

Ipswich Local Plan

Authority Monitoring Report, 2024-2025

March 2026



IPSWICH
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 2024 to 31 March 2025. 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 (2024-2025), housing delivery and land supply policies will continue to be measured against the Ipswich Local Plan 2022, using the baseline year 2018 from the new Local Plan.

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 2024-2025 was adopted in January 2025.

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](#).

Following the substantial publication of the [Government consultation on proposed reforms and changes to the planning system](#) in December 2025, the Council will need to review the Local Plan timetable, in the context of the further detail and requirements set out.

Chapter 2 discusses the progress the Council has made in the production of the documents identified in the Local Development Scheme (LDS) between 1 April 2024 and 31 March 2025. Other ancillary planning documents have been included in the list below

In terms of document preparation, the headline achievements for the period 2024-2025 were:

- **Ipswich Borough Council – Statement of Community Involvement Review Consultation: March 2025 – April 2025.**

On 6 March 2025, Ipswich Borough Council began the public consultation for the most recent Statement of Community Involvement. The comments received are reported in the Consultation Statement, together with the Council's responses indicating how points raised have been addressed through the adopted SCI.

The SCI was formally adopted on 16 July 2025, however, this falls outside the monitoring period of this report.

- **Ipswich Borough Council – Brownfield Land Register – December 2024**

In December 2024, Ipswich Borough Council published the latest update to its Brownfield Land Register. The register identifies previously developed sites within the Borough that are considered suitable, available, and achievable for residential development. The register is maintained in two parts: Part One lists qualifying sites, while Part Two (optional) grants Permission in Principle for housing-led development. The register supports the Council's objective to maximise the use of brownfield land and is reviewed annually in line with national planning policy requirements.

- **Ipswich Borough Council – Self-build and Custom Build Register Monitoring Report 2023/2024**

In January 2025, Ipswich Borough Council published the Self and Custom Build Monitoring Report for the 2023/2024 base period. The report provides headline data on demand for self-build and custom housebuilding, based on entries to the Council's statutory register. It analyses preferences for property type, size, and location, and outlines the Council's efforts to facilitate delivery of serviced plots. The report supports the Council's duty under the Self-build and Custom Housebuilding Act 2015 to meet identified demand and promote opportunities for individuals and groups to build their own homes.

- **Ipswich Borough Council – Local Cycling and Walking Infrastructure Plan Consultation: January 2025 – March 2025**

On 23 January 2025, Ipswich Borough Council began the public consultation for the draft Local Cycling and Walking Infrastructure Plan (LCWIP). The comments received are reported in the Consultation Statement, together with the Council's responses indicating how points raised have been addressed through the adopted LCWIP.

The LCWIP was formally adopted on 16 July 2025, however, this falls outside the monitoring period of this report.

- **Ipswich Borough Council – Digital Strategy 2024-2030**

In January 2024, Ipswich Borough Council published its Digital Strategy for the period 2024–2030. The strategy sets out a clear vision for digital transformation across the Council's services, aiming to deliver more efficient, inclusive, and user-friendly digital experiences.

Reviewing the Local Plan

The indicative timetable of the Local Plan Review, can be found within the most recent [Local Development Scheme](#), published January 2025. Following the substantial publication of the [Government consultation on proposed reforms and changes to the planning system](#) in December 2025, the Council will need to review the Local Plan timetable, in the context of the further detail and requirements set out.

Implementation of the adopted Local Plan policies.

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 302 times in the period 2024 - 2025. The three most frequently used policies were CS4: Protecting Our Assets (used 56 times), CS2: The Location and Nature of Development (used 48 times), and CS7: The Amount of New Housing Required (used 36 times).

The Core Strategy policy not used in the period 2024-2025 was Policy CS19: Provision of Health Services. This policy is strategic in nature and is still required throughout the life of the plan. It is dependent on site proposals coming forward for healthcare and ancillary facilities.

The Development Management policies (with the prefix 'DM'), of which there are 34, were used a total of 2,214 times in the period 2024-2025. The three most frequently used policies were DM12: Design and Character (used 356 times), DM18: Amenity (used 270 times), and DM19: The Subdivision of Family Dwellings (used 201 times).

How many homes were built between April 2024 and March 2025?

275 dwellings (net) were completed between 1 April 2024 and 31 March 2025 (up 64 dwellings from the previous year), 102 of which were affordable housing completions (37.1%). 233 of these dwellings were on previously developed land (84.7%) and 133 were within the central IP-One Area (48.4%). The total annual target was 540 dwellings per annum.

The Housing Delivery Action Plan (2025) 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
- Greenfield sites, which offer fewer constraints, outside the Borough boundary.

The Council is working hard to support house building across the Borough. The adoption 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 Ravenswood UVW (53 dwellings, reference IP150a) and the site of the former BT office at Bibb Way (31 dwellings, reference IP279). Both are expected to have further dwellings completed on site throughout 2025/26.

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

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. The Council will be updating to a position as at April 2026 position soon.

Does Ipswich have any Neighbourhood Plans?

Ipswich has no adopted neighbourhood plans and no current area or forum applications.

Progress on infrastructure contributions and investment.

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 Council continues to work on cross boundary strategic planning matters with neighbouring local authorities. Primarily, this work is being taken forward through the [Ipswich Strategic Planning Area \(ISPA\) Board](#) – and sub-groups – where progress is being made to review and prepare new Local Plan documents.

CHAPTER 1: INTRODUCTION

- 1.1 This is Ipswich Borough Council's twentieth 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 2024 to 31 March 2025. 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.

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 2024 and March 2025.

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.
- 2.4 In January 2025, Ipswich Borough Council published the 12th revision of the Local Development Scheme. This update is concerned with the upcoming comprehensive Local Plan review, which would both update and supersede the current Ipswich Local Plan. This update will cover at least up to 2044, based on planning ahead 15 years after adoption.

Joint or Aligned Local Plans

- 2.5 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).
- 2.6 The local plans cover the extent of the Ipswich Strategic Planning Area and shared joint evidence and processes, 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.

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 2025, 1,810 dwellings were completed (including assisted living dwellings), which has resulted in a deficit of 530 dwellings over the stepped requirement for 2,340 dwellings over the seven years, 2018-2025.
- 3.6 Net housing completions for the 2024-2025 monitoring period totalled 275 new homes, which is up on the previous period (211 completions in 2023-2024). Of these, 5 were assisted living unit completions. No student accommodation or care homes were built in Ipswich during this period. Of the homes completed during 2024-2025, 84.7% were constructed on previously developed land and 48.4% were within the IP-One area. The level of affordable housing provision amounted to 102 dwellings (37.1% of completions), which is above the target established within the Core Strategy (15%). The level of windfall development on sites not previously identified by the Council was 29 dwellings, of which 12 resulted from permitted development applications.
- 3.7 Figure 2 shows net housing completions in Ipswich from 1st April 2018 to 31st March 2025. Figure 3 shows net housing completions from 2018 to 2025 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).

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.

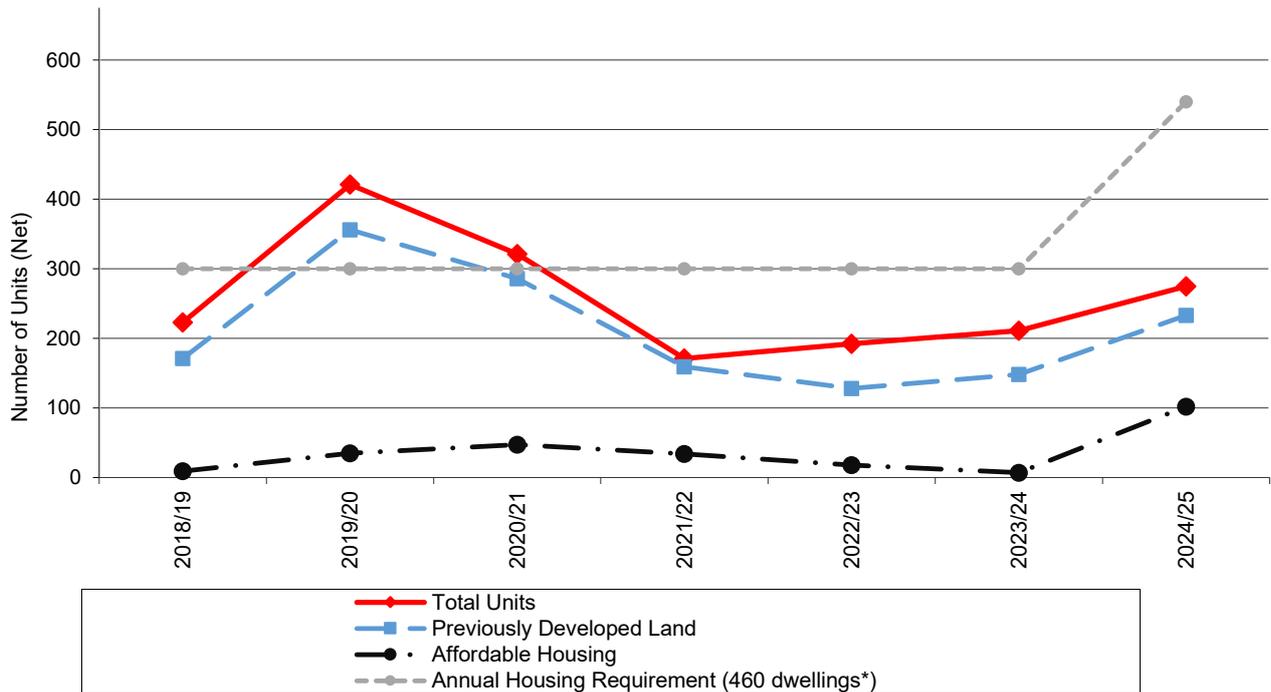


Figure 1: Net housing completions in Ipswich from 1 April 2018 – 31 March 2025

3.9 Table 1 below shows the Council’s five-year housing requirement and supply for the period 2024 – 2029, as calculated against the 2022 Local Plan.

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

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.

Policy usage

3.11 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 2024/25

Policy	Frequency	Policy	Frequency
CS1	35	CS11	1
CS2	48	CS12	13
CS3	12	CS13	8
CS4	56	CS14	5
CS5	21	CS15	6
CS6	Deleted	CS16	10
CS7	36	CS17	23
CS8	19	CS18	1
CS9	Deleted	CS19	0
CS10	5	CS20	3
		Total	302

3.12 The tables above indicates that a number of policies have not been used in making planning application decisions for the year 2024/25. However, these strategic policies are not necessarily relevant for use in every development management decision. The ensuing list explains how these policies have been implemented. Policy CS6 and CS9, which were previously identified, have now been deleted.

- CS19 Provision of Health Services – Policy CS19 relates to provision of new or extended healthcare facilities where there is need. The policy has not been used in decision making during the 2024/25 period as no applications were received concerning healthcare facilities.

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

Table 3: Development Management Policy Usage 2024/25

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	80	DM12	356	DM23	50
DM2	30	DM13	176	DM24	9
DM3	115	DM14	33	DM25	9
DM4	78	DM15	4	DM26	18
DM5	3	DM16	190	DM27	8
DM6	17	DM17	18	DM28	1
DM7	58	DM18	270	DM29	5
DM8	147	DM19	4	DM30	12
DM9	201	DM20	6	DM31	7
DM10	20	DM21	123	DM32	2
DM11	2	DM22	130	DM33	17
				DM34	15
				Total	2,214

3.14 All development management policies were used during 2024/25. 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 2024/25 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 Toaks 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 4: Progress Against the Targets in the 2022 Core Strategy

Core Strategy Objective	Core Strategy Target	Progress in 2024 – 2025	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 2025. The Appeal was dismissed.
	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) was completed in March 2025. Separate to the predetermined transport infrastructure proposals, Ipswich Borough Council and Suffolk County Council continue to work 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.	No further information available.	
Growth	To deliver at least(a) 8,280 homes by 2036 and approximately (b) 9,500 jobs by 2036.		202The shortfall reflects a slower pace of housing delivery across the Borough during the current monitoring period.
	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	Of the 275 homes delivered in2024/25, 102 were affordable (37.1%).	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.

Core Strategy Objective	Core Strategy Target	Progress in 2024 – 2025	Commentary
	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.	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 Ravenswood UVW (53 dwellings, reference IP150a) and the site of the former BT office at Bibb Way (31 dwellings, reference IP279) with further new homes due to be completed on these sites throughout 2025/26. Table 52: Borough Council Affordable Housing - Current Delivery Plan, shows the forecast affordable housing deliveries for 2025/26 will be 189 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.	Of the 275 housing completions between 1 April 2024 and 31 March 2025, 238 were in major developments. Of these 194 dwellings (81.5%) were within the IP-One Area and/or 800 metres of a District Centre or the Central Shopping Area. The remaining 44 dwellings in major developments, 39 (16.4%) were within the Ipswich Garden Suburb. Of the 1,748 housing completions (1,810 including care homes) between 1 April 2018 and 31 March 2025, 1,270 were in major developments. Of these 78.4% (996 dwellings) were within the IP-One Area and/or 800 metres of a District Centre or the Central Shopping Area. A further 154 dwellings (12.1%) were within Ipswich Garden Suburb.	Over this monitoring period, 97.9% 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, 2018-2025, 90.5% 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 requirements from decentralised and renewable or low-carbon sources.	In 2024-25 Policy DM2 Decentralised Renewable or Low Carbon Energy was used 30 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.
	100% of new residential development to include Sustainable Drainage Systems (SUDS) where the development site and soil structure allows.	In 2024-25 Policy DM4 Development and Flood Risk was used 78 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 detail on this specific target in future monitoring reports.

Core Strategy Objective	Core Strategy Target	Progress in 2024 – 2025	Commentary
	100% of major applications complying with the requirements of the Development and Flood Risk SPD.	In 2024-25 Policy DM4 Development and Flood Risk was used 78 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 detail 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. AQMA 1 revoked	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"> • <i>AQMA No. 1 is revoked."</i> Any updates to the status of the AQMAs within the Borough will continue to be reported in future AMRs. Exceedances still noted at the same sites as previously identified.
	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 sustainable patterns of travel to be achieved by 2036.	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.
	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 50% of survey participants identifying this as their main mode of transport. However, usage of sustainable modes of transport, such as Car Shares, Trains and Walking usage has increased over the monitoring period.	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) identifies and promotes 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	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.

Core Strategy Objective	Core Strategy Target	Progress in 2024 – 2025	Commentary
	Vitality Index to 250 by 2036.		
	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 continued to decline in the period 2024 to 2025. The occupancy rate in 2021/22 was 84.9% and has since decreased slightly to 83.3% in 2022/23, 81.9% in 2023/24 and 81% in 2024/25.	Vacancy rates have increased 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 continued 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 declined in the period 2022 to 2025. The occupancy rate in 2021/22 was 95.5% and has since slightly declined to 94.5% in 2022/23, 91.4% in 2023/24 and 91.8% in 2024/25.	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 and 2024/25, however, the actual number of vacant units increased, which is reflected in a corresponding decline in the occupancy rate for those periods.
	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. In 2024/25 attendance grew again to 182,850, an increase of around 17%.	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 172,360 visitors in 2018/19.	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 increased by 24% and in 2023/24 20%, over the 2018/19 baseline. Visitor numbers continued to grow over the baseline in 2024/25 with a 28% uplift in this latest monitoring period.	In addition to the recent growth in attendance, a planning application has been approved 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.
	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. 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 and 2024/25, 4 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.	Monitoring and engagement with the landowners of buildings listed on both risk registers has continued throughout the 2022/23, 2023/24 and 2024/25 monitoring periods. However, at present, there are no immediate candidates for removal from either register.

Core Strategy Objective	Core Strategy Target	Progress in 2024 – 2025	Commentary
	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 the 2024-25 period.	Designated habitats will continue to be protected and monitored 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.	Following a review of the Orwell Estuary SSSI Condition, a significant decline was noted, with all units of the SSSI noted as being unfavourable – declining.	The decline of the estuaries condition is consistent with trends seen across Great Britain. It has been noted by Natural England that these steep declines have been exacerbated by on-going climate change.
	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 three wards have achieved the 22% cover target – Gainsborough (22.44%), St Margarets (27%) and Stoke Park (24.95%).	The 2023 dataset is the most recently available dataset; it has been acquired from the Forestry Commissions Open Data platform. This has changed from previous years data, however, the accuracy of previous datasets was questioned because of the time of year that the aerial imagery was captured. The data does suggest a positive trajectory for canopy cover in the Borough.
	Ensuring mitigation measures to reduce recreational impact on the Special Protection Areas are delivered in accordance with the RAMS project.	The Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) launched its public-facing brand, Wildlife Wise, alongside a new website and social media presence. In 2024/2025, new staff including a Delivery Manager, Strategic Adviser, and three Rangers were recruited, and the Environmental Heroes education programme was introduced with Natural England. Key initiatives include a new off-lead dog area at Orwell Country Park, collaboration with Coast and Country Canines, stakeholder engagement identifying 80 priority projects and 36 ranger locations, updated signage templates, extended fencing for Little Tern habitats, and an ongoing strategy review set to conclude later this year.	The launch of Wildlife Wise and recruitment of new staff marks a clear step forward in public engagement and operational capacity for Suffolk Coast RAMS. The Environmental Heroes programme and dog-focused initiatives show a targeted approach to education and disturbance mitigation. Identifying priority projects and ranger locations reflects a strategic, evidence-based direction, while infrastructure improvements like fencing for Little Terns demonstrate perceptible conservation outcomes. The upcoming strategy review will result in further refinement and progress.
Community Facilities and Infrastructure	To deliver a new health care centre at IP005 Former Tooks Bakery by 2036.	In October 2024, it was announced that the proposed healthcare centre at site IP005 (Former Tooks 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 “exploring other options to improve primary care facilities in northwest Ipswich – details will be announced in due course”.
	To deliver the essential early years, primary, secondary and post-16 education infrastructure proposals identified in Table 8A by 2036.	No data available at this time.	No data available at this time.

Core Strategy Objective	Core Strategy Target	Progress in 2024 – 2025	Commentary
	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 381 affordable homes in the period commencing from the 2018/19 baseline. 192 affordable homes have been constructed, with 189 identified in 2025/26.	Since the 2018/19 baseline, the Council has permission to deliver 381 affordable homes. Of these, 192 have been completed to date, with a further 189 planned 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 252 total affordable housing units delivered since 2018, 197 are for affordable rent and social rent. This is 78.1% which meets the requirements of this specific target.	Since the 2018/19 baseline, the Council has permission to deliver 381 affordable homes. Of these, 192 have been completed to date, with a further 189 planned for 2025/26.
	Impact of designing out crime on antisocial behaviour statistics to reduce by a minimum of 25% by 2036 (from 2020 baseline).	Crime rates within the Borough significantly improved from the start of 2024. Peaks of around 290 reported crimes were seen year on year, reported ASB has remained below 120 in the 2024 period. The Council will continue to engage with the Suffolk Constabulary to ensure anti-social behaviour can be designed out of upcoming development.	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 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, 9 times in the 2023/24 period and 15 times in the 2024/25 period. Usage has remained broadly consistent with previous years. Ipswich properties continue to have exemplary access to all types of broadband, with FTTP access being roughly 15% greater than the rest of Suffolk/East of England.	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 94.99% and 90.75%. This is much greater than the access found across the entirety of Suffolk, 79.33% and 75.72% respectively.

CHAPTER 5: DUTY TO CO-OPERATE

- 5.1 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, as well as the latest Statement of Common Ground on cross-boundary strategic planning matters can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.
- 5.2 The Council is now working with the ISPA Board to review and prepare new Local Plan documents and a large volume of key evidence base assessments.

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 and monitoring alignment can be found in this report.

Table 5: 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 2024 - 31 March 2025 saw progress in the preparation of planning policy documents for use within Ipswich Borough.
- 7.2 The Borough continues to work 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 work cooperatively 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 during 2024/25 increased compared with the previous monitoring period. The completion of 275 dwellings net, 102 of which were affordable housing completions (37.1%). The Local Plan housing requirement was 540 dwellings per annum. During this period 5 assisted living units were built, and no student accommodation was delivered. Of the 275 dwellings, 84.7% were built on previously developed land and 48.4% were within the central IP-One Area.
- 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. The Council will be updating to a position as at April 2026 position soon.
- 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.

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:

The Council continues to work on cross boundary strategic infrastructure projects as identified below, as well as matters relating to the development of the Humber Doucy Lane allocation. The Council is also working with the ISPA Board to coordinate review and preparation of the new Local Plan.

Table 6: Table 8A Excerpt with commentary

Major Transport Infrastructure Proposals		
Scheme	2022-2024 Status	2024 – 2025 Status
A14 Junction Improvements	J55 - No longer a RIS3 pipeline scheme, pushed back into 2030s.	J55 - No change
Junction 55	National Highways no longer working on the scheme due to RIS programme being under review.	J56 – No change
Copdock	J56 - Delivered on site by developer, linked to new Petrol Filling Station.	J57 – No change.
Junction 56	J57 - No proposals currently present in RIS pipeline. Unlikely to progress during life of Local Plan.	J58 - This forms part of the SCC MRN A12 scheme, this will upgrade the A12 from the A14 to Melton. Delivery anticipated for 2028 , if funded by DfT. (Delayed).
Wherstead	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 57		
Nacton		
Junction 58		
Seven Hills		
Measures to increase capacity on A1214	No measured progress.	Not a SCC current scheme, other than the IGS junction works, which are S278 delivered by the developer.

Major Transport Infrastructure Proposals		
Scheme	2022-2024 Status	2024 – 2025 Status
Sustainable transport measures	The Quality Bus Partnership was delivered and subsequently upgraded to an Enhanced Bus Partnership called the Suffolk Bus Service Improvement Plan (BSIP) 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	<p>The 2024 BSIP Improvements Programme for 2024/25 has identified a commitment to finalise design work on bus priority infrastructure in Ipswich priority sites and upgrading cycle storage at the Ipswich Park and Ride sites to encourage active travel as part of the Park and Ride journey into Ipswich.</p> <p>Long-term plans identified in the BSIP Improvements Programme include a commitment to either upgrade the facilities of the two Ipswich bus stations, or combine the two sites. Also there is a commitment to prepare a plan for the transition to a zero emission bus fleet across Suffolk.</p>
Infrastructure improvements to support sustainable transport measures	No measured progress.	<p>Works to improve pedestrian accessibility will commence in August 2025 and be completed in November 2025</p> <p>Works to improve pedestrian and cycle access across Bridge St and College Street will commence in September 2025 and be completed by the end of 2025.</p> <p>Consultation has taken place on an active travel scheme on Upper Brook Street will commence in August 2025 and be completed in October 2025.</p> <p>Consultation has taken place on an active travel scheme linking the University of Suffolk to the Hospital. Detailed design is underway with construction expected in 2026.</p> <p>Consultation has taken place on an active travel scheme on Nacton Road. Detailed design is underway with construction expected in 2026.</p> <p>Consultation has taken place on an active travel scheme on Woodbridge Road between Heath Road and Rushmere Common. Detailed design is underway with construction expected in 2026.</p>

Major Transport Infrastructure Proposals		
Scheme	2022-2024 Status	2024 – 2025 Status
Link road through site IP029	Currently under construction, predicted completion April 2025.	Completed – March 2025
Wet Dock Crossing	Scheme currently paused, remains Local Plan proposal.	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.	Preliminary Design has now been completed and the project is expected to go to Planning in the Autumn of 2025. Subject to IBC providing the agreed element of Towns Fund it is hoped construction can begin on site in the first half of 2026.

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 in 2024/25 totalled 275 dwellings. This is an upward trend in dwellings completed in Ipswich, although the annual target now remain is 540 dwellings per annum. The Councils continue to seek to bring forward new homes delivery through Handford Homes, as well as progression of new opportunities through a future town centre strategy and local plan process.

[Housing Statistics June 2022.pdf](#)

[Housing Statistics June 2023.pdf](#)

[Housing Statistics June 2024.pdf](#)

[Housing Statistics June 2025](#)

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. These levels have maintained throughout the 2024/2025 monitoring period with the price differential continuing to remain even across different property types.

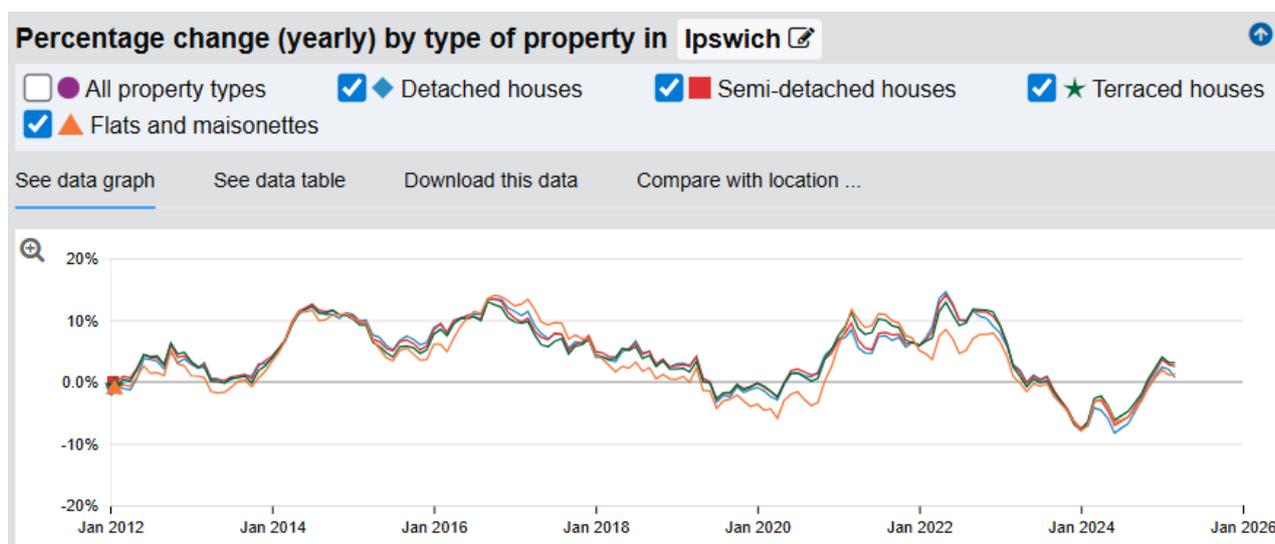


Figure 2: Price change differential by property type

[Source - House Price Statistics - UK House Price Index \(data.gov.uk\)](#)

The Housing Delivery Action Plan was updated in 2025 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).

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 Ravenswood UVW (53 dwellings, reference IP150a) and the site of the former BT office at Bibb Way (31 dwellings, reference IP279). Both are expected to have dwellings completed on site throughout 2025/26.

Of the homes completed in Ipswich during 2024-2025, 84.7% were constructed on previously developed land and 48.4% were within the IP-One area and 25.8% were flats. The level of affordable homes provided amounted to 37.1% which is above the 15% target established within the Core Strategy 2018-2036. The level of windfall development on sites not previously identified by the Council was 29 dwellings, of which 12 resulted from permitted development applications. No student accommodation or care homes were built in Ipswich during the monitoring period 2024/25.

Housing completions for 2024/25 were below the stepped housing requirement of the 2022 Local Plan of 540 dwellings per annum.

Table 7: 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
2024 – 2025	275	233	84.7	102	37.1	133	48.4

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 8: Net Housing Totals Since 2001

	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
Apr 2018 – Mar 2024	1,535	1,244	81%	150	9.8%	739	48.1%
Apr 2024 – Mar 2025	275	233	84.7%	102	37.1%	133	48.4%
Total Apr 2018 – Mar 2024	1,810	1,477	81.6%	252	13.9%	872	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 9: 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 10: 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 11: 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

Housing Land Supply 2024-2029	
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 12: 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 (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

Further work regarding an updated 5 year housing land supply position, and review of overall land supply will be taken forward in 2026.

Table 13: Net Annual Housing and Employment Land Completions

Net annual housing and employment land completions (hectares)	
Housing completions 2024/25	5.77
Employment completions	Employment survey data for the period is not available.
Total	To follow

* Floorspace completed

Table 14: 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	21.9%
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. 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%.

Table 15: 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 \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement)

Table 16: 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>

The 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 17: 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	0.91	0.86	0.86
2019	80,000	0.89	0.86	0.87
2020	80,000	0.90	0.85	0.84
2021	81,000	0.91	0.84	0.85
2022	77,000	0.88	0.84	0.87
2023	83,000	0.94	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 figures recently are as follows:

Year	Registered people.
2016	22
2017	30
2018	18
2019	13
2020	14
2021	33
2022	20
2023	11
2024	9

Demand for self-build and custom build plots began to fall during the 2021/2022 base period and has continued to do so up to the 2023/2024 base period.

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 2023 and 30 October 2024, the Council granted permissions for eight serviced plots which met the definitions of self-build/custom build.

The Council's [Self-build and Custom Build Register Monitoring Report \(2023/24\)](#) provides more information on the demand and supply of self-build and custom housebuilding as revealed by the Ipswich register.

Table 18: 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	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	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	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	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:

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 275 new homes completed in the 2024/25 monitoring period 84.7% were constructed on previously developed land; 48.4% were completed within the IP-One area; and 783.6% (230 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.

238 of the 245 new build housing completions recorded in Ipswich between 1 April 2024 and 31 March 2025 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites. Of these 238 dwellings:

- 0 (0%) were within Waterfront schemes in the IP-One Area;
- 49 (20.6%) were completed as flats;
- 39 were developed at less than 30 dwellings per hectare (50%);
- 76 were developed at between 30 and 50 dwellings per hectare (0%);
- 123 were developed at over 50 dwellings per hectare (50%); and
- The average net density of land covered by the 238 dwellings is 47.2 dwellings per hectare.

Taken as a whole, 245 of the 275 dwellings constructed in Ipswich were new build (as opposed to conversion of buildings from other uses to residential) and the density achieved was 45.4 per hectare. This figure includes sites with a small number of dwellings.

Table 19: Density of Residential Development in IP-One (2024-25)

133 (48.4%) of the 275 new dwellings completed were in the IP-One area. 117 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
Grafton Way	72	73.3
Grimwade Street	14	51.7
Bibb Way/Handford Road	31	65.6
Total	117	

Of the 275 housing completions between 1st April 2024 and 31st March 2025, 239 were in major developments. Of these 195 dwellings (81.6%) were within the IP-One Area and/or 800 metres of a district centre or the Central Shopping Area.

Of the 1,748 housing completions (1,810 including care homes) between 1 April 2018 and 31 March 2025, 1,270 were in major developments. Of these 78.2% (993 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 30 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 increased from 2022/23 to 2024/25, the usage against relevant applications has remained consistent.

Table 20: Uses of Policy DM2

	Triggered	Relevant applications
2024/25 DM2	30	

The Council has an 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.

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 21: Applications that were subject to Environment Agency Consultation 2024/25

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

Reference	Address
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

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

During the period 2005 to 2023 Ipswich CO2 emissions reduced by 62% to 2.3 tonnes per capita. The Centre for Cities – Cities Outlook 2025² ranked Ipswich as the sixth city with the lowest emission per capita sixty-three UK cities (based on 2022/21 data). CO2 is not the only harmful emission, however, as levels of nitrogen dioxide (NO₂) and fine particulate matter 2.5 (PM_{2.5}) also have severe impacts on human health and the environment.

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.

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.

² [Cities-Outlook-2025.pdf](#)

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.

Three 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.

In 2023, three sites recorded concentrations 10% below the annual mean NO₂ objective level. When comparing the 2023 bias adjusted results to the 2022 results; in 2022 there were three recorded exceedances which are the same three sites that recorded exceedances in 2023.

When looking at the bias corrected data for 2023, 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 - 2023 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 both the Chevallier Street and St Matthews Street analysers (86% and 99% data capture respectively), and this was recorded as 0.75. As the local bias correction factor was calculated using only 10 periods of data for Chevallier Street, and was lower than the nationally derived bias correction factor (0.77), 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, only tubes 64 and 64 – duplicate (AQMA 5) would be within 10% of the annual mean NO₂ objective level.

Once bias adjusted using the national factor and distance corrected, the nitrogen dioxide diffusion tube data for 2023 shows that the national air quality objective for mean annual NO₂ concentrations was not exceeded at any monitoring locations. Three sites were recorded as within 10% of the annual mean NO₂ objective level. These sites were located within AQMAs 2 and 5.

A 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 22: CO₂ emission estimates and population figures 2005-2023 (CO₂e)

	Ipswich Population ('000s)	Ipswich CO ₂ (t)	Suffolk Population ('000s)	Suffolk CO ₂ (t)	National Population ('000s)	National CO ₂ (t)
2005	124.0	6.0	697.8	8.2	60,413.3	8.8
2006	124.8	5.9	703.0	8.2	60,827.0	8.7
2007	125.5	5.6	709.1	7.8	61,319.1	8.5
2008	127.4	5.4	714.3	7.6	61,823.8	8.2
2009	129.3	4.9	718.2	7.2	62,260.5	7.4
2010	131.7	5.0	724.0	7.7	62,759.5	7.6
2011	133.7	4.3	730.1	6.8	63,285.1	6.9
2012	135.7	4.5	732.7	7.1	63,710.5	7.1

	Ipswich Population (‘000s)	Ipswich CO2 (t)	Suffolk Population (‘000s)	Suffolk CO2 (t)	National Population (‘000s)	National CO2 (t)
2013	136.8	4.3	734.9	7.0	64,138.2	7.0
2014	138.1	3.7	740.2	6.4	64,618.7	6.3
2015	139.7	3.5	744.5	6.2	65,087.0	6.0
2016	141.2	3.2	747.8	5.8	65,605.8	5.6
2017	141.9	3.0	753.6	5.6	65,964.3	5.4
2018	141.6	3.0	755.3	5.5	66,286.7	5.3
2019	140.8	2.8	757.3	5.2	66,627.5	5.0
2020	139.9	2.6	756.7	4.8	66,739.9	4.5
2021	139.6	2.7	763.3	5.0	66,978.0	4.8
2022	139.3	2.5	768.7	4.7	67,602.8	4.4
2023	139.4	2.3	776.4	4.2	68,265.2	4.1
% change since 2005:	+12.42%	-61.67%	+11.27%	-48.78%	+13.00%	-53.41%

Table 23: Ipswich Carbon Emissions from 2005 – 2022 (Emissions per capita (t) CO2)

Year	Industry Total	Commercial Total	Domestic Total	Transport Total	Public Sector
2005	53.5	196.2	283.5	149.9	58.8
2006	50.4	191.8	284.3	148.4	54.0
2007	47.9	178.4	277.5	147.2	50.7
2008	45.4	173.7	274.9	143.1	48.4
2009	41.1	149.9	249.2	140.8	43.1
2010	43.9	154.5	268.4	139.3	44.4
2011	39.6	129.7	236.0	134.7	37.6
2012	40.2	139.3	252.8	131.0	40.1
2013	42.2	133.7	243.6	126.4	41.7
2014	31.5	110.2	205.7	128.2	34.8
2015	29.4	95.3	199.8	130.7	30.8
2016	23.5	74.0	186.7	133.3	29.6
2017	26.4	58.8	175.6	136.6	32.5
2018	22.0	65.9	171.9	129.7	27.5
2019	23.0	54.2	162.3	123.7	25.6
2020	20.6	45.2	162.5	102.8	24.1
2021	21.9	50.8	164.8	110.1	25.9
2022	19.6	48.4	139.5	108.2	23.9
2023	18.6	42.2	127.7	108.8	21.7
% change since 2005:	-55.79%	-75.65%	-49.91%	-25.37%	-59.22%

[UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - GOV.UK](#)

Following the Climate Emergency declaration in 2019, the Council has continued to progress its work to become carbon neutral by 2030.

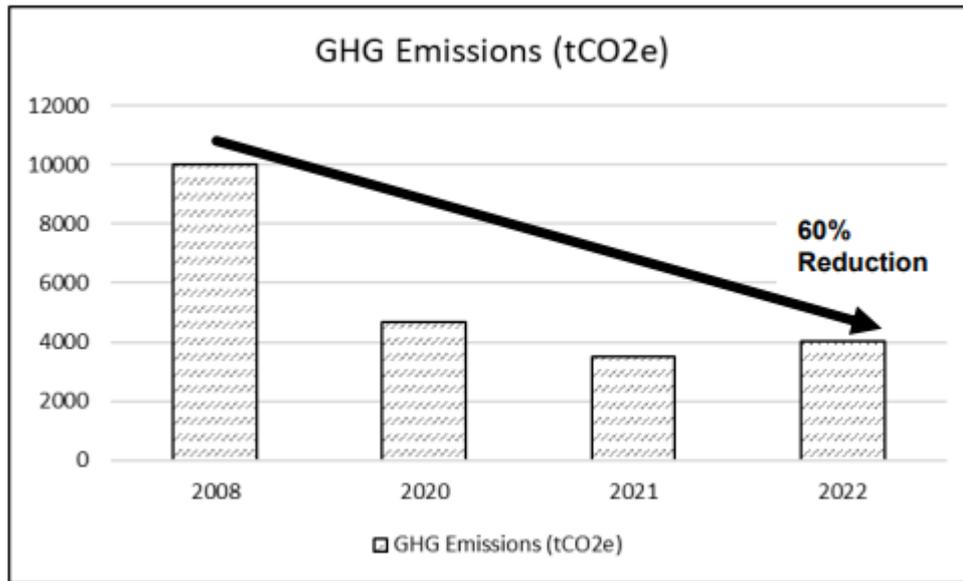


Figure 3: Ipswich Borough Council Greenhouse Gas Emissions³

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.

³ 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 24: 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 28 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 25: Suffolk Travel to Work Survey results (Ipswich resident specific)

Transport Method	Year						
	2025	2024	2023	2022	2021	2020	2019
Bus	14.37 %	10.27%	9.22%	5.50%	2.65%	0.00%	8.84%
Car driver - single occupant (whole journey)	50.00 %	61.16%	50.69%	52.29%	37.09%	50.00%	41.50%
Car share (any part of the journey)	6.9%	4.91%	7.37%	4.59%	3.31%	0.00%	10.20%
Car passenger	2.3%	1.34%	1.84%	1.83%	0.66%	0.00%	0.68%
Cycle	4.02%	6.25%	8.76%	12.84%	7.95%	0.00%	8.84%
Motorcycle/ moped/ motor scooter	0%	0.45%	1.38%	0.00%	0.00%	0.00%	0.00%
Park & Ride	0%	0.00%	0.00%	0.92%	0.66%	0.00%	0.68%
Train	7.47%	4.46%	6.91%	6.42%	3.31%	0.00%	8.16%
Walk	14.94%	8.48%	11.06%	11.93%	6.62%	25.00%	17.69%
Work from home	0%	2.23%	1.38%	2.75%	33.11%	25.00%	0%
Other	0%	0.45%	1.38%	0.92%	4.64%	0.00%	3.40%

Table 27 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 for this monitoring period shows an increase in Ipswich residents using more sustainable transport methods. Single occupant car journeys have dropped by over 10%, with notable increases to bus, train and walking modes at 4%, 3%, 6% respectively.

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 organisations in Ipswich secured a Modeshift STARS accreditation in the monitoring periods 2024/25, these are detailed below:

Education Accreditation:

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

Education Approved level accreditations remain valid for 10 years whereas all other levels remain valid only for 1 year.

Ranelagh Primary School also won a Modeshift National STARS Travel Award for the Suffolk STARS Local Authority Primary School of the Year 2024/25.

Ipswich Borough Council

Residential Accreditation:

- Good/Bronze – Henley Gate

Residential Good level accreditations are valid for 3 years.

No workplace or healthcare accreditations have been awarded in Ipswich this year.

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 26: Totals of All Events Including One-Off Annual Events

IBC Programmed Events:	Attendances		
	2022/2023	2023/2024	2024/2025
Holi Festival (Alexandra Park)	1,500	1,500	2,500
Windrush Festival (Cornhill)	500	3,000	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	11,000
Music Day inc. Indian Summer Mela (Christchurch Park)	-	-	10,000
Family Fun Day Series x 5 (Borough-wide)	4,800	4,200	8,700
Pantaloons Theatre (Christchurch Park)	550	442	250
Multicultural Day (Alexandra Park)	6,500	4,000	3,500
Remembrance & Armistice Day (Christchurch Park)	4,000	6,000	4,000
Xmas Lights Switch-on (Cornhill) & Drive thru (Cornhill)	7,500	6,000	6,500
Annual returning Commercial, Community & Charity Events	37,000	44,608	56,000
One-off events in given season	40,300	42,400	77,400
Totals:	153,150	155,750	182,850

Table 27: Visitors to Ipswich Museum, Galleries and Christchurch Mansion

	2017/18	2018/19	2019/20	2020/21	2021/ 22	2022/23	2023/24	2024/25
Ipswich Museum & Art Gallery	59,109	59,679	73,266	0	45,904	34,658*	0*	0*
Christchurch Mansion	46,549	62,839	83,420	0	40,518	50,687	47,488	42,826
Total	105,658	122,518	156,686	0	86,422	85,345	47,488	42,826

*The Ipswich Museum and Art Gallery have been closed since October 2022 for refurbishment.

Note – This table was previously titled 'Organised Visitors Groups to Ipswich Museum, Galleries and Christchurch Mansion' and has been changed for clarity.

Table 28: Total Tickets Issues/ Visitors for the Regent Theatre and Corn Exchange

	2017/18	2018/19	2019/20	2020/21	2021/ 22	2022/23	2023/24	2024/25
Regent Theatre	166,494	157,603	111,086	0	100,092	184,605	174,878	193,880
Corn Exchange	-	14,758	20,676	363	12,315	29,377	31,916	27,583
Total	166,494	172,361	131,762	363	112,407	213,982	206,794	221,463

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 consistently 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 2024/25, combined visitor numbers increased by 28%, the largest increase since the 2018/19 baseline.

Works continue in the Regent to enhance both the internal and external appearance of the venue and significantly improve accessibility through the provision of a new entrance and lift. The Theatre is expected to re-open by end 2025.

The Ipswich Museum and Art Gallery have been closed since October 2022 for refurbishment and are set to re-open in 2026. The refurbishment will modernise the exhibition space and improve accessibility throughout. Whilst it is closed, the Museum has been running mobile exhibits, displaying small collections in a variety of locations around the town. The Museum is also facilitating placements for students to be involved with the conservation of the exhibits.

Table 29: Ipswich Town Centre Footfall Data 2019 – 2024

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

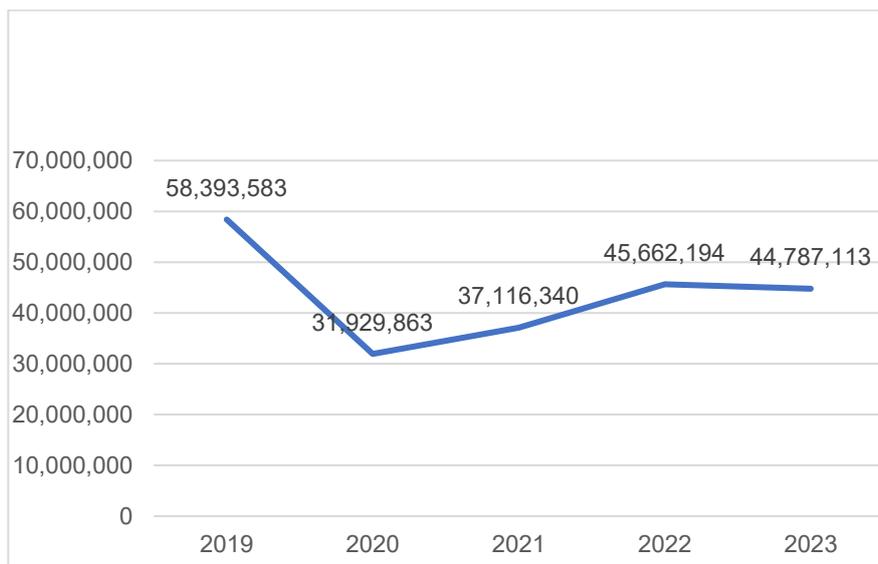


Figure 4: Ipswich Town Centre Footfall Data 2019-2023

Table 30: Vacancies within Central Shopping Area, District and Local Centres

Centres	% Vacant Premises 18/19	% Vacant Premises 19/20	% Vacant Premises 20/21	% Vacant Premises 21/22	% Vacant Premises 22/23	% Vacant Premises 23/24	% Vacant Premises 24/25
District and Local Centres	4.8%	Data not available	Data not available	4.9%	5.5%	8.6%	8.2%
Town Centre	15.0%	Data not available	Data not available	15.1%	16.7%	18.1%	19.0%

Note - Town Centre vacant premises data was measured on retail frontage between 2018/19 and 2021/22 and measured on retail units from 2022/23

Table 31: Ipswich Town Centre Diversity of Uses by Primary, Secondary and Specialist Areas 2024/2025

Diversity of Uses within the Primary Shopping Area 2024/25		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	92.7	77.4
Sui Generis	6.3	76.9
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 2024/25		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	76.9	82.2
Sui Generis	18.8	81.8
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 2024/25		
	Unit total %	Occupied unit total %
Commercial, Business and Services (Class E)	71.2	80.2
Sui Generis	22.9	89.7
Dwellinghouse (Class C3)	4.7	100.0
Local Community and Learning (Class F1)	1.2	50.0

Table 32: Units Within Use Class E in the Ipswich Central Shopping Area

	2021/22	2022/23	2023/24	2024/25
% of units within use class E	83.1	81.9	81.1	80.6
% change		-1.2	-0.8	-0.5

Table 33: District and Local Centres Overview 2024/25

DISTRICT AND LOCAL CENTRE 2024/2025 Overview 2024/25												
CENTRE	Use Class (Quantity)						Use Class (Percentage)					
	E	B2-B8	C	F	SG	VACANT	E	B2-B8	C	F	SG	VACANT
LOCAL	241	0	10	2	98	30	66.6%	0.0%	0.0%	0.4%	29.2%	7.2%
DISTRICT	214	0	10	1	78	33	74.4%	0.0%	0.2%	0.6%	24.9%	8.6%
TOTAL	455	0	20	3	176	64	70.9%	0.0%	0.1%	0.5%	28.6%	8.2%

Table 34: New comparison retail floor space

Application Ref	Location	Floor space	Completion date
22/00220/FUL	Lidl, Anglia Parkway South	2,356sqm (approx. 1,411 sqm net)	November 2024

There was 1,411 square metres of net retail floor space delivered in the period 2024/25. 22/00220/FUL contributes towards 14% of the overall target of 10,000sqm by 2031.

The Towns Fund

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 was successful in securing £25 million from the Towns Fund, following the submission of a Town Investment Plan in July 2020. 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

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

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 include the Lloyds Avenue project and the Greener Ipswich project:

Lloyds Avenue Project

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

- Provision of seating to encourage dwell time and support temporary uses
- Enhancement of the night-time economy through sensitive lighting and landscaping interventions
- 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

In the 2024/25 monitoring year, the Lloyds Avenue project has achieved the following milestones:

- Public consultation has taken place and RIBA Stage 4 plans have been completed incorporating the feedback received.
- Full planning and listed building consent was issued in January 2025 and subsequently accepted in April 2025.
- Quotations are currently being sought for the works directly through IBC.

Discussions are ongoing with Suffolk County Council for the Section 278 agreement.

Greener Ipswich Project

The Greener Ipswich Project is a complementary initiative, developed with the Greener Ipswich Task Force, a voluntary group of local residents and business owners. The project is centred on Princes St to Wolsey Square and 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

The projects have progressed to Tender Stage with hard and soft landscaping works planned for late 2025/ early 2026.

Ipswich Borough Council (IBC) is actively engaging Suffolk County Council (SCC) as a potential delivery partner.

Digital Ipswich

Digital Ipswich includes proposals to develop 10 augmented reality trails around Ipswich. The trails aim to appeal to residents and visitors, encouraging everyone to engage in an activity that supports active health and wellbeing. In monitoring year 2024/2025, 5 trails were launched, with an additional trail having been previously delivered.

The project also includes provision of an interactive digital sculpture, virtual reality binoculars and Hubs. The interactive digital sculpture, or 'portal', will create real-time live visual connections between Ipswich and international locations. It will be located on the Cornhill to maximise visibility and interaction, and to frame the Town Hall and the former Post Office building. The virtual reality binoculars will be installed at key heritage locations throughout the town centre, the Waterfront and Christchurch Park, and will allow viewers to see the town in the Victorian era. A number of Digital Communication Hubs are proposed across the town centre, providing free Wi-Fi, calls and rapid charging as well as advertising. In 2024/2025 monitoring period, the 'portal', binoculars and a number of hubs were granted planning permission; and 4 hubs were installed.

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:

Suffolk Register of Buildings at Risk

Table 35: 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 register for 2025 comprises 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. The property has been subject to a comprehensive restoration programme. which received a Distinction award at the Ipswich Society Annual Awards Evening.

Progress against each risk register building:

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 was sold in 2025, with extant permission for conversion to flats. IBC is yet to have contact with the new owner so it is unclear if the existing scheme will be built or a new permission sought. The building has been

the subject of numerous Urgent Works assessments; the previous owner has always complied with basic repair requests, but an underlying deterioration has taken place.

Cliff Quay Brewery: 3 separate structures, all grade II. The main brewery is a large industrial structure, badly damaged in a fire. The site has been secured from further vandalism. A series of planning applications are under consideration for conversion of the site to a care village. The proposals include conversion of the Brewery building and Brewery Cottage and refurbishment of the Brewery Tap pub/restaurant.

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. There are no current proposals for re-use but the building continues to be monitored.

St Michaels Church. 19th century church, grade II. Left roofless by a fire, though the remaining fabric is stable. The current owners have set out ambitious ideas for the site, so far having carried out work to secure the perimeter but not submitted further proposals.

Historic England Heritage at Risk Register

Table 36: 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	Unoccupied.

Progress against each risk register building:

Great White Horse Hotel. Grade II*. The building ceased operation as a low budget hotel / hostel in 2024, leaving the building vacant in its entirety. The rear part of the building is structurally sound, the street facing part of the structure, however, is deteriorating. The Hotel was bought in 2025 by a well-resourced developer who envisages a residential use with the Tavern St retail units brought back into use. The previous owners, a Community Interest Company, received access to Historic England funding but were unable to carry out any works.

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 356 uses recorded in 2024/25, 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

Ipswich Borough Council

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 37: Summary for Area of Protection

	No. of sites	2022-24 Site area in hectares	2022-24 Site area in hectares	Any change in size
Site of Specific Scientific Interest	3	47.47	47.47	No change
Special Protection Areas / RAMSAR sites	1	41.27	41.27	No change
County Wildlife Sites	20	266.87	266.87	No change
Local Nature reserves	9	49.84	49.84	No change
Ancient Woodland	2	3.58	3.58	No change

Note – In this table, the River Orwell and the Wet Dock are listed as two County Wildlife Sites.

Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy established Wildlife Wise as their public facing brand, launching a new logo, website and social media.

In 2024/2025 monitoring year, a Suffolk Coast RAMS Delivery Manager and a Suffolk Coast RAMS Strategic Adviser were recruited, as well as three Wildlife and Visitor Rangers.

A programme delivering education across Suffolk and Norfolk – Environmental Heroes – has been established in collaboration with Natural England.

A new off-lead dog area has been built at the Orwell Country Park. Suffolk Coastal RAMS is also working together with Coast and Country Canines to deliver further dog-centred projects.

Wide range engagement has been carried out to identify stakeholder priorities and recreational disturbance issues. 80 priority projects have been identified across the European sites, 23 of which are due to be carried out over the coming year. 36 priority ranger locations have also been identified to maximise impact through engagement on site visits.

In addition, a signage and interpretation audit is underway, with a new range of signage and interpretation templates ready to roll out across the sites.

Further financial contributions have supported infrastructure measures aimed at protecting breeding bird habitats. Secure fencing protecting Little Tern habitats has been extended at Kessingland beach.

A review of the Suffolk Coast RAMS Strategy is being progressed, with an updated strategy expected to be published in late 2025.

Table 38: County Wildlife Sites – 2022-2024

County Wildlife Site	2024 Area (hectares)	2025 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

County Wildlife Site	2024 Area (hectares)	2025 Area (hectares)	Total Gain/Loss
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 39: Sites of Special Scientific Interest

Name	2024 Area (hectares)	2025 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: 0.00%

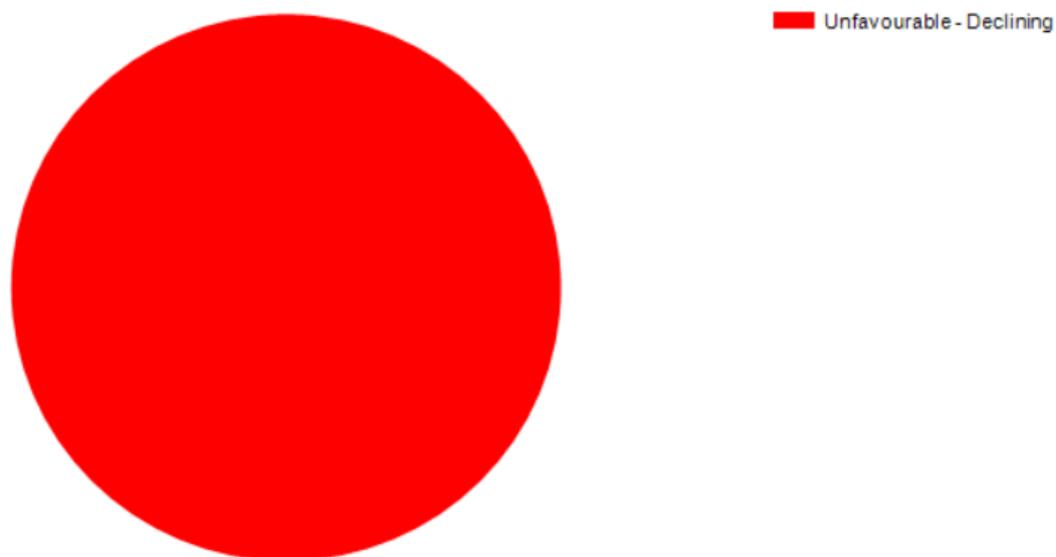


Figure 5: Orwell Estuary SSSI Condition Summary

% area meeting favourable or unfavourable recovering: 0.00%

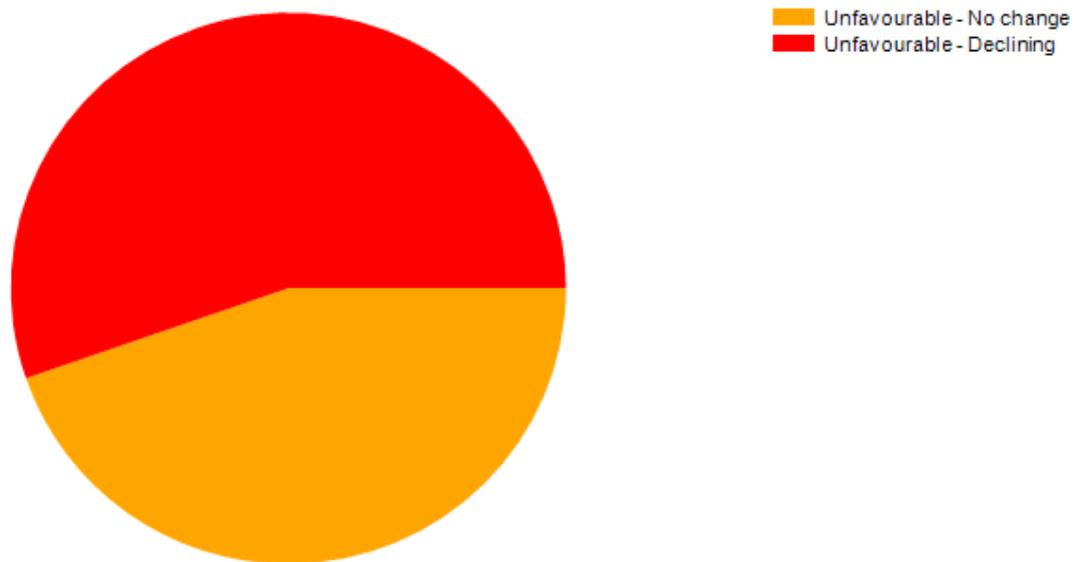


Figure 6: Bixley Heath SSSI Condition Summary

% area meeting favourable or unfavourable recovering: 47.12%

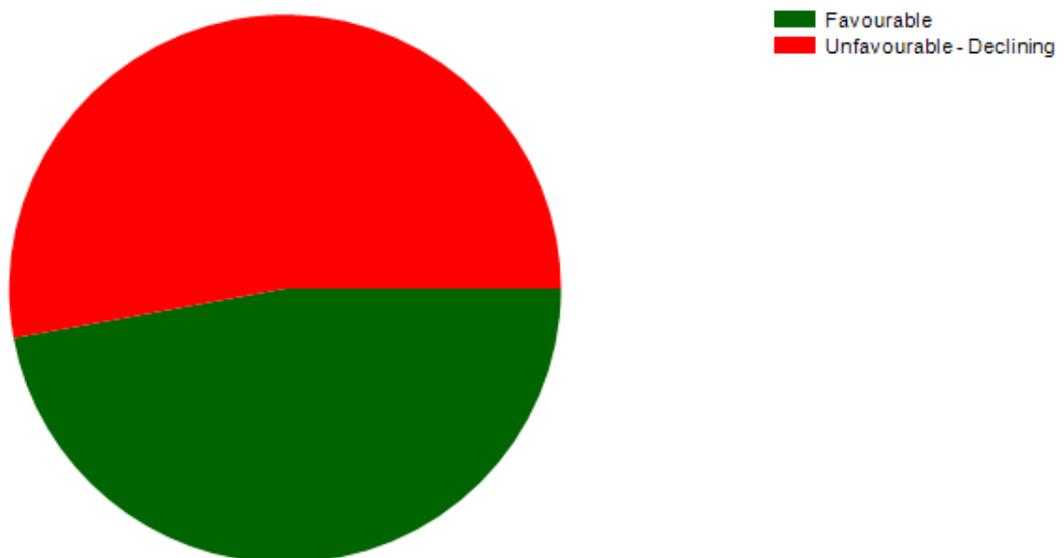


Figure 7: Stoke Bridge Railway Tunnel SSSI Condition Summary

Stoke Bridge and Bixley Heath SSSI conditions remain consistent. New field assessments submitted by Natural England show that the Orwell Estuary SSSI site all units are now unfavourable, a significant change from previous assessment of 78% favourable. In the assessment, it is noted that “the declining trends observed across the site correspond to the trends seen across Great Britain” and declines are “likely exacerbated by climate 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 40: Ramsar Sites

Name	2024 Area (hectares)	2025 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 41: Ancient Woodland

Name	2024 Area (hectares)	2025 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 42: Local Nature Reserves

Name	2024 Area (hectares)	2025 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.

Table 43: Tree Canopy Cover 2016 - 2025

Ward	Ward area (ha)	Coverage % 2016	Coverage % 2020	Coverage % 2022	Coverage % 2023
Alexandra	190.19	10.18	11.86	8.88	17.60
Bixley	245.38	12.47	17.98	11.98	19.00
Bridge	217.70	7.27	10.18	8.24	13.67

Ward	Ward area (ha)	Coverage % 2016	Coverage % 2020	Coverage % 2022	Coverage % 2023
Castle Hill	175.37	13.35	15.65	12.45	20.24
Gainsborough	364.95	13.07	16.70	13.73	22.44
Gipping	345.90	14.05	18.23	15.90	19.00
Holywells	196.73	13.88	17.35	14.12	20.95
Priory Heath	412.89	6.08	11.36	7.91	12.33
Rushmere	264.52	8.12	12.21	9.16	12.67
Sprites	121.73	5.80	9.30	7.25	11.33
St. John's	162.38	12.16	15.42	11.43	15.32
St. Margaret's	393.69	22.51	22.75	18.62	27.00
Stoke Park	197.04	21.68	24.82	20.08	24.95
Westgate	117.46	9.84	11.80	8.59	13.33
Whitehouse	260.14	10.99	16.30	13.82	15.95
Whitton	363.98	9.24	11.08	8.63	11.00
	4030.03	12.19%	15.5%	12.24%	17.30%

The 2023 dataset is the most recently available dataset; it has been acquired from the Forestry Commissions Open Data platform. This has changed from previous years data, however, the accuracy of previous datasets was questioned because of the time of year that the aerial imagery was captured.

The Borough's tree canopy cover target has increased from 15% by 2021 to 22% by 2050. The 2025 data shows that three wards have met the 22% target – Gainsborough, St Margarets and Stoke Park. The average tree canopy cover is 17.3%, an 5% increase from 2023.

Table 44: Ipswich Green Flag Parks

<i>Ipswich Green Flag Parks</i>	
Bourne Park	2024/25 – 5 th occasion awarded Green Flag status.
Christchurch Park	2024/25 – 18 th occasion awarded Green Flag status.
Holywells Park	2024/25 – 15 th occasion awarded Green Flag status.

Ipswich has been designated a Tree City of the World in 2024, marking 4 years of recognition. The criteria to achieve this standard include establishing responsibility for the care of trees; setting policy for tree and forest management; keeping accurate records; having a dedicated tree budget; and celebrating trees and those who work with them.

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:

The Local Plan sets out essential early years, primary, secondary, and post-16 education infrastructure provision required up to 2036 in Table 8A.

Chantry Academy was expanded by 150 secondary places in 2022. This contributes 50% of the total required by 2036.

Woodbridge Road Academy, a new SEND School, opened on the Russet Road site in September 2022 providing 60 spaces. This was delivered under the Department for Education's (DfE) MMC1 framework.

School Pupil forecasts indicate that expansions to existing Primary Schools and Post-16 education identified in Table 8A are not yet required. Forecasts are regularly monitored, and the projects will be brought forward as required.

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 45: 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 46: 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 47: Borough Council Affordable Housing - Current Delivery Plan

Ref	Planning status	Site Capacity	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027
IP088	IP/17/0111 5/VC	17	17							
IP005	IP/16/0096 9/FPI3	41		41						
IP387	IP/19/0111 9/FUL	6			6					
-	IP/19/0112 0/FUL	3			3					
-	IP/19/0112 1/FUL	1			1					
IP388	IP/19/0112 2/FUL	8			8					
IP389	IP/19/0112 9/FUL	6			6					
IP401	IP/21/0012 2/FPI3	8			8					
-	IP/20/0100 1/FPI3	2			2					
IP386	IP/19/0111 8/FUL	16				16				
IP150 a	IP/20/0078 1/FUL	67						53	14	
IP279	IP/21/0043 1/P3JPA &	150						31	119	

Ref	Planning status	Site Capacity	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
	IP/21/0045 6/FUL									
IP014	IP/22/0048 2/FUL	30							30	
IP125	IP/22/0101 4/FUL	26							26	
		381	17	41	34	16	0	84	189	

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 381 affordable homes by 2025/26. This represents a shortfall of 619 homes, which will need to be identified and secured through future planning permissions or strategic interventions in order to meet the overall target.

Table 48: Affordable Housing breakdown 2018-2025

Rent Type	Count	% of total
Affordable Rent	154	61.1
Intermediate Housing	5	2.0
Shared Ownership	20	7.9
Social Rent	43	17.1
Not known	30	11.9
Total 2018 – 2025	252	

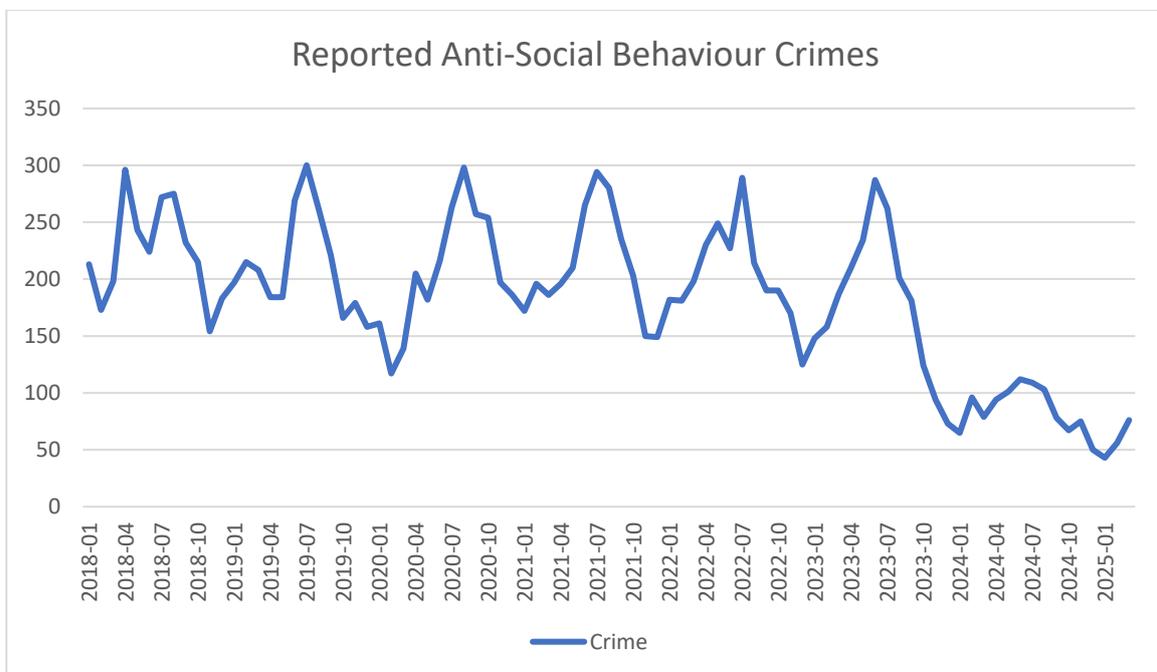


Figure 8: Number of Reported Anti-social behaviour crimes

Figure 10 illustrates a sharp decline in reported ASB since beginning of 2024. Data from 2018-2023 shows consistent peaks of around 290 in summer, and lows of around 140 in winter. Since beginning of 2024, reported ASB has remained below 120.

Note – Due to the previous source no longer being available, rates of anti-social behaviour (ASB) crimes are now sourced from data.police.uk . This includes both 2024/2025 and historic data.

Table 49: 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
Apr 23 – Mar 24	3,000	4.0
Apr 24 – Mar 25	3,000	4.0

**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 in the Borough remain below the baseline data (2018) of the 2022 Local Plan.

Work is continuing in partnership with Suffolk County Council and the Suffolk Business Board (formerly New Anglia LEP) to address local skills gaps and stimulate employment, focussing on Apprenticeships and work placements in construction, engineering, and ICT. A major project to develop a Creative Hub at Ipswich Town Hall is under way, with approximately £750,000 of secured investment. The hub will provide co-working space and industry support for creative and digital enterprises and support enterprise growth through events, mentoring, and networking.

Appendix 12 – Objective 12: Digital Infrastructure

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 95% and 90.8%. This is much greater than the access found across the entirety of Suffolk, 79.3% and 77.5% respectively.

Table 50: Access to superfast, gigabit and FTTP broadband

	% Access to superfast >24mbps	% Access to superfast =>30mbps	% Gigabit Access	% FTTP Access
Ipswich	99.80%	99.77%	94.99%	90.75%
Suffolk	99.79%	98.46%	79.33%	77.50%
East of England	99.60%	98.62%	86.30%	75.72%

Source: [Check UK Broadband Performance and Coverage Statistics \(thinkbroadband.com\)](https://www.thinkbroadband.com)

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 2024/25, the Policy was used 15 times. This is broadly consistent with 2022/24 figure of 17 uses. However, as this Policy was introduced within the 2022 Local Plan, the usage data remains limited and not yet sufficiently robust to provide meaningful analysis.

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:

- 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 51: 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
<p>8 – To conserve and enhance soil and mineral resources 9 – To promote the sustainable management of waste</p>	<p>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?</p>	<p>Human health, Landscape</p>
Climatic change and flooding		
<p>10 – To reduce emissions of greenhouse gases for energy consumption 11 – To reduce vulnerability to climatic events and flooding</p>	<p>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?</p>	<p>Biodiversity, Flora, Fauna, Cultural heritage including architectural & archaeological heritage, Landscape</p>
The Coast and Estuaries		
<p>12 – To safeguard the integrity of the coast and estuaries</p>	<p>Will it support sustainable tourism? Will protect environmentally designated sites? Will it protect the special character and setting of the coast and estuaries?</p>	<p>Biodiversity, Flora, Fauna, Landscape, Water</p>
Biodiversity		
<p>13 – To conserve and enhance biodiversity and geodiversity</p>	<p>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?</p>	<p>Cultural heritage, Landscape, Biodiversity, Flora, Fauna, Water</p>
Cultural heritage		

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

[Air Quality Management | ipswich.gov.uk](https://www.ipswich.gov.uk/airqualitymanagement)<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

[Low Emissions Supplementary Planning Document | ipswich.gov.uk](https://www.ipswich.gov.uk/low-emissions-supplementary-planning-document)

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

[Housing Delivery Action Plan | ipswich.gov.uk](https://www.ipswich.gov.uk/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_borough_council_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 Borough Council

Ipswich Towns Fund

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

OBJECTIVE 6

Ipswich Cycling Strategy SPD

[Cycling Strategy Supplementary Planning Document | ipswich.gov.uk](#)

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

[Development and Flood Risk Supplementary Planning Document | ipswich.gov.uk](#)

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

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.

	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.
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.
	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.
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.

Ipswich Borough Council

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.

APPENDIX 14 – Schedule of extant Planning Permissions – April 2026

The full schedule of extant planning permission as at 1st April 2025 is set out below.

Ward	IBC Site Ref	Delivery Status	PP Reference	Approval Date	Address	Dwellings Approved (Net)	Dwellings n/s	Dwellings u/c	Net Outstanding Dwellings
Alexandra	IP206	Under Construction	IP/04/00313/FUL	2005-05-25	Former Cranfield Mill, College Street	319	0	124	124
Alexandra	IP047	Under Construction	IP/22/00633/REM	2022-11-17	Redevelopment site, Grafton Way, Ipswich	173	0	101	101
Alexandra	IP406	Prior Approval	IP/24/00333/P3JPA	2024-07-02	Giles Place, 31 Princes Street, Ipswich IP1 1PU	61	61	0	61
Alexandra	IP404	Under Construction	IP/21/00449/P3JPA including IP/24/00398/P3JPA	2021-06-23	17 Lower Brook Street, Ipswich IP4 1DN	50	0	50	50
Alexandra	IP084a	Full Consent	IP/18/01117/FUL	2024-07-05	County Hall, St Helen's Street, Ipswich	40	40	0	40
Alexandra	IP419	Under Construction	IP/24/00414/P3JPA	2024-07-31	Cardinal House, 46 St Nicholas Street, Ipswich IP1 1TP	28	0	28	28
Alexandra	IP417	Under Construction	IP/22/01081/FUL	2024-03-11	Upper floor of Sailmakers, 11 Tavern Street, Ipswich	26	0	26	26
Alexandra	IP001	Full Consent	IP/24/00566/FUL	2025-02-10	85-87 Fore Street, Ipswich	22	22	0	22
Alexandra	IP391	Full Consent	IP/21/00692/FUL	2023-03-06	53-63 Carr Street, Ipswich	18	18	0	18
Alexandra	IP420	Prior Approval	IP/24/00874/P3JPA	2025-01-08	33-37 Elm Street, Ipswich	12	12	0	12
Alexandra	IP402	Full Consent	IP/23/00155/FUL	2024-04-16	10-16 Carr Street, Ipswich	9	9	0	9
Alexandra	IP406	Prior Approval	IP/25/00072/P3JPA	2025-03-21	Giles Place, 31 Princes Street, Ipswich IP1 1PU	8	8	0	8
Alexandra	IP411	Under Construction	IP/22/00015/P3JPA	2022-05-24	Knapton Court, 11 Turret Lane, Ipswich IP4 1DL	6	0	6	6
Alexandra	IP416	Full Consent	IP/22/01032/FUL	2023-06-01	10-10a Museum Street, Ipswich	6	6	0	6
Alexandra		Full Consent	IP/22/00039/FUL	2022-07-20	28 Princes Street, Ipswich	4	4	0	4
Alexandra		Under Construction	IP/21/00562/FUL	2021-10-27	Land rear of 10 St Peter's Street, Ipswich	4	0	4	4
Alexandra		Under Construction	IP/24/00392/P3JPA	2024-08-21	7 Tavern Street, Ipswich IP1 3AA	4	0	4	4
Alexandra	IP360	Prior Approval	IP/24/00854/P3JPA	2025-01-22	Easton House, 4 Turret Lane, Ipswich IP4 1DL	4	4	0	4
Alexandra		Under Construction	IP/19/01034/FUL	2020-10-12	22 Butter Market, Ipswich IP1 1BP	3	0	3	3
Alexandra		Full Consent	IP/24/00069/FUL	2024-09-23	Elm House, 25 Elm Street, Ipswich	3	1	0	1
Alexandra		Under Construction	IP/24/00456/P3JPA	2024-10-14	31-41 Elm Street, Ipswich, IP1 2AY	3	0	3	3
Alexandra	IP211 part	Full Consent	IP/24/00712/FUL	2024-12-20	Unit 2, The Winerack, Key Street, Ipswich IP4 1FA	3	3	0	3
Alexandra		Full Consent	IP/22/00129/FUL	2022-04-07	Car parking and amenity area fronting 1 to 4 Lower Brook Mews, Ipswich	3	3	0	3
Alexandra		Full Consent	IP/24/00517/FUL	2025-01-06	20-22 Lower Brook Street, Ipswich IP4 1AL	3	3	0	3
Alexandra		Full Consent	IP/23/00182/FUL	2023-05-11	8-10 Princes Street, Ipswich IP1 1QT	3	3	0	3
Alexandra		Under Construction	IP/23/00916/FUL	2024-04-03	10 Queen Street, Ipswich IP1 1SS	3	0	3	3
Alexandra		Under Construction	IP/18/00799/FUL	2018-11-23	2 St Helens Street, Ipswich IP4 1HJ	3	0	3	3
Alexandra		Under Construction	IP/21/00935/FUL	2021-10-21	16 Tacket Street, Ipswich IP4 1AY	3	0	3	3
Alexandra		Prior Approval	IP/24/00281/P3JPA	2024-10-09	19 Tavern Street, Ipswich IP1 3AA	3	3	0	3
Alexandra	IP048b part	Full Consent	IP/24/00026/FUL	2024-08-15	9 Upper Brook Street, Ipswich IP4 1EG	3	3	0	3
Alexandra		Full Consent	IP/23/00024/FUL	2023-07-21	50-54 Westgate Street, Ipswich IP1 3ED	3	3	0	3
Alexandra		Full Consent	IP/23/00866/FUL	2024-02-06	25-31 Butter Market, Ipswich IP1 1BH	2	2	0	2
Alexandra		Under Construction	IP/22/00408/FUL	2022-07-07	Land adjacent to 3 Coytes Gardens, Ipswich	2	0	2	2
Alexandra		Full Consent	IP/22/00385/FUL	2022-07-07	Jarman House, 2-4 Northgate Street, Ipswich	2	2	0	2
Alexandra		Under Construction	IP/19/01023/FUL	2020-07-02	6 Tacket Street, Ipswich IP4 1AY	2	0	1	1
Alexandra		Under Construction	IP/24/00271/FUL	2024-06-25	2a Turret Lane, Ipswich IP4 1DL	2	0	2	2
Alexandra		Prior Approval	IP/24/00196/P3JPA	2024-05-03	39a Westgate Street, Ipswich IP1 3DX	2	2	0	2

Ward	IBC Site Ref	Delivery Status	PP Reference	Approval Date	Address	Dwellings Approved (Net)	Dwellings n/s	Dwellings u/c	Net Outstanding Dwellings
Alexandra		Full Consent	IP/23/00177/FUL	2023-07-19	10-12 Dial Lane, Ipswich IP1 1DL	1	1	0	1
Alexandra		Full Consent	IP/22/00728/FUL	2022-10-11	10-10a Eagle Street, Ipswich	1	1	0	1
Alexandra		Full Consent	IP/24/00581/FUL	2024-11-28	Elm's Hall, Elm Street, Ipswich	1	1	0	1
Alexandra		Full Consent	IP/23/00084/FUL	2023-07-03	22 Falcon Street, Ipswich IP1 1SL	1	1	0	1
Alexandra		Full Consent	IP/23/00858/FUL	2024-04-05	4 Great Colman Street, Ipswich IP4 2AD	1	1	0	1
Alexandra		Prior Approval	IP/22/00376/P3JPA	2022-07-26	8 Great Colman Street, Ipswich IP4 2AD	1	1	0	1
Alexandra	IP211 part	Full Consent	IP/24/00713/FUL	2024-12-20	Unit 3, The Winerack, Key Street, Ipswich IP4 1FA	1	1	0	1
Alexandra		Full Consent	IP/20/00274/FUL	2020-08-05	10 Northgate Street, Ipswich IP1 3BZ	1	1	0	1
Alexandra		Under Construction	IP/22/00839/P3JPA	2022-11-09	19 Queen Street, Ipswich IP1 1SW	1	0	1	1
Alexandra		Full Consent	IP/23/00604/FUL	2023-09-19	15 Silent Street, Ipswich IP1 1TF	1	1	0	1
Alexandra		Under Construction	IP/08/00253/FUL	2008-05-20	96 St Helens Street, Ipswich IP4 2LB	1	0	1	1
Alexandra		Full Consent	IP/22/00943/FUL	2023-05-22	104 St Helens Street, Ipswich IP4 2LB	1	1	0	1
Alexandra		Prior Approval	IP/24/00536/P3JPA	2024-09-27	6 Cromwell Court, 16 St Peter's Street, Ipswich IP1 1XG	1	1	0	1
Alexandra		Under Construction	IP/22/00589/FUL	2022-10-27	22 Tacket Street, Ipswich IP4 1BA	1	0	1	1
Alexandra		Full Consent	IP/24/00857/FUL	2025-01-03	44 Tacket Street, Ipswich IP4 1BA	1	1	0	1
Alexandra		Full Consent	IP/24/00901/FUL	2025-01-15	33 Upper Orwell Street, Ipswich IP41HN	1	1	0	1
Alexandra		CLD	IP/24/00516/CLD	2024-09-11	176 St Helens Street, Ipswich IP4 2LH	0	0	0	0
Alexandra		CLD	IP/22/00765/CLD	2022-10-24	172 Woodbridge Road, Ipswich IP4 2PB	0	0	0	0
Alexandra		Full Consent	IP/23/00859/FUL	2024-01-25	51 Foxhall Road, Ipswich IP3 8JU	-1	-1	0	-1
Bixley		Under Construction	IP/19/00438/FUL	2019-08-02	594 Foxhall Road, Ipswich IP3 8NA	1	0	1	1
Bixley		Under Construction	IP/20/00229/FUL	2020-07-08	Land adjacent 235 Rushmere Road, Ipswich	1	0	1	1
Bixley		Full Consent	IP/22/01017/FUL	2023-03-15	63 Woodbridge Road East, Ipswich IP4 5QL	1	1	0	1
Bridge	IP031b	Under Construction	IP/19/00369/FUL including IP/22/00324/FUL	2020-08-07	Former Defiance Public House, Stoke Street, Ipswich IP2 8BX	32	0	32	32
Bridge	IP080 (part)	Full Consent	IP/24/00004/FUL	2025-03-07	240 Wherstead Road, Ipswich	24	24	0	24
Bridge		Full Consent	IP/22/01012/FUL	2023-01-30	78 Oak Hill Lane, Ipswich IP2 8PB	2	2	0	2
Bridge		Under Construction	IP/23/00523/FUL	2023-09-20	14 Stoke Street, Ipswich IP2 8BX	2	0	2	2
Bridge	IP188	Full Consent	IP/22/00767/FUL	2023-01-16	Websters Trade Yard, Dock Street, Ipswich	1	1	0	1
Bridge		Under Construction	IP/22/00138/FUL	2022-09-13	525a Wherstead Road, Ipswich IP2 8LW	0	0	1	1
Castle Hill	IP256	Full Consent	IP/16/00987/FUL	2018-09-20	Ipswich Sports Club, Henley Road, Ipswich IP1 4NJ	28	28	0	28
Castle Hill	IP103	O/L Consent	IP/22/00561/OUT	2022-10-20	32 Larchcroft Road, Ipswich IP1 6AR	7	7	0	7
Castle Hill		Under Construction	IP/19/00831/FUL	2019-11-06	178 Ashcroft Road, Ipswich IP1 6AF	1	0	1	1
Castle Hill		Full Consent	IP/23/00633/FUL	2023-10-20	155 Henley Road, Ipswich IP1 4NU	1	1	0	1
Gainsborough	IP143	Under Construction	IP/22/00856/REM	2023-05-03	Former Norsk Hydro site, Sandyhill Lane, Ipswich	77	51	26	77
Gainsborough	IP125	Under Construction	IP/22/01014/FUL	2023-06-06	Former Dies Co Ltd, Hawke Road, Ipswich IP3 0JF	26	0	26	26
Gainsborough	IP143	Under Construction	IP/23/00922/FUL	2024-06-27	Former Norsk Hydro site, Sandyhill Lane, Ipswich	11	6	5	11
Gainsborough		Under Construction	IP/17/01116/FUL	2018-04-16	3-5 Reynolds Road, Ipswich	2	0	2	2
Gainsborough		Under Construction	IP/23/00974/FUL	2024-04-05	320 Nacton Road, Ipswich IP3 9NA	1	0	1	1
Gipping	IP059a&b	Agreed subject to S106	IP/16/01220/OUT	1901-01-01	Former site of Elton Park Works and Arclion House, Hadleigh Road, Ipswich	103	103	0	103

Ward	IBC Site Ref	Delivery Status	PP Reference	Approval Date	Address	Dwellings Approved (Net)	Dwellings n/s	Dwellings u/c	Net Outstanding Dwellings
Gipping	IP279a	Under Construction	IP/21/00431/P3JPA	2021-08-05	Former British Telecom offices, Bibb Way, Ipswich IP1 2EQ	78	0	78	78
Gipping	IP279b	Under Construction	IP/21/00456/FUL	2021-08-19	North of former British Telecom Offices, Bibb Way, Ipswich IP1 2EQ	39	0	24	24
Gipping	IP279b	Under Construction	IP/21/00456/FUL	2021-08-19	South of former British Telecom offices, Bibb Way, Ipswich IP1 2EQ	33	0	17	17
Gipping	IP418	Under Construction	IP/23/00898/FUL	2023-12-21	Horley Cottage, Lupin Road, Ipswich IP2 0NT	6	0	6	6
Gipping	IP282	Under Construction	IP/20/00947/P3JPA	2020-12-30	5 Observation Court, 84 Princes Street, Ipswich IP1 1RY	3	0	3	3
Gipping	IP234	Under Construction	IP/19/00062/FUL	2021-09-30	Land adjacent to 34 Gibbons Street, Ipswich	2	0	2	2
Gipping		Full Consent	IP/20/00447/FUL	2025-01-31	331 London Road, Ipswich	2	2	0	2
Gipping		Full Consent	IP/22/00580/FUL	2022-10-05	40 Dalton Road, Ipswich	1	1	0	1
Holywells	IP142	Under Construction	IP/17/00570/FUL	2019-05-15	Land between Tye Road and Unity Street, Duke Street, Ipswich	44	28	16	44
Holywells	IP014 most	Under Construction	IP/22/00482/FUL	2023-02-24	114 Fore Hamlet, Ipswich IP3 8AF	30	0	30	30
Holywells		Under Construction	IP/21/01062/FUL	2022-02-10	Golden Ship Inn, Cliff Road, Ipswich IP3 0AX	3	0	4	4
Holywells		Full Consent	IP/22/00560/FUL	2022-11-04	Land rear of 69 Felixstowe Road and adjacent to 25 Alan Road, Ipswich	1	1	0	1
Holywells		Full Consent	IP/24/00089/FUL	2024-04-02	99-101 Felixstowe Road, Ipswich IP3 8DZ	1	1	0	1
Priory Heath	IP150a	Under Construction	IP/20/00781/FUL	2021-03-10	Areas U, V & W, Ravenswood, Nacton Road, Ipswich	96	0	35	35
Priory Heath		Full Consent	IP/23/00561/FUL	2023-12-18	321 Felixstowe Road ,Ipswich IP3 9BU (fronting Malvern Close)	1	1	0	1
Priory Heath		Full Consent	IP/22/01029/FUL	2023-01-19	35 & 37 Franklin Road,Ipswich	-1	-1	0	-1
Rushmere	IP280	RM Consent	IP/22/00054/REM	2022-07-28	Westerfield House, Humber Doucy Lane, Ipswich IP4 3QG	149	149	0	149
Rushmere	IP280	Under Construction	IP/14/01039/FUL	2015-07-24	Phase 5, Westerfield House, Humber Doucy Lane, Ipswich IP4 3QG	20	0	20	20
Rushmere		Full Consent	IP/22/00543/FUL	2024-04-11	42 Belvedere Road, Ipswich IP4 4AB	2	2	0	2
Rushmere		Full Consent	IP/24/00610/FUL	2024-10-18	42 Belvedere Road, Ipswich IP4 4AB	1	1	0	1
Rushmere		Full Consent	IP/23/00649/FUL	2023-10-30	Lockup garages rear of 79 to 87 Brunswick Road, Ipswich	1	1	0	1
Sprites		Full Consent	IP/22/01048/FUL	2023-10-06	Car parking area rear of 46 to 68 Lakeside Road, Ipswich	3	3	0	3
Sprites		Full Consent	IP/23/00494/FUL	2023-10-09	Lockup garages between 16 and 18 Lakeside Close, Ipswich	1	1	0	1
Sprites		Under Construction	IP/23/00398/FUL	2023-10-06	Lockup garages and amenity land adjacent to 45 Manchester Road, Ipswich	1	0	1	1
St Johns	IP412	Under Construction	IP/23/00722/FUL	2024-04-05	434 Woodbridge Road, Ipswich IP4 4EN	14	0	14	14
St Johns		Full Consent	IP/23/00046/FUL	2023-04-20	Land to the rear of 183 and 185 Britannia Road, Ipswich (fronting Copleston Road)	2	2	0	2
St Johns		Full Consent	IP/24/00100/FUL	2025-01-16	Land rear of 169 and 171 Britannia Road, Ipswich	1	1	0	1
St Johns		Under Construction	IP/24/00036/FUL	2024-03-15	Car parking & amenity area at 37-51 Cauldwell Hall Road, Ipswich	1	0	1	1
St Johns		Under Construction	IP/22/00911/FUL	2023-01-19	127 Henslow Road, Ipswich IP4 5EJ	1	0	1	1
St Johns		Under Construction	IP/16/00005/FUL	2016-03-03	Land adjacent to 51 Henslow Road, Ipswich	1	0	1	1
St Johns		CLD	IP/24/00299/CLD	2024-05-07	68 Newson Street, Ipswich IP1 3NY	0	0	0	0
St Margarets	IP181	O/L Consent	IP/14/00638/OUTFL	2020-01-31	Land to south of railway line, Westerfield Road, Ipswich (Fonnereau Neighbourhood, Ipswich Garden Suburb)	617	617	0	617
St Margarets	IP181 part	RM Consent	IP/23/00977/REM	2024-08-30	Fonnereau Neighbourhood, Phase 1	198	198	0	198
St Margarets	IP161	Under Construction	IP/19/00065/FUL	2019-09-27	2 Park Road, Ipswich IP1 3ST	13	0	13	13
St Margarets	IP333	Under Construction	IP/19/00325/FUL	2019-05-31	Land rear of 133 and 139, Valley Road, Ipswich	7	0	7	7
St Margarets		Full Consent	IP/23/00017/FUL	2023-06-16	The Old Manor House, 6-10 St Margaret's Green, Ipswich	4	4	0	4
St Margarets		Under Construction	IP/21/01127/FUL	2022-03-22	Land between 15c and 17 Constable Road, Ipswich	2	0	2	2
St Margarets		Full Consent	IP/23/00386/FUL	2024-01-10	112 Cemetery Road, Ipswich IP4 2HR	1	1	0	1

Ward	IBC Site Ref	Delivery Status	PP Reference	Approval Date	Address	Dwellings Approved (Net)	Dwellings n/s	Dwellings u/c	Net Outstanding Dwellings
St Margarets		Full Consent	IP/22/00869/FUL	2022-12-20	Land adjacent to 34 Henley Road, Ipswich	1	1	0	1
St Margarets	IP368	Under Construction	IP/24/00106/FUL	2024-04-02	Land rear of 79a Henley Road, Ipswich	1	0	1	1
St Margarets		Full Consent	IP/24/00180/FUL	2024-05-30	49 Constable Road, Ipswich IP4 2UZ	0	0	0	0
St Margarets		Full Consent	IP/24/00839/FUL	2025-02-27	50-56 Hervey Street, Ipswich	-4	-4	0	-4
Stoke Park		Under Construction	IP/23/00190/FUL	2023-08-18	Land adjacent to 3 Evesham Close, Ipswich	1	0	1	1
Westgate		Full Consent	IP/11/00716/FUL	2011-11-10	32 and land at rear of 22 to 30 Beaconsfield Road, Ipswich	4	2	0	2
Westgate		Full Consent	IP/23/00928/FUL	2024-04-26	Former 104 London Road, Ipswich	4	4	0	4
Westgate		Full Consent	IP/22/00890/FUL	2023-04-26	Car parking area rear 41 to 43a Ann Street, South Street, Ipswich	2	2	0	2
Westgate		Under Construction	IP/23/00563/FUL	2024-01-08	40 Berners Street, Ipswich IP1 3LU	1	0	1	1
Westgate		Under Construction	IP/23/00366/FUL	2023-12-19	119 Bramford Road, Ipswich IP1 2LW	1	0	1	1
Westgate		Under Construction	IP/16/00819/FUL	2017-01-19	62 Dykes Street, Ipswich IP1 3NB	1	0	1	1
Westgate		Full Consent	IP/23/00487/FUL	2024-06-17	Land at rear of 66 Berners Street, Dykes Street, Ipswich	1	1	0	1
Westgate		Under Construction	IP/11/00766/FUL	2011-11-11	Lock up garages, rear of 12 Fonnereau Rd (Bridle Way)	1	0	1	1
Westgate		Under Construction	IP/10/00025/FUL	2010-03-08	102-102a London Road, Ipswich	1	0	1	1
Westgate		Under Construction	IP/20/00620/FUL	2020-10-07	21 Navarre Street, Ipswich IP1 3JD	1	0	1	1
Westgate		Full Consent	IP/22/00766/FUL	2023-04-25	25 Norwich Road, Ipswich IP1 2ET	1	1	0	1
Westgate		Under Construction	IP/23/00113/FUL	2023-04-14	2-4 Norwich Road, Ipswich IP1 2NG	1		1	1
Westgate		Under Construction	IP/24/00880/FUL	2025-01-10	Car parking and amenity area at 167a To 167d Norwich Road, Ipswich	1	0	1	1
Westgate		Full Consent	IP/23/00497/FUL	2023-12-15	67 Bramford Road, Ipswich IP1 2LT	-1	-1	0	-1
Whitehouse		Under Construction	IP/23/00088/FUL	2023-05-03	374 Bramford Road, Ipswich IP1 5AY	1	0	1	1
Whitehouse		Full Consent	IP/23/01006/FUL	2024-03-26	655-657 Bramford Road, Ipswich	1	1	0	1
Whitehouse		Under Construction	IP/22/00898/FUL	2023-03-06	Land adjacent 344 Bramford Road, Ipswich	1	0	1	1
Whitehouse		Under Construction	IP/21/00934/FUL	2021-11-10	Land to the rear of 601 Bramford Road, Ipswich	1	0	1	1
Whitehouse		Full Consent	IP/24/00787/FUL	2024-12-13	Adjacent 37 Cromer Road, Ipswich IP1 5ER	1	1	0	1
Whitton	IP180	Under Construction	IP/16/00608/OUT	2020-01-31	Land north of railway line and east of Henley Road, Ipswich (Henley Gate, Ipswich Garden Suburb)	520	520	0	520
Whitton	IP180 part	Under Construction	IP/23/00038/REM	2023-04-14	Henley Gate, Phase 2a	147	51	67	118
Whitton	IP180 part	Under Construction	IP/20/00250/REM	2021-09-15	Henley Gate, Phase 1	130	0	5	5
Whitton	IP180 part	RM Consent	IP/23/00740/REM	2024-07-19	Henley Gate, Phase 3b	114	114	0	114
Whitton	IP180 part	Under Construction	IP/23/00406/REM	2024-05-20	Henley Gate, Phase 3a	96	73	23	96
Whitton	IP180 part	Under Construction	IP/24/00207/REM	2024-08-30	Henley Gate, Phase 2b	93	68	25	93
Whitton	IP180 part	O/L Consent	IP/20/01093/OUT	2024-05-01	Land opposite 289 to 299, Henley Road, Ipswich	28	28	0	28
Whitton	IP274	Under Construction	IP/16/00763/FUL	2021-07-13	The Maypole Inn, 759 Old Norwich Road, Ipswich IP1 6LE	11	10	1	11
Whitton	IP374	Under Construction	IP/21/00410/FUL	2021-07-21	Land adjacent Kingscroft, Thurleston Lane, Ipswich	1	0	1	1
Whitton		Full Consent	IP/23/00359/FUL	2024-08-09	Thurleston Nurseries, Thurleston Lane, Ipswich	1	1	0	1
Whitton		Under Construction	IP/20/00602/FUL	2020-09-15	Whitton Water Pumping Station, Thurleston Lane, Ipswich	1	0	1	1
Whitton		Full Consent	IP/22/00234/FUL	2023-09-11	795 Old Norwich Road, Ipswich IP1 6LH	0	0	0	0