

Ipswich Local Plan

Authority Monitoring Report 19, 2022-2024

July 2025



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BOROUGH COUNCIL

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AUTHORITY MONITORING REPORT

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EXECUTIVE SUMMARY

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

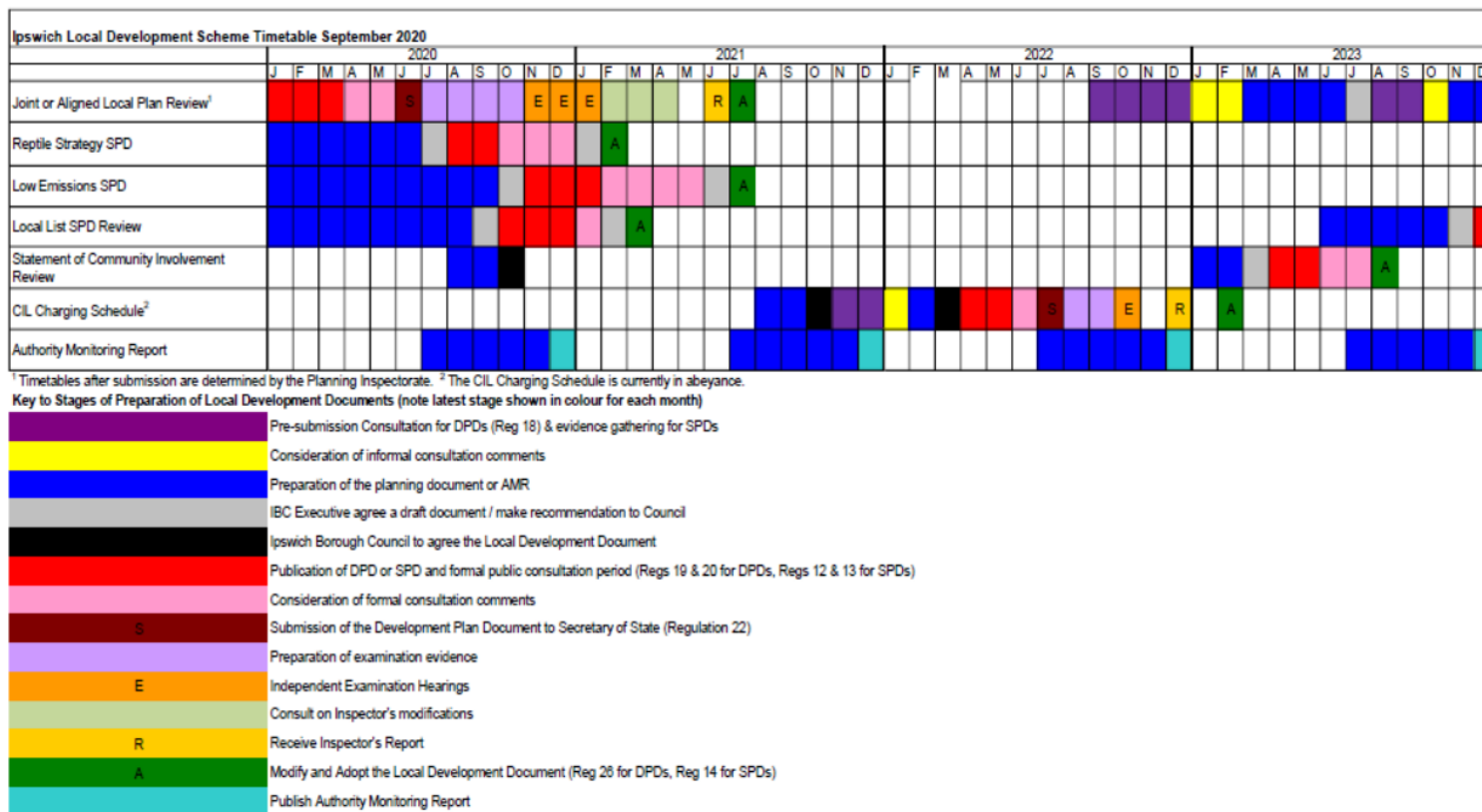
This report covers the monitoring period 1 April 2022 to 31 March 2024. It also refers to wider policy developments up until the date of publication of the report.

On 23 March 2022 Ipswich Borough Council adopted the Ipswich Local Plan 2018-2036, in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 and Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan comprises the Core Strategy and Policies Development Plan Document (DPD) Review, Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD, Policies Map and IP-One Area Inset Policies Map. The 2022 Ipswich Local Plan 2018-2036 supersedes the 2017 Ipswich Local Plan 2011-2031.

For this monitoring period (2022-2024) the housing delivery and land supply policies will be measured against the Ipswich Local Plan 2022, using the new Local Plan's adopted baseline of 2018.

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 years 2022-2024 was adopted in November 2020 and updated in February 2024 and the work programme is reproduced below.



The way in which this chart shows the post-submission examination of DPDs is indicative only and will ultimately be a matter for the Inspector to determine

Figure 1: Ipswich Local Development Scheme (LDS) 2020

In December 2024, all local planning authorities were required to update their Local Development Scheme by 6 March 2025, as requested by the Deputy Prime Minister in a Chief Planner Newsletter. It can be found on the Council's website [here](#). Further information will be provided in the AMR to be prepared for the monitoring year 2024-25.

Chapter 2 discusses the progress the Council has made in the production of the documents identified in the Local Development Scheme (LDS) and other ancillary planning documents between 1 April 2022 and 31 March 2024.

In terms of document preparation, the headline achievements for the period 2022-2024 were:

- **Ipswich Borough Council – Statement of Community Involvement Review – January 2024**

On 24 January 2024, Ipswich Borough Council adopted the Statement of Community Involvement Review. The 2024 review provides the *minimum standards* of public consultation that the community of Ipswich can expect. Outlining how members of the public can engage with the planning process, both with the '*preparation of planning policies and determination of planning applications*'.

- **Ipswich Borough Council – Local Validation List – February 2023**

On 22 February 2023, Ipswich Borough Council adopted the updated Local Validation List. The Local Validation list sets out the information that Ipswich Borough Council will require to be submitted prior to a planning application being validated. Updating the Local Validation List will ensure planning applications can continue to be assessed effectively and expediently, as part of the Council's commitment to deliver an efficient and high quality development management service and support the delivery of new housing, employment, retail uses and social infrastructure.

- **Biodiversity Net Gain Interim Planning Guidance Note for Suffolk – May 2023**

Ipswich Borough Council led the preparation of the Biodiversity Net Gain (BNG) Interim Planning Guidance Note for Suffolk published in May 2023, a proactive document that sought to address the emerging BNG requirements. The document was an interim measure and published ahead of the official implementation of national BNG requirements, which came into place on 12 February 2024 for major development and for small sites in April 2024. As such, the document has now been superseded.

- **Low Carbon Guide for Housing Developers**

On 6 March 2024, Ipswich Borough Council's Planning and Development Committee endorsed a guide aimed at helping developers to reduce the emissions and carbon footprint of developments. The guide sets out a range of measures developers can adopt to minimise and mitigate CO2 emissions. The measures build on the efficiency requirements set out for new developments in the Council's Local Plan Policies DM1 'Sustainable Construction' and DM2 'Decentralised Renewable or Low Carbon Energy' (Ipswich Local Plan, 2022). <https://www.ipswich.gov.uk/planning-and-building-control/development-management/low-carbon-guide-housing-developers>.

- **Ipswich Brownfield Land Register**

The [Brownfield Land Register](#) update is completed annually in December. This shows sites categorised as 'previously developed land' which are suitable, available and achievable for residential development.

- **Development and Flood Risk Supplementary Planning Document (SPD)**

On 27th July 2022, Ipswich Borough Council adopted a new [Development and Flood Risk Supplementary Planning Document](#) ('SPD'). It replaces the previous version of the SPD

which was first adopted in 2013. It reflects the Ipswich Local Plan 2022 and the National Planning Policy Framework. It takes account of the completion of the Ipswich Tidal Barrier in 2019 and the Ipswich Strategic Flood Risk Assessment, October 2020. To support use of the SPD, the Council has also published [‘Practical Guidance for Applicants and Agents’](#).

Reviewing the Local Plan

The Local Plan Review process is an opportunity to review the existing Local Plan vision and objectives, policies and site allocations. The evidence gathering stage of a review of the adopted Ipswich Local Plan 2022 is set to begin during 2025. This will follow the new Local Plan process outlined in the Levelling Up and Regeneration Act 2023.

The Local Plan Review will be comprehensive, and the Plan would update and supersede the current Ipswich Local Plan. Once published, the plan period will cover at least up to 2044, based on planning ahead at least 15 years from adoption.

The indicative timetable of the Local Plan Review, which has been aligned with neighbouring local authorities, can be found within the most recent Local Development Scheme, published January 2025. This timetable will be refined once government release more information.

How well are policies from the adopted Core Strategy and Policies Development Plan Document being implemented?

Review of the implementation of Local Plan policies through Development Management decisions uses the policies from the 2022 Local Plan.

The Core Strategy policies (with the prefix ‘CS’), of which there are 18, were used 238 times in the period 2022 - 2023. The three most frequently used policies were CS1: Sustainable Development (used 43 times), CS2: The Location and Nature of Development (used 49 times), and CS4: Protecting Our Assets (used 43 times).

The Core Strategy policies (with the prefix ‘CS’), of which there are 18, were used 217 times in the period 2023 - 2024. The three most frequently used policies were CS2: The Location and Nature of Development (used 35 times), CS4: Protecting Our Assets (used 45 times) and CS7: The Amount of New Housing Required (used 35 times).

The Core Strategy policy not used in the period 2022-2023 was Policy CS11: Gypsy and Traveller Accommodation. This policy is strategic in nature and is still required throughout the life of the plan. It is dependent on site proposals coming forward from the Gypsy and Travelling community.

The Core Strategy policies not used in the period 2023-2024 were Policy CS10: Ipswich Garden Suburb and Policy CS11: Gypsy and Traveller Accommodation. 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 34, were used a total of 2,022 times in the period 2022-2023. The three most frequently used policies were DM12: Design and Character, DM16: Extension to Dwellings and the Provision of Ancillary Buildings and DM18: Amenity.

The Development Management policies (with the prefix ‘DM’), of which there are 34, were used a total of 2,010 times in the period 2023-2024. The three most frequently used policies were DM9: Protection of Trees and Hedgerows, DM12: Design and Character and DM18: Amenity.

The Use Classes Order (amended in 2021) removes the need to obtain planning permission for a change of use between a range of commercial activities and introduces part-uses. The most frequently used policies remained those related to the extension to dwelling houses and provision

of ancillary buildings, reflective of a trend for home improvements which arose as a result of people working and spending extended periods of time at home.

How well are the 2022 Core Strategy Targets being met?

There are twelve objectives in the 2022 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. The 12 strategic objectives address key issues and challenges for Ipswich over the Plan period.

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 2022 Core Strategy. Please refer to table 6 for the full details of the progress against the targets in the Core Strategy, this includes officer commentary and an accompanying red/amber/green (RAG) rating.

How many homes were built between April 2022 and March 2024?

192 dwellings (net) were completed between 1 April 2022 and 31 March 2023, 18 of which were affordable housing completions (9.4%). 128 of these dwellings were on previously developed land (67%) and 129 were within the central IP-One Area (67%). Gross housing completions (before calculating those dwellings lost) numbered 229. Dwellings can be lost through demolition or changing to alternative uses.

The number of housing completions (192 dwellings) increased by 21 dwellings from the 2021/22 figure. This represents under delivery against the requirement of 2022 Local Plan with a housing requirement for 2022-23 of 300 dwellings p.a. from a baseline date of 2018.

211 dwellings (net) were completed between 1 April 2023 and 31 March 2024, 7 of which were affordable housing completions (3.3%). 148 of these dwellings were on previously developed land (70.1%) and 104 were within the central IP-One Area (49.3%). Gross housing completions (before calculating those dwellings lost) was 216.

The number of housing completions (211 dwellings) increased by 19 dwellings from the 2022/23 figure. This represents under delivery against the requirement of the Local Plan adopted in March 2022 with a housing requirement for 2023-24 of 300 dwellings p.a. from a baseline date of 2018 to 2024.

The Housing Delivery Action Plan published in 2022 included 'Root Cause Analysis' of housing under-delivery in Ipswich and identified six factors which are currently combining to affect delivery rates:

- The tight, compact urban nature of the Borough;
- The higher cost of development and lower land values;
- Low private sector delivery levels of affordable housing;
- The inability of the local planning authority to incentivise delivery of housing, or sanction non-delivery;
- Reliance on brownfield sites; and
- The presence of greenfield sites, which offer fewer constraints, outside the Borough boundary.

Macro-economic factors may also be at play, such as changing interest rates, global commodity prices, trade frictions, the effects of war and sanctions and the cost-of-living crisis which, during this monitoring period, led to higher interest rates and associated higher mortgage rates. In addition, the shortage of rental accommodation has increased private rental prices.

The Council is working hard to support house building across the Borough. The adoption in March 2022 of the Ipswich Local Plan 2018-2036 offers greater certainty to the development sector. The Council is continuing to progress work on Ipswich Garden Suburb, which will provide up to 3,500 new homes and associated infrastructure. The Council was successful in its bid to Homes England for £9.8m of Housing Infrastructure Funding (HIF) through the Marginal Viability Funding route.

Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continues to progress a programme of affordable house building across 20 plus sites in the Borough and has an aspiration to develop 1,000 new affordable homes within a decade. During this monitoring period, the Council actively pursued its own development sites. Completions were delivered at 28-50 Grimwade Street (16 dwellings, reference IP386). Construction work was underway at Ravenswood UVW (96 dwellings, reference IP150a) and the site of the former BT office at Bibb Way (150 dwellings, reference IP279). Both are expected to have dwellings completed on site throughout 2024/25.

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

The Council is required by the NPPF (2024) 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).

Against the 2022 Local Plan stepped housing requirement of 540 dwellings p.a. from 2024 onwards, the Council could not demonstrate a five year housing land supply at 1st April 2024. **The Council's five year housing land supply amounts to 2,157 dwellings for the period from 2024/25 to 2028/29 which equates to 3.46 years' supply.** The sites which constitute the five-year housing land supply are itemised through the housing trajectory at Appendix 3.

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. Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Ipswich has no adopted neighbourhood plans 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.

Future infrastructure funding will be considered when more information is known about the government's plans for reforming developer contributions. In the meantime, Section 106 of the Town and Country Planning Act is the Council's preferred approach to securing high-quality mitigation to make proposals acceptable. The 2021 Housing Delivery Action Plan identified reviewing S106 procedures and appointing a Monitoring Officer as an identified action to improve housing delivery. The Council has now appointed a dedicated S106 Monitoring Officer to support the delivery of planning services. Alongside the appointment of a dedicated Monitoring Officer, the Council has also commenced the implementation of the 'Exacom – Obligations Suite'.

Exacom will assist the Monitoring Officer in monitoring, enforcing and delivering community infrastructure.

The Council published Infrastructure Funding Statements for 2022-23 and 2023-24. The reports provide information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Ipswich. The reports are available to view [here](#).

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 inserted 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 National Planning Policy Framework (NPPF) 2024 paragraph 24 states that *"Local planning authorities and county councils (in two-tier areas) continue to be under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries"*.

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 2022-2024 monitoring period to address strategic priorities.

CHAPTER 1: INTRODUCTION

- 1.1 This is Ipswich Borough Council's nineteenth 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 required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).

- 1.2 This report covers the monitoring period 1 April 2022 to 31 March 2024. It also refers to some wider policy developments up until the date of publication of the report, for context.
- 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), 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:** The Council's position on 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 Ipswich Local Plan Review 2018-2036. The document is available via the Core Document Library Reference A13. A Statement of Common Ground between the Council and neighbouring authorities was published in March 2021. See chapter 4.
 - **Regulation 34(7) Availability of information collected for monitoring purposes:** The Council publishes the AMR alongside topic-specific monitoring information such as the Retail Surveys.
 - **Regulation 34(7) Availability of information collected for monitoring purposes:** The AMR is to be published during early 2025 and covers the monitoring periods of 2022 – 2023 & 2023 – 2024.

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 2022 and March 2024.

Where is Ipswich Borough Council in the Local Plan Process?

- 2.3 On 23 March 2022, Ipswich Borough Council adopted the Ipswich Local Plan Review 2018-2036, in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 and Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan is a full review of the 2017 Ipswich Local Plan Review (the 2017 Plan), which it replaces entirely. The 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 2036, 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 Action Plan Inset Policies Map:** These maps illustrate geographically the application of the policies and proposals in the adopted development plan.

Joint or Aligned Local Plans

- 2.4 The Ipswich Strategic Planning Area (ISPA) local planning authorities have in place Local Plans as follows:
- Babergh and Mid Suffolk Joint Local Plan Part 1 (November 2023);
 - Ipswich Local Plan (March 2022); and
 - Suffolk Coastal Local Plan (September 2020) (an area now forming part of the East Suffolk District Council – an amalgam of Suffolk Coastal and Waveney Districts).
- 2.5 The local plans cover the extent of the Ipswich Strategic Planning Area and shared joint evidence as far as possible. The plans cover the same end date of 2036, with the exception of the Babergh and Mid Suffolk Joint Local Plan, which extended the plan period to 2037 owing to its later adoption.
- 2.6 **Planning Guidance Documents**
The planning process is supported by guidance documents from a variety of specialist areas, which seek to inform and guide development alongside policies found within Local Plans. A number of such documents have been published in this monitoring report period and are outlined below:
- 2.7 **Suffolk Guidance for Parking – Technical Guidance (4th Edition, 2023)**
In October 2023, Suffolk County Council published the Fourth Edition of the Suffolk Guidance for Parking; this update has been published to ensure that the document reflects the most recent Government guidance contained within the changes to the National Planning Policy Framework and Use Classes specifically. The update also incorporates guidance on cycle parking and infrastructure, and EV charging.

The document itself provides guidance on the provision of parking within new residential schemes, seeking to address the proportionally high increase in the level of car ownership in comparison to the comparative growth in traffic in the same period.

2.8 Ipswich Borough Council – Statement of Community Involvement Review – January 2024

On 24 January 2024, Ipswich Borough Council adopted the Statement of Community Involvement Review. The 2024 review provides the *minimum standards* of public consultation on planning matters that the community of Ipswich can expect. The Statement of Community Involvement Review outlines how members of the public can engage with the planning process, both with the '*preparation of planning policies and determination of planning applications*'.

2.9 Ipswich Borough Council – Local Validation List – February 2023

On 22 February 2023, Ipswich Borough Council adopted the updated Local Validation List. The Local Validation list sets out the information that Ipswich Borough Council will require to be submitted prior to a planning application being validated. Updating the Local Validation List will ensure planning applications can continue to be assessed effectively and expediently, as part of the Council's commitment to deliver an efficient and high quality development management service and support the delivery of new housing, employment, retail uses and social infrastructure.

The checklist is divided into two sections, the first section outlines national validation requirements and the second section outlines local validation requirements.

2.10 Biodiversity Net Gain Interim Planning Guidance Note for Suffolk – May 2023

Ipswich Borough Council led the preparation of the Biodiversity Net Gain (BNG) Interim Planning Guidance Note for Suffolk published in May 2023, a proactive document that sought to address the emerging BNG requirements.

The document was an interim measure and published ahead of the official implementation of national BNG requirements, which came into place on 12 February 2024 for major development and for small sites in April 2024. As such, the document has now been superseded.

2.11 Community Infrastructure Levy (CIL) Charging Schedule

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. The government has further signalled its intention to reform and streamline developer contributions through the 'Planning for the Future' White Paper published August 2020.

Future infrastructure funding will be considered when more information is known about the government's plans for reforming developer contributions. In the meantime, Section 106 of the Town and Country Planning Act is the Council's preferred approach to securing high-quality mitigation to make proposals. During 2021/2022, the Council published its second Infrastructure Funding Statement. The report provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in Ipswich. The report is available to view [here](#).

CHAPTER 3: POLICY IMPLEMENTATION

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

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. Objective 2 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) requires local planning authorities to meet their individual objectively assessed housing need. For Ipswich, the requirement set out for the new Local Plan period 2018 – 2036 is 8,280 dwellings, which equates to 460 dwellings per annum.
- 3.4 Through the Ipswich Local Plan 2022, the Council has a requirement to deliver 460 dwellings per annum over 18 years from 2018 to 2036. This requirement has been stepped (Policy CS7, Ipswich Core Strategy and Policies DPD¹) to reflect the period when delivery from the strategic site at Ipswich Garden Suburb and the northern end of Humber Doucy Lane is due to take place. Thus, the housing completions 2018-2024 will be assessed against the stepped housing requirement of 300 dwellings per annum (p.a.), and the five-year housing land supply will be assessed against the stepped housing requirement of 540 dwellings per annum.
- 3.5 Between 1 April 2018 and 31 March 2024, 1,535 dwellings were completed (including assisted living dwellings), which has resulted in a deficit of 265 dwellings over the stepped requirement for 1,800 dwellings over the six years, 2018-2024.
- 3.6 Net housing completions for the 2022-2023 monitoring period totalled 192 new homes, which was up on the previous period (171 completions in 2021-2022). No student accommodation or assisted living units were built in Ipswich during this period but due to the conversion of a former care home, a loss equivalent to 17 dwellings was recorded (33 bedrooms equates to 17 dwellings at a ratio of 1 dwelling for every 1.9 care home places³). Of the homes completed during 2022-2023, 66.7% were constructed on previously developed land and 67% were within the IP-One area. The level of affordable housing provision amounted to 18 dwellings (9.4% of completions), which is below the target established within the Core Strategy (15%). The level of windfall development on sites not previously identified by the Council was 80 dwellings, of which 30 resulted from permitted development applications.
- 3.7 Net housing completions for the 2023-2024 monitoring period totalled 211 new homes, which is up on the previous period (192 completions in 2022-2023). Of these, 5 were care home completions (an extension of 9 bedrooms equating to 5 dwellings at a ratio of 1 additional dwelling for every 1.9 new care home places). No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed during 2023-2024, 70.1% were constructed on previously developed land and 49.3% were within the IP-One area. The level of affordable housing provision amounted to 7 dwellings (3.3% of completions), which is below the target established within the Core Strategy (15%). The level of windfall development on sites not previously identified by the Council was 80 dwellings, of which 40 resulted from permitted development applications.

¹ 2018-2024: 300 dwellings p.a. 2024-2036: 540 dwelling p.a.

³ This is the ratio used by the Government in calculating the Housing Delivery Test.

3.8 Figure 2 shows net housing completions in Ipswich from 1st April 2018 to 31st March 2024. Figure 3 shows net housing completions from 2018 to 2024 and projections of estimated annual housing delivery (net additional dwellings) up to 2036. The full list of sites can be viewed in the Council's detailed housing trajectory in the Appendices (Table 19, Appendix 2). 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 (therefore, they may differ from figures shown in previous AMRs).

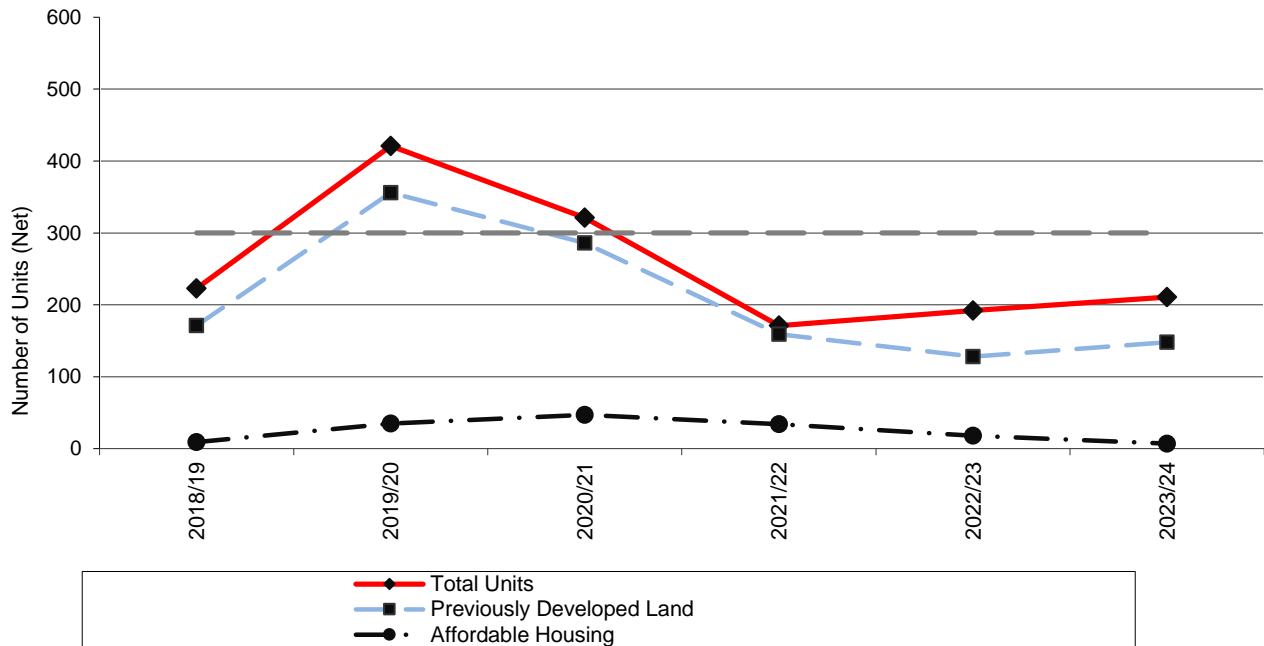


Figure 2: Net housing completions in Ipswich from 1 April 2018 – 31 March 2024

3.9 The housing trajectory (Figure 3 below and Table 19, Appendix 2) has been informed by discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as the Strategic Housing and Economic Land Availability Assessment (SHELAA).

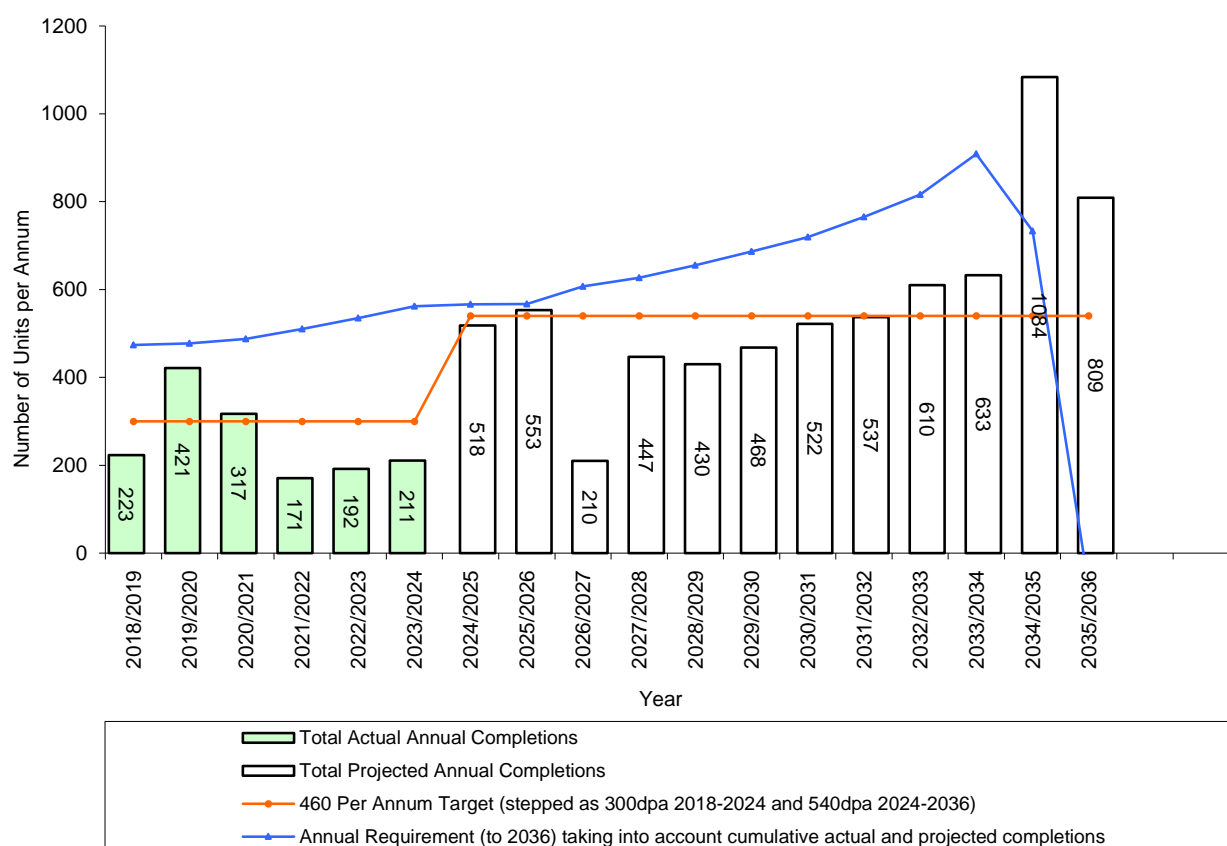


Figure 3: Housing trajectory: Completions since 2018 and Projections to 2036

* Stepped annual housing requirement of 300 dwellings per annum 2018/19 to 2023/24 and 540 dpa 2024/25 to 2035/36

3.10 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. Table 1 below shows the Council's five-year housing requirement and supply as calculated against the 2022 Local Plan, which covers the period from 2018 to 2036.

Table 1: Summary table of five year housing requirement and supply 2024-2029

A	Plan Requirement 2018 – 2036 (460 x 18 years) stepped as follows: 2018-2024: 300 dwellings p.a. 2024-2036: 540 dwelling p.a.	8,280
B	Net additional dwellings delivered 1 st April 2018 – 31 st March 2024 (223+421+317+171+192+211)	1,535
C	Shortfall/Surplus = Requirement 2018/19 – 2023/24 1,800 (6 x 300) – B (1,535) = -265 deficit	265
D	5-year requirement based on stepped trajectory 2024/25 to 2028/29 540dpa x 5 yrs (2,700)	2,700
E	5-Year requirement (D + C)	2,965
F	Add 5% buffer (E x 1.05) - NPPF para. 78 (a)	3113.3
G	Annual requirement for 5-years (F/5)	622.7
H	Total Ipswich housing supply 2024/25 to 2028/29	2,157
I	Ipswich Borough Council housing supply in years (Line H / Line G)	3.46 years

Table Note Line B ~ net additional dwellings for 2020/21 (317) has been previously published as 321 dwellings. Please refer to note at foot of Table 19: Ready to Develop Housing Sites.

3.11 Ipswich Borough sits within the wider Ipswich Housing Market Area (IHMA) and it is therefore useful to consider housing supply in the context of the surrounding authority areas of Babergh, Mid-Suffolk and East Suffolk which make up the IHMA. The most recent Statements of Housing Land Supply for Babergh & Mid Suffolk and East Suffolk can be viewed at:

- [Babergh and Mid Suffolk Five Year Land Supply Position Statements](#) 2024 report 6.75 years' supply and 10.46 years' supply respectively.
- [East Suffolk Statement of Housing Land Supply](#) as at 31 March 2024 reports 6.39 years' supply.

Policy usage

3.12 The table below shows the usage of Local Plan policies. Policy CS9 was deleted as part of the previous Core Strategy Review.

Table 2: Core Strategy Policy Usage 2022/23

Policy	Frequency	Policy	Frequency
CS1	43	CS11	0
CS2	49	CS12	5
CS3	11	CS13	6
CS4	43	CS14	4
CS5	18	CS15	3
CS6	Deleted	CS16	4
CS7	25	CS17	9
CS8	3	CS18	1
CS9	Deleted	CS19	8
CS10	2	CS20	4
		Total	238

Table 3: Core Strategy Policy Usage 2023/24

Policy	Frequency	Policy	Frequency
CS1	20	CS11	0
CS2	35	CS12	4
CS3	8	CS13	10
CS4	45	CS14	7
CS5	14	CS15	7
CS6	Deleted	CS16	5
CS7	35	CS17	15
CS8	4	CS18	1
CS9	Deleted	CS19	5
CS10	0	CS20	2
		Total	217

3.13 The tables above indicates that a number of policies have not been used in making planning application decisions for the years 2022/23 & 2023/24. However, these strategic

policies are not necessarily appropriate for use in development management decisions. The ensuing list explains how these policies have been implemented. Four of them were also identified in the previous AMR and therefore it is important to understand how they are being used. However, Policy CS6 which was previously identified has now been deleted.

- CS10 – Ipswich Garden Suburb ('IGS') – Policy CS10 outlines the IGS strategic proposal which is located at the northern fringe of Ipswich. IGS is a key component of the supply of housing land within Ipswich during the plan period. The policy has not been used in decision-making during the 2023/24 period, as no applications were received concerning the IGS allocation. The Henley Gate Neighbourhood (Land North of Railway Line and East of Henley Road) progressed during this AMR's monitoring period with construction works for Phase 1 by Crest Nicholson, Phase 2a by Barratt David Wilson, and the Core Infrastructure for Phases 1b, 2, and 3 ongoing.
- CS11 – Gypsy and Traveller Accommodation – Policy CS11 seeks to meet the needs of Gypsies and Travellers for accommodation in Ipswich and defines a set of criteria against which application for the provision of permanent pitches will be assessed. The policy has not been used in decision making during 2022/2023 & 2023/24, as no applications were received for Gypsy and Traveller accommodation during this monitoring period. The Council is working collaboratively with the other ISPA local authorities. A joint [Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment](#) (ANA) was undertaken in May 2017, which was updated with new evidence in June 2020 in the form of the Gypsies and Travellers Topic Paper. The 2022 Ipswich Local Plan allocates land at West Meadows to meet the permanent accommodation needs of Gypsies and Travellers over the plan period. The Plan also supports the delivery of small sites to meet permanent accommodation needs. Any application would be assessed against the criteria set out in Policy CS11 of the 2022 Ipswich Local Plan. With regard to transit pitches, the Statement of Common Ground between the ISPA authorities (Core Document reference A21) confirms that work is proceeding to identify and deliver appropriate sites.

3.14 The table below shows the frequency with which the development management policies have been used.

Table 4: Development Management Policy Usage 2022/23

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	67	DM12	411	DM23	34
DM2	15	DM13	129	DM24	17
DM3	97	DM14	28	DM25	8
DM4	71	DM15	1	DM26	16
DM5	8	DM16	232	DM27	10
DM6	7	DM17	22	DM28	2
DM7	39	DM18	191	DM29	6
DM8	141	DM19	2	DM30	11
DM9	160	DM20	2	DM31	11
DM10	16	DM21	122	DM32	1
DM11	3	DM22	105	DM33	20
				DM34	17
				Total	2,022

Table 5: Development Management Policy Usage 2023/24

Policy	Frequency	Policy	Frequency	Policy	Frequency
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DM1	67	DM12	333	DM23	53
DM2	11	DM13	160	DM24	15
DM3	101	DM14	30	DM25	6
DM4	80	DM15	0	DM26	9
DM5	10	DM16	178	DM27	14
DM6	7	DM17	24	DM28	0
DM7	51	DM18	219	DM29	2
DM8	138	DM19	3	DM30	7
DM9	218	DM20	11	DM31	7
DM10	10	DM21	110	DM32	5
DM11	0	DM22	107	DM33	15
				DM34	9
				Total	2,010

3.15 All development management policies were used during 2022/23, but 3 were not used during 2023/24 (DM11, DM15 and DM28). The usage of development management policies is a helpful indicator to use in reviewing policy.

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 2022 Local Plan. The 12 objectives below were updated within the 2022 Core Strategy. This 2022/23 & 2023/24 AMR will assess implementation against these objectives which are listed below along with the supporting target(s) for each:

- Objective 1. Strategic Working – To work with other local authorities in the Ipswich Strategic Planning Area and with community partners to ensure a coordinated approach to planning and development.

TARGETS:

- Completion of joint master planning of land north of Humber Doucy Lane (Policy IPSA4 and ISPA4.1) by 2026/27 in conjunction with East Suffolk Council.
- Delivery of the essential major transport infrastructure proposals identified in Table 8A by 2036, working with Suffolk County Council as highway authority.
- Delivery of essential early years, primary, secondary and post-16 educational infrastructure proposals identified in Table 8A by 2036, working with Suffolk County Council as local education authority.

- Objective 2. Growth - At least (a) 8,280 new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2018 and 2036 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb, 30% at the northern end of Humber Doucy Lane and 15% in the remainder of the Borough being affordable homes; and (b) approximately 9,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Strategic Planning Area between 2018 and 2036.

TARGETS:

- To deliver at least(a) 8,280 homes by 2036 and approximately (b) 9,500 jobs by 2036.
- 80% of major new developments of 15 dwellings or more (or on sites of 0.5ha or more) to provide for at least 15% on-site affordable housing by number of dwellings (where affordable housing is required in accordance with Policy CS12).
- 31% of housing delivered at Ipswich Garden Suburb and 30% at the northern end of Humber Doucy Lane by 2036 to be affordable as defined in the glossary.

- Objective 3. The Distribution of Development - The development of the Borough should be focused primarily within the central Ipswich 'IP-One' Area, Ipswich Garden Suburb, the Northern end of Humber Doucy Lane and within and adjacent to identified district centres (these areas are identified on the key diagram).

TARGET:

- Over the plan period, 75% of major developments to take place in IP-One, Ipswich Garden Suburb, Humber Doucy Lane and District Centres or within 800m of District Centres.

- Objective 4. Sustainable Development – Development must be sustainable, environmentally friendly, and resilient to the effects of climate change.

TARGETS:

- All new build development of 10 or more dwellings or in excess of 1,000 sq. m of residential or non-residential floorspace providing at least 15% of their energy requirements from decentralised and renewable or low-carbon sources.
- 100% of new residential development to include SUDS (where the development site and soil structure allows).
- 100% of major applications complying with the requirements of the Development and Flood Risk SPD.
- Zero permissions granted contrary to Environment Agency advice (where EA consulted).

Objective 5. Air Quality and Climate Change – Every development should contribute to the aim of reducing Ipswich’s carbon emissions below 2004 levels.

TARGETS:

- To reduce the extent of AQMAs by 2036 in accordance with the corporate Air Quality Action Plan Review (Council Target).
- To reduce Ipswich Borough Council’s estimated carbon footprint to achieve carbon neutrality by 2030 from the 2019 base level (Council Target).

Objective 6. Transport and Connectivity - 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 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 Portman Quarter 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:

- 100% of eligible development proposals to provide a travel plan to assist sustainable patterns of travel to be achieved by 2036.
- 15% modal shift for journeys of Ipswich residents by 2031.

Objective 7. Retail and Cultural Offer – To enhance the vitality and viability of the Town Centre and District Centres in response to changing consumer habits.

TARGET:

- To improve the retail rank of Ipswich from 485 on the 2017 Harper Dennis Hobbs Vitality Index to 250 by 2036.
- To deliver 10,000 sq.m net of new comparison retail floorspace by 2031.
- To achieve 90% occupancy rates in the Central Shopping Area by 2036.
- To achieve 95% occupancy rates in District and Local Centres by 2036.

- To achieve a 20% increase in footfall in the Town Centre by 2036. To deliver a 10% increase in attendance at tourism and cultural events by 2036 from a base of 216,100 visitors in 2018/19.
- To deliver a 10% increase in attendance at the Regent Theatre and the Corn Exchange by 2036 from a base of 172,360 visitors in 2018/19.
- To deliver the Public Realm elements of the £25 million Towns Fund Scheme by 2036.

Objective 8. Design and Heritage - A high standard of design will be required in all developments. Development should conserve and enhance the historic environment of Ipswich, including historic buildings, archaeology and townscape.

TARGETS:

- To reduce the 5 listed buildings on the Suffolk Register of Buildings at Risk to 3 by 2036 and remove the 1 listed building on the Historic England Heritage at Risk Register by 2036.
- Ensure that by 2036, in all residential developments of 10 or more homes, 25% of new dwellings to be built to Building Regulations standard M4(2).

Objective 9. Natural Environment - To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use.

TARGET:

- No net loss of designated habitat to development.
- To seek improvement in the quality of the SSSI's, as recorded by Natural England every five years by 15% by 2036.
- 100% of new development to secure measurable net gains for biodiversity on an annual basis.
- To achieve a target of 22% canopy cover or better by 2050 (Council Target).
- Ensuring mitigation measures to reduce recreational impact on the Special Protection Areas are delivered in accordance with the RAMS project.

Objective 10. Community Facilities and Infrastructure - To retain, improve and provide high quality and sustainable education facilities, health facilities, and sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet local demand.

TARGET:

- To deliver a new health care centre at IP005 Former Took's Bakery by 2036.
- To deliver the essential early years, primary, secondary and post-16 education infrastructure proposals identified in Table 8A by 2036.
- 100% of new community facilities to be within 400m of a centre.

Objective 11. Inequality - To tackle deprivation and inequalities across the Town and create a safer more cohesive Town.

TARGETS:

- To improve Ipswich's rank in the Indices of Multiple Deprivation by 2036 and reduce crime levels by 2036.
- The Council to build 1000 new Council/affordable homes in a decade (Council adopted target).

- At least 60% of affordable housing provision to consist of affordable housing for rent including social rent and the remainder affordable home ownership.
- Impact of designing out crime on antisocial behaviour statistics to reduce by a minimum of 25% by 2036 (from 2020 baseline).
- Increase youth outdoor fitness provision by 25% in the Borough by 2036

Objective 12. Digital Infrastructure – To improve digital infrastructure provision.

TARGET:

- On sites of more than 10 new residential dwellings and on other non-residential developments, 100% of developments to include provision of the infrastructure for the most up-to-date digital communications technology in order to allow connection to that network.

Table 6: Progress Against the Targets in the 2022 Core Strategy

Core Strategy Objective	Core Strategy Target	On track?	Progress in 2022 – 2024	Commentary
Strategic Working	Completion of joint master planning of land north of Humber Doucy Lane (Policy ISPA4 and ISPA4.1) by 2026/27 in conjunction with East Suffolk Council.		The application was submitted in February 2024. Following its submission, the Council collaborated closely with East Suffolk Council throughout the assessment and decision-making process. Local Plan Policy ISPA4 is clear that the site should be masterplanned to bring forward the development in a coordinated and comprehensive manner. By masterplanning the site, all aspects of the development can be considered holistically, such as infrastructure, transportation, social amenities, open spaces, and building design. A masterplan was not submitted in support of the application. A series of Parameter Plans and a Framework Plan have been submitted, but these fail to provide the necessary detail to ensure the development of the site comes forward in a coordinated and comprehensive manner.	The application was taken to appeal with hearings taking place in early 2025. The outcome is awaited.
	Delivery of the essential major transport infrastructure proposals identified in Table 8A by 2036, working with Suffolk County Council as the highway authority.		Of the six proposed schemes within Table 8A, three have had progress against them in the period 2022-2024. This includes the delivery of the A14 Junction 56 improvements, and projected delivery of the Junction 58 improvements anticipated for 2027. The Quality Bus Partnership was delivered as part of the suggested sustainable transport measures and subsequently upgraded to an Enhanced Bus Partnership due to its success. The other sustainable transport measures have negotiations ongoing surrounding their delivery. The Link Road through allocation (IP029 – Europa Way) is currently under construction and is programmed for completion April 2025. Separate to the predetermined transport infrastructure proposals, Ipswich Borough Council and Suffolk County Council are working together to deliver a Wet Dock Crossing 2 (for walking and cycling).	Major Transport Infrastructure proposals will continue to be monitored. Some proposals that were originally included within the timeline of the Local Plan have been delayed, such as the improvements to Junction 55 and Junction 57. In addition, the original Wet Dock Crossing has been paused indefinitely and there has been no measurable progress on infrastructure aimed at supporting sustainable transport measures. However, Suffolk County Council has committed to a substantial investment through a £10.8 million regeneration plan for Ipswich waterfront and town-wide improvements. This includes £6 million (plus £1.31 million Town Deal funding) allocated for a new pedestrian and cycle bridge at Prince Philip Lock, completing a circular route around the Wet Dock and enhancing active travel links. £2.8 million contribution toward the New Cut Bridge to improve walking, cycling, and journey times, pending additional external funding.
	Delivery of essential early years, primary, secondary and post-16 educational infrastructure proposals identified in Table 8A by 2036, working with Suffolk County Council as local education authority.		Information not provided.	
Growth	To deliver at least(a) 8,280 homes by 2036 and approximately (b) 9,500 jobs by 2036.		A total of 192 homes were delivered in 2022/23 and 211 in 2023/24. Both figures fall short of the stepped housing requirement set out in the 2022 Local Plan, which identifies a target of 300 dwellings per annum. Changes in the number of jobs in Ipswich have been monitored using data from NOMIS and the Office for National Statistics (ONS). The data indicates sustained employment growth between 2012 and 2018, followed by notable declines in 2019 and 2022.	The shortfall reflects a slower pace of housing delivery across the Borough during the current monitoring period.

Core Strategy Objective	Core Strategy Target	On track?	Progress in 2022 – 2024	Commentary
	80% of major new developments of 15 dwellings or more (or on sites of 0.5ha or more) to provide for at least 15% on-site affordable housing by number of dwellings (where affordable housing is required in accordance with Policy CS12).		Of the 192 homes delivered in 2022/23, 18 were affordable (9.4%), while only 7 of the 211 homes delivered in 2023/24 were affordable (3.3%). Although delivery during these monitoring periods has been lower than in previous years, Table 52: <i>Borough Council Affordable Housing – Current Delivery Plan</i> indicates a significant uplift in forecasted delivery. A total of 135 affordable homes are expected in 2024/25, rising to 167 in 2025/26. These projected figures are anticipated to make a substantial contribution toward meeting the Borough's affordable housing targets.	Although affordable housing delivery currently represents a relatively small proportion of total housing completions, it is important to note that 67% of all housing delivered in 2022/23 and 70% in 2023/24 took place on brownfield sites. In accordance with Policy CS12, developments comprising 65% or more flats on brownfield land are not subject to affordable housing requirements. The most significant greenfield allocations in the Borough, Ipswich Garden Suburb and land at the northern end of Humber Doucy Lane, are expected to deliver substantial levels of affordable housing once development progresses. As these sites come forward, a notable increase in affordable housing completions is anticipated.
	31% of housing delivered at Ipswich Garden Suburb and 30% at the northern end of Humber Doucy Lane by 2036 to be affordable as defined in the glossary.		Progress towards this target will continue to be monitored as housing delivery continues at Ipswich Garden Suburb and when a scheme comes forward at the northern end of Humber Doucy Lane. Completions were delivered at 28-50 Grimwade Street (16 dwellings, reference IP386). Construction work was underway at Ravenswood UVW (96 dwellings, reference IP150a) and the site of the former BT office at Bibb Way (150 dwellings, reference IP279). Table 52: Borough Council Affordable Housing - Current Delivery Plan, shows the forecast affordable housing deliveries for the periods 2024/25 & 2025/26 will be 135 and 167 respectively which will contribute immensely to the affordable housing targets.	Policy IPSA4.1 allocates land at the northern end of Humber Doucy Lane and requires residential schemes to deliver a minimum of 30% affordable housing, subject to viability considerations. Similarly, Policy CS10 allocates land at the Northern Fringe of Ipswich known as Ipswich Garden Suburb and seeks the delivery of 31% affordable housing across the entire allocation. These strategic greenfield sites are expected to play a key role in boosting affordable housing completions in future monitoring periods.
The Distribution of Development	Over the plan period, 75% of major developments to take place in IP-One, Ipswich Garden Suburb, Humber Doucy Lane and District Centres or within 800m of District Centres.		<p>Of the 209 housing completions (192 when adjusted for care homes) between 1 April 2022 and 31 March 2023, 130 were in major developments. Of these 76 dwellings (58.5%) were within the IP-One Area and/or 800 metres of a District Centre or the Central Shopping Area. The remaining 54 (40.9%) were within the Ipswich Garden Suburb.</p> <p>Of the 206 housing completions (211 when adjusted for care homes) between 1 April 2023 and 31 March 2024, 147 were in major developments. Of these 86 dwellings (58.5%) were within the IP-One Area and/or 800 metres of a District Centre or the Central Shopping Area. The remaining 61 (41.5%) were within the Ipswich Garden Suburb.</p> <p>Of the 1,473 housing completions (1,535 including care homes) between 1 April 2018 and 31 March 2024, 1,032 were in major developments. Of these 77.7% (802 dwellings) were within the IP-One Area and/or 800 metres of a District Centre or the Central Shopping Area. A further 115 dwellings (11.1%) were within Ipswich Garden Suburb.</p>	Over this monitoring period, 100% of major developments have taken place within the IP-One, Ipswich Garden Suburb, Humber Doucy Lane and District Centres or within 800m of District Centres. When major developments are examined cumulatively across the whole plan period to date, 2018-2024, 88.6% have been delivered within the target area.
Sustainable Development	All new build development of 10 or more dwellings or in excess of 1,000 sq. m of residential or non-residential floorspace providing at least 15% of their energy		In 2022-23 Policy DM2 Decentralised Renewable or Low Carbon Energy was used 15 times. In 2023-24 Policy DM2 Decentralised Renewable or Low Carbon Energy was used 11 times.	Policy DM2 is only required on larger applications of 10+ dwellings / 1,000+sqm of other residential or non-residential floorspace. Furthermore, if providing a minimum of 15% renewables is deemed unviable, then DM2 will not be required. On IBC owned development sites, considerable investment has been made in renewables, for example, the extensive solar panel installation made on the former Took's Bakery site in north-west Ipswich. Further work will be undertaken to report in greater detail on this specific target in future monitoring reports.

Core Strategy Objective	Core Strategy Target	On track?	Progress in 2022 – 2024	Commentary
	requirements from decentralised and renewable or low-carbon sources.			
	100% of new residential development to include Sustainable Drainage Systems (SUDS) where the development site and soil structure allows.		In 2022-23 Policy DM4 Development and Flood Risk was used 71 times. In 2023-24 Policy DM4 Development and Flood Risk was used 80 times.	Development must comply with Policy DM4 Development and Flood risk to receive approval. Point c) specifically requires development to deliver the appropriate application of Sustainable Drainage Systems (SuDS) on site. Further work will be undertaken to report in greater deal on this specific target in future monitoring reports.
	100% of major applications complying with the requirements of the Development and Flood Risk SPD.		In 2022-23 Policy DM4 Development and Flood Risk was used 71 times. In 2023-24 Policy DM4 Development and Flood Risk was used 80 times.	Applications must comply with 'The Development and Flood Risk SPD' to receive approval. This document provides guidance on what constitutes safe development in terms of flood risk. Further work will be undertaken to report in greater deal on this specific target in future monitoring reports.
	Zero permissions granted contrary to Environment Agency advice (where EA consulted).		In 2022/23 the EA was advised of 43 applications in Ipswich where flood risk or water quality was an issue. Of these, 30 were approved, 0 were approved subject to a Section 106 Agreement, 2 were part approved/part refused, 5 were withdrawn, 3 were refused, 1 is yet to be decided and 2 required prior approval. In 2023/24 the EA was advised of 32 applications in Ipswich where flood risk or water quality was an issue. Of these, 22 were approved, 0 were approved subject to a Section 106 Agreement, 6 were part approved/part refused, 0 were withdrawn, 2 were refused, 2 have yet to be decided and 0 required prior approval.	In 2022/23, the Environment Agency (EA) was consulted on 43 planning applications in Ipswich involving flood risk or water quality concerns. Of these, 30 were approved, while the remainder were either refused, withdrawn, part approved/part refused, required prior approval, or are pending a decision. In 2023/24, the EA was consulted on 32 such applications. Of these, 22 were approved, with a similar range of outcomes for the remaining cases.
Air Quality and Climate Change	To reduce the extent of AQMAs by 2036 in accordance with the corporate Air Quality Action Plan Review (Council Target).		When comparing the 2022 bias adjusted results to the 2021 results; in 2021 there were three recorded exceedances which are the same three sites that recorded exceedances in 2022. These sites were located within AQMAs 2 and 5. No exceedances were noted in AQMA 1 and 3 following bias adjustment and distance correction.	Monitoring will continue to occur within and around AQMAs where exceedances have regularly occurred. Following the publication of the 2022 results, a detailed assessment of air quality for Ipswich borough council was published in June 2024. The document concluded: <i>"It is recommended that the following actions are taken:</i> <ul style="list-style-type: none"> • AQMA No. 1 is revoked." Any updates to the status of the AQMAs within the Borough will continue to be reported in future AMRs.
	To reduce Ipswich Borough Council's estimated carbon footprint to achieve carbon neutrality by 2030 from the 2019 base level (Council Target).		When compared to 2019/20 there has been a 15.6% reduction in GHG emission for the 2021/22 reporting period demonstrating that over a 2- year period there has been a substantial reduction in GHG emissions.	The Council continues to invest in projects that reduce emissions from its own activities such as covers for swimming pools, building energy management systems and replacing existing streetlights and lighting within buildings with more energy efficient LED lighting, replacement vehicles, composting toilets, procuring green energy and the development of a new more energy efficient depot (Layard House). The site has been built to the highest BREEAM rating of 'outstanding'.
Transport and Connectivity	100% of eligible development proposals to provide a travel plan to assist		All eligible proposals have provided a travel plan to assist sustainable patterns of travel, this consists of the Henley Gate application (a section of the allocated Ipswich Garden Suburb).	The travel plan was delivered in March 2023, and outlines six benefits for the development from sustainable travel options.

Core Strategy Objective	Core Strategy Target	On track?	Progress in 2022 – 2024	Commentary
	sustainable patterns of travel to be achieved by 2036.			
	15% modal shift for journeys of Ipswich residents by 2031.		The travel to work data highlights that Ipswich residents are continuing to favour their cars for journeys, with an increase of around 9% in this monitoring period 2022-2024. Additionally, usage of some sustainable modes of transport, such as Cycling, Car Shares, Trains and Walking usage has decreased over the monitoring period (2022-2024).	Opportunities to improve the modal shift of journeys within the Borough will continue to be explored over the next monitoring period. The Ipswich Local Cycling and Walking Infrastructure Plan (LCWIP) will identify and promote key walking and cycling routes across the town, making active travel options more visible and accessible to residents.
Retail and Cultural Officer	To improve the retail rank of Ipswich from 485 on the 2017 Harper Dennis Hobbs Vitality Index to 250 by 2036.		The Harper Dennis Hobbs Vitality Index is no longer publicly available or in publication.	This objective will be reviewed as part of the upcoming Local Plan Review, and an appropriate alternative indicator will be identified where necessary.
	To deliver 10,000 sq.m net of new comparison retail floorspace by 2031.		The Lidl store at Crane Boulevard (21/00315/FUL) was delivered in January 2023. This has contributed 1,414 square metres of net retail floor space.	21/00315/FUL contributes towards 14% of the overall target of 10,000sqm by 2031. The Council has a further seven years to meet the target of 10,000sqm, the rate that is required to achieve this is 1,200sqm of net floorspace per year.
	To achieve 90% occupancy rates in the Central Shopping Area by 2036.		The rate of occupancy in the Central Shopping Area has declined in the period 2022 to 2024. The occupancy rate in 2021/22 was 84.9% and has since decreased slightly to 84.5% in 2022/23 and 81.4% in 2023/24.	Vacancy rates have increased slightly in the Central Shopping Area since the COVID-19 Pandemic. The pandemic accelerated many pre-existing trends such as online shopping. Furthermore, economic factors such as the cost of living crisis has reduced disposable income.
	To achieve 95% occupancy rates in District and Local Centres by 2036.		The rate of occupancy in District and Local Centres has slightly declined in the period 2022 to 2024. The occupancy rate in 2021/22 was 95.5% and has since slightly declined to 94.5% in 2022/23 and 91.4% in 2023/24.	The methodology for calculating the number of units was revised between the 2021/22 period and the period covered in this report. As a result, the total number of recorded units decreased. While this led to a slightly inflated vacancy rate in 2022/23, the overall proportion of vacant units remained broadly consistent. In 2023/24, however, the actual number of vacant units increased, which is reflected in a corresponding decline in the occupancy rate for that period.
	To achieve a 20% increase in footfall in the Town Centre by 2036.		Footfall within the town centre hit a peak in 2019 with 58 million recorded visits over the year. During 2020 this dropped to 32 million, a knock-on effect of the COVID-19 Pandemic. Footfall has started to bounce back in recent years, 46 million visitors were recorded in 2022 and 45 million in 2023.	Town centre footfall has increased in recent years but remains below pre-pandemic levels, which peaked at 58 million. Planned regeneration projects supported by the Towns Fund are expected to stimulate further growth in visitor numbers, with completion targeted for 2026.
	To deliver a 10% increase in attendance at tourism and cultural events by 2036 from a base of 216,100 visitors in 2018/19.		Attendance at one-off annual cultural and tourist events has continued to rise in the years following the COVID-19 Pandemic. In 2022/23, total attendance reached 153,150, representing an increase of approximately 220% compared to 2021/22. This upward trend continued into 2023/24, with attendance rising slightly to 155,750, an increase of around 2% on the previous year.	Attendance at tourism and cultural events continues to increase year on year, trending towards pre-pandemic levels. Ipswich Borough Council remains committed to expanding its events programme annually to support this positive momentum.
	To deliver a 10% increase in attendance at the Regent Theatre and the Corn Exchange by 2036 from a base of		The Regent Theatre and the Corn Exchange have both exceeded the 10% growth target for visitor numbers in each of the past two monitoring years, measured against the 2018/19 baseline. In 2022/23, the combined visitor numbers for both venues increased by 24%, followed by a 20% increase in 2023/24—demonstrating sustained strong performance above target levels.	In addition to the recent growth in attendance, a planning application has been submitted for improvement works at the Regent Theatre. The proposed scheme will enhance both the internal and external appearance of the venue, while also significantly improving accessibility through the provision of a new entrance and lift.

Core Strategy Objective	Core Strategy Target	On track?	Progress in 2022 – 2024	Commentary
	172,360 visitors in 2018/19.			
	To deliver the Public Realm elements of the £25 million Towns Fund Scheme by 2036.		The Public Realm elements of the Towns Fund Scheme comprise a range of measures that will 'green' Ipswich Town Centre and the route to the waterfront as well as improving the public realm in and around Lloyds Avenue and Majors Corner. Both schemes are moving towards the end of the design stage, with the Lloyds Avenue project entering a public consultation phase which will inform the final design.	The schemes are currently scheduled to be delivered by March 2026. This is considerably ahead of the 2036 target that was originally set in the 2022 Local Plan.
Design and Heritage	To reduce the 5 listed buildings on the Suffolk Register of Buildings at Risk to 3 by 2036 and remove the 1 listed building on the Historic England Heritage at Risk Register by 2036.		In 2022/23 & 2023/24, 5 buildings were listed on the Suffolk Register at Risk, 1-5 College Street, 4 College Street, St Michael's Church, County Hall, and the Tolly Brewery. There is 1 building on the Historic England Heritage at Risk Register - the Great White Horse Hotel, 43, Tavern Street, Ipswich.	Engagement with the landowners of buildings listed on both risk registers has continued throughout the 2022/23 and 2023/24 monitoring periods. However, at present, there are no immediate candidates for removal from either register.
	Ensure that by 2036, in all residential developments of 10 or more homes, 25% of new dwellings to be built to Building Regulations standard M4(2).		In 2022/23, there were 11 relevant planning applications subject to the requirement that 25% of new dwellings be constructed to Building Regulations Standard M4(2) (accessible and adaptable dwellings), with a total of 333 dwellings secured under this policy. In 2023/24, this increased to 14 relevant applications and 411 total dwellings secured to M4(2) standard, indicating a continued application of the policy across qualifying developments.	The Council will continue to expect new residential developments of 10 or more homes to deliver 25% of new dwellings to Building Regulations Standard M4(2).
Natural Environment	No net loss of designated habitat to development.		There was no recorded net loss of designated habitat to development in either the 2022-23 and 2023/24 periods.	Designated habitats will continue to be protected to prevent any loss of area.
	To seek improvement in the quality of the SSSI's, as recorded by Natural England every five years by 15% by 2036.		Condition summaries of the three SSSIs present within the Borough have been included within this monitoring report. All three have units present within them that are in an unfavourable condition as reported on by Natural England.	The condition of these SSSI's will continue to be monitored in future AMRs following further submissions of field assessments by Natural England. Where possible, the Council will seek to improve upon the quality of the SSSI's found within its administrative boundaries.
	100% of new development to secure measurable net gains for biodiversity on an annual basis.		Ipswich Borough Council have taken a proactive stance to the new BNG requirements for most applications. This included the early contribution to the preparation of the Biodiversity Net Gain Interim Planning Guidance Note for Suffolk.	Due to the recent introduction of Biodiversity Net Gain (BNG) requirements, annual reporting on BNG delivery will be included in future Authority Monitoring Reports (AMRs), once more detailed data becomes available and the Local Authority has gained further experience in implementing the policy.
	To achieve a target of 22% canopy cover or better by 2050 (Council Target).		The tree canopy cover target has increased from 15% canopy cover by 2021, to 22% by 2050. The data identifies that no wards have achieved the 22% cover target. However, in previous years (2020), two wards have achieved the 22% cover target; St. Margaret's Ward and Stoke Park Ward.	The 2023 Tree Canopy Cover data represents the most recent statistical information available. While the data suggests a reduction in overall canopy coverage for this monitoring period, it is important to note that the aerial imagery underpinning this dataset was captured early in the year, when many trees had not yet come into full leaf. This seasonal timing may have contributed to an underrepresentation of actual canopy extent.

Core Strategy Objective	Core Strategy Target	On track?	Progress in 2022 – 2024	Commentary
	Ensuring mitigation measures to reduce recreational impact on the Special Protection Areas are delivered in accordance with the RAMS project.		As part of the RAMS (Recreational Disturbance Avoidance and Mitigation Strategy) project, infrastructure has been installed to protect breeding bird habitats, leading to the successful raising of two Ringed Plover chicks at Shotley Gate. In addition, developer contributions have supported further visitor surveys, which will inform future updates to the strategy and enhance long-term conservation efforts.	The Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy Annual Monitoring Report was published in January 2024 and covers the achievements of the scheme during 2023. Significant progress was made through the signing of a Collaboration Agreement between, Babergh and Mid Suffolk District Councils, East Suffolk Council and Ipswich Borough Council. Not only was this an important milestone for the project, but it also enabled the Councils to meet an important project deadline set by Natural England. Further mitigation measures will be delivered in the future by the appointed Delivery Manager for the RAMS project.
Community Facilities and Infrastructure	To deliver a new health care centre at IP005 Former Toaks Bakery by 2036.		In October 2024, it was announced that the proposed healthcare centre at site IP005 (Former Toaks Bakery) would no longer proceed. The project was deemed unviable due to rising costs, which rendered it financially unsustainable.	Ipswich Borough Council will work with the NHS to identify suitable alternatives to this site. The NHS are currently “ <i>exploring other options to improve primary care facilities in northwest Ipswich – details will be announced in due course</i> ”.
	To deliver the essential early years, primary, secondary and post-16 education infrastructure proposals identified in Table 8A by 2036.		Information not provided.	Information not provided.
	100% of new community facilities to be within 400m of a centre.		No data available at this time.	No data available at this time.
Inequality	To improve Ipswich’s rank in the Indices of Multiple Deprivation by 2036 and reduce crime levels by 2036.		Ipswich currently ranks 71 out of 317 local authorities on the Index of Multiple Deprivation (within the 22% most deprived local authorities). The 2019 ranking is the latest available data. Comparatively, Suffolk is the 53rd least deprived upper tier authority out of 151. The Indices of Deprivation 2019 Summary, published by Suffolk County Council, indicates that Ipswich is the most relatively deprived authority within Suffolk.	Ipswich became relatively more deprived in 2019 compared to 2015 and 2010. The 2019 Indices of Multiple Deprivation Data are the latest available statistics.
	The Council to build 1000 new Council/affordable homes in a decade (Council adopted target).		The current affordable home delivery plan shows that the Council has permission to deliver a total of 428 affordable homes in the period commencing from the 2018/19 baseline. 126 affordable homes have been constructed, with 135 identified in 2024/25 and 167 identified in 2025/26.	Since the 2018/19 baseline, the Council has permission to deliver 428 affordable homes. Of these, 126 have been completed to date, with a further 135 planned for 2024/25 and 167 for 2025/26.
	At least 60% of affordable housing provision to consist of affordable housing for rent including social rent and the remainder affordable home ownership.		Of the 150 total affordable housing units delivered since 2018, 102 are for affordable rent and social rent. This is 68% meeting the requirements of this specific target.	Since the 2018/19 baseline, the Council has permission to deliver 428 affordable homes. Of these, 126 have been completed to date, with a further 135 planned for 2024/25 and 167 for 2025/26.
	Impact of designing out		Crime rates within the Borough have remained consistent for the period 2018-2022 (current available data). The Council will continue to engage with	The Council continues to work closely with local police and community partners to ensure that opportunities to design out crime are fully considered prior to the

Core Strategy Objective	Core Strategy Target	On track?	Progress in 2022 – 2024	Commentary
	crime on antisocial behaviour statistics to reduce by a minimum of 25% by 2036 (from 2020 baseline).		the Suffolk Constabulary to ensure anti-social behaviour can be designed out of upcoming development.	commencement of any project, as well as integrated into the ongoing management of open spaces, sports, and recreational facilities.
	Increase youth outdoor fitness provision by 25% in the Borough by 2036		There is a current shortfall in outdoor sports facility provision in Central, South East, and North West Ipswich when golf course provision is excluded. When golf course provision is included in the analysis, the deficit extends to include South West Ipswich as well.	This will continue to be monitored, and the IBC Parks Team currently undertaking a review of Open Space availability and recommended provision.
Digital Infrastructure	On sites of more than 10 new residential dwellings and on other non-residential developments, 100% of developments to include provision of the infrastructure for the most up-to-date digital communications technology in order to allow connection to that network.		Policy DM34 was introduced in the 2022 Local Plan, the policy was used 17 times in the 2022-23 period and 9 times in the 2023/24 period. Due to the recent introduction of DM34, data is not currently robust enough to provide significant insights into the success of this policy over time.	Ipswich is currently excelling in terms of available broadband coverage in comparison to the access available in Suffolk and the East of England as a whole. Premises in Ipswich have much greater access to both Gigabit and FTTP broadband at 94.6% and 87.8%. This is much greater than the access found across the entirety of Suffolk, 72.8 and 70% respectively.

CHAPTER 5: DUTY TO CO-OPERATE

- 5.1 The National Planning Policy Framework (NPPF) published in December 2024, provides guidance on planning strategically across local boundaries (paragraphs 24-27). 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, as identified through the Duty to Co-operate Statement June 2022, were:
- Housing growth and distribution;
 - Gypsy and Traveller accommodation;
 - Employment needs;
 - Transport infrastructure and connectivity;
 - Flood risk and water infrastructure;
 - Protection of heritage assets; and
 - Protection and enhancement of the natural environment.
- 5.2 The Duty to Co-operate Statement was updated in June 2022 in connection with the Ipswich Local Plan Review 2018-2036. The 2020 Duty to Co-operate Statement can be viewed on the Council's website https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/a13_-_statement_of_compliance_with_the_duty_to_co-operate_june_2020.pdf
- 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 Disturbance 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 The Council has worked with ISPA partners on a Statement of Common Ground relating to strategic, cross-boundary matters, to support the authorities' Local Plan reviews. It was signed prior to the submission of each Local Plan for Examination, under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The Version 7 was signed in advance of the submission of the Babergh and Mid Suffolk Local Plan for Examination in March 2021. The Statement of Common Ground can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.
- 5.5 Other outcomes related to the Duty to Co-operate for the period April 2022 to March 2024 include:

Joint working outcomes from the previous monitoring period (2022-24) included:

- Working with Natural England, Babergh, Mid Suffolk and East Suffolk Councils on the implementation of the Habitats Regulations Assessment Recreational Disturbance Avoidance and Mitigation Strategy (Suffolk Coast RAMS).
- Working with Suffolk County Council and Sustrans on the preparation of an Ipswich Local Cycling and Walking Infrastructure Plan; and

- Working with the Environment Agency and Suffolk County Council on the production of the Development and Flood Risk Supplementary Planning Document (SPD) adopted on 27 July 2022.

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 on the Core Strategy and Policies DPD and the site policies and allocations contained in the Site Allocations and Policies (Incorporating Ip-One Area Action Plan) 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.

Table 7: Sustainability Appraisal Objectives

Sustainability Appraisal Objective	Local Plan Objective
1 - To reduce poverty and social exclusion	1,2,3,4,6,7,9,10,11,12
2 – To meet the housing requirements of the whole community	1,2,3,4,5,6,8,9,10,11
3 – To improve the health of the population overall and reduce health inequalities.	2,3,4,5,6,7,9,10,11,12
4 – To improve the quality of where people live and work	2,3,4,5,6,7,8,9,10,11,12
5 – To improve the levels of education and skills in the population overall	2,3,4,10,12
6 – To conserve and enhance water quality and resources	4,9
7 – To maintain and where possible improve air quality	4,5,6,9
8 – To conserve and enhance soil and mineral resources	4,9
9 – To promote the sustainable management of waste	4,5,9
10 – To reduce emissions of greenhouse gases from energy consumption	4,5,12
11 – To reduce vulnerability to climatic events and flooding	4,9
12 – To safeguard the integrity of the coast and estuaries	4
13 – To conserve and enhance biodiversity and geodiversity	4,5,6,9
14 – To conserve and where appropriate enhance areas and assets of historical and archaeological importance	4,6,8,9,10
15 – To conserve and enhance the quality and local distinctiveness of landscapes and townscape	4,6,8,9,10
16 - To achieve sustainable levels of prosperity and growth throughout the plan area	1,2,3,4,5,6,7,8,9,10,11,12
17 - To maintain and enhance the vitality and viability of town and retail centres	1,2,3,4,5,6,7,8,9,10,11,12
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	2,3,4,5,6,9,10,11,12
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	2,4,6,10,12

CHAPTER 7: CONCLUSIONS

- 7.1 The monitoring period between 1 April 2022 - 31 March 2024 saw progress in the preparation of planning policy documents for use within Ipswich Borough. It is important to keep the planning policy framework for the Borough up to date, to support the delivery of appropriate development across the Borough.
- The Ipswich Local Plan was adopted on 23 March 2022, just before the monitoring period began.
 - In July 2022, the Council adopted the Development and Flood Risk Supplementary Planning Document (SPD).
 - In December 2022 and 2023, the Borough Council updated its Part One Brownfield Land Register, a register of brownfield land which is suitable for residential development.
- 7.2 The Borough worked with neighbouring planning authorities in partnership to implement the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). The Council has also worked with the Environment Agency and Suffolk County Council on the production of the Development and Flood Risk Supplementary Planning Document (SPD).
- 7.3 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 Historic England, the Environment Agency and Natural England.
- 7.4 The implementation of planning policies has been monitored against the Ipswich Local Plan (March 2022) in this report.
- 7.5 Housing completions in Ipswich have shown improvement over the monitoring period. Completions during 2022/23 increased on the previous year at 192 dwellings net, compared with 171 dwellings in 2021/22. There was further growth during 2023/24 with 211 homes completed, 7 of which were affordable housing completions (3.3%). This represents delivery below the Local Plan stepped requirement of 300 d.p.a. No student accommodation or assisted living units were built during this period. Of the 211 dwellings, 70.1% were built on previously developed land and 49.3% were within the central IP-One Area. Housing completions are expected to start to show recovery during the next monitoring year as homes continue to be built at multiple outlets at Ipswich Garden Suburb, including within the Henley Gate neighbourhood and commencement within the Fonnereau Neighbourhood. Further completions are also expected at the Galliard Homes site on Grafton Way and the Council sites at Ravenswood UVW and Bibb Way.
- 7.6 The housing land supply in Ipswich Borough stood at 3.46 years at 1 April 2024 and is detailed in the housing trajectory at Appendix 3.
- 7.7 Retail monitoring shows that, in line with the national position, there has been a small increase of 1.5% in vacancy rates across the Central Shopping Area. Delivery continues on the £25m Towns Fund programme aimed revitalising the Town Centre. The Council is working with partners to develop the public realm in the Town Centre and improve the environment for everyone.
- 7.8 Although outside the monitoring period covered by this AMR, December 2024 saw the publication of a revised National Planning Policy Framework and a new 'standard method'

for assessing the housing requirement. Also in December 2024, all local planning authorities were required to update their Local Development Scheme by 6 March 2025, as requested by the Deputy Prime Minister in a Chief Planner Newsletter. This resulted in the publication of a revised Local Development Scheme in January 2025, which schedules Local Plan Review evidence gathering to get underway during 2025. It can be found on the Council's website [here](#). Further information will be provided in the AMR to be prepared for the monitoring year 2024-25.

Revised - APPENDICES

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

Appendix 1: Objective 1 – Strategic Working

Appendix 2: Objective 2 – Growth

Appendix 3: Objective 3 – The Distribution of Development

Appendix 4: Objective 4 – Sustainable Development

Appendix 5: Objective 5 – Air Quality and Climate Change

Appendix 6: Objective 6 – Transport and Connectivity

Appendix 7: Objective 7 – Retail and Cultural Offer

Appendix 8: Objective 8 – Design and Heritage

Appendix 9: Objective 9 – Natural Environment

Appendix 10: Objective 10 – Community Facilities and Infrastructure

Appendix 11: Objective 11 – Inequality

Appendix 12: Objective 12 – Digital Infrastructure

Appendix 13: Monitoring Against the Sustainability Appraisal

Appendix 1 – Objective 1: Strategic Working

Objective:

To work with other local authorities in the Ipswich Strategic Planning Area and with community partners to ensure a coordinated approach to planning and development.

Indicators:

Joint working taking place through the ISPA Board (or other equivalent forum).

Provision of essential transport infrastructure.

Provision of education infrastructure.

Target:

Completion of joint master planning of Land North of Humber Doucy Lane (ISPA4 and ISPA 4.1) by 2026/27 in conjunction with East Suffolk Council.

Delivery of the essential major transport infrastructure proposals identified in Table 8A by 2036, working with Suffolk County Council as highway authority.

Delivery of essential early years, primary, secondary and post-16 educational infrastructure proposals identified in Table 8A by 2036, working with Suffolk County Council as local education authority.

Commentary:

Planning applications for Land North of Humber Doucy Lane were submitted to Ipswich Borough Council and East Suffolk Council under references 24/00172/OUTFL (Ipswich Borough Council) and DC/24/0771/OUT (East Suffolk Council). Both Councils refused the applications under delegated authority. While the reasons for refusal are similar in principle, they differ in relation to the applicable Development Plan policies. The first reason for refusal cited the absence of a masterplan.

An appeal has been lodged by Barratt David Wilson and Hopkins Homes against the decisions of Ipswich Borough Council (IBC) and East Suffolk Council (ESC) to reject the cross-boundary application for a major housing development. The outcome will be detailed in a future AMR.

Table 8: Table 8A Excerpt with commentary

Major Transport Infrastructure Proposals	
Scheme	Status
A14 Junction Improvements	J55 - No longer a RIS3 pipeline scheme, pushed back into 2030s. National Highways no longer working on the scheme due to RIS programme being under review.
Junction 55 Copdock	J56 - Delivered on site by developer, linked to new Petrol Filling Station.
Junction 56 Wherstead	J57 - No proposals currently present in RIS pipeline. Unlikely to progress during life of Local Plan.
Junction 57 Nacton	J58 - This forms part of the SCC MRN A12 scheme, this will upgrade the A12 from the A14 to Melton. Delivery anticipated for 2027, if funded by DfT.
Junction 58 Seven Hills	
Measures to increase capacity on A1214	No measured progress.
Sustainable transport measures	The Quality Bus Partnership was delivered and subsequently upgraded to an Enhanced Bus Partnership following its success.

	Ipswich specific schemes that were delivered as a result of the partnership include new services from Bramford to Ipswich. Negotiations ongoing for schemes not mentioned.
Infrastructure improvements to support sustainable transport measures	No measured progress.
Link road through site IP029	Currently under construction, predicted completion April 2025.
Wet Dock Crossing	Scheme currently paused, remains Local Plan proposal.
<i>Prince Philip Bridge – Wet Dock Crossing 2</i>	While this was not a Local Plan scheme, it has been included for information. This Wet Dock Crossing is the pedestrian and cycle bridge across the lock gates at the southern end of the Island Site. An assessment is currently taking place of the existing Lock Bridge and routes to bridge. Design and planning to follow next year.

Appendix 2 – Objective 2: Growth

Objective:

At least (a) 8,280 new dwellings shall be provided to meet the needs of Ipswich within the Housing Market Area between 2018 and 2036 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb, 30% at the Northern End of Humber Doucy Lane and 15% in the remainder of the Borough being affordable homes; and (b) approximately 9,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Strategic Planning Area between 2018 and 2036.

Indicators:

Net additional homes provided in the monitoring year.
Number of affordable homes provided in the monitoring year.
Net annual housing and employment land completions.
Employment rates.

Target:

To deliver at least (a) 8,280 homes by 2036 and approximately (b) 9,500 jobs by 2036.
80% of major new developments of 15 dwellings or more (or on sites of 0.5ha or more) to provide for at least 15% on-site affordable housing by number of dwellings (where affordable housing is required in accordance with Policy CS12). 31% of housing delivered at Ipswich Garden Suburb and 30% at the northern end of Humber Doucy Lane by 2036 to be affordable as defined in the glossary.

Commentary:

Under the Ipswich Local Plan 2018-2036 adopted in March 2022, the Council established a housing requirement of 460 dwellings per annum and 9,500 jobs.

Housing completions for 2022/23 totalled 192 dwellings, this represents around 90% of the forecast 212 completions made through the previous housing trajectory (Authority Monitoring Report 2021/22). Housing completions in 2023/24 totalled 211 dwellings, this is around 47% of the forecast 448 completions made through the previous housing trajectory (Authority Monitoring Report 2021/22). Completions within the Borough have increased at a rate of around 10% a year following the decline in completions that occurred in the periods 2019-2020 (421), 2020-2021 (317) and 2021-2022 (171). This suggests that completions are slowly recovering following the COVID-19 Pandemic, however, completions in 2023/24 were lower than what was outlined in previous housing trajectories. This contrasts with the national picture for the period 2021 to 2024, which saw net new homes completed in England, decrease by 11%, according to data published by Homes England.

[Housing Statistics June 2022.pdf](#)

[Housing Statistics June 2023.pdf](#)

[Housing Statistics June 2024.pdf](#)

The Local Plan strategy retains a regeneration focus on brownfield land and higher density development, complemented by lower density greenfield development at Ipswich Garden Suburb. The higher density development includes flats, which have proved less resilient in the market following the COVID-19 Pandemic. The graph below (Land Registry) indicates how the price differential between flats and houses widened in 2019, with this trend continuing into 2023 but returning to more even levels in 2024. Flats remain a significant component of expected

completions in Ipswich until delivery of houses at Ipswich Garden Suburb becomes the significant element of the supply from 2024.

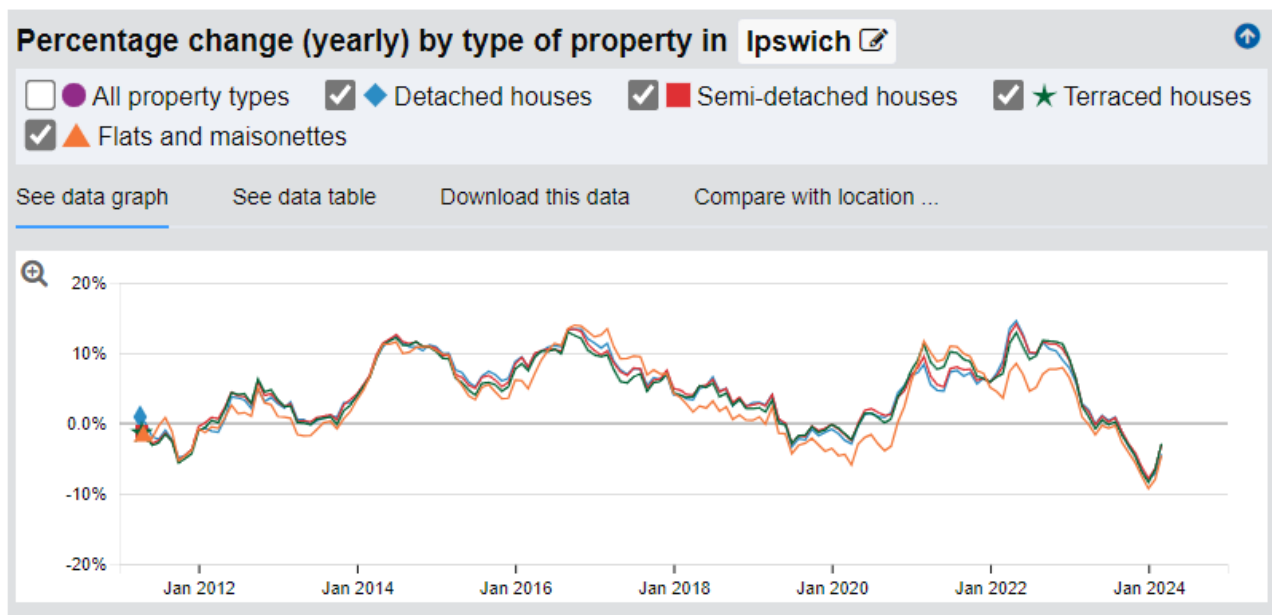


Figure 4: Price change differential by property type

Source - House Price Statistics - UK House Price Index (data.gov.uk)

The Housing Delivery Action Plan published in 2022 included 'Root Cause Analysis' of housing under-delivery in Ipswich and identified six factors which are currently combining to affect delivery rates:

- The tight, compact urban nature of the Borough (which constrains the range of housing sites available);
- The higher cost of development and lower land values;
- Low private sector delivery levels of affordable housing;
- The inability of the local planning authority to incentivise delivery of housing, or sanction non-delivery;
- Reliance on higher density brownfield sites, including flatted development which has proved less resilient in the market following the COVID-19 Pandemic; and
- The presence of greenfield sites, which offer fewer constraints, outside the Borough boundary (for example, completions in the 'Ipswich fringe' within Babergh District have increased from 0 in 2017-18 to 94 in 2021-22).

Macro-economic factors may also be at play, such as rising interest rates, global commodity prices, trade frictions and the effects of war and sanctions. However, nationally, completions rose over the monitoring period.

The Council is working hard to support house building across the Borough and the adoption in March 2022 of the Ipswich Local Plan 2018-2036 offers greater certainty to the development sector. The Council is continuing to progress work on Ipswich Garden Suburb, which will provide up to 3,500 new homes and associated infrastructure, while also encouraging growth within the Town Centre, Portman Quarter and Waterfront.

Ipswich Borough Council continues to progress a programme of affordable house building across 20 plus sites in the Borough and has an aspiration to develop 1,000 new affordable homes within a decade. During this monitoring period, the Council actively pursued its own development sites. Completions were delivered at 28-50 Grimwade Street (16 dwellings, reference IP386). Construction work was underway at Ravenswood UVW (96 dwellings, reference IP150a) and the

site of the former BT office at Bibb Way (150 dwellings, reference IP279). Both are expected to have dwellings completed on site throughout 2024/25.

Of the homes completed in Ipswich during 2022/23, 67% were constructed on previously developed land and 67% were within the IP-One area and 60.4% were flats. The level of affordable homes provided amounted to 9.4% which is below the 15% target established within the Core Strategy 2018-2036. The level of windfall development on sites not previously identified by the Council was 80 dwellings, of which 30 resulted from permitted development applications.

Of the homes completed in Ipswich during 2023-2024, 70.1% were constructed on previously developed land and 49.3% were within the IP-One area and 42.6% were flats. The level of affordable homes provided amounted to 3.3% which is below the 15% target established within the Core Strategy 2018-2036. The level of windfall development on sites not previously identified by the Council was 80 dwellings, of which 40 resulted from permitted development applications. No student accommodation or assisted living units were built in Ipswich during either of the monitoring periods 2022/23 or 2024/24.

Housing completions for 2022/23 and 2023/24 were below the stepped housing requirement of the 2022 Local Plan of 300 dwellings per annum.

Table 9: Net Housing Completions including Affordable Housing

	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	202	71	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	418	88.9	202	43.0	318	67.7
2015 – 2016	496	355	71.6	133	26.8	237	47.8
2016 – 2017	256	211	82.4	4	1.6	109	42.6
2017 – 2018	141	133	94.3	20	14.2	71	50.5
2018 – 2019	223	171	76.7	9	4.0	77	35
2019 – 2020	421	356	84.6	35	8.3	229	54.4
2020 – 2021~	317	282	90.0	47	14.8	102	32.2
2021 – 2022	171	159	93.0	34	19.9	98	57.3
2022 – 2023	192	128	66.7	18	9.4	129	67.2
2023 – 2024	211	148	70.1	7	3.3	104	49.3
including Assisted Living units							

~ net additional dwellings for 2020/21 has been previously published as 321 dwellings. Please refer to note at foot of Table 19: Ready to Develop Housing Sites.

Table 10: Net Housing Totals Since 2001

	New Homes	Previously Developed Land	Affordable Homes		Within IP-One area		
Apr 2018 – Mar 2022	1,132	968	85.5%	125	11%	506	44.7%
Apr 2022 – Mar 2023	192	128	66.7%	18	9.4%	129	67.2%
Apr 2023 – Mar 2024	211	148	70.1%	7	3.3%	104	49.3%
Total Apr 2018 – Mar 2024	1,535	1,244	81%	150	9.8%	739	48.1%
Apr 2011 – Mar 2018	1,974	1,572	80%	562	28%	916	46%
Apr 2001 – Mar 2011	6,903	6,523	94%	1,451	21%	2,905	42%
Total Apr 2001 – Mar 2024	10,412	9,339	89.7%	2,163	20.8%	4,560	43.8%

Table 11: 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 2011-2031	2017	2011-2031	9,777	489
Ipswich Local Plan 2018-2036	2022	2018-2036	8,280	Average 460 dpa stepped to 300dpa x 6yrs and 540dpa x 12yrs

Table 12: 5 Year Housing Land Requirement at 1st April 2024

5 year housing land requirement	
Housing requirements	No. of units
Local Plan Housing Requirement at based on stepped trajectory 5 years x 540 dpa (2,700)	2,700
Residual requirement from 1 st April 2018 to 31 st March 2024 (1,800 dwellings (6 years x 300 dpa) required minus 1,535 dwellings completed = a deficit of 265	265
Add a 5% buffer as required by the Housing Delivery Test	148.3
Ipswich five year housing requirement	3,113

Table 13: Ipswich Housing Land Supply - 2024-2029

Housing Land Supply 2024-2029	
Type of site	No. of Units
Extant Planning Permissions on Allocated Sites (including 605 at Ipswich Garden Suburb)	723
Extant Planning Permissions on Unallocated Large Sites	851

Extant Planning Permissions on Unallocated Small Sites	193
Sites where principle of development accepted (planning permissions subject to S106, Local Plan sites and lapsed planning permissions supported by the Strategic Housing & Economic Land Availability Assessment (SHELAA)) (including 28 at Ipswich Garden Suburb)	137
Ipswich Garden Suburb remaining allocation within 5-year period	153
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	100
Ipswich Housing Supply Total	2,157

Table 14: Ipswich Housing Land Supply Calculation at 1st April 2024

Ipswich Housing Land Supply Calculation – April 2024		
Requirement April 2018 – March 2024 (A) (based on stepped trajectory - 6 x 300 dwellings per year)	300 x 6	1,800
Completions April 2018 – March 2024 (B)		1,535
Shortfall/Surplus April 2018 – March 2024 (to be added to 5 year supply) (C)	1,800-1,535	265
Local Plan requirement April 2024 – March 2029 (based on stepped trajectory - 5 years at 540dpa (2,700) (D)	2,700	2,700
Five year requirement (E) (requirement April 2024 – March 2029 (D) plus shortfall for next 5 years (C)	2,700 + 265	2,965
Add 5% buffer ⁽¹⁰⁾ (F) (five year requirement (E) x 1.05)	2,965 x 1.05	3,113.25
Annual requirement April 2024 – March 2029 (G) (five year requirement (F) / 5 years)	3,113.25/ 5	622.65
Identified supply April 2024 – March 2029 (H)	see housing trajectory (Table 18)	2,157
Housing supply in years (I) (Identified supply (H) / Annual requirement April 2024 – March 2029 (G))	2,158 / 592.2	3.46

Table 15: Net Annual Housing and Employment Land Completions

Net annual housing and employment land completions (hectares)	
Housing completions 2022/23	4.99
Housing completions 2023/24	4.06
Employment completions	Employment survey data for the period is not available.
Total	To follow

* Floorspace completed

Table 16: Homes and Employment Target (To Deliver)

To deliver a) 8,280 homes by 2036 and b) 9,500 jobs by 2036 (2022 Local Plan)	
	% complete
a) Homes 8,280 dwellings by 2036	18.5%
b) Employment 9,500 jobs by 2036 (latest jobs data for 2022 indicates a reduction of 6,000 jobs from the plan's 2018 baseline, but no change in the number of jobs 2019-2020)	No data available at point of publication.

The Housing Delivery Test (HDT) is an annual measurement published by the Government that assesses housing delivery across plan-making authorities. It compares the net number of homes delivered over the previous three years against the housing requirements set out in adopted Local Plans. The HDT is intended to ensure that local planning authorities are meeting their housing delivery responsibilities and to help identify where action may be needed to address under-delivery.

In December 2023, the Government published the latest Housing Delivery Test (HDT) results, showing that Ipswich Borough Council delivered 116% of its required housing over the previous three-year period. However, the subsequent HDT results published in December 2024, covering the period 2020–2023, indicated a delivery rate of 85%. This falls below the 95% threshold and, as such, triggers the requirement for the Council to prepare a Housing Delivery Action Plan to address the shortfall.

The Council previously published a Housing Delivery Action Plan in 2022, which examined the key factors contributing to under-delivery and outlined measures to support improved housing delivery. The [Housing Delivery Action Plan 2022](#) is available via the Council's website.

Table 17: Housing Delivery Tests 2019 - 2022

Homes Required			Total required	Homes Delivered			Total number of homes delivered	Housing Delivery Test: 2022 Measurement
2019-20	2020-21	2021-22		2019-20	2020-21	2021-22		
275	200	301	775	405	321	171	898	116%

[Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](#)

Table 18: Housing Delivery Tests 2020 - 2023

Homes Required			Total number of homes required	Homes Delivered			Total number of homes delivered	Housing Delivery Test: 2023 Measurement
2020-21	2021-22	2022-23		2020-21	2021-22	2022-23		
200	300	300	800	317	171	192	680	85%

<https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

To quantify the number of jobs created annually, the Council was previously using the East of England Forecasting Model. However, the Model's owner, the East of England Local Government Association, decided to discontinue updating the East of England Forecasting Model (EEFM) after 2019. Therefore, change in the number of jobs in Ipswich reported above has been monitored against data from NOMIS/ONS. The data shows that while the number of jobs in Ipswich fluctuated between 2018 and 2023, job levels have returned to pre-pandemic figures by 2023.

Table 19: Number of jobs in Ipswich, 2018 - 2023

Year	Number of jobs	Job density (Ipswich)	Job density (East of England)	Job density (Great Britain)
2018	83,000	0.95	0.86	0.86
2019	80,000	0.93	0.86	0.87
2020	80,000	0.95	0.85	0.84
2021	81,000	0.91	0.84	0.85
2022	77,000	0.87	0.84	0.87
2023	83,000	Data unavailable	0.84	0.86

Nomis - Query Tool - jobs density

Self-build and Custom Housebuilding

Demand

The Right to Build legislation requires councils to ensure that they have met the demand for Self-build and Custom Build plots in their area, which requires robust and ongoing monitoring of the plot delivery.

The Ipswich Self-Build and Custom Build Register has been running since May 2015. Demand is measured in 'base periods' that run from the start of the register until 30th October 2016 and then annually from 31st October until 30th October the following year.

The number of people on the register for the first base period in Ipswich is 22. The number of people on the register during the second base period is 30. The number of people on the register during the third base period is 18. The number of people on the register during the fourth base period is 13. The number of people on the register during the fifth base period is 14. The number of people on the register for the sixth base period is 33. The number of people on the register for the seventh base period is 20. The number of people on the register for the eighth base period is 11.

Demand for self-build and custom build plots began to fall during the 2021/2022 base period and continued to do so in the 2022/2023 base period. This continuous drop in demand could be a consequence of the rising cost of living, higher mortgage rates and the increasing cost of construction materials. The Royal Institute of Chartered Surveyors (RICS) are reporting delays and increased prices of materials and labour across the economy. These factors may be causing many people to reassess their housing needs.

To date, the Borough has received no applications from associations of individuals interested in a single site large enough to accommodate multiple self-build or custom build dwellings.

Supply

Between 31 October 2022 and 30 October 2023, the Council did not grant sufficient suitable permissions for serviced plots to meet the demand identified through the register. The Council granted permissions for six serviced plots which met the definitions of self-build/custom build. This was against demand for 14 serviced plots, a shortfall of 8 plots (57%). The Council is taking steps to address the issue of under delivery of self-build and custom build development.

The Council's Self-build and Custom Build Register Report 2022/23 provides more information on the demand and supply of self-build and custom housebuilding as revealed by the Ipswich register.

Table 20: Ready to Develop Housing Sites (Housing Trajectory) (based on adopted Local Plan sites at 1st April 2024)

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP003		Allocation (SP37)	3-11 and 4-32 Portman's Walk IP1 2DW (north of Sir Alf Ramsey Way)	B	1.41	0	114	114	0										50	50	14			114
IP004	UC004	Allocation (SP38)	Bus depot, 7 Constantine Road IP1 2DP	B	1.07	0	48	48	0											24	24			48
IP009	23/00676	Allocation (SP2) (Full - Pending)	Victoria Nurseries, 1 Kettlebaston Way IP4 2XX	B	0.39	0	38	38	38					38										38
IP010	UC010a & b	Allocation (SP10)	Felixstowe Road	B	5	0	137	137	0							35	35	35	32					137
IP011a	24/00118	Allocation (SP26) (Full - Pending)	Former Gym and Trim Health Club, Lower Orwell Street IP4 1BU	B	0.16	0	16	16	0						16									16
IP011b	UC011 part	Allocation (SP26)	Eastern Counties Bus Depot, Foundation Street IP4 1BQ and 6 Smart Street IP4 1BP	B	0.62	0	56	56	0											30	26			56
IP011c	UC011 part	Allocation (SP26)	Car Park, Smart Street	B	0.08	0	7	7	0							7								7

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP012	UC012	Allocation (SP26)	52 to 60 Grimwade Street IP4 1LP & Portia House Star Lane IP4 1JN (Peter's Ice Cream)	B	0.32	0	35	35	0											20	15			35
IP014	22/00482	Full - approved (SP27)	92 - 94 and Hope Church, 114 Fore Hamlet IP3 8AF	B	0.21	0	30	30	30		30													30
IP015	UC015	Allocation (SP39)	Car Park, West End Road	B	1.22	0	67	67	0								37	30						67
IP031a	UC032	Allocation (SP26)	Car Park, Burrell Road	B	0.44	0	20	20	0											20				20
IP031b	19/00369 22/00324	Full - approved (SP27)	22 Stoke Street IP2 8BX	B	0.18	0	32	32	32	3	29													32
IP032	UC033	Allocation (SP12)	King George V Field, Old Norwich Rd Construction to continue beyond March 2036	G & B	3.7	0	44	99	0											22	22	22	22	44
IP033	UC034	Allocation (SP13)	Land at Bramford Road (Stocks site) Construction to continue beyond March 2036	G	2.03	0	44	55	0											22	22	11		44
IP035		Allocation (SP40)	Key Street/Star Lane (St Peter's Port)	B	0.54	0	86	86	0											50	36			86
IP037	UC038	Allocation (SP35)	Island site	B	6.02	0	200	200	0							35	35	35	35	35	25			200

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP039a	UC040	Allocation (SP26)	Land between Gower Street and Great Whip Street	B	0.48	0	45	45	0											23	22			45
IP040		Allocation (SP41)	Civic Centre area, Civic Drive	B	0.73	0	59	59	0											30	29			59
IP041		Allocation (SP26)	Former Police Station, Civic Drive	B	0.52	0	58	58	0									30	28					58
IP042	12/00700	Allocation (SP42)	Land between Cliff Quay and Landseer Road Construction to continue beyond March 2036	B	2.06	0	200	222	0									50	50	50	50	22		200
IP043	UC044	Allocation (SP43)	47 Key Street and Slade Street Car Park, Star Lane	B	0.7	0	50	50	0											25	25			50
IP047	22/00633	Reserved Matters - approved (SP27)	Land at Commercial Road	B	3.11	0	173	173	173	150	23													173
IP048a	UC051	Allocation (SP36)	Mint Quarter East. (Area remaining following approval of 21/00541/FUL, please see site IP398 below).	B	0.89	0	44	44	0											22	22			44
IP398 (was part of IP048a)	21/00541	Full - approved (SP27)	34 - 54 Upper Orwell Street	B	0.05	0	9	9	9		9													9
IP048b		Allocation (SP36)	Mint Quarter West	B	1.34	0	36	36	0						36									36

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP054b		Allocation (SP46)	Land between Old Cattle Market and Star Lane	B	1.08	0	40	40	0											20	20			40
IP059	16/01220	Outline (S106) (SP3)	Elton Park Industrial Estate, Hadleigh Road (128 dwellings (approx 103 in IBC) and 60 bed care home)	B	2.97	0	103	103	0							35	35	33						103
IP061	UC064	Allocation (SP14)	School Site, Lavenham Road	G	0.9	0	23	23	0											12	11			23
IP064a		Allocation (SP26)	Holywells Road east	B	1.2	0	66	66	0											33	33			66
IP066	UC069	Allocation (SP2)	JJ Wilson, White Elm Street and land to rear at Cavendish Street	B	0.85	0	30	55	0											30				30
IP067a		Allocation (SP2)	Former British Energy site (north)	B	0.38	0	17	17	0											17				17
IP074	16/01179	Full - expired (SP27)	Land at Upper Orwell Street	B	0.07	0	9	9	9			9												9
IP080	24/00004	Allocation (SP26) (Full - Pending)	240 Wherstead Road	B	0.49	0	27	27	0						27									27
IP084a	18/01117	Full (S106) (SP27)	County Hall, St Helen's Street	B	0.32	0	40	40	40				40											40
IP089	UC096	Allocation (SP26)	Waterworks Street	B	0.31	0	23	23	0											22	1			23
IP098	UC111	Allocation (SP26)	Transco, south of Patteson Road	B	0.57	0	62	62	0											32	30			62

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP103	22/00561	Outline - approved	32 Larchcroft Road, Ipswich IP1 6AR	B	0.23	0	7	7	7			7												7
IP105	UC129	Allocation (SP2)	Depot, Beaconsfield Road	B	0.34	0	15	15	0											15				15
IP109	20/01066 23/00775	Full and Reserved Matters - approved (SP3)	The Drift, Woodbridge Road	B	0.59	6	5	11	5		5													5
IP119		Allocation (SP47)	West End Road (East)	B	0.61	0	28	28	0										28					28
IP120b		Allocation (SP26)	West End Road (West)	B	1.03	0	103	103	0											50	53			103
IP125	22/01014	Full (S106) (SP3)	Corner of Hawke Road and Holbrook Road	B	0.56	0	26	26	26		26													26
IP133	10/00418	Allocation (SP26) (Full - expired)	South of Felaw Street	B	0.37	0	45	45	0							25	20							45
IP135	11/00247	Allocation (SP2) (Outline - expired)	112 - 116 Bramford Road	B	0.17	0	19	19	0											19				19
IP136	UC251	Allocation (SP49)	Silo, College Street	B	0.16	0	48	48	0											24	24			48
IP142	UC259 17/00570	Full - approved (SP27)	Land at Duke Street	B	0.39	0	44	44	16		16				28									44

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP143	22/00856 23/00922	Reserved Matters - approved (SP3), Full - pending	Former Norsk Hydro Ltd, Sandyhill Lane	B	4.5	0	96	96	88		22	22	22	22	8									96
IP150a (part)	20/00781	Full - approved (SP3)	Land south of Ravenswood (sites U, V and W)	B	2.23	0	96	96	96	96														96
IP150d		Allocation (SP9)	Land south of Ravenswood (Sports Park)	B	1.8	0	34	34	0									22	12					34
IP150e		Allocation (SP9)	Land south of Ravenswood	B	3.6	0	126	126	0								35	35	35	21				126
IP161	19/00065	Full - approved (SP3)	2 Park Road	B	0.35	0	13	13	13	13														13
IP172	UC088 08/00511	Allocation (SP26) (Full - expired)	15-19 St Margaret's Green	B	0.08	0	9	9	0							9								9
IP205	02/01241 19/00624	Full - approved (SP27)	Burton's, College Street	B	0.1	71	9	80	0										9					9
IP221	06/01007	Allocation (SP2) (Full - expired)	Flying Horse PH, 4 Waterford Road	B	0.35	0	12	12	0											12				12
IP245	18/00899	Full - expired (SP27)	12-12a Arcade Street	B	0.06	0	14	14	0											14				14

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP256	21/01148	Full - refused (SP3)	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	0.87	0	21	21	0							21								21
IP274	16/00763	Full - approved (SP3)	Old Norwich Road (rear of Maypole PH)	G	0.39	0	11	11	11		11													11
IP279a	21/00431	Prior Approval - approved (SP27)	Former British Telecom, Bibb Way	B	0.53	0	78	78	78		78													78
IP279b(1)	21/00456	Full - approved (SP27)	North of former British Telecom offices, Bibb Way fronting Handford Road	B	0.5	0	39	39	39	39														39
IP279b(2)	21/00456	Full - approved (SP27)	South of former British Telecom offices, Bibb Way	B	0.62	0	33	33	33		33													33
IP280	14/01039 17/00489 22/00999	Full - approved (SP3)	Phase 4 Westerfield House, Humber Doucy Lane	B	0.06	0	5	5	5	5	0													5
IP280	14/01039 17/00489	Full - approved (SP3)	Phase 5 Westerfield House, Humber Doucy Lane (38 bed care home – 20 equivalent dwellings)*	B	0.3	0	20	20	20	0	20													20

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP280	22/00054	Reserved Matters – approved (SP3)	Care Village (Phase 6) Westerfield House, Humber Doucy Lane	G	3.08	0	149	149	149		0	29	72	48										149
IP283	17/00049	Full - approved (SP27)	25 Grimwade Street. Student Union Club and adjacent car park, Rope Walk	B	0.27	0	14	14	14	14														14
IP307	20/00367	Full - approved (SP3)	Prince of Wales Drive	B	0.27	0	15	15	15	15														15
IP309		Allocation (SP26)	Former Bridgeward Social Club, 68a Austin Street and amenity land rear of 18-42 Austin Street	B	0.29	0	15	15	0							15								15
IP333	19/00325	Full - approved	Land rear of 133 to 139 Valley Road	G	0.49	0	7	7	7	7														7
IP354		Allocation (SP26)	72 (Old Boatyard) Cullingham Road	B	0.34	0	14	14	0										14					14
IP355		Allocation (SP26)	77-79 Cullingham Road	B	0.06	0	5	5	5			5												5
IP361	21/00242	Prior Approval - approved	3-4 Lower Brook Mews	B	0.02	0	6	6	6		6													6

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP376	19/00890 21/00135	Prior Approval and Full - approved	Rear of 9-13 St Matthew's Street, Chapman Lane	B	0.04	4	7	11	7	7														7
IP391	21/00692	Full - approved	53 to 63 Carr Street	B	0.08	0	18	18	18		18													18
IP395	20/00314	Full - approved	The Rivers Social Club, Landseer Road IP3 0AZ	B	0.23	0	6	6	6		6													6
IP402	21/00253	Full - approved	10-16 Carr Street	B	0.04	0	5	5	5		5													5
IP403	21/00394	Full - approved	8-10 Princes Street	B	0.033	0	8	8	8		8													8
IP404	21/00449	Prior Approval - approved	17 Lower Brook Street	B	0.3	0	49	49	49	49														49
IP406	21/00833	Prior Approval - approved	31 Princes Street	B	0.09	0	35	35	35					35										35
IP408	21/01030	Prior Approval - approved	50 - 56 Wykes Bishop Street, Ipswich IP3 0DT	B	0.03	0	6	6	6	6														6
IP411	22/00015	Prior Approval - approved	Knapton Court, 11 Turret Lane	B	0.05	0	6	6	6		6													6
IP413	22/00476	Prior Approval - approved	40-52 Museum Street, Ipswich IP1 1JQ	B	0.02	0	5	5	5	5														5

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP414	22/00492	Full - approved	37 Berners Street, Ipswich IP1 3LN	B	0.04	0	6	6	6	6														6
IP415	22/00811	Full - approved	The Lodge, Tuddenham Road	B	0.58	0	13	13	0						13									13
IP416	22/01032	Full - approved	10 - 10a Museum Street	B	0.06	0	6	6	6		6													6
IP417	22/01081	Full - approved	Sailmakers, 11 Tavern Street, Ipswich, Suffolk	B	0.58	0	26	26	26				26											26
IP418	23/00898	Full - approved	Horley Cottage, Lupin Road IP2 0NT	G	0.17	0	6	6	6		6													6
IP180 (part)	16/00608 20/00250 23/00038	Strategic Development Site (Outline and Reserved Matters approved)	Henley Gate Neighbourhood, Ipswich Garden Suburb (North of railway and east of Henley Road). Construction to continue beyond March 2036. Includes Phase 1 (20/00250/REM - 130 dwellings) and Phase 2 (23/00038/REM - 147 dwellings).	G	42.7	115	985	1,100	435	87	87	87	87	87	87	87	87	87	87	87	28			985

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP181 (part)	14/00638	Strategic Development Site (Outline/ Full approved)	Fonnereau Neighbourhood, Ipswich Garden Suburb (Land to south of railway line, Westerfield Road). Construction to continue beyond March 2036.	G	43.3	0	646	815	170	0		34	68	68	68	68	68	68	68	68	68	68	68	646
IP182 (part)	22/00013	Strategic Development Site (Outline/ Full pending)	Red House Neighbourhood, Ipswich Garden Suburb (Land to the east of Westerfield Road and south of the railway line). Construction to continue beyond March 2036.	G	53.1	0	629	1,020	153			17	68	68	68	68	68	68	68	68	68	68	68	629

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
IP185 & part IP180		Strategic Development Site	Remaining land at Ipswich Garden Suburb. Phase N1b (Ipswich School part of Fonnereau Neighbourhood) and Phase N2b (Other land at Henley Gate Neighbourhood - not including Land opposite 289-299 Henley Road). Construction to continue beyond March 2036.	G	18.2	0	44	400	0												44	44	44	44
Part IP180	20/01093	Strategic Development Site (Outline S106)	Land opposite 289-299 Henley Road. Part of Phase N2b (Other land at Henley Gate Neighbourhood).	G	1.5	0	28	28	28				14	14										28
ISPA 4.1		Allocation (ISPA4)	Humber Doucy Lane adjacent to Tuddenham Road	G	23.28	0	449	449	0						67	67	67	67	67	67	47			449
	Various	Various Approved	Sites with fewer than 5 dwellings	G		0	19	19	19	4	15													19
	Various	Various Approved	Sites with fewer than 5 dwellings	B		0	99	99	99	12	87													99
Windfall			Windfall sites	B		0	450	450	100				50	50	50	50	50	50	50	50	50	50	50	450

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Dwellings built to date	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2024/25 (Yr 1)	2025/26 (Yr 2)	2026/27 (Yr 3)	2027/28 (Yr 4)	2028/29 (Yr 5)	2029/30 (Yr 6)	2030/31 (Yr 7)	2031/32 (Yr 8)	2032/33 (Yr 9)	2033/34 (Yr 10)	2034/35 (Yr 11)	2035/36 (Yr 12)	2036/37 (Yr 13)#	2037/38 (Yr 14)#	Total Identified Supply (2024/25 – 2035/36)
Total							6,820	8,045	2,157	518	552	210	447	430	468	522	537	610	633	1,084	809	285	252	6,820
Brownfield Total									1,179	420	433	43	138	145	178	232	247	320	343	738	499	72	50	3,736
Greenfield Total									978	98	119	167	309	285	290	290	290	290	290	346	310	213	202	3,084

Years 13&14 have been added for illustrative purposes but falls outside the Local Plan period of 2018-2036

* In accordance with The Planning Practice Guidance (Paragraph 68-035-20190722) residential institutions in Use Class C2 can be included in the housing land supply based on the amount of accommodation released in the housing market against a formula using the Borough population. As a result of applying this formula, the Council has applied a ratio of 1 dwelling for every 1.9 care home bedrooms. This has been retrospectively revised from 1:1.8 to align with the 2023 Housing Delivery Test.

Appendix 3 – Objective 3: The Distribution of Development

Objective:

The development of the Borough should be focused primarily within the central Ipswich, the 'IP-One' Area, Ipswich Garden Suburb, the Northern End of Humber Doucy Lane and within and adjacent to identified District Centres (these areas are identified on the key diagram).

Indicator:

Density of residential development taking place in IP-One.
Percentage of major schemes in IP-One consisting of a mix of uses.
Progress at Ipswich Garden Suburb and Humber Doucy Lane.
Proportion of new dwellings provided on previously developed land.

Target:

Over the plan period, 75% of major developments to take place in IP-One, Ipswich Garden Suburb, Humber Doucy Lane and 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 in meeting the needs for homes and other uses. Town Centres offer distinct sustainability benefits, 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 2,158 dwellings anticipated to come forward for development between 1 April 2024 and 31 March 2029, 1,180 (54.7%) are located on previously developed sites.

Of 192 new homes completed in the 2022/23 monitoring period 66.7% were constructed on previously developed land; 67.2% were completed within the IP-One Area; and 78.1% (150 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.

Of 211 new homes completed in the 2023/24 monitoring period 70.1% were constructed on previously developed land; 49.3% were completed within the IP-One area; and 67.8% (143 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.

Policy DM23 of the Core Strategy provides for higher densities for new housing development within the Town Centre, Portman Quarter and Waterfront development. 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. 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.

110 of the 125 new build housing completions recorded in Ipswich between 1 April 2022 and 31 March 2023 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites. Of these 110 dwellings:

- 18 (16.4%) were within Waterfront schemes in the IP-One Area;

- 38 (34.5%) were completed as flats;
- 54 were developed at less than 30 dwellings per hectare (49.1%);
- 18 were developed at between 30 and 50 dwellings per hectare (16.4%);
- 38 were developed at over 50 dwellings per hectare (34.5%); and
- The average net density of land covered by the 110 dwellings is 41.7 dwellings per hectare.

Taken as a whole, 125 of the 192 dwellings constructed in Ipswich were new build (as opposed to conversion of buildings from other uses to residential) and the density achieved was 28.0 per hectare. This figure includes sites with a small number of dwellings.

122 of the 145 new build housing completions recorded in Ipswich between 1 April 2023 and 31 March 2024 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites. Of these 122 dwellings:

- 0 (0%) were within Waterfront schemes in the IP-One Area;
- 52 (42.6%) were completed as flats;
- 61 were developed at less than 30 dwellings per hectare (50%);
- 0 were developed at between 30 and 50 dwellings per hectare (0%);
- 61 were developed at over 50 dwellings per hectare (50%); and
- The average net density of land covered by the 122 dwellings is 47.5 dwellings per hectare.

Taken as a whole, 145 of the 211 dwellings constructed in Ipswich were new build (as opposed to conversion of buildings from other uses to residential) and the density achieved was 48.0 per hectare. This figure includes sites with a small number of dwellings.

Table 21: Density of Residential Development in IP-One (2022-23)

129 (67.2%) of the 192 new dwellings completed were in the IP-One area. 76 dwellings were completed within the IP-One area on developments of more than 10 dwellings.		
Location	Number of new dwellings completed 2022-23	Density across whole development
Land at Discovery Avenue (Griffin Wharf)	18	44.4
Handford Road	22	100.0
23-25 Burrell Road*	2	172.8
6-10 Cox Lane and 36-46 Carr Street*	2	180.0
39 Princes Street*	16	533.3
Grimwade Street	16	101.9
	76	

*not a new build development

Table 22: Density of Residential Development in IP-One (2023-24)

150 (71.1%) of the 211 new dwellings completed were in the IP-One area. 86 dwellings were completed within the IP-One area on developments of more than 10 dwellings.		
Location	Number of new dwellings completed 2023-24	Density across whole development
Lower Brook Street	61	109.5
25 Elm Street*	25	178.6
	86	

*not a new build development

Of the 209 housing completions (192 including care homes) between 1 April 2022 and 31 March 2023, 130 were in major developments. Of these 76 dwellings (58.5%) were within the IP-One area and/or 800 metres of a District Centre or the Central Shopping Area (including 54 at Ipswich Garden Suburb).

Of the 206 housing completions (211 including care homes) between 1st April 2023 and 31st March 2024, 147 were in major developments. Of these 86 dwellings (58.5%) were within the IP-One Area and/or 800 metres of a district centre or the Central Shopping Area (including 61 at Ipswich Garden Suburb).

Of the 1,473 housing completions (1,535 including care homes) between 1 April 2018 and 31 March 2024, 1,032 were in major developments. Of these 77.7% (802 dwellings) were within the IP-One Area and/or 800 metres of a District Centre or the Central Shopping Area.

Appendix 4 – Objective 4: Sustainable Development

Objective:

Development must be sustainable, environmentally friendly and resilient to the effects of climate change.

Indicators:

Proportion of dwellings granted planning permission that provide at least 15% of their energy requirements from decentralised and renewable or low-carbon sources.

Number of schemes incorporating attenuation and infiltration SUDs.

Measuring major application compliance with the Development and Flood Risk SPD.

Environment Agency consultation responses.

Target:

All new build development of 10 or more dwellings or in excess of 1,000 sq. m of residential or non-residential floorspace providing at least 15% of their energy requirements from decentralised and renewable or low-carbon sources.

100% of new residential development to include SUDS (where the development site and soil structure allows).

100% of major applications complying with the requirements of the Development and Flood Risk SPD.

Zero permissions granted contrary to Environment Agency advice (where EA consulted).

Commentary:

The 2022 Local Plan introduced Policy DM2 Decentralised Renewable or Low Carbon Energy, in the monitoring period 2022/23, the policy was used 15 times and in the monitoring period 2023/24 it was used 11 times. Table 23 below contains the total uses of the Policy and where it has been utilised against relevant applications of 10 or more dwellings / 1,000sq.m+ of residential or non-residential floorspace. While the number of times the policy has been used has declined from 2022/23 to 2023/24, the usage against relevant applications has remained consistent.

Table 23: Uses of Policy DM2

	Triggered	Relevant applications
2022/3 DM2	15	7
2023/4 DM2	11	6

The Council has adopted a Development and Flood Risk Supplementary Planning Document (SPD), which replaced the version published in 2016. The purpose of this Development and Flood Risk SPD is to help developers and their agents to submit appropriate flood risk and flood risk management information with planning applications in Ipswich. The SPD has been prepared in collaboration with the EA, Suffolk County Council in their capacity as the Lead Local Flood Authority (LLFA), Suffolk Joint Emergency Planning Unit and Anglian Water. The Draft Development and Flood Risk SPD was subject to a six-week public consultation between the 10 August 2021 and 21 September 2021 and adopted in July 2022.

Flood risk is a key planning consideration. In 2022/23 the EA was advised of 43 applications in Ipswich where flood risk or water quality was an issue. Of these, 30 were approved, 0 were approved subject to a Section 106 Agreement, 2 were part approved/part refused, 5 were withdrawn, 3 were refused, 1 is yet to be decided and 2 required prior approval.

Table 24: Applications that were subject to Environment Agency Consultation 2022/23

Reference	Address
22/00138/FUL	525A Wherstead Road, Ipswich IP2 8LW
22/00274/FUL	Bolton Aerospace, Hadleigh Road, Ipswich IP2 0BD
22/00274/FUL	Bolton Aerospace, Hadleigh Road IP2 0BD
22/00299/CON	Shell Service Station, A14 Ipswich By Pass, Ipswich IP10 0NZ
22/00316/P3JPA	2 Merchants Court, 45 Lower Brook Street, Ipswich IP4 1AQ
22/00378/FPI3	7 Constantine Road, Ipswich IP1 2DP
22/00431/CON	Redevelopment Site, Grafton Way, Ipswich
22/00431/CON	Redevelopment Site, Grafton Way, Ipswich
22/00431/CON	Redevelopment Site, Grafton Way, Ipswich
22/00459/FUL	Land To South And North Of Railway Line, Henley Road, Ipswich
22/00463/REM	Land To South Of Railway Line, Westerfield Road, Ipswich
22/00506/REM	Land North Of Railway And East Of Henley Road, Ipswich
22/00523/VC	Redevelopment Site, Grafton Way, Ipswich
22/00524/CON	Bourne Bridge Service Station, Wherstead Road, Ipswich IP2 8LR
22/00542/REM	Land North Of Railway And East Of Henley Road, Ipswich
22/00596/VC	EDF Land, Cliff Quay, Ipswich
22/00599/P3JPA	8 Angel Lane, Ipswich IP4 1JX
22/00716/CON	Land To South Of Railway Line, Westerfield Road, Ipswich
22/00743/CON	Former Defiance Public House, 22 Stoke Street, Ipswich IP2 8BX
22/00746/CON	541 – 543 Wherstead Road, Ipswich
22/00753/CON	Land To South Of Railway Line, Westerfield Road, Ipswich
22/00767/FUL	Websters Trade Yard, Dock Street, Ipswich
22/00807/REM	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
22/00817/FUL	Novotel Hotel, Greyfriars Road, Ipswich IP1 1UP
22/00852/FUL	Former Dairy Crest, Boss Hall Road, Ipswich
22/00856/REM	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
22/00856/REM	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
22/00883/FUL	Car Parking And Amenity Area Rear Of 84 Fore Street, Ipswich
22/00883/FUL	Car Parking And Amenity Area Rear Of 84 Fore Street, Ipswich
22/00883/FUL	Car Parking And Amenity Area Rear Of 84 Fore Street, Ipswich
22/00904/REM	Land North Of Railway And East Of Henley Road, Ipswich
22/00904/REM	Land North Of Railway And East Of Henley Road, Ipswich
22/00904/REM	Land North Of Railway And East Of Henley Road, Ipswich
22/00925/CON	Land North Of Railway And East Of Henley Road, Ipswich
22/00930/FUL	20 – 26 Turret Lane, Ipswich
22/00932/REM	Land North Of Railway And East Of Henley Road, Ipswich
22/01055/CON	Former Defiance Public House, 22 Stoke Street, Ipswich IP2 8BX

23/00032/FPI3	Car Park, West End Road, Ipswich
23/00038/REM	Land North Of Railway And East Of Henley Road, Ipswich
23/00120/FUL	Land Adj Car Parking Area, Elton Park Business Centre, Hadleigh Road, Ipswich
23/00120/FUL	Land Adj Car Parking Area, Elton Park Business Centre, Hadleigh Road, Ipswich
23/00197/VC	Former Defiance Public House, 22 Stoke Street, Ipswich IP2 8BX
23/00200/CON	Former Defiance Public House, 22 Stoke Street, Ipswich IP2 8BX

In 2023/24 the EA was advised of 32 applications in Ipswich where flood risk or water quality was an issue. Of these, 22 were approved, 0 were approved subject to a Section 106 Agreement, 6 were part approved/part refused, 0 were withdrawn, 2 were refused, 2 have yet to be decided and 0 required prior approval.

Table 25: Applications that were subject to Environment Agency Consultation 2023/24

Reference	Address
23/00296/FUL	Inspire Suffolk, Lindbergh Centre, Lindbergh Road, Ipswich IP3 9FA
23/00298/FUL	32 White House Road, Ipswich IP1 5LT
23/00383/FUL	72 Cullingham Road, Ipswich
23/00406/REM	Land North Of Railway And East Of Henley Road, Ipswich
23/00406/REM	Land North Of Railway And East Of Henley Road, Ipswich
23/00406/REM	Land North Of Railway And East Of Henley Road, Ipswich
23/00432/CON	Former Areas U V And W, Ravenswood, Nacton Road, Ipswich
23/00568/CON	Land To The West Of Ransomes Way, Nacton Road, Ipswich
23/00609/CON	Former Car Parking Area, The Maltings, Princes Street, Ipswich
23/00670/CON	Websters Trade Yard, Dock Street, Ipswich
23/00673/REM	Portman Road C Car Park, Portman Road, Ipswich
23/00685/FUL	University Of Suffolk Car Park, Ballast Wharf Walk, Ipswich
23/00689/FUL	Orwell Quay Car Park, University Avenue, Ipswich
23/00702/OUT	Land North Of Mitford Close, Ipswich
23/00703/CON	Land North Of Railway And East Of Henley Road, Ipswich
23/00723/CON	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
23/00723/CON	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
23/00723/CON	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
23/00723/CON	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
23/00740/REM	Land North Of Railway And East Of Henley Road, Ipswich
23/00740/REM	Land North Of Railway And East Of Henley Road, Ipswich
23/00856/FUL	4 Riverside Industrial Park, Rapier Street, Ipswich IP2 8JX
23/00892/CON	Former Redevelopment Site, Grafton Way, Ipswich
23/00899/FUL	70 Fore Street, Ipswich IP4 1LB
23/00922/FUL	Norsk Hydro Ltd, Sandyhill Lane, Ipswich
23/00977/REM	Land To South Of Railway Line, Westerfield Road, Ipswich
23/00977/REM	Land To South Of Railway Line, Westerfield Road, Ipswich

23/00977/REM	Land To South Of Railway Line, Westerfield Road, Ipswich
23/00987/FUL	EDF Land, Cliff Quay, Ipswich
24/00172/OUTFL	Land Between Humber Doucy Lane And Tuddenham Lane, Humber Doucy Lane
24/00207/REM	Land North Of Railway And East Of Henley Road
24/00207/REM	Land North Of Railway And East Of Henley Road, Ipswich

Appendix 5 – Objective 5: Air Quality and Climate Change

Objective:

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

Indicator:

Local authority CO2 emissions.

Local authority air pollution data.

Number and extent of designated AQMAs.

NOx concentrations measured through AQMA data and DEFRA returns.

Target:

To reduce the extent of AQMAs by 2036 in accordance with the corporate Air Quality Action Plan Review (Council Target).

To reduce Ipswich Borough Council's estimated carbon footprint to achieve carbon neutrality by 2030 from the 2019 base level (Council Target).

Commentary

In alignment with the Council's Corporate Plan objective to make Ipswich a greener place to live, the fundamental principle of the 2024 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. This process runs behind the monitoring period for this AMR (2022-2024) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2022.

During the period 2005 to 2022 Ipswich CO2 emissions reduced by 58.3% to 2.5 tonnes per capita. The Centre for Cities Report 2021² listed Ipswich as having the lowest CO2 emissions per capita of sixty-three UK cities (based on 2018 data). CO2 is not the only harmful emission, however, as levels of nitrogen dioxide (NO2) and fine particulate matter 2.5 (PM2.5) also have severe impacts on human health and the environment. A similar report by Centre For Cities (Cities Outlook, 2020)³, also lists Ipswich as, in 2018, having a measured Daily Air Quality Index of equal to or over 4 (values of the 5 main air pollutants that are likely to have a health impact on vulnerable adults and children) for 33 days, ranking it 21st in the same list of cities.

Through the Local Plan a number of current and future initiatives have been identified to support the reduction of CO2 emissions in Ipswich, which include requiring electric charging points in major new developments and the production of the Cycling Strategy SPD in 2016 and Low Emissions SPD adopted in December 2021.

² [Net-Zero-Decarbonising-the-City.pdf](#)

³ [Cities-Outlook-2020.pdf](#)

The Low Emissions SPD provides guidance to applicants as to how the Council expects air quality to be addressed through planning applications for sites within Ipswich Borough and will ensure that the approach to car parking provision within developments in central Ipswich supports sustainable travel choices, to help manage congestion and associated emissions. Planning Policy will from next reporting year be able to monitor and report on the number of applications that have submitted Exposure Assessments, Air Quality Assessments and Scheme Mitigation Statements for proposed developments on an annual basis. A full set of annual data will be published once available.

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.

Four Air Quality Management Areas (AQMAs) have been designated in Ipswich due to annual average concentrations of nitrogen dioxide (NO₂) exceeding national objective levels. Ipswich Borough Council monitors the air quality in Ipswich using automatic monitors and numerous diffusion tubes across the town. Following the amendment of AQMA Nos. 1 to 3 and the revocation of AQMA No. 4 (Incorporating the Bramford Road / Yarmouth Road / Chevallier Street junction and part of Chevallier Street (declared 2010)) in August 2021, Ipswich Borough Council worked closely with the Highway Authority, Suffolk County Council and other stakeholders, including Public Health, to update the 2019 to 2024 Air Quality Action Plan (AQAP). The updated AQAP was published in October 2021.

In 2022, six sites recorded concentrations 10% below the annual mean NO₂ objective level. When comparing the 2022 bias adjusted results to the 2021 results; in 2021 there were three recorded exceedances which are the same three sites that recorded exceedances in 2022.

When looking at the bias corrected data for 2022, annual mean NO₂ concentrations have generally increased slightly compared to the previous two years. However, concentrations have generally remained below 2019 levels. It is likely that the increase in concentrations in 2021 and 2022 compared to 2020 was linked to the relaxation and removal of Government restrictions associated with the COVID-19 Pandemic. The Council calculated a local bias correction factor from the St Matthews Street analyser (98% data capture), and this was recorded as 0.66. As the local bias correction factor was lower than the nationally derived bias correction factor (0.76), it was decided to apply the national correction factor to the data this year to give robust, conservative results. Had the Council applied the local correction factor to the data, we would not have recorded any exceedances of the annual mean NO₂ objective level for 2022.

Once bias adjusted using the national factor and distance corrected, the nitrogen dioxide diffusion tube data for 2022 shows that the national air quality objective for mean annual NO₂ concentrations were exceeded at three of Ipswich Borough Councils monitoring locations. These sites were located

within AQMAs 2 and 5. No exceedances were noted in AQMA 1 and 3 following bias adjustment and distance correction.

Shortly after the monitoring period, the detailed assessment of air quality for Ipswich Borough Council was published in June 2024. The document concluded: *“it is recommended that the following actions are taken: AQMA No. 1 is revoked. As such, and following approval of this report by Defra, consultation will take place with members of the council, statutory consultees and the public. Following consultation, and assuming approval of the proposed action by the local authority Executive, it is recommended that the AQMA is revoked. Monitoring will continue within and around the AQMA where exceedance has historically occurred. Further changes to any of Ipswich’s other AQMAs will be made as and when required, dependent on the outcome of any Further Assessment and future monitoring or air quality modelling results.”*

Table 26: CO2 emission estimates and population figures 2005-2022 (CO2e)

	Ipswich Population	Ipswich CO2 (t)	Suffolk Population	Suffolk CO2 (t)	National Population	National CO2 (t)
2005	124.0	6.1	697.8	8.1	60,413.3	8.8
2006	124.8	5.9	703.0	8.1	60,827.1	8.7
2007	125.5	5.7	709.1	7.6	61,319.1	8.5
2008	127.4	5.5	714.3	7.4	61,823.8	8.2
2009	129.3	4.9	718.2	7.0	62,260.5	7.4
2010	131.7	5.0	724.0	7.5	62,759.5	7.6
2011	133.7	4.4	730.1	6.6	63,285.1	6.9
2012	135.3	4.5	733.2	6.9	63,638.2	7.1
2013	136.2	4.4	736.5	6.7	63,930.4	7.0
2014	137.3	3.8	740.7	6.2	64,305.6	6.3
2015	138.7	3.6	745.1	5.9	64,802.2	6.1
2016	140.2	3.3	752.0	5.6	65,653.5	5.6
2017	140.7	3.2	756.3	5.4	66,074.3	5.4
2018	140.7	3.1	758.1	5.3	66,378.8	5.3
2019	140.8	2.9	760.8	5.0	66,778.1	5.1
2020	140.3	2.6	762.6	4.5	67,053.7	4.5
2021	139.6	2.8	763.4	4.8	67,026.3	4.8
2022	139.2	2.6	768.6	4.6	67,596.3	4.5
% change since 2005:	+12.26%	-57.38%	+10.15%	-56.79%	+11.89%	-51.14%

Table 27: Ipswich Carbon Emissions from 2005 – 2022 (Emissions per capita (t) CO2)

Year	Industry Total	Commercial Total	Domestic Total	Transport Total	Public Sector
2005	57.0	197.1	286.3	142.7	59.1
2006	53.9	192.8	287.0	141.5	54.5
2007	51.7	179.9	280.9	142.6	51.2
2008	48.5	173.7	277.2	139.1	48.5
2009	44.4	149.6	251.2	134.9	42.7
2010	47.0	154.6	270.3	134.0	45.0
2011	41.1	130.2	238.0	130.7	38.0
2012	42.4	139.4	254.9	127.9	40.0
2013	42.9	133.6	245.6	125.3	42.1
2014	33.1	109.8	207.9	126.2	34.4
2015	31.5	96.7	202.0	129.9	31.4
2016	26.0	75.7	189.1	131.8	31.3
2017	27.4	60.6	178.4	135.4	34.1
2018	27.7	65.6	174.9	128.1	27.6
2019	25.6	55.2	165.3	123.0	25.8
2020	23.5	46.0	164.9	99.5	24.2
2021	25.0	51.1	167.3	108.3	25.1
2022	25.2	48.0	143.4	106.5	24.1
% change since 2005:	-55.79%	-75.65%	-49.91%	-25.37%	-59.22%

UK local authority and regional greenhouse gas emissions statistics, 2005 to 2022 - GOV.UK (www.gov.uk)

Following the Climate Emergency declaration in 2019, the Council has continued to progress its work to become carbon neutral by 2030. A report was provided as part of the Executive for Tuesday 7th February 2023, this provided an analysis of the Council's Greenhouse Gas (GHG) emissions for the period April 2021 to March 2022.

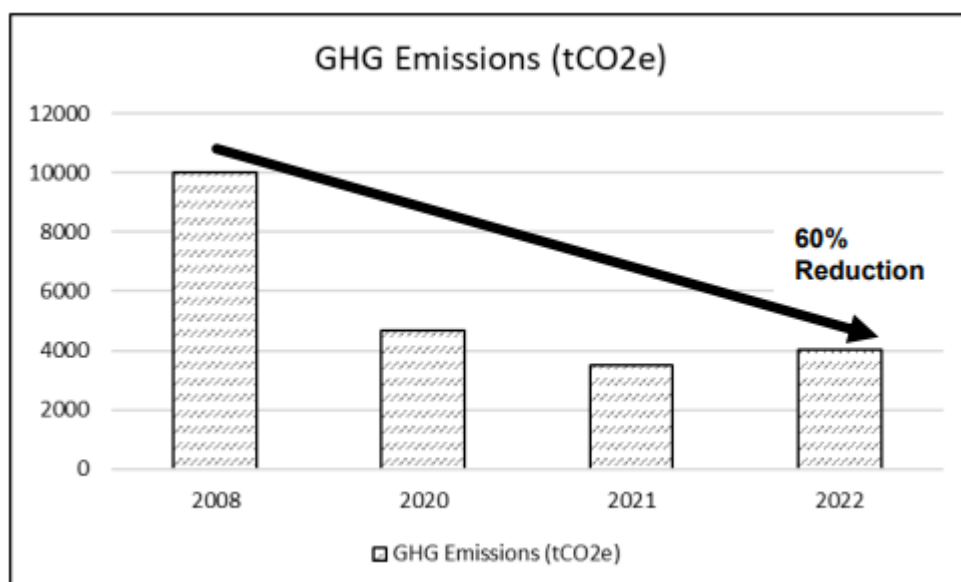


Figure 5: Ipswich Borough Council Greenhouse Gas Emissions⁴

The graph above demonstrates that emissions have been reduced by 60%, when compared to the baseline of emissions taken in 2008. When GHG emissions for the period April 2021 to March 2022 are compared to the period April 2020 to March 2021 there has been a year-on-year increase of 14%. However, 2020/21 was a unique period in that there was a 26% (1,241 tCO₂e) year on year reduction in GHG emissions, but as stated when that reduction was reported, the emissions reduction within 2020/21 couldn't be considered as reflecting long-term change as unprecedented lockdowns caused by the COVID-19 Pandemic forced non-essential services and public venues to shut down for extended periods during 2020/21, which resulted in less energy usage. As stated at the time it was expected that year on year emissions would increase in 2021/22 as activity levels and the level of operations increase from the previous year.

When compared to 2019/20 there has been a 15.6% reduction in GHG emission for the 2021/22 reporting period demonstrating that over a two year period there has been a substantial reduction in GHG emissions.

The Council continues to invest in projects that reduce emissions from its own activities such as covers for swimming pools, Building Energy Management Systems, replacement of streetlights and lighting within buildings with energy efficient LED lighting, low emission replacement vehicles, installation of composting toilets, procuring green energy and the development of a new depot (Layard House) built to BREEAM 'Outstanding'. It also continues to invest in improvements to Council houses, that as well as reducing emissions, improve comfort and reduce tenants' bills. These improvements include external wall insulation, loft and cavity wall insulation, photovoltaic panels and 'A' rated boilers.

⁴ Ipswich Borough Council 2020 – 2030 Climate Change Strategy and Action Plan

Appendix 6 – Objective 6: Transport and Connectivity

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 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 Portman Quarter 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, integrated cycle routes should be provided; and
- Ipswich Borough Council aspires to an enhanced public transport system.

Indicators:

Number of travel plans agreed for new developments.

Financial and other contributions by major new residential planning approvals towards transport mitigation measures.

Target:

100% of eligible development proposals to provide a travel plan to assist sustainable patterns of travel to be achieved by 2036.

15% modal shift for journeys of Ipswich residents by 2031.

Commentary:

Within the monitoring periods of 2022/23 and 2023/24, one eligible development proposal has delivered a travel plan. Crest provided the Full Residential Travel Plan for the Henley Gate portion of the Ipswich Garden Suburb wider site allocation in March 2023. The travel plan specifically looks at bringing about these benefits to the local area:

- i) Reducing the need to travel by private car and aiming to cut congestion from the housing development.
- ii) Increasing awareness of sustainable travel alternatives to private car users.
- iii) Promotion of social inclusion and interaction by identifying that a wide range of transport options are easily available for new residents, including those with disabilities, and that existing amenities are accessible.
- iv) Helping to reduce greenhouse gas emissions by accommodating those journeys that need to be made by car through information on greener car travel usage. This will aid in addressing the increased emphasis on tackling climate change and reducing its impact on the local environment.
- v) Residents can enjoy improved health, less stress and better quality of life through the increased use of walking, cycling and public transport use. Financial savings over the

- ownership and running costs of a private car can also be achieved through providing a greater travel choice.
- vi) Bringing new choices of modes of transport to the wider community with the promotion of a car sharing scheme.

Table 28: 2011 & 2021 Census Data – Method of travel to work

Method of travel to work	Year				% change
	2011	% of total	2021	% of total	
Work mainly at or from home	2,216	3.38	16,664	24.86	+652%
Underground, metro, light rail, tram	59	0.09	34	0.05	-42%
Train	1,622	2.48	559	0.83	-66%
Bus, minibus or coach	5,067	7.74	2,478	3.70	-51%
Taxi	237	0.36	461	0.69	95%
Motorcycle, scooter or moped	724	1.11	451	0.67	-38%
Driving in a car or van	36,712	56.07	32,133	47.94	-12%
Passenger in a car or van	4,529	6.92	3,843	5.73	-15%
Bicycle	3,069	4.69	2,141	3.19	-30%
On foot	10,929	16.70	7,573	11.30	-31%
Other method of travel to work	315	0.48	691	1.03	119%
Total	65,479		67,028		

Method used to travel to work - Office for National Statistics

Data Viewer - Nomis - Official Census and Labour Market Statistics

Table 27 above contains data collected in the 2011 and 2021 Census for Ipswich. It shows a significant increase (652%) in those that work mainly at or from home, an outcome the COVID-19 Pandemic.

Table 29: Suffolk Travel to Work Survey results (Ipswich resident specific)

Method of transport	Year							
	2024	2023	2022	2021	2020	2019	2018	2017
Bus	10.2 7%	9.22 %	5.50 %	2.65 %	0.00 %	8.84 %	n/a	8.55 %
Car driver - single occupant (whole journey)	61.1 6%	50.6 9%	52.2 9%	37.0 9%	50.0 0%	41.5 0%	n/a	45.3 0%
Car driver with a passenger/ car share (any part of the journey)	4.91 %	7.37 %	4.59 %	3.31 %	0.00 %	10.2 0%	n/a	7.69 %
Car passenger	1.34 %	1.84 %	1.83 %	0.66 %	0.00 %	0.68 %	n/a	1.71 %
Cycle	6.25 %	8.76 %	12.8 4%	7.95 %	0.00 %	8.84 %	n/a	5.13 %
Motorcycle/ moped/ motor scooter	0.45 %	1.38 %	0.00 %	0.00 %	0.00 %	0.00 %	n/a	1.71 %
Park & Ride	0.00 %	0.00 %	0.92 %	0.66 %	0.00 %	0.68 %	n/a	1.71 %
Train	4.46 %	6.91 %	6.42 %	3.31 %	0.00 %	8.16 %	n/a	10.2 6%
Walk	8.48 %	11.0 6%	11.9 3%	6.62 %	25.0 0%	17.6 9%	n/a	16.2 4%
Work from home	2.23 %	1.38 %	2.75 %	33.1 1%	25.0 0%	0%	n/a	0.00 %
Other	0.45 %	1.38 %	0.92 %	4.64 %	0.00 %	3.40 %	n/a	1.71 %

Table 28 contains a breakdown of Ipswich resident responses submitted to the annual Suffolk County Council Travel to Work Survey. This survey helps Suffolk County Council understand the various ways people travel to work. Suffolk County Council's Local Transport Plan- <http://www.suffolk.gov.uk/roads-and-transport/public-transportand-planning/transport-planning-strategy-and-plans/> is a long-term strategy up to 2031, highlighting the Council's long-term ambitions for the transport network

The data shows that Ipswich residents are continuing to favour their cars for journeys, with an increase of around 9% in this monitoring period 2022 to 2024. Additionally, usage of some sustainable modes of transport, such as cycling, car shares, trains and walking, has decreased over the monitoring period.

Modeshift STARS Accreditations

Modeshift STARS is the Centre of Excellence for the delivery of Effective Travel Plans in education, business and residential settings. The scheme recognises schools, businesses and other organisations that have shown excellence in supporting cycling, walking and other forms of sustainable and active travel. Many Ipswich School's secured a Modeshift STARS accreditation in the monitoring periods 2022/23 and 2023/24, these are detailed below:

Modeshift STARS Accreditations 2022/23

- Ranelagh Primary School – Very Good (Silver)
- Castle Hill Infant and Junior School – Good (Bronze)
- Chantry Academy – Green (Approved)
- Woodbridge Road Academy – Green (Approved)

Modeshift STARS Accreditations 2023/24

- Ranelagh Primary School – Excellent (Gold)
- Ipswich School – Good (Bronze)
- Castle Hill Infant and Junior School – Good (Bronze)
- Chantry Academy – Approved (Green)
- Woodbridge Road Academy – Approved (Green)

Appendix 7 – Objective 7: Retail and Cultural Offer

Objective:

To enhance the vitality and viability of the Town Centre and District Centres in response to changing consumer habits.

Indicators:

Occupancy rates in Central Shopping Area and District Centres.
Net additional retail floor space in the Central Shopping Area and outside.
Harper Denis Hobbs Vitality Index.
Footfall in the town centre.
Number of cultural and tourism events in the Town Centre.
Visitors to the Regent Theatre and Corn Exchange.
Public realm improvements

Target:

To improve the retail rank of Ipswich from 485 on the 2017 Harper Dennis Hobbs Vitality Index to 250 by 2036.
To deliver 10,000 sq.m net of new comparison retail floorspace by 2031.
To achieve 90% occupancy rates in the Central Shopping Area by 2036.
To achieve 95% occupancy rates in District and Local Centres by 2036.
To achieve a 20% increase in footfall in the Town Centre by 2036.
To deliver a 10% increase in attendance at tourism and cultural events by 2036 from a base of 216,100 visitors in 2018/19.
To deliver a 10% increase in attendance at the Regent Theatre and the Corn Exchange by 2036 from a base of 172,360 visitors in 2018/19.
To deliver the Public Realm elements of the £25 million Towns Fund Scheme by 2036

Commentary:

Harper Dennis Hobbs Vitality Index

The Harper Dennis Hobbs Vitality Index ranks UK retail centres based on factors such as retail mix and vacancy rates. While the Index was previously publicly available, full rankings are no longer published online; only selected highlights are released, and access to detailed data generally requires direct engagement with the firm.

Creation of a Cohesive Town

The 2022 Ipswich Local Plan includes a new Policy (DM29) which encourages and supports the sustainable growth of Ipswich's evening and nighttime uses including the arts, culture and entertainment uses that can appeal to a wide cross-section of the population and a variety of age groups.

Table 30: Totals of All Events Including One-Off Annual Events

IBC Programmed Events:	Attendances	
	2022/2023	2023/2024
Holi Festival (Alexandra Park)	1,500	1,500
Windrush Festival (Cornhill)	500	3,000
Music Day (Christchurch Park)	25,000	25,000
Indian Summer Mela (Christchurch Park)	8,000	8,000
Global Rhythm (Christchurch Park)	17,500	10,600
Music Day inc. Indian Summer Mela (Christchurch Park)	-	-
Family Fun Day Series x 5 (Borough-wide)	4,800	4,200
Pantaloons Theatre (Christchurch Park)	550	442
Multicultural Day (Alexandra Park)	6,500	4,000
Remembrance & Armistice Day (Christchurch Park)	4,000	6,000
Xmas Lights Switch-on (Cornhill) & Drive thru (Cornhill)	7,500	6,000
Annual returning Commercial, Community & Charity Events	37,000	44,608
One-off events in given season	40,300	42,400
Totals:	153,150	155,750

Table 31: Organised Visitor Groups to Ipswich Museum, Galleries and Christchurch Mansion

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/ 22	2022/23	2023/24
Ipswich Museum & Art Gallery	51,782	59,109	59,679	73,266	0	45,904	Pending	Pending
Christchurch Mansion	40,600	46,549	62,839	83,420	0	40,518	Pending	Pending
Total	92,382	105,658	122,518	156,686	0	86,422	-	-

Table 32: Total Tickets Issues/ Visitors for the Regent Theatre and Corn Exchange

	<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	157,603	14,758	172,361
2019/20	111,086	20,676	131,762
2020/21	0	363	363
2021/22	100,092	12,315	112,407
2022/23	184,605	29,377	213,982
2023/24	174,878	31,916	206,794

Ipswich is home to key cultural venues such as the Regent Theatre and the Corn Exchange. Like many attendance-dependent venues, both experienced a significant decline in visitor numbers during the COVID-19 pandemic, as reflected in the figures presented in Table 32. However, since reopening, both venues have demonstrated a strong recovery, with visitor numbers now exceeding pre-pandemic levels.

Notably, both the Regent Theatre and Corn Exchange have surpassed the 10% growth target for attendance in each of the last two monitoring years, measured against the 2018/19 baseline.

In 2022/23, combined visitor numbers increased by 24%, followed by a 20% increase in 2023/24. To build on this success, a planning application has been submitted for improvements to the Regent Theatre. The proposed works will enhance both the internal and external appearance of the venue and significantly improve accessibility through the provision of a new entrance and lift.

Table 33: Ipswich Town Centre Monthly Footfall Data 2019 – 2023

Month	Year				
	2019	2020	2021	2022	2023
January	4991331	4914645	1617539	3577111	3579495
February	4442493	4453850	1671292	3613786	3488920
March	5102094	2758459	2293854	4125216	4001222
April	4890424	914468	2893274	3801895	3647751
May	5030633	1344693	3181034	3573604	3769037
June	4767520	1747309	2987952	3884868	3662057
July	4618362	2346664	3383823	3968191	3762479
August	4971562	2834391	3617473	4030767	3750225
September	4976822	2896355	3652089	3501458	3652151
October	4888592	2934867	4028066	4027405	3823006
November	4817943	2196910	3951136	3644283	3439655
December	4895807	2587252	3838808	3913610	4211115
Total	58,393,583	31,929,863	37,116,340	45,662,194	44,787,113

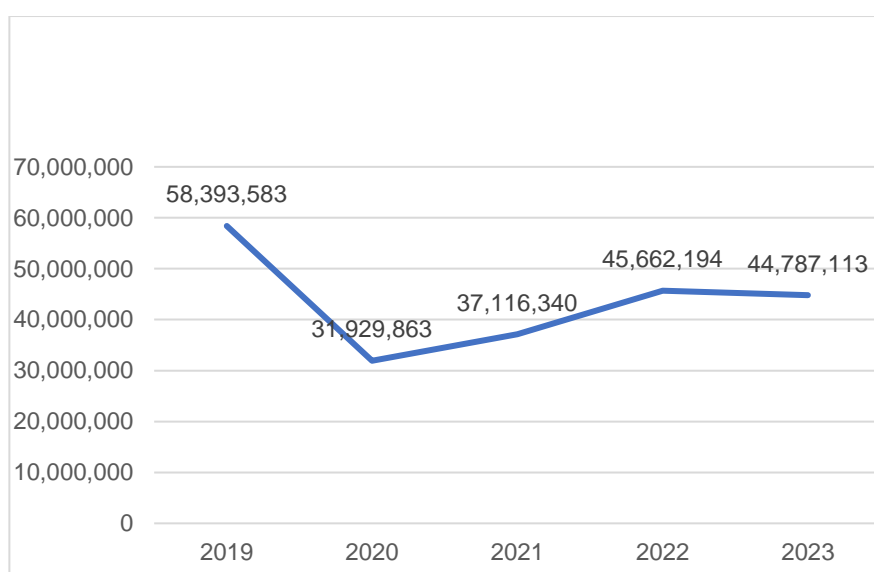


Figure 6: Ipswich Town Centre Footfall Data 2019-2023

Table 34: Vacancies with Central Shopping Area, District and Local Centres

Centres	% Vacant Premises 17/18	% Vacant Premises 18/19	% Vacant Premises 19/20	% Vacant Premises 20/21	% Vacant Premises 21/22	% Vacant Premises 22/23	% Vacant Premises 23/24
District and Local Centres	8.3%	4.8%	Data not available	Data not available	4.9%	5.5%	8.6%
Town Centre	13.2%	15.0%	Data not available	Data not available	15.1%	16.7%	18.1%

Note - Town Centre vacant premises data was measured on retail frontage between 2017/18 and 2021/22 and measured on retail units from 2022/23

Table 35: Ipswich Town Centre Diversity of Uses by Primary, Secondary and Specialist Areas 2022/2023

Diversity of Uses within the Primary Shopping Area 2022/23		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	93.7	76.0
Sui Generis	5.4	81.8
Hotel (Class C1)	0.5	0.0
Local Community and Learning (Class F1)	0.5	100.0
Diversity of Uses within the Secondary Shopping Area 2022/23		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	77.7	86.2
Sui Generis	18.0	88.1
Hotel (Class C1)	0.9	100.0
Dwellinghouse (Class C3)	2.6	100.0
Local Community and Learning (Class F1)	0.4	100.0
Local Community and Learning (Class F2)	0.4	100.0
Diversity of Uses within Specialist Shopping Area 2022/23		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	73.5	86.4
Sui Generis	21.2	86.1
Dwellinghouse (Class C3)	4.7	100.0
Local Community and Learning (Class F1)	0.6	100.0

Table 36: Ipswich Town Centre Diversity of Uses by Primary, Secondary and Specialist Areas 2023/2024

Diversity of Uses within the Primary Shopping Area 2023/24		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	92.2	74.1
Sui Generis	6.8	85.7

Hotel (Class C1)	0.5	0.0
Local Community and Learning (Class F1)	0.5	100.0
Diversity of Uses within the Secondary Shopping Area 2023/24		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	74.4	85.6
Sui Generis	18.4	83.7
Hotel (Class C1)	0.9	100.0
Dwellinghouse (Class C3)	2.6	100.0
Local Community and Learning (Class F1)	0.4	100.0
Local Community and Learning (Class F2)	0.4	100.0
Diversity of Uses within Specialist Shopping Area 2023/24		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	72.9	83.1
Sui Generis	21.2	88.9
Dwellinghouse (Class C3)	4.7	100.0
Local Community and Learning (Class F1)	1.2	100.0

Table 37: Units Within Use Class E in the Ipswich Central Shopping Area

	2021/22	2022/23	2023/24
% of units within use class E	83.1	81.9	81.1
% change		-1.2	-0.8

Table 38: District and Local Centres Overview 2022/23

	DISTRICT AND LOCAL CENTRE 2022/2023 Overview 2022/23											
	Use Class (Quantity)						Use Class (Percentage)					
CENTRE	E	B2-B8	C	F	SG	VACANT	E	B2-B8	C	F	SG	VACANT
LOCAL	238	0	6	3	102	19	63.8%	0.0%	0.0%	1.6%	34.5%	4.7%
DISTRICT	220	2	5	1	73	34	74.9%	1.2%	0.9%	0.3%	22.7%	8.6%
TOTAL	458	2	11	4	175	53	66.7%	0.3%	0.2%	1.2%	31.5%	5.5%

Table 39: District and Local Centres Overview 2023/24

	DISTRICT AND LOCAL CENTRE 2023/2024 Overview 2023/24											
	Use Class (Quantity)						Use Class (Percentage)					
CENTRE	E	B2-B8	C	F	SG	VACANT	E	B2-B8	C	F	SG	VACANT
LOCAL	241	0	8	2	100	34	65.5%	0.0%	0.0%	0.5%	34.0%	7.5%
DISTRICT	217	0	6	1	79	38	74.3%	0.0%	0.0%	0.3%	22.0%	8.9%
TOTAL	458	0	14	3	179	72	67.7%	0.0%	0.0%	0.5%	31.8%	8.6%

Table 40: New comparison retail floor space

Application Ref	Location	Floor space	Completion date
21/00315/FUL	Lidl, Crane Boulevard	2060sqm (approx. 1,414 sqm net)	January 2023

There was 1,414 square metres of net retail floor space delivered in the period 2022/23. 21/00315/FUL contributes towards 14% of the overall target of 10,000sqm by 2031.

The Towns Fund

Ipswich Town Deal and Greener Ipswich Initiative

The Towns Fund is a Government initiative designed to boost economic productivity and support sustainable growth in selected towns across the UK. Ipswich is one of 101 towns eligible to bid for funding and, as part of this process, a Town Deal Board was established to develop and oversee the delivery of a comprehensive Town Deal.

Ipswich has secured £25 million in Government funding to support the delivery of ten strategic projects. This investment has already contributed to key developments, including:

- The Integrated Care Academy at the University of Suffolk
- The Net Zero Skills Centre at Suffolk New College
- The transformation of the former Post Office on the Cornhill into The Botanist, a hospitality venue

Public Realm Enhancements

A significant component of the Town Deal focuses on public realm improvements, with the aim of 'greening' the town centre, improving the pedestrian experience, and enhancing connectivity to the waterfront. Works will begin with Lloyds Avenue, identified as having the greatest opportunity for impactful change, the best value for money, and the highest return on investment. Lloyds Avenue Public Realm Scheme (£1.4m capital allocation).

The project aims to transform Lloyds Avenue into an inviting and vibrant space, with key objectives including:

- Creation of a green space in close proximity to the town centre
- Pedestrianisation and high-quality urban design to attract visitors and increase footfall
- Provision of seating to encourage dwell time and support temporary uses
- Activation of commercial frontages along the eastern side of the avenue to support business spill-out
- Enhancement of the night-time economy through sensitive lighting and landscaping interventions
-

Agreed outcomes include:

- Increased footfall by establishing Lloyds Avenue as a preferred route to and from the Cornhill, as part of a wider green corridor
- Greater passing trade for local businesses
- Activation of property frontages to support economic activity and vibrancy in the town centre

Public consultation will be undertaken on the initial design proposals, with feedback informing the final RIBA Stage 4 Technical Designs. Ipswich Borough Council (IBC) is actively engaging Suffolk County Council (SCC) as a potential delivery partner. SCC's involvement would streamline delivery by removing the need for legal agreements such as Section 278, typically required to undertake permanent alterations to the public highway.

Greener Ipswich Project

The Greener Ipswich Project is a complementary initiative, developed by the Greener Ipswich Task Force, a voluntary group of local residents and business owners. The project aims to:

- Broaden biodiversity and increase green coverage in the town centre
- Deliver a connected green trail linking key areas of the town with the Waterfront
- Identify and implement opportunities for greening the built environment
- Mitigate climate change and reduce the urban heat island effect in heavily developed areas

As with Lloyds Avenue, IBC is in discussions with SCC regarding delivery of this project. Both the Lloyds Avenue scheme and the Greener Ipswich initiative are scheduled for completion by March 2026.

Strategic Value and Wider Impact

The success of these Town Deal projects will play a key role in supporting the continued revitalisation of Ipswich town centre. Enhancements to safety, accessibility, and public realm quality will improve the attractiveness of the town for residents, students, tourists, and day visitors.

Key indicators of strategic success include:

- Increased availability of high-quality retail and employment floor space
- Expansion of green infrastructure provision
- Growth in further education student numbers
- Improved visitor experience and town centre footfall

Together, these projects represent a significant investment in the long-term vibrancy, sustainability, and economic resilience of Ipswich.

Appendix 8 – Objective 8: Design and Heritage

Objective:

A high standard of design will be required in all developments. Development should conserve and enhance the historic environment of Ipswich, including historic buildings, archaeology and townscape.

Indicators

Number of buildings on the Suffolk Register of Buildings at Risk.

Number of buildings and conservation areas on the Historic England Heritage at Risk register.

Number of residential developments built to Building Regulations standard M4(2).

Target:

To reduce the 5 listed buildings on the Suffolk Register of Buildings at Risk to 3 by 2036 and remove the 1 listed building on the Historic England Heritage at Risk Register by 2036.

Ensure that by 2036, in all residential developments of 10 or more homes, 25% of new dwellings to be built to Building Regulations standard M4(2).

Commentary:

Table 41: Suffolk Register of Buildings at Risk

Building Name	List Grade	Condition	Reason for Risk	First on Register
1-5 College Street	II	Poor	Vacant since 1993. Vandalism. Fire damage in 2002.	1995
Tolly Cobbold Brewery, Cliff Quay	II	Poor	Vacant site. Vandalism. Theft. Removal of brewing equipment.	2012
County Hall, St Helen's Street	II	Poor	Vacant since 2003/4.	2012
Church of St Michael, Upper Orwell Street	II	Very bad	Fire damage in 2011.	2003

The Buildings at Risk figure for 2024 is made up of two buildings which have been on the register since before 2012 (1-5 College Street and St. Michael's Church), and two which were added in 2012 (Tolly Cobbold Brewery and County Hall). 4 College Street, a 16th Century Grade II listed Merchant's House, was removed from the register during the 2021/22 monitoring year. Ipswich Borough Council purchased the property, as part of its remodel of the gateway to the Wet Dock from Stoke Bridge and the property has been subject to a comprehensive restoration programme. The restoration project received a Distinction award at the Ipswich Society Annual Awards Evening. Dedicated work is being undertaken with the owners of each of the remaining buildings on the register.

Table 42: Historic England Heritage at Risk register

Building Name	List Grade	Condition	Reason for Risk	Occupancy
Great White Horse Hotel	II*	Poor	Active dry rot. Detaching lath and plaster. Windows in poor condition. Lack of rainwater capacity	Part occupied.

Progress against each risk register building:

Suffolk Register of Buildings at Risk

County Hall: 19th century courtroom and council chamber complex, grade II. Highly visible main façade, St Helens St. Empty since SCC vacated 20 years ago. The building has been the subject of numerous Urgent Works assessments; the owner has always complied with basic repair requests, but an underlying deterioration has taken place. Planning / LB approval is in place for conversion to flats; the building is also up for sale.

Cliff Quay Brewery: 3 separate structures, all grade II. The main brewery is a large industrial structure, badly damaged in a fire. The Brewery tap and cottage are smaller and easier to manage through Urgent Works action; this enforcement procedure is to be used more directly with the owner, who has not been carrying out the promised site maintenance. There have been promising pre-application discussions about conversion of the entire site to a care village.

1 – 5 College St: 19th century former warehouse / office. Adjoins the grade I listed Wolseys Gate. The building has been neglected for many years, and its refurbishment is linked by the owners to permissions for the wider site which have not been forthcoming. Regular Urgent Works visits are scheduled.

St Michaels Church. 19th century church, grade II. Left roofless by a fire, though the remaining fabric is stable. The current owners (modern church group) have set out ambitious plans for the site, but also have use of a roofed church hall on the site, which meets most of their needs...

Historic England Heritage at Risk Register

Great White Horse Hotel. Grade II*. The building is being operated as a low budget hotel / hostel, from the structurally sound rear part of the building. The street facing part of the structure, however, remains vacant and deteriorating; the owner, though has been prepared to carry out ongoing maintenance, and is working with Historic England on possible grant support.

In conclusion, there are no immediate candidates for removal from either list.

Residential Developments Built to Building Regulations Standard M4(2)

Policy DM12 sets out the requirement for new development to be built to the M4(2) standard. This standard looks to ensure that homes are accessible and adaptable and is an essential component of ensuring housing within the Borough is inclusive.

This policy continues to be one of the most frequently applied within the Borough, with 411 uses recorded in 2022/23 and 333 in 2023/24, placing it consistently within the top three policies by usage. However, the specific objective relating to accessible and adaptable housing is not currently monitored in isolation.

To improve oversight, future monitoring will focus on tracking planning approvals, building control submissions, and housing completions to verify compliance with accessibility standards. This

enhanced data collection will support Ipswich Borough Council in ensuring that new housing stock meets the needs of residents with varying mobility requirements and contributes to a more inclusive community over the long term.

Appendix 9 – Objective 9: Natural Environment

Objective:

To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use.

Indicators:

Net change in extent of protected habitat associated with development.

Number of schemes complying with the biodiversity Defra metric.

Tree canopy cover.

Recording implementation of RAMS mitigation measures.

Target:

No net loss of designated habitat to development.

To seek improvement in the quality of the SSSI's, as recorded by Natural England every five years by 15% by 2036.

100% of new development to secure measurable net gains for biodiversity on an annual basis.

To achieve a target of 22% canopy cover or better by 2050 (Council Target).

Ensuring mitigation measures to reduce recreational impact on the Special Protection Areas are delivered in accordance with the RAMS project.

Commentary:

Table 43: Summary for Area of Protection

	<i>No. of sites</i>	<i>2022-24 Site area in hectares</i>	<i>2022-24 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 Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy Annual Monitoring Report was published in January 2024 and covers the achievements of the scheme during 2023. Significant progress was made through the signing of a Collaboration Agreement between, Babergh and Mid Suffolk District Councils, East Suffolk Council and Ipswich Borough Council. Not only was this an important milestone for the project, but it also enabled the Councils to meet an important project deadline set by Natural England.

Specific mitigation measures have included recruitment of a Delivery Manager for the project.

In addition, financial contributions have supported infrastructure measures aimed at protecting breeding bird habitats. A key initiative has involved the installation of secure fencing to establish temporary exclusion zones around sensitive breeding areas. This has led to demonstrable ecological benefits, including the successful raising of two Ringed Plover chicks at Shotley Gate.

Further contributions have been allocated to the delivery of new single-visit surveys, designed to address evidence gaps across the relevant European designated sites and local planning authority areas. These surveys will inform future strategy reviews and ensure that mitigation efforts remain effective. Additional interview-based monitoring is planned to assess the ongoing performance of the implemented measures.

Table 44: County Wildlife Sites – 2022-2024

County Wildlife Site	2022 Area (hectares)	2024 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 45: Sites of Special Scientific Interest

Name	2022 Area (hectares)	2024 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

% area meeting favourable or unfavourable recovering: 78.49%

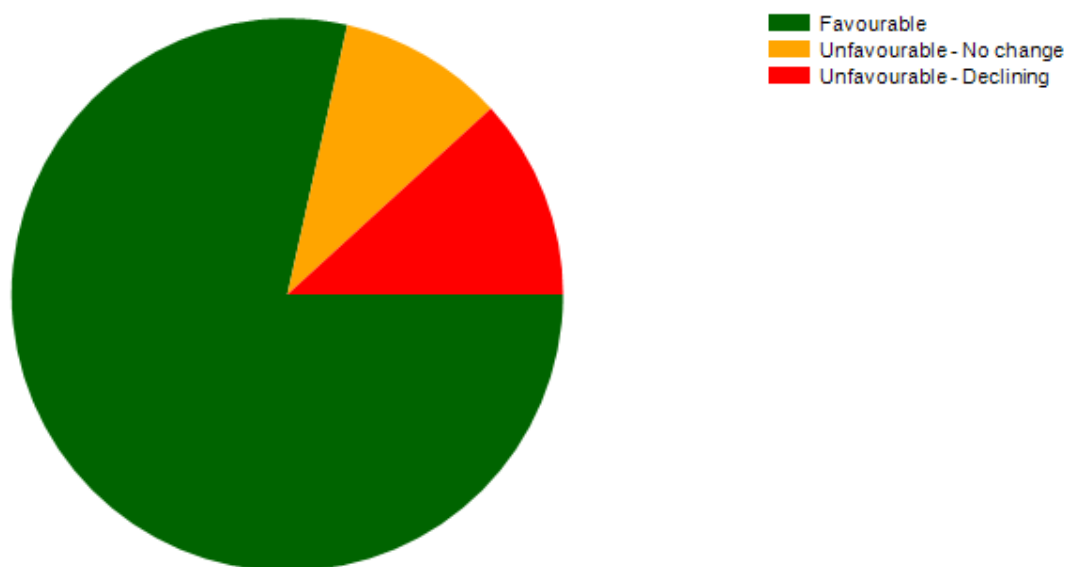


Figure 7: Orwell Estuary SSSI Condition Summary

% area meeting favourable or unfavourable recovering: 0.00%

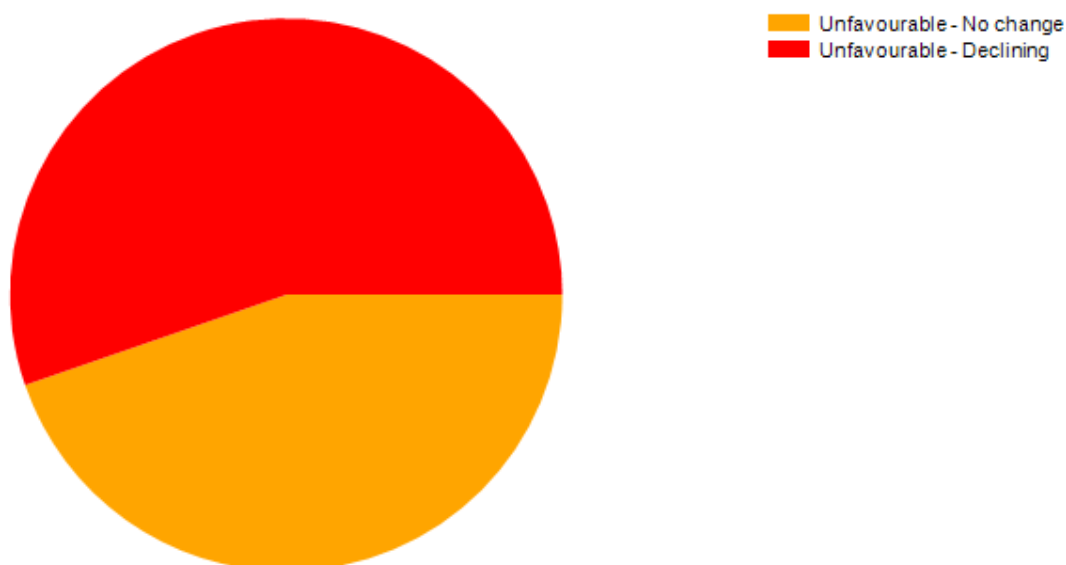


Figure 8: Bixley Heath SSSI Condition Summary

% area meeting favourable or unfavourable recovering: 47.12%

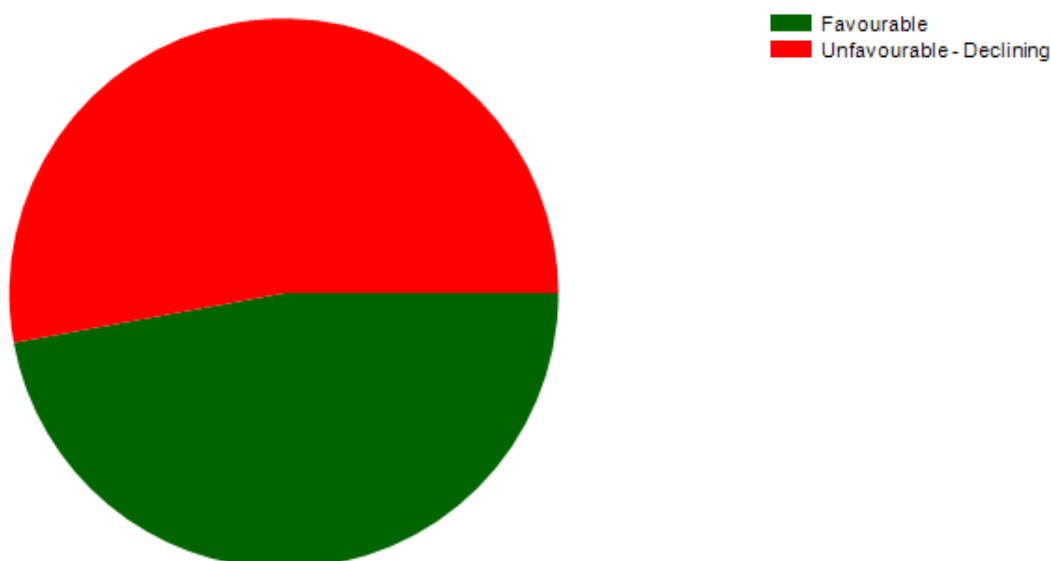


Figure 9: Stoke Bridge Railway Tunnel SSSI Condition Summary

As shown in the figures above, a number of SSSI units within the Borough's boundary are currently recorded as being in an unfavourable condition, with some showing limited change. The condition of these sites will continue to be monitored in future Authority Monitoring Reports (AMRs), informed by ongoing field assessments submitted by Natural England. Where opportunities arise, the Council will work to support and enhance the quality of SSSIs within its administrative area.

Table 46: Ramsar Sites

Name	2022 Area (hectares)	2024 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 47: Ancient Woodland

Name	2022 Area (hectares)	2024 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 48: Local Nature Reserves

Name	2022 Area (hectares)	2024 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

Biodiversity Net Gain (BNG) became a legal requirement in England through the Environment Act 2021, with implementation commencing in 2023. Under the Act, BNG is mandatory for most new developments and requires a minimum 10% net gain in biodiversity value. This gain must be delivered either on-site or, where necessary, through off-site measures.

Biodiversity Net Gain is not mandated in certain situations, including:

1. Small developments: projects below a specific size threshold may be exempt.
2. Certain infrastructure projects: infrastructure projects such as those related to national security or high-speed rail may not be subject to BNG requirements.
3. Changes of use; development that does not involve land disturbance or habitat alteration may not require BNG.
4. Self and custom-build developments; no more than 9 dwellings, area no larger than 0.5 hectares, exclusively of dwellings which are self-build or custom housebuilding does not require BNG.

Due to the recent introduction of Biodiversity Net Gain (BNG) requirements, annual reporting on BNG delivery will be incorporated into future Authority Monitoring Reports (AMRs), once more detailed data becomes available, and the Local Authority has gained further experience in implementing and managing the new requirements.

Table 49: Tree Canopy Cover 2016 - 2023

Ward	Ward area(ha)	Canopy coverage (ha) 2016	Coverage % 2016	Canopy coverage (ha) 2020	Coverage % 2020	Canopy coverage (ha) 2023	Coverage % 2023
Alexandra Ward	190.19	19.37	10.18	22.6	11.86	16.89	8.88
Bixley Ward	245.38	30.61	12.47	44.1	17.98	29.39	11.98
Bridge Ward	217.70	15.82	7.27	22.2	10.18	17.93	8.24
Castle Hill Ward	175.37	23.42	13.35	27.4	15.65	21.48	12.45
Gainsborough Ward	364.95	47.69	13.07	60.9	16.70	50.10	13.73
Gipping Ward	345.90	48.59	14.05	63.1	18.23	55.01	15.90
Holywells Ward	196.73	27.31	13.88	34.1	17.35	27.77	14.12
Priory Heath Ward	412.89	25.11	6.08	46.9	11.36	32.66	7.91
Rushmere Ward	264.52	21.48	8.12	32.3	12.21	24.23	9.16
Sprites Ward	121.73	7.06	5.80	11.3	9.30	8.83	7.25
St. John's Ward	162.38	19.75	12.16	25.0	15.42	18.56	11.43
St. Margaret's Ward	393.69	88.60	22.51	89.5	22.75	73.30	18.62
Stoke Park Ward	197.04	42.71	21.68	48.9	24.82	39.56	20.08
Westgate Ward	117.46	11.56	9.84	13.9	11.80	10.09	8.59
Whitehouse Ward	260.14	28.59	10.99	42.4	16.30	35.95	13.82
Whitton Ward	363.98	33.62	9.24	40.3	11.08	31.40	8.63
	4030.03	491.28	12.19%	624.9	15.5%	493.15	12.24%

The 2023 Tree Canopy Cover data represents the most recent available statistical dataset. While the figures suggest a reduction in overall canopy coverage during this monitoring period, it is important to note that the aerial imagery used to generate the data was captured early in the year, when many trees had not yet come into full leaf. This seasonal factor may have contributed to an underestimation of actual canopy extent.

The Borough's tree canopy cover target has increased from 15% by 2021 to 22% by 2050. The 2023 data shows that no wards have yet met the 22% target. However, in previous years—specifically 2020—two wards were recorded as having achieved this level of canopy coverage.

Table 50: Ipswich Green Flag Parks

Ipswich Green Flag Parks	
Bourne Park	2023/24– 4 th occasion awarded Green Flag status.
Christchurch Park	2023/24 – 17 th occasion awarded Green Flag status.
Holywells Park	2023/24 - 14 th occasion awarded Green Flag status.

Appendix 10 – Objective 10: Community Facilities and Infrastructure

Objective:

To retain, improve and provide high quality and sustainable education facilities, health facilities, and sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet local demand.

Indicators:

Percentage of new community facilities located in or within 400m of a centre.

Delivery of early years, primary, secondary and post-16 education infrastructure proposals identified in Table 8A by 2036.

Target:

To deliver a new health care centre at IP005 Former Tooks Bakery by 2036.

To deliver the essential early years, primary, secondary and post-16 education infrastructure proposals identified in Table 8A by 2036.

Commentary:

Proposals to develop a new GP practice at the Former Tooks Bakery site have been withdrawn due to affordability concerns. However, discussions between Ipswich Borough Council and the NHS are ongoing to explore alternative options for delivering healthcare provision in the area.

The delivery of essential early years, primary, secondary, and post-16 education infrastructure proposals, as identified in Table 8A, will be reported in the 2024/25 Authority Monitoring Report.

Appendix 11 – Objective 11: Inequality

Objective:

To tackle deprivation and inequalities across the Town and create a safer more cohesive Town.

Indicators:

Proportion of the population who live in wards that rank within the most deprived 10% and 25% in the country.

Indices of multiple deprivation (income, employment, health deprivation and disability, education, skills training, crime, barriers to housing and services and living environment).

Number of affordable homes provided in the monitoring year.

Number of new outdoor youth fitness facilities in the Borough.

Target:

To improve Ipswich's rank in the Indices of Multiple Deprivation by 2036 and reduce crime levels by 2036.

The Council to build 1000 new Council/affordable homes in a decade (Council adopted target).

At least 60% of affordable housing provision to consist of affordable housing for rent including social rent and the remainder affordable home ownership.

Impact of designing out crime on antisocial behaviour statistics to reduce by a minimum of 25% by 2036 (from 2020 baseline).

Increase youth outdoor fitness provision by 25% in the Borough by 2036

Commentary:

The 2019 Indices of Multiple Deprivation (IMD) were published by the Government in September 2019 and are the latest statistics available. The IMD combines information from seven domains to produce an overall relative measure of deprivation. The domains are Income; Employment; Education; Skills and Training; Health and Disability; Crime; Barriers to Housing Services; Living Environment. Each domain is given a weighting and is based on a basket of indicators. The IDM shows 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 51: Ipswich Rankings on Indices of Multiple Deprivation 2019 (latest available data)

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

Table 52: Ipswich Rank on Indices of Multiple Deprivation 2019 – Suffolk Comparisons (latest available data)

Local Authority	Year / IMD Rank
	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

Table 53: Borough Council Affordable Housing - Current Delivery Plan

Ref	Planning status	Site Capacity	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
IP088	IP/17/01115/VC	17		17						
IP005	IP/16/00969/FPI3	60			60					
IP387	IP/19/01119/FUL	6				6				
-	IP/19/01120/FUL	3				3				
-	IP/19/01121/FUL	1				1				
IP388	IP/19/01122/FUL	8				8				
IP389	IP/19/01129/FUL	6				6				
IP401	IP/21/00122/FPI3	8				8				
-	IP/20/01001/FPI3	1				1				
IP386	IP/19/01118/FUL	16					16			
IP150a	IP/20/00781/FUL	96							96	
IP279	IP/21/00431/P3JPA & IP/21/00456/FUL	150							39	111

IP014	IP/22/0048 2/FUL	30								30
IP125	IP/22/0101 4/FUL	26								26
		428	0	17	60	33	16	0	135	167

Table 53 outlines the current planning applications contributing toward Ipswich Borough Council's target of delivering 1,000 affordable homes over a ten-year period. Based on the current baseline, the Council is on course to deliver 428 affordable homes by 2025/26. This represents a shortfall of 562 homes, which will need to be identified and secured through future planning permissions or strategic interventions in order to meet the overall target.

Table 54: Affordable Housing breakdown 2018-2024

Rent Type	Count	% of total
Affordable Rent	59	39
Intermediate Housing	2	1
Shared Ownership	16	11
Social Rent	43	29
Not known	30	20
Total 2018 – 2024	150	

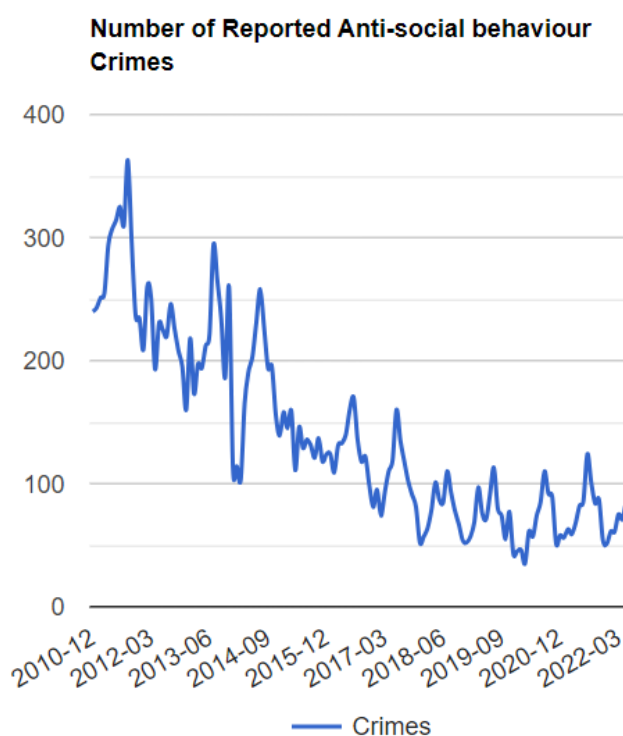


Figure 10: Number of Reported Anti-social behaviour crimes

Figure 10 illustrates a steady decline in reported anti-social behaviour (ASB) crimes in Ipswich since 2010. From 2018 onwards, the data shows some fluctuation; however, monthly reported incidents have generally remained within the range of 50 to 100.

Table 55: Percentage of Those Unemployed Ages 16-64

Year	No. Unemployed	Percentage of Working Pop.
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
Apr 19 – Mar 20	3,200	4.5
Apr 20 – Mar 21	3,600	5.1
Apr 21 – Mar 22	2,500	3.1
Apr 22 – Mar 23	2,400	3.0

**All data on unemployment taken from Nomis (ONS)*

Numbers and % are for those aged 16 and over. % is a proportion of economically active.

Unemployment rates have continued to drop in the Borough, with a reduction in unemployment rates of 26.83% from the baseline date (2018) of the 2022 Local Plan.

Appendix 12 – Objective 12: Digital Infrastructure

Objective:

To improve digital infrastructure provision.

Indicators:

Average broadband speeds.

Proportion of residents with access to high speed and full fibre broadband.

Target:

On sites of more than 10 new residential dwellings and on other non-residential developments, 100% of developments to include provision of the infrastructure for the most up-to-date digital communications technology in order to allow connection to that network.

Commentary:

The table below shows the superfast, gigabit and fibre to the premises broadband coverage for Ipswich, Suffolk and the East of England. The percentages are calculated based upon how many premises within the region have access to the broadband type. Ipswich currently has 99%+ coverage of broadband within the superfast category.

Premises in Ipswich have much greater access to both gigabit and FTTP broadband at 94.6% and 87.8%. This is much greater than the access found across the entirety of Suffolk, 72.8 and 70% respectively.

Table 56: Access to superfast, gigabit and FTTP broadband

	% Access to superfast >24mbps	% Access to superfast =>30mbps	% Gigabit Access	% FTTP Access
Ipswich	99.64%	99.63%	94.60%	87.82%
Suffolk	98.59%	98.26%	72.83%	70.08%
East of England	98.71%	98.50%	82.38%	67.89%

Source: [Check UK Broadband Performance and Coverage Statistics \(thinkbroadband.com\)](https://www.thinkbroadband.com/uk-broadband-performance-and-coverage-statistics)

Policy DM34 Delivery and Expansion of Digital Communications Networks, addresses the provision of up-to-date communications technology within new residential schemes. For the monitoring period 2022/23, the Policy was used 17 times, and for the period 2023/24, 9 times.

This Policy was introduced within the 2022 Local Plan, as such, the usage data remains limited and not yet sufficiently robust to provide meaningful analysis. Future AMRs will assess the effectiveness of the Policy over time, reflecting the Council recognition the critical importance of high quality and reliable communications infrastructure.

The Council's commitment to digital connectivity and access is further demonstrated within the Ipswich Borough Council Digital Strategy 2024-2030. This Strategy seeks to improve both the internal and external usability of Ipswich's digital offering, empowering residents and staff to utilize the technology available to them. Four strategic ambitions have been devised to help enable this, these can be found below:

- 1) Easy, engaging, and inclusive.
- 2) Simple, stable, and secure.
- 3) Well-used and used well.
- 4) Ready to partner, willing to share, and able to innovate.

Appendix 13 – Monitoring against the Sustainability Appraisal

Table 57: SA Objectives and Indicators

SA Objective	Guide Question	SEA Topics
Population		
1 – To reduce poverty and social exclusion	Will it reduce poverty and social exclusion in those areas most affected? Will it reduce benefit dependency? Does it support the changing population profile of the area? Will it encourage engagement/participation in community/cultural activities? Will it contribute to regeneration activities? Will it enhance the public realm?	Human health, Population
Housing		
2 – To meet the housing requirements of the whole community	Will it contribute to the supply of housing? Will it reduce homelessness? Will it contribute to meeting demand for a range and mix of housing including affordable housing and specialist housing? Will it reduce the number of unfit homes? Will it contribute to the delivery of sustainable homes?	Human health, Population, Material assets
Health and wellbeing		
3 – To improve the health of the population overall and reduce health inequalities. 4 – To improve the quality of where people live and work.	Will it improve access to health facilities and social care services? Will it encourage healthy lifestyles? Will it support the diverse range of health needs within the community? Will it contribute to a healthy living environment? (noise, odour etc?) Will it reduce crime/fear of crime and anti-social activity? Will it promote design that discourages crime? Will it avoid locating development in locations that could adversely affect people's health? Will it support those with disabilities? Will it protect and improve air quality? Will it avoid exacerbating existing air quality issues in designated AQMAs?	Water, Climate factors, Human health, Fauna, Biodiversity, Flora
Education		
5 – To improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people and adults? Will it support the provision of an adequate range of educational and childcare facilities?	Population, Human health
Water		
6 – To conserve and enhance water quality and resources	Will it support the achievement of Water Framework Directive Targets? Will it protect and improve the quality of inland waters? Will it protect and improve the quality of coastal waters? Will it promote sustainable use of water? Will it maintain water availability of water dependent habitats? Will it support the provision of sufficient water supply and treatment infrastructure in a timely manner to support new development? Will it improve ground water quality?	Soil, Material Assets, Landscape, Flora
Air		
7 – To maintain and where possible improve air quality.	Will it protect and improve air quality? Will it avoid exacerbating existing air quality issues in designated AQMAs? Will it contribute to a healthy living environment?	Air, Human health, Fauna
Material Assets (including Soil)		

SA Objective	Guide Question	SEA Topics
8 – To conserve and enhance soil and mineral resources 9 – To promote the sustainable management of waste	Will it encourage the efficient use of land? Will it minimise the loss of open countryside to development? Will it minimise loss of the best and most versatile agricultural land to development? Will it maintain and enhance soil quality? Will it promote sustainable use of minerals? Will it encourage the use of previously developed land and/or the reuse of existing buildings? Will it prevent land contamination and facilitate remediation of contaminated sites? Will it reduce household waste generated/ head of population? Will it reduce commercial and industrial waste generated/ head of population? Will it increase rate/head of population of waste reuse and recycling?	Human health, Landscape
Climatic change and flooding		
10 – To reduce emissions of greenhouse gases for energy consumption 11 – To reduce vulnerability to climatic events and flooding	Will it ensure suitable adaptation to climate change? Will it reduce emission of greenhouse gases/head of population by reducing energy consumption? Will it increase the proportion of energy needs being met by renewable sources? Will it minimise the risk of flooding from rivers and watercourses? Will it minimise the risk of flooding on the coasts/estuaries? Will it reduce the risk of coastal/ estuarine erosion? Will it reduce the risk of damage from extreme weather events?	Biodiversity, Flora, Fauna, Cultural heritage including architectural & archaeological heritage, Landscape
The Coast and Estuaries		
12 – To safeguard the integrity of the coast and estuaries	Will it support sustainable tourism? Will it protect environmentally designated sites? Will it protect the special character and setting of the coast and estuaries?	Biodiversity, Flora, Fauna, Landscape, Water
Biodiversity		
13 – To conserve and enhance biodiversity and geodiversity	Will it maintain and enhance European designated nature conservation sites? Will it maintain and enhance nationally designated nature conservation sites? Will it maintain and enhance locally designated nature conservation sites? Will it avoid disturbance or damage to protected species and their habitats? Will it help deliver the targets and actions in the Biodiversity Action Plan? Will it help to reverse the national decline in at risk species? Will it protect and enhance sites, features and areas of geological value in both urban and rural areas? Will it lead to the creation of new habitat? Does it ensure current ecological networks are not compromised, and future improvements in habitat connectivity are not prejudiced?	Cultural heritage, Landscape, Biodiversity, Flora, Fauna, Water
Cultural heritage		

SA Objective	Guide Question	SEA Topics
14 – To conserve and where appropriate enhance areas and assets of historical and archaeological importance	<p>Will it protect and enhance buildings, monuments, sites, places, areas and landscapes of heritage interest or cultural value (including their setting) meriting consideration in planning decisions?</p> <p>Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?</p> <p>Will it enhance accessibility to and the enjoyments of cultural heritage assets?</p> <p>Will it promote high quality design in context with its urban and rural landscape?</p>	Cultural heritage
Landscape		
15 – To conserve and enhance the quality and local distinctiveness of landscapes and townscape	<p>Will it conserve and enhance the AONB?</p> <p>Will it reduce the amount of derelict, degraded and underused land? Will it protect and enhance the settlement and its setting within the landscape?</p> <p>Will it protect and enhance landscape character and townscapes?</p> <p>Will it promote high quality design in context with its urban and rural landscape?</p>	Air, Material assets, Water, Cultural heritage, Population, Biodiversity, Climate factors
Economy		
<p>16 - To achieve sustainable levels of prosperity and growth throughout the plan area</p> <p>17 - To maintain and enhance the vitality and viability of town and retail centres</p>	<p>Will it improve business development and enhance competitiveness? Will it improve the resilience of business and the economy?</p> <p>Will it promote growth in key sectors?</p> <p>Will it improve economic performance in disadvantaged areas?</p> <p>Will it encourage rural diversification?</p> <p>Will it encourage indigenous business?</p> <p>Will it encourage inward investment?</p> <p>Will it make land available for business development?</p> <p>Will it increase the range of employment opportunities, shops and services available in town centres?</p> <p>Will it decrease the number of vacant units in town centres?</p> <p>Will it enhance the local distinctiveness within the centre?</p>	Population, Human health, Material assets
Transport, Travel and Access		
18 - To encourage efficient patterns of movement, promote sustainable travel of transport and ensure good access to services	<p>Will it reduce commuting?</p> <p>Will it improve accessibility to work by public transport, walking and cycling?</p> <p>Would it promote the use of sustainable travel modes and reduce dependence on the private car?</p> <p>Will it increase the proportion of freight transported by rail or other sustainable modes?</p> <p>Will it maintain and improve access to key services and facilities for all sectors of the population?</p> <p>Will it increase access to the open countryside?</p> <p>Will it increase access to public open space?</p> <p>Will it improve access to cultural facilities?</p> <p>Will it improve access to community facilities?</p> <p>Will it reduce journey times?</p> <p>Will it help to enhance the connectivity of more remote, rural settlements?</p> <p>Will it avoid effects on the quality and extent of existing recreational assets, such as formal or informal footpaths?</p>	Material assets, Climate factors, Landscape, Population
Digital Infrastructure		

SA Objective	Guide Question	SEA Topics
19 - To ensure that the digital infrastructure available meets the needs of current and future generations	Will it improve digital infrastructure provision? Will it increase opportunities to improve the digital economy?	Population, Material assets

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-2018>

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>

Ipswich Low Emissions SPD

<https://www.ipswich.gov.uk/content/draft-low-emissions-supplementary-planning-document-spd>

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 Housing Delivery Action Plan

<https://www.ipswich.gov.uk/content/draft-housing-delivery-action-plan>

Ipswich Self-build and Custom Build Register

[final ipswich borough council self build and custom build register monitoring report 2021-2022.pdf](https://www.ipswich.gov.uk/sites/default/files/ipswich_self_build_and_custom_build_register_monitoring_report_2021-2022.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>

Ipswich Towns Fund

<https://www.ipswich.gov.uk/about-the-towns-fund>

OBJECTIVE 6

Ipswich Cycling Strategy SPD

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

Travel to Work Survey Report 2021

<https://thewaytogosuffolk.org.uk/wp-content/uploads/2022/01/2022-01-20-Travel-to-Work-Survey-2021.pdf>

OBJECTIVE 7

Data on local application of Environment Agency advice.

Draft Ipswich Flood Risk SPD

<https://www.ipswich.gov.uk/content/development-and-flood-risk-spd>

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

[School workforce in England](#)

<https://explore-education-statistics.service.gov.uk/find-statistics/school-workforce-in-england#explore-data-and-files>

OBJECTIVE 10

Unemployment Statistics

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

Department of Communities and Local Government - English indices of deprivation

<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019>

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/>

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

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

OBJECTIVE 12

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 planning policies are delivering positive outcomes and other strategic Council functions of relevance are performing.
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.
SHELAA	Strategic Housing Employment Land Availability Assessment	The Strategic Housing and Economic 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 and employment 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.
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