswich five year requirement (3,409/5 = 681.8 p.a.) | 3,409 |
| Total Ipswich housing supply 2020 to 2025 | 2,164 |
| Ipswich Borough Council housing supply in years (2,164/682) | 3.17 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 District Council: <http://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>
- Mid Suffolk District Council: <https://www.babergh.gov.uk/assets/Strategic-Planning/AMR/Babergh-and-Mid-Suffolk-Annual-Monitoring-Report-2018-19.pdf>
- 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 | 15 | CS11 | 0 |
| CS2 | 30 | CS12 | 3 |
| CS3 | 6 | CS13 | 4 |
| CS4 | 44 | CS14 | 2 |
| CS5 | 2 | CS15 | 2 |
| CS6 | 0 | CS16 | 5 |
| CS7 | 42 | CS17 | 10 |
| CS8 | 4 | CS18 | 0 |
| CS9 | Deleted | CS19 | 1 |

| | | | |
|------|---|------|---|
| CS10 | 0 | CS20 | 1 |
|------|---|------|---|

3.11 The table above indicates that a number of policies have not been used in making planning application decisions. 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 | 55 | DM12 | 278 | DM23 | 4 |
| DM2 | 16 | DM13 | 40 | DM24 | Deleted |
| DM3 | 60 | DM14 | 2 | DM25 | 28 |
| DM4 | 74 | DM15 | Deleted | DM26 | 137 |
| DM5 | 475 | DM16 | Deleted | DM27 | 9 |
| DM6 | 0 | DM17 | 121 | DM28 | 7 |
| DM7 | Deleted | DM18 | 123 | DM29 | 8 |
| DM8 | 191 | DM19 | Deleted | DM30 | 53 |
| DM9 | 1 | DM20 | 13 | DM31 | 65 |
| DM10 | 202 | DM21 | 13 | DM32 | 13 |
| DM11 | Deleted | DM22 | 11 | DM33 | 10 |
| | | | | DM34 | 3 |
| | | | | Total | 2,012 |

3.13 All development management policies, except DM6 were used during 2018/19. 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 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.

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

Table 5 Progress against the Targets in the 2017 Core Strategy

| 2011 Core Strategy Objectives/Targets | On track? | Progress in 2018-2019 | 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 55 times in planning application 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 2017, the CO2 emissions reduced from 5.7 tonnes per capita to 3.0 tonnes per capita. This represents a 47.4% reduction in Ipswich's CO2 emissions. | The level of reduction of CO2 emissions recorded up to 2017 (figures published by the Government in June 2019) 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 ⁴ . | | 223 homes were built in the reporting period, 9 of which were affordable. 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%. (These figures are based on the latest forecasts dated 26.09.2018). | The housing completions are below the requirement of 489 dwellings p.a, however housing completions for the 2018-19 monitoring period are up on the previous year. 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). | | Of the 223 new homes completed in the 2018-19 monitoring period 77% were constructed on previously developed land; 34.5% were completed within the IP-One area; and 85% (190 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area. | The Council has succeeded in focusing development in the central IP-One area, District Centres and the Central Shopping Area. |
| 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 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 and now sits at 485 in the vitality rankings. No more recent data has been published since 2017. Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application. In February 2018 the Council was allocated nearly £10 million in government funding to support the delivery of the country park. | 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 2019 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, 61.6% of employees travelled to work by car (either as a single occupant or car share). Public transport usage has increased in 2019; travelling by bus has fluctuated during the lifetime of the survey and currently stands at 5.7%. Train travel has increased from 4.6% in 2018 to 5.8%. | Although the 2018/19 Travel to Work results show that driving remains the most frequently used mode of travel, public transport usage has increased in 2019. The County Council's Local Transport Plan and the emerging Ipswich Borough Local Plan 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. | | The tidal barrier was completed in February 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. | | 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. The 2016 data is the latest statistical data available. In 2018/19 5 buildings were considered to be at risk, 1-5 College Street, 4 College Street, St Michael's Church, Upper Orwell Street, County Hall, St Helen's Street and the Tolly Brewery, Cliff Lane. There is 1 building on the Historic England, Heritage at Risk Register 2019, the Unitarian Chapel, Friars Street. | Ipswich Borough Council has signed up to the Charter for Trees in conjunction with the Woodland Trust. The Charter's ambition is to place trees and woods at the centre of national decision making. There has been no net increase in the number of buildings considered to be at risk in the monitoring period. |

| 2011 Core Strategy Objectives/Targets | On track? | Progress in 2018-2019 | Commentary |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
| To tackle deprivation and inequalities across the town. | | Ipswich currently ranks ranked 71 out of 317 local authorities on the Index of Multiple Deprivation (within the 22% most deprived local authorities). | This means that Ipswich became relatively more deprived in 2019 compared to 2015 and 2010. |
| To improve air quality and create a safer, greener, more cohesive town. | | <p>The recorded crime figures for 2018/19 were: Violence with Injury – 2212 Sexual offences – 1067 Burglary - 961 (domestic burglary data no longer recorded) Robbery – 314</p> <p>During the period 2005 to 2017, the CO2 emissions reduced from 5.7 tonnes per capita to 3.0 tonnes per capita. This represents a 47.4% reduction in Ipswich's CO2 emissions.</p> <p>The national air quality objective for mean annual NO2 concentrations was exceeded at 14 of Ipswich Borough Council's 76 monitoring locations; 2 of which fall outside of the current AQMA boundaries.</p> | <p>The rise in sexual offences and robbery 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 and the Police Designing Out Crime Officer.</p> <p>The level of reduction of CO2 emissions recorded up to 2017 (figures published by the Government in June 2019), if projected forward to 2025, indicates that the stated target for CO2 emissions will be met if progress continues at the same rate.</p> <p>Over the coming year, Ipswich Borough Council's principal air quality priority is to continue to work towards implementing the measures in the recently developed and adopted AQA</p> |
| 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. | | Ipswich has worked in partnership with neighbouring authorities within the Ipswich Strategic Housing Market Area to progress the Ipswich Housing Market Area Strategic Housing Market Assessment Partial Part 2 Update, Settlement Sensitivity Assessment and transport modelling work. | Ipswich continues to work with its partners through various mechanisms and is working towards the production of aligned Local Plan with neighbouring authorities. The Ipswich Strategic Planning Area (ISPA) Statement of Common Ground has been updated to respond to the progression of the Local Plans, the production and updating of evidence and changes in national policy and guidance. |

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, paragraph 24 of the NPPF is of particular importance, advising 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 Local Plan. The Duty to Co-operate statement was updated in December 2015 to accompany submission of the adopted Local Plan to the Government for Examination in 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 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 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. It is intended that the Statement of Common Ground will be signed prior to the submission of each Local Plan for Examination. The latest version can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.6 Aside from the ISPA Board, other outcomes related to the Duty to Co-operate for the period April 2018 – March 2019 include:

- Working with Natural England, Babergh, Mid Suffolk, Suffolk Coastal and Waveney District Councils (now East Suffolk) on the production of a Habitats Regulations

Assessment Recreational Disturbance Avoidance and Mitigation Strategy (Suffolk Coast 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 (adopted November 2018).
- Working with Babergh, Mid Suffolk and Suffolk Coastal (now East Suffolk) District Councils on the Settlement Fringe Sensitivity Assessment (July 2018) in order to provide a robust analysis of the sensitivity of settlement fringes to development and change.
- Working with Suffolk County Council on transport modelling to inform the evidence base for emerging Local Plan.

Joint working outcomes from the previous monitoring period (2017-18) included:

- Working with Suffolk Coastal, Waveney (now East Suffolk), Babergh and Mid Suffolk Districts on the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (May 2017). The assessment quantified 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 (now East Suffolk), Babergh and Mid Suffolk Districts on the Ipswich Economic Area Sector Needs Assessment (September 2017). The work provided an assessment of the current and future growth potential of key sectors of the economy.
- Working with Suffolk Coastal District Council (now East Suffolk) on the Retail and Commercial Leisure Town Centre Study (October 2017) which provides an assessment of retail needs.
- Input into the Suffolk Framework for Inclusive Growth. The work 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.

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 The purpose of the sustainability appraisal process is to appraise the social, environmental and economic effects of a plan from the outset. In doing so it will help ensure that decisions are made that contribute to achieving sustainable development.
- 6.3 A Sustainability Appraisal (SA), (incorporating the requirements for Strategic Environmental Assessment), was carried out of the Core Strategy and Policies DPD. A monitoring framework was produced as part of the SA process and this is shown in Appendix 13. The Table below shows where SA objective progress can be found in this report. The SA framework used is very similar to that used for the 2017 Ipswich Local Plan..
- 6.4 Ipswich Borough Council and Suffolk Coastal District Council (now East Suffolk) jointly produced a Sustainability Appraisal Scoping Report which set out the proposed approach to undertaking the SA of the emerging Local Plan. This was included in the 2017 Issues and Options consultation. The SA work has since been progressed by the Council's consultants.

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 2018 - 31st March 2019 saw significant progress in the preparation of planning policy documents for Ipswich Borough. It is important to keep the planning policy framework for the Borough up to date, to ensure the delivery of appropriate development across the Borough.
- The Council continued to progress work on the Local Plan Review 2018-2036.
 - The Council undertook a second Regulation 18 Preferred Options Ipswich Local Plan consultation between January and March 2019.
 - In November 2018 the Council adopted the Development and Archaeology Supplementary Planning Document. The SPD highlights the considerations and processes for the management of archaeological remains through the development process. It is relevant to archaeological remains of all dates and types across the Borough, and will help developers and homeowners to plan development projects.
 - In December 2018 the Borough Council updated its Part One Brownfield Land Register, a register of brownfield land which is suitable for residential development.
- 7.2 During the year, work continued to align local plan reviews within Babergh District, Mid Suffolk District and East Suffolk (formerly Suffolk Coastal and Waveney) Councils.
- 7.3 The monitoring period also saw significant shared work with adjoining authorities on preparing the evidence base for local plan reviews. For example, the Borough worked with neighbouring planning authorities in partnership to progress the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), the Settlement Fringe Sensitivity Assessment and transport modelling work.
- 7.4 The implementation of planning policies has been monitored against the Core Strategy and Policies Development Plan Document Review (DPD) (February 2017) in this report. This shows that planning policies in the DPD have been used effectively in planning decisions during the monitoring period.
- 7.5 Housing completions in Ipswich rose during 2018-19. The completion of 223 new dwellings, 9 of which were affordable housing completions (4%), represents an increase on the previous period. However, no student accommodation or assisted living units were built during this period. Of the 223 dwellings, 76.6% were built on previously developed land and 100% were within the central IP-One area. This supports the Borough's objectives.
- 7.6 The housing land supply in Ipswich Borough stood at 3.17 years at 1st April 2019. The Council is committed, through policy CS7 of the 2017 Local Plan, to working with Suffolk Coastal District Council (now east Suffolk), 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 February 2019.
- 7.7 The Council continues to undertake its duty to co-operate with Babergh District, Mid Suffolk District and East Suffolk Councils (formerly Suffolk Coastal) and Suffolk County Council, particularly through the Ipswich Strategic Planning Area Board (ISPA). 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 this 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 Ipswich Local Plan Review, for example in reviewing how the plan can address deprivation and changes in the retail health of the town centre; and
 - Update timetables for the preparation of supplementary planning documents on the Council's website 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, this is supported by the NPPF. Development must also 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.

The policy requires new build residential development to meet water efficiency standards of 110 litres per person per day and achieve reductions in CO2 emissions of 19% below the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L).

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 has 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 rather than required in accordance with the Government advice. This change was included within the Local Plan Inspector's Main Modifications because 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 |

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

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

| |
|----------------------------------------------------------------------------------------------------------------------|
| <i>Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Building for Life 12.</i> |
| <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 2019 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 (2018-2019) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2017.

During the period 2005 - 2017 the CO₂ emissions reduced by 47.4% to 3.0 tonnes per capita (each member of the population). The Centre for Cities Report 2019 listed Ipswich as having the lowest emissions per capita (based on CO₂) of sixty-three UK cities⁵.

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 2020.

The level of reduction of CO₂ emissions recorded up to 2017, 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); and
- 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.

⁵ <https://www.centreforcities.org/city/ipswich/> - CO₂ Emissions per Capita (tons) 2017

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. An Air Quality Action Plan for the period 2019 - 2024 was published February 2019. 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 2005-2017 (Emissions per capita (t) CO₂ , and population based on mid year estimates) | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|-----------------------------|--------------------|------------------------------|---------------------|
| | Ipswich CO ₂ (t) | Ipswich Population | Suffolk CO ₂ (t) | Suffolk Population | National CO ₂ (t) | National Population |
| 2005 | 5.7 | 124,000 | 8.0 | 697,800 | 8.7 | 60,413,300 |
| 2006 | 5.6 | 124,800 | 7.9 | 703,000 | 8.6 | 60,827,100 |
| 2007 | 5.4 | 125,500 | 7.4 | 709,100 | 8.4 | 61,319,100 |
| 2008 | 5.2 | 127,400 | 7.2 | 714,300 | 8.1 | 61,823,800 |
| 2009 | 4.6 | 129,300 | 6.9 | 718,200 | 7.3 | 62,260,500 |
| 2010 | 4.7 | 131,700 | 7.3 | 724,000 | 7.5 | 62,759,500 |
| 2011 | 4.1 | 133,700 | 6.4 | 730,100 | 6.8 | 63,285,100 |
| 2012 | 4.3 | 135,100 | 6.8 | 732,800 | 7.0 | 63,705,000 |
| 2013 | 4.2 | 135,600 | 6.6 | 735,800 | 6.9 | 64,105,700 |
| 2014 | 3.6 | 136,000 | 6.0 | 742,500 | 6.2 | 64,596,800 |
| 2015 | 3.4 | 137,700 | 5.8 | 747,700 | 5.9 | 65,110,000 |
| 2016 | 3.1 | 138,500 | 5.5 | 751,200 | 5.5 | 65,648,100 |
| 2017 | 3.0 | 138,500 | 5.3 | 757,000 | 5.3 | 66,040,200 |
| % change since 2005: | -47.4% | +11.7% | -34% | +8.5% | -39% | +9.3% |

Table 9: Ipswich Carbon Emissions (2005-2017) (latest available data)

| Indicator 2.2 - Ipswich Carbon Emissions from 2005 – 2017 | | | |
|------------------------------------------------------------------|--------------------------------|-----------------|------------------|
| Year | Industry and Commercial | Domestic | Transport |
| 2005 | 308.5 | 278.8 | 121.5 |
| 2006 | 298.1 | 279.5 | 120.9 |
| 2007 | 280.3 | 273.0 | 121.9 |
| 2008 | 272.6 | 269.9 | 118.8 |
| 2009 | 237.8 | 243.9 | 114.7 |
| 2010 | 248.0 | 261.8 | 114.9 |
| 2011 | 209.6 | 229.8 | 111.7 |
| 2012 | 224.3 | 247.7 | 108.8 |
| 2013 | 220.6 | 238.4 | 107.5 |
| 2014 | 176.5 | 201.5 | 109.5 |
| 2015 | 162.0 | 196.2 | 113.8 |
| 2016 | 135.0 | 185.2 | 116.4 |
| 2017 | 125.1 | 173.8 | 119.9 |
| % change since 2005: | -59.5% | -37.6% | -1.3% |

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 2018-19 monitoring period are up on the previous period, with 223 new homes completed. No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich, 76.7% were constructed on previously developed land and 100% were within the IP-One area. The level of affordable homes provided amounted to 4% which is below the 15% target established within the Core Strategy 2011-2031. The level of windfall development on sites not previously identified by the Council was 68 dwellings, of which 27 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 |
| 2018 - 2019 | 223 | 171 | 76.7 | 9 | 4.0 | 223 | 100 |
| 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% |
| Apr 2018 – Mar 2019 | 223 | 171 | 76.7% | 9 | 4% | 223 | 100% |
| Total Apr 2011 – Mar 2019 | 2,197 | 1,760 | 80 | 571 | 26% | 1,139 | 52% |
| Apr 2001 – Mar 2011 | 6,903 | 6,523 | 94% | 1,451 | 21% | 2,905 | 42% |
| Total Apr 2001 – Mar 2019 including Assisted Living units | 9,100 | 8,292 | 91% | 2,002 | 22% | 4,044 | 44% |

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 2019

| 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 2019 (3,912 dwellings required minus 2,197 dwellings completed, plus predicted shortfall of 137 for 2019/20 divided by the 11 years from 2020/21 - 2030/31) x 5 | 842 |
| Ipswich five year housing requirement | 3,409 |
| <i>* Residual figure spread over plan period. 842 represents 5 years of this residual requirement</i> | |

Table 14: Ipswich Housing Land Supply 2020 - 2025

| Fig 3d. Ipswich Housing Land Supply 2020 – 2025 | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Type of site | No. of Units |
| Extant Planning Permissions on Allocated Sites | 0 |
| Extant Planning Permissions on Unallocated Large Sites | 617 |
| Extant Planning Permissions on Unallocated Small Sites | 183 |
| 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)) | 471 |
| Ipswich Garden Suburb (broad location identified in Local Plan) | 743 |
| A justified windfall element (linked to SHLAA evidence of genuine local circumstances) | 150 |
| Ipswich Housing Supply Total | 2,164 |

Table 15: Ipswich Housing Land Supply Calculation at 1st April 2019

| Figure 3e: Ipswich Housing Land Supply Calculation – April 2019 | | |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------|-------|
| Requirement April 2011 – March 2019 (a) (489 dwellings per year) | 489 x 8 | 3,912 |
| Completions April 2011 – March 2019 (b) ^[1] | | 2,197 |
| Shortfall April 2011 – March 2019 (c) | 3,912 – 2,197 | 1,715 |
| Predicted completions April 2019 – March 2020 (d) | see housing trajectory (Table 18) | 352 |
| Predicted shortfall April 2019 – March 2020 (e) (489 – Predicted completions April 2019 – March 2020 (d)) | 489-352 | 137 |
| Total shortfall April 2011 – March 2020 (f) | 1,715 + 137 | 1,852 |

[1] 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.

| | | |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------|
| (shortfall April 2011 – March 2019 (c) plus predicted shortfall April 2019 – March 2020 (e)) | | |
| Annual shortfall until 2031 (g) (shortfall April 2011 – March 2020 (f) / 11 years) | 1,852 / 11 | 168.36 |
| Shortfall to be added to five year supply (h) (annual shortfall until 2031 (g) (x 5 years ^[2])) | 168.36 x 5 | 842 |
| Local Plan requirement April 2020 – March 2025 plus 5% buffer ^[3] (i) | 489 x 5 x 1.05 | 2,567 |
| Five year requirement (j) (requirement April 2020– March 2025 (i) plus shortfall for next 5 years (h)) | 2,567 + 842 | 3,409 |
| Annual requirement April 2020 – March 2025 (k) (five year requirement (j) / 5 years) | 3,409 / 5 | 682 |
| Identified supply April 2020 – March 2025 (l) | see housing trajectory (Table 18) | 2,164 |
| Housing supply in years (Identified supply (l) / Annual requirement April 2020 – March 2025 (k)) | 2,164 / 682 | 3.17 |

Table 16: Net Annual Housing and Employment Land Completions

| Indicator 5 - Net annual housing and employment land completions | |
|-------------------------------------------------------------------------|-------------------------|
| | Land amount in hectares |
| Housing completions | 4.45 |
| Employment completions | 2.90* |
| Total | 7.35 |

* 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 | 22.5% |
| 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.

^[2] Based upon Planning Practice Guidance that 'Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate.' (Reference ID: 3-035-20140306). The Proposed Submission Core Strategy and Policies Review (November 2014) sets out a commitment to working with neighbouring authorities to meet housing need later in the plan period.

^[3] The buffer is added to the requirement without the shortfall to avoid a 'double counting' the undersupply.

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, the government published the first Housing Delivery Test results. In response to under delivery in Ipswich, the Council have since published a Housing Delivery Action Plan which explores the key reasons for under delivery and identifies mechanisms to improve delivery. The Housing Delivery Action Plan is available via the Council's website.

Table 18: Ready to Develop Housing Sites (Housing Trajectory) (based on adopted Local Plan sites at 1st April 2019)

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 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 | |

| 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 | | |
|----------------|-----------------------------------------|------------------------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------|-----------------------|-----------|----------|-----------------------|-----------|-----------------------------------------|----------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------|-----|----|
| 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 | |
| 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 | |

| 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 | |
|----------------|-----------------------------------------|------------------------------------------------------------------|--------------|----------------------------------------------------------------------------|-----------------------|-----------|----------|-----------------------|-----------|-----------------------------------------|----------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------|----|
| 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 | |
| IP119 | | Allocation (SP2) | Gipping | West End Road (East) | B | Yes | Yes | No | 0.61 | 0 | 28 | 28 | 0 | | | | | | | | | | | | | | | 28 | | | 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 | |

| 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 | |
|----------------|-----------------------------------------|------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------|-----------------------|-----------|----------|-----------------------|-----------|-----------------------------------------|----------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------|-----|
| 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 | |
| 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 (conversion to 9 flats) | 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 | |

| 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 |
|----------------|----------------------------------------------|------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------|-----------------------|-----------|----------|-----------------------|-----------|-----------------------------------------|----------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------|
| 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 | |
| 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 | |

| 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 |
|----------------|-----------------------------------------|------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------|-----------------------|-----------|----------|-----------------------|-----------|-----------------------------------------|----------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------|
| 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 |
| 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 |

| 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 | |
|--------------------------------|-----------------------------------------|------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------|-----------------------|-----------|----------|-----------------------|-----------|-----------------------------------------|----------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------|----|
| 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 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 | 800 | 800 | 272 | | 0 | 30 | 60 | 74 | 108 | 84 | 84 | 70 | 72 | 72 | 72 | 72 | 2 | 0 | 0 | 0 | 800 | |
| 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 | 1100 | 1100 | 351 | | 9 | 72 | 72 | 90 | 108 | 40 | 72 | 75 | 113 | 108 | 108 | 96 | 72 | 65 | 0 | 0 | 1,100 | |
| IP182 (part) | | Strategic Development 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 & part IP180 | | Strategic Development Site | St Margaret's & Whitton | Ipswich Garden Suburb Phase N1b (Ipswich School), Phase N3b (Red House Farm) and Phase N2b (Other land) | G | Yes | Yes | No | 25.6 | 0 | 456 | 456 | 0 | | 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 | 50 | 700 | |
| Total | | | | | | | | | | 712 | 9028 | 9740 | 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 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. It also requires planning policies and decision to promote the effective use of land it meeting the needs for homes and other uses. 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 223 new homes completed in the 2018-19 monitoring period 77% were constructed on previously developed land; 34.5% were completed within the IP-One area; and 85% (190 dwellings) were built within 800 metres of a District Centre and/or 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.

83 of the 117 new build housing completions recorded in Ipswich between 1st April 2018 and 31st March 2019 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 83 dwellings:

- 0 (0%) were within Waterfront schemes in the IP-One area;
- 14 (17%) were completed as flats;
- 0 were developed at less than 30 dwellings per hectare (0%);
- 83 were developed at between 30 and 50 dwellings per hectare (100%);
- 0 were developed at over 50 dwellings per hectare (0%); and
- The average net density of land covered by the 83 dwellings is 35.9 dwellings per hectare.

Taken as a whole, 117 of the 223 dwellings constructed in Ipswich were new-build (as opposed to conversion of buildings from other uses to residential) and the density achieved was 34.6 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 | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------|
| 77 (34.5%) of the 223 new dwellings completed were in the IP-One area. 39 dwellings were completed within the IP-One area on developments of more than 10 dwellings. | | |
| Location | Number of new dwellings completed 2018-2019 | Density across whole development |
| Wentworth House, Burrell Road* | 10 | 172.8 |
| Observation Court, Princes Street | 15 | 312.5 |
| Regatta Key, Quay Street | 2 | 313.7 |
| The Mill, College Street* | 1 | 322.5 |
| 7-15 Queen Street | 11 | 197.9 |
| | 39 | |

*not a new build development

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

| |
|----------------------------------------------------------------------------------------|
| Indicator 3 – Percentage of major schemes in IP-One consisting of a mix of uses |
| 34.5% of dwellings built in 2018/19 were in the IP-One area. |

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 223 housing completions between 1st April 2018 and 31st March 2019, 94 were in major developments. Of these 85.2% (190 dwellings) were within the IP-One area and/or 800 metres of a district centre or the central shopping area.

Of the 2,197 housing completions between 1st April 2011 and 31st March 2019, 1,738 were in major developments. Of these 94% (1,633 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 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.

There is 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.

In terms of the mix of uses represented in the Ipswich Central Shopping Area in 2018/19, 58.3% of frontages are within use class A1. Levels of vacancy within the local and district centres, and the central shopping area are monitored as part of retail surveys reported annually. Vacancy levels in the central shopping area increased compared to the previous year, whereas vacancy levels decreased significantly in the district and local centres. 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

| Percentage vacancies within the Central Shopping Area, and District and Local Centres 2018 compared with 2019 | | |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|
| Centres | % Vacant Premises 17/18 | % Vacant Premises 18/19 |
| District and Local Centres | 8.3% | 4.8% |
| Town Centre | 13.2% | 15.0% |

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 | | 2018/2019 | | UK Average |
|------------------------------|------------------|------------|------------------|------------|-------------------|
| | No. | % | No. | % | % |
| Convenience | 47 | 8 | 54 | 8 | 9 |
| Comparison | 231 | 37 | 187 | 29 | 30 |
| Retail Service | 75 | 12 | 96 | 15 | 15 |
| Leisure Service | 115 | 18 | 141 | 22 | 24 |
| Financial & Business Service | 72 | 11 | 74 | 11 | 10 |
| Vacant | 85 | 14 | 99 | 15 | 11 |
| Total | 625 | 100 | 651 | 100 | 100 |

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

| | 2009/2010 | | 2018/2019 | | UK Average |
|------------------------------|-------------------|------------|-------------------|------------|-------------------|
| | Sq m Gross | % | Sq m Gross | % | % |
| Convenience | 7,702 | 5 | 9,370 | 6 | 15 |
| Comparison | 75,409 | 50 | 57,870 | 39 | 35 |
| Retail Service | 7,664 | 5 | 8,060 | 5 | 7 |
| Leisure Service | 28,893 | 19 | 35,880 | 24 | 25 |
| Financial & Business Service | 12,886 | 9 | 13,730 | 9 | 8 |
| Vacant | 18,934 | 13 | 23,570 | 16 | 10 |
| 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. No more recent data since 2017 has been published.

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 2017 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. Both parks were also nominated for the Fields In Trust UK's Best Park 2019.

Table 26: Frontages Within Use Class A1 in the Ipswich Central Shopping Area

| Indicator 1 - A1 retail floorspace in the Central Shopping Area | | | | |
|------------------------------------------------------------------------|-----------|-----------|-----------|-----------|
| | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 |
| % of frontages within use class A1 | 64% | 59.2% | 58.7% | 58.3% |
| % change | | -4.8% | -0.5% | -0.4% |

Table 27: District and Local Centres Overview

| District and Local centres overview table 2019 | | | | | | | |
|-------------------------------------------------------|--------------|--------------|-----------|-----------------------------|---------------------|------------------|--------------|
| | No. of units | Total vacant | Vacancy % | No. of dwellings in centres | Total Residential % | No. of A1 retail | A1 retail % |
| Total | 713 | 50 | 7% | 67 | 9.4% | 395 | 55.4% |

Full data set available within the 2019 District and Local Centres report

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 | 2018-2019 |
| Total Employment Floor Space (Sq. m) | 0 | 0 | 46,080 sq.m | 49,941 sq.m | 55,565 sq.m |

At Futura Park planning approval was granted on 0.48 hectares and by the end of March 2019 a household storage unit totaling 5,624sqm was 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 2018 – 2019 | |
| Ipswich Green Flag Parks | |
| | Green Flag Parks |
| Alexandra Park | |
| Bourne Park | |
| Chantry Park | |
| Christchurch Park | 2019 – 12 th occasion awarded green flag |
| Gippeswyk Park | |
| Holywells Park | 2019 - 9 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 | 2018-2019 | 2017/18-2018/19 % change | 2011/12-2018/19 % change |
| University of Suffolk* (Ipswich only) | 3,839 | 3,925 | 3,679 | 3,554 | 3,614 | 3,579 | 5,375 | Data not supplied for the monitoring period. | | |
| Suffolk New College ** | 5,774 | 5,741 | 4,053 | 4029 | 3,921 | 3,000 | 3,742 | As above. | | |
| Total | 9,613 | 9,666 | 7,732 | 7,583 | 7,535 | 6,579 | 9,117 | As above. | | |

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.

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 the final stage having been implemented 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 2019 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 61.6% 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 2019 Census reported that 0.3% people in Suffolk work from home. Historic data for the baseline organisations in the Travel To Work Survey 2019 shows that working from home has decreased since 2010.

A key finding from the 2019 survey was that park and ride was used by 1.9% 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 2019 Travel to Work survey ran from the 2nd May to 24th June 2019, outside the 2018/19 monitoring period. The 2019 results show that driving (single occupant and car share) remains the most frequently used mode of travel at 63.9% in 2019, a decrease from 64.7% in 2018. The percentage of those travelling as a single occupant has decreased compared to last year and currently stands at 62.1%, 0.5% lower than in 2018. Public transport usage has increased in 2019; travelling by bus has fluctuated during the lifetime of the survey and currently stands at 5.7%. Train travel has increased from 4.6% in 2018 to 5.8%.

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 October 2019)**

Table 5 - Modal trends (baseline organisations)

| Year | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 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% | 5.7% |
| 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% | 52.5% |
| 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% | 9.2% |
| 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% | 2.6% |
| 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% | 7.6% |
| 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% | 0.3% |
| 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% | 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% | 5.9% |
| 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% | 12.4% |
| 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% | 0.3% |
| 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% | 1.8% |

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 located 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 2018-2019 the EA was advised of 25 applications in Ipswich where flood risk or water quality was an issue. Of these, 17 were approved, 0 were approved subject to a Section 106 Agreement, 3 were withdrawn, 1 was refused, 1 has yet to be decided, 2 were part approved and part refused and 1 required prior approval.

Table 33: Applications subject to Environment Agency Consultation

| <i>Indicator 1 - Applications that were subject to Environment Agency Consultation</i> | |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Reference | Address |
| 18/00967/FUL | 14 And 22 (Including Land At Rear) Stoke Street Ipswich Suffolk |
| 18/00930/FUL | Lockup Garages 432 Wherstead Road Ipswich Suffolk |
| 18/00534/FUL | Land Harris Way Ipswich Suffolk |
| 19/00076/FPI3 | Car Park West End Road Ipswich Suffolk |
| 18/01069/P3JPA | 1 - 2 Observation Court 84 Princes Street Ipswich Suffolk |
| 18/00696/VC | Mill House The Mill College Street Ipswich Suffolk |
| 18/00831/P3JPA | 1 - 2 Observation Court 84 Princes Street Ipswich Suffolk |
| 18/00745/FUL | 172 - 174 London Road Ipswich Suffolk |
| 18/00886/CON | Former The Velsheda Site Regatta Quay Key Street Ipswich Suffolk |
| 18/00861/FUL | Land Rear Of 97 Burrell Road Ipswich Suffolk |

| | |
|----------------|--------------------------------------------------------------------------------------------------------------|
| 18/00863/FUL | Car Park Adjacent To 10 Grafton Way Ipswich Suffolk |
| 18/00897/FUL | Land Adj To 13 Crane Boulevard Ipswich Suffolk |
| 18/00438/FUL | University Of Suffolk Car Park Ballast Wharf Walk Ipswich Suffolk |
| 18/00439/FUL | Orwell Quay Car Park University Avenue Ipswich Suffolk |
| 18/01078/FUL | Gipping House Dock Street Ipswich Suffolk IP2 8ET |
| 18/01029/FUL | Royal Mail Sorting Office Commercial Road Ipswich Suffolk IP1 1AA |
| 18/01112/VC | EDF Land Cliff Quay Ipswich Suffolk |
| 18/01114/VC | EDF Land Cliff Quay Ipswich Suffolk |
| 18/00741/CON | 2 - 4 Duke Street Ipswich Suffolk IP3 0AG |
| 19/00148/OUT | Redevelopment Site Grafton Way Ipswich Suffolk |
| 18/00470/P3JPA | British Telecom Local Communications Services Bibb Way Ipswich Suffolk IP1 2EQ |
| 19/00247/CON | Land Harris Way Ipswich Suffolk |
| 19/00071/FUL | Land Between Ipswich Railway Station And London Road Railway Line (Bramford To Wherstead) Ipswich Suffolk |
| 19/00064/FUL | Namco Funscape Boss Hall Road Ipswich Suffolk IP1 5BN |
| 19/00173/FUL | Websters Trade Yard Dock Street Ipswich Suffolk |

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

| | <i>No. of sites</i> | <i>2017-2018 Site area in hectares</i> | <i>2018-2019 Site area in hectares</i> | <i>Any change in size</i> |
|-----------------------------------------|---------------------|----------------------------------------|----------------------------------------|---------------------------|
| 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 only the second 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 2018/19 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 2018-2019**Indicators:****Indicator 1a – County Wildlife Sites**

| County Wildlife Site | 2018 Area (hectares) | 2019 Area (hectares) | Total Gain/Loss |
|-------------------------------------------------------------------------|---------------------------------|---------------------------------|------------------------|
| Alderman Canal | 2.50 | 2.50 | 0 |
| Ashground Covert and Alder Carr (area within IBC – total site 15.32) | 5.00 | 5.00 | 0 |
| Bourne Park Reedbed | 7.47 | 7.47 | 0 |
| Brazier's Wood, Pond Alder Carr and Meadows | 34.92 | 34.92 | 0 |
| Bridge Wood (2 parts within IBC – total site 35.79) | 2.81 | 2.81 | 0 |
| Chantry Park, Beechwater and Meadow | 47.12 | 47.12 | 0 |
| Christchurch Park including Arboretum | 32.93 | 32.93 | 0 |
| Dales Road Woodland | 5.85 | 5.85 | 0 |
| Holywells Park and canal | 21.01 | 21.01 | 0 |
| Landseer Park Carr | 17.25 | 17.25 | 0 |
| Pipers Vale (area within IBC – total site 25.62) | 25.06 | 25.06 | 0 |
| River Gipping | 4.61 | 4.61 | 0 |
| River Orwell (Wet Dock area) | 10.07 | 10.07 | 0 |
| River Orwell (river) | 30.30 | 30.30 | 0 |
| Rushmere Heath (area within IBC – total site 79.68) | 8.92 | 8.92 | 0 |
| Stoke Park Wood and Fishpond Covert | 2.16 | 2.16 | 0 |
| Volvo Raeburn Road site | 6.27 | 6.27 | 0 |
| Wharfedale Road meadow | 0.18 | 0.18 | 0 |
| Ransomes Europark Heathland | 1.64 | 1.64 | 0 |
| Bourne Bridge Grassland (area within IBC - total 2.29ha) | 0.8 | 0.8 | 0 |
| Total | 266.87 | 266.87 | 0 |

Carr: 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

| <i>Indicator 1b - Sites of Special Scientific Interest 2018 – 2019</i> | | | |
|------------------------------------------------------------------------|-----------------------------|-----------------------------|----------------------------|
| Name | 2018 Area (hectares) | 2019 Area (hectares) | Total Gain/Loss (-) |
| Orwell Estuary (2 parts within IBC) | 41.27 | 41.27 | 0 |
| Bixley Heath (area within IBC) | 4 | 4 | 0 |
| Stoke Bridge Railway Tunnel | 2.2 | 2.2 | 0 |
| Total | 47.47 | 47.47 | 0 |

Table 37: Ramsar Sites

| <i>Indicator 1c - Ramsar sites 2018- 2019</i> | | | |
|-----------------------------------------------|-----------------------------|-----------------------------|----------------------------|
| Name | 2018 Area (hectares) | 2019 Area (hectares) | Total Gain/Loss (-) |
| Bed of River Orwell (2 parts within IBC) | 41.27 | 41.27 | 0 |
| Total | 41.27 | 41.27 | 0 |

Table 38: Ancient Woodland

| <i>Indicator 1d - Ancient Woodland 2018 and 2019</i> | | | |
|------------------------------------------------------|-----------------------------|-----------------------------|----------------------------|
| Name | 2018 Area (hectares) | 2019 Area (hectares) | Total Gain/Loss (-) |
| Brazier's Wood | 3.51 | 3.51 | 0 |
| Bridge Wood (area within IBC – whole site 30.51ha) | 0.07 | 0.07 | 0 |
| Total | 3.58 | 3.58 | 0 |

Table 39: Local Nature Reserves

| <i>Indicator 1e - Local Nature reserves 2018-2019</i> | | | |
|-------------------------------------------------------|-----------------------------|-----------------------------|----------------------------|
| Name | 2018 Area (hectares) | 2019 Area (hectares) | Total Gain/Loss (-) |
| Alderman Canal east | 1.6 | 1.6 | 0 |
| Alderman Canal west | 0.98 | 0.98 | 0 |
| Bixley Heath (area within IBC) | 4 | 4 | 0 |
| Bobbit's Lane (area within IBC) | 6.33 | 6.33 | 0 |
| Bourne Park Reedbeds | 7.44 | 7.44 | 0 |
| Bridge Wood (area within IBC) | 1.78 | 1.78 | 0 |
| Piper's Vale | 19.67 | 19.67 | 0 |
| Stoke Park Wood | 2.17 | 2.17 | 0 |
| The Dales Open Space | 5.87 | 5.87 | 0 |
| Total | 49.84 | 49.84 | 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 |
| Church of St Michael's, 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

Objective 10 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 levels of unemployment in the Ipswich working population (16 - 65 years) and levels 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).

The unemployment rate in Ipswich stood at 4.1% in the twelve months to March 2019. There has been a steady decline in unemployment since the start of the Local Plan monitoring period in 2012, when the unemployment rate stood at 8.4%. The decline in the unemployment rate in Ipswich reflects the national picture.

Data from the ONS annual population survey for Ipswich shows that 27.1% of the working age population is qualified to HND, degree or high degree level. This is low than the national average which stood at 39.3% between Jan 2018 and Dec 2019. Attracting and retaining graduate talent remains a challenge in Ipswich. That said the breadth of qualifications in the workforce attracts a 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 33.58 which equates to a C grade. This is 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 2019 the number of pupils achieving grade 5 or above in English and Maths GCSEs across all secondary schools in Ipswich was 35% which is below the national average of 40%.

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 65%. The average score masks significant variations in performance across Ipswich schools. The 2019 Indices of Multiple Deprivation are the latest statistics available and they show that Ipswich ranked 71 out of 317 local authorities on the Index of Multiple Deprivation (within the 22% most deprived local authorities).

Ipswich's ranking in the Index of Multiple Deprivation:

- Income Deprivation 85/317 (27% most deprived)
- Employment Deprivation 84/317 (26% most deprived)
- Education, Skills and Training Deprivation 35/317 (11% most deprived)
- Health Deprivation and Disability 69/317 (22% most deprived)
- Crime 52/317 (17% most deprived)

- Barriers to Housing and Services 203/317 (46% least deprived)
- Living Environment Deprivation 78/317 (25% most deprived)

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 |
| Apr 18 – Mar 19 | 3,000 | 4.1 |

**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 2019

| Target - Ipswich rank in indices of multiple deprivation. Rank of average rank (1-326), where 1 is most deprived. | | | | | | |
|--------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|
| | 2000 | 2004 | 2007 | 2010 | 2015 | 2019 |
| Indices of Multiple Deprivation - Ipswich | 110 | 98 | 99 | 83 | 74 | 71 |

Table 48: Ipswich Rank on Indices of Multiple Deprivation 2019 – Suffolk Comparisons

| <i>Target - Ipswich rank on indices of multiple of deprivation 2019, Suffolk comparisons</i> | |
|-----------------------------------------------------------------------------------------------------|-----------|
| Local Authority | 2019 |
| Babergh District | 212 |
| West Suffolk (formally Forest Heath District) | 176 |
| Ipswich Borough | 71 |
| Mid Suffolk District | 229 |
| West Suffolk (formally St. Edmundsbury District) | 176 |
| East Suffolk (formally Suffolk Coastal District and Waveney District) | 158 |

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.

Air Quality

The following information is taken from the Ipswich Borough Council June 2019 Air Quality Annual Status Report (ASR). Once bias and distance corrected the nitrogen dioxide diffusion tube data for 2018 shows that the national air quality objective for mean annual NO₂ concentrations was exceeded at 14 of Ipswich Borough Council's 76 monitoring locations; 2 of which fall outside of the current AQMA boundaries.

During the last year, significant actions to improve air quality in Ipswich Borough have included:

- The launch on an air quality campaign target schools as part of Clean Air Day, to help raise awareness of the importance of improved air quality. Every school the Council visited got the opportunity to participate in a five-day walking challenge between 17th – 21st June, that saw each pupil who walked to school every day get a free 10-day pass at one of the Council's sports facilities.
- Preparation of a Suffolk wide Anti-idling Campaign.
- Installation of a second continuous Air Quality Monitoring Station on St Matthews Street.
- Zero emission fleet vehicles. The Council have procured eleven electric pool car vehicles which will replace the diesel fleet. The Council are committed to a 3 year programme of upgrading all of the small vehicle fleet to electric vehicles.
- The Council have commission an air quality modelling study for the Ipswich urban area. It is hoped that the report will enable the Council to work with its partners to devise measures to maintain and improve air quality.
- Officers are currently developing a low emissions SPD for developers.

Over the coming year, Ipswich Borough Council's principal air quality priority is to continue to work towards implementing the measures in the recently developed and adopted AQAP.

Creation of a Cohesive Town

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

Recorded Crime Figures

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 2018/19 were:

- Violence with Injury 2212
- Sexual offences 1067
- Burglary 961 (domestic burglary data no longer recorded)
- Robbery 314

The recorded crime figures for 2017/18 were:

- Violence with Injury 2318
- Sexual offences 972
- Burglary 1277 (domestic burglary data no longer recorded)
- Robbery 299

The new figures show a rise in some reported crimes including sexual offences and burglary in Ipswich over the previous year. 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. | | | | |
|----------------------------------------------------------------------------|----------------|----------------|----------------|----------------|
| | 2015-16 | 2016-17 | 2017-18 | 2018 - 19 |
| IP-Art (all events) | 45,000 | 49,000 | 40,000 | - |
| Music Day | | 21,000 | 23,000 | 24,000 |
| Maritime Ipswich | 40,000 | 65,000 | 65,000 | 55,000 |
| Great East Run**** | 2,000 | 3,000 | N/A | 4,000 |
| Skyride | 7,000 | 0 | N/A | - |
| Speciality Markets | 5,000*** | 0 | 6,000 | 62,000 |
| Other one-off events | 35,200 | 60,000 | 56,000 | - |
| Total | 134,200 | 198,000 | 190,000 | 141,000 |

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 | 2018/19 |
| Ipswich Museum & Art Gallery | 51,782 | 59,109 | - |
| Christchurch Park | 40,600 | 46,549 | - |
| Total | 92,382 | 105,658 | - |

Table 51: Total Tickets Issues/ Visitors

| | <i>Regent Theatre</i> | <i>Corn Exchange</i> | <i>Total</i> |
|---------|-----------------------|----------------------|--------------|
| 2016/17 | 137,711 | 17,945 | 155,656 |
| 2017/18 | 166,494 | | 166,494 |
| 2018/19 | - | | - |

Table 52: Crime Figures Recorded

| <i>Target – Crimes Recorded figures in comparison to averages over past three years*</i> | | | | |
|------------------------------------------------------------------------------------------|----------------------|-------------------------|---------------------|---------|
| | 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 | Burglary | Robbery |
| 2017 - 2018 | 2318 | 972 | 1277 | 299 |
| 2018 - 2019 | 2212 | 1067 | 961 | 314 |

* As of 31st 2017 domestic burglary is no longer recorded and has been replaced by a new statistical category of burglary.

Appendix 12 – Objective 12: Ipswich Policy Area

Objective:

To work with other local authorities in the Ipswich Strategic Planning Area (ISPA) 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 Localism Act 2011 requires planning authorities to engage constructively, actively and on an ongoing basis with other prescribed bodies in relation to strategic cross-boundary planning matters.

The Ipswich Strategic Planning Area (ISPA) comprises the geographic area of Ipswich Borough along with the former Suffolk Coastal District (now East Suffolk) and Babergh and Mid Suffolk Districts. The authorities within this area have a long-established history of working together on cross-boundary planning matters, including through the former Ipswich Policy Area Board.

The ISPA Board, which evolved from the Ipswich Policy Area Board, comprises a Councillor representative from each of these authorities and from Suffolk County Council. The Terms of Reference for the Board were produced in March 2018, and identify the function of the Board as being to provide a forum in which the five local authorities can work together to develop, promote and deliver their vision for the Ipswich Strategic Planning Area; to co-operate on the preparation and monitoring of local plans; and to provide a mechanism to ensure that all partners and stakeholders work together to deliver the housing and employment growth requirements for the area and coordinate the delivery of the necessary infrastructure.

The local planning authorities within the ISPA are committed to the production of joint or aligned local plans through their Local Development Schemes and have subsequently been working together on the production of evidence and the identification of appropriate outcomes to address cross boundary planning matters.

As advocated by the National Planning Policy Framework, this work has been documented through the production of a Statement of Common Ground.

The Statement of Common Ground has been updated and evolved to respond to the progression of the production of local plans, the production and updating of evidence and changes in national policy and guidance. The Statement of Common Ground has been updated and published as follows during the 2018/19 monitoring period:

- Version 1: A Working Draft Statement of Common Ground was published as part of the consultation on the Suffolk Coastal First Draft Local Plan in July 2018.
- Version 2: A revised Working Draft Statement of Common Ground was published alongside the report to Ipswich Borough Council Executive in November 2018 and as part of the consultation on the Ipswich Local Plan Preferred Options (January – March 2019).
- Version 3: Statement of Common Ground (December 2018) published alongside the Suffolk Coastal Final Draft Local Plan (January 2019).
- Version 4 was signed and published alongside the Submission of the Suffolk Coastal Local Plan in March 2019.

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

Much of the work on joint evidence to inform the local plans currently being prepared in the Ipswich Strategic Planning Area was undertaken prior to the 2018/19 monitoring period and is documented in the Statement of Common Ground. During the monitoring period, in progressing local plans, the Councils have co-operated further on the production of the following evidence:

- Ipswich Housing Market Area Strategic Housing Market Assessment Partial Part 2 Update (January 2019) – in reflection of the introduction of the revised NPPF in July 2018, this joint commission updated the previous evidence on housing mix in order that it relates to the housing numbers calculated under the standard methodology;
- Transport modelling – a number of iterations of transport modelling work have been undertaken to model the cumulative impacts of growth identified through emerging local plans on the highways network. In the 2018/19 monitoring period, modelling was undertaken initially on potential options for development (published in Local Plan Transport Modelling – Results Report Volume 1 Suffolk Coastal and Ipswich, August 2018) and on preferred options (published in Local Plan Transport Modelling – Results Report Volume 2 Suffolk Coastal and Ipswich Preferred Option, January 2019).
- Settlement Sensitivity Assessment – This includes jointly commissioned evidence on the landscape sensitivity of the fringes of Ipswich (as published in Settlement Sensitivity Assessment – Volume 1 – Landscape Fringes of Ipswich, July 2018).

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

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

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

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 Strategic Housing and Economic Land Availability Assessment Jan 2020

https://www.ipswich.gov.uk/sites/default/files/shelaa_january_2020_final.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=swfcr&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

<https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&parliamentary=Ipswich&geographic=parliamentary&for=swfcr&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 Air Quality Annual Status Reports

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

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/uksi/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. |
| SEA | Strategic Environmental Assessment | A strategic environment assessment is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use. |
| 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. |