

Housing Land Availability
(at 1st April 2016)
September 2016

IPSWICH LOCAL PLAN

Planning and Development
Ipswich Borough Council
Grafton House, Russell Road
Ipswich IP1 2DE
(01473) 432019
email: planningpolicy@ipswich.gov.uk
website: www.ipswich.gov.uk



IPSWICH
BOROUGH COUNCIL

Housing Land Availability 1st April 2016

This document sets out data relating to residential development in Ipswich as at 1st April 2016. It provides a summary of residential development from 1st April 2001 to 31st March 2016, an assessment of the availability of land for future residential developments and monitoring data for the Ipswich Local Plan documents.

- Table 1 Net Housing Completions from 1st April 2001 (including the proportion of dwellings built on previously developed land (PDL), affordable housing and dwellings built within the 'IP-One' area). Table 1a shows a breakdown of the number of houses and flats.
Please note this has been amended in October 2017 as per the footnote shown on page 2.
- Table 2 Housing Land Availability at 1st April 2016.
- Table 3 Sites (with 10 or more dwellings) with planning permission at 1st April 2016 (including sites under construction and details of where the criteria of Tables 1, 4 and 5 may apply), and a summary of sites with fewer than 10 dwellings. Table 3a provides a list of sites which include Student Accommodation and Table 3b a list of applications for Care Homes.
- Table 4 Sites where the Planning and Development Committee has resolved to grant Planning Permission subject to the satisfactory signing of a Section 106 agreement as at 1st April 2016.
- Table 5 The status of sites allocated for residential use in the Ipswich Local Plan 1997.
- Table 6 Sites from the Ipswich Strategic Housing Land Availability Assessment Update (SHLAA) (November 2013).
- Table 7 Housing Trajectory April 2016 including 5 year supply information

Further information on the data, other relevant documents and sources of information is set out at the end of this report.

TABLE 1
Net Housing Completions from 1st April 2001

	Total Dwellings	Previously Developed Land		Affordable Housing		Within 'IP-One' area		Self-contained Student Accommodation	Assisted Living ¹	Care Homes (no. of bedrooms)
			%		%		%			
April 2001 – March 2002	347	267	77	31	9	45	13	-		
April 2002 – March 2003	468	402	86	157	34	10	2	-		
April 2003 – March 2004	566	469	83	107	19	172	30	-		
April 2004 – March 2005	717	677	94	102	14	428	60	-		
April 2005 – March 2006*	782	759	97	156	20	308	39	-		
April 2006 – March 2007	985	972	99	163	17	321	33	-		
April 2007 – March 2008	1413	1413	100	329	23	779	55	-		
April 2008 – March 2009~	899	884	98	245	27	501	56	45		
April 2009 – March 2010	389	377	97	26	7	232	60	0		1 (50)
April 2010 – March 2011	337	303	90	135	40	109	32	151		0
April 2011 – March 2012	283	203	72	152	54	51	18	0		2 (64)
April 2012 – March 2013	96	59	61	7	7	13	13	0	4	0
April 2013 – March 2014	167	137	82	44	26	58	35	0	61	0
April 2014 – March 2015	411	362	88	143	35	259	63	0	59	2 (160)
April 2015 – March 2016	496	363	73	133	27	237	48	0	0	1 (30)
Total	8356	7647	93	1930	23	3523	42	196	124	6 (304)
July 1996 – March 2001	1049	884	84	212	20	230	22			

This table illustrates the overall change to the housing stock in number of units (gains and losses are included). Communal housing and any form of accommodation that is not self-contained are not included. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door, which only that household can use. Temporary dwellings (such as houseboats and caravans) are not included prior to 31st March 2008.

Net Affordable Housing completions record a loss in 1997/8 due to a redevelopment scheme where 60 dwellings were demolished and a change of use resulting in the loss of 2 dwellings. There were 59 completions.

* Gross total completions for 2005/6 were 926. The renovation of St Francis Tower, where 107 flats were temporarily lost, was the largest contributor to this difference. 113 new dwellings were subsequently created during 2007/8.

~ Previously the data published for 2008/9 included 45 dwellings of student accommodation (see definition below in table 3a). All of these dwellings were on PDL and 4 were within the IP-One area. However, following discussion at the Public Inquiry into proposed residential development in North Ipswich in 2010 it was agreed not to include student accommodation in housing completion or supply figures.

¹ In calculating the 5 year housing supply, assisted living units which have been banded as a separate dwelling for council tax purposes and therefore have their own bathroom, kitchen and front door, are included in housing completions as they represent a source of housing supply. *Text added October 2017.*

Net Housing Completions from 1st April 2001

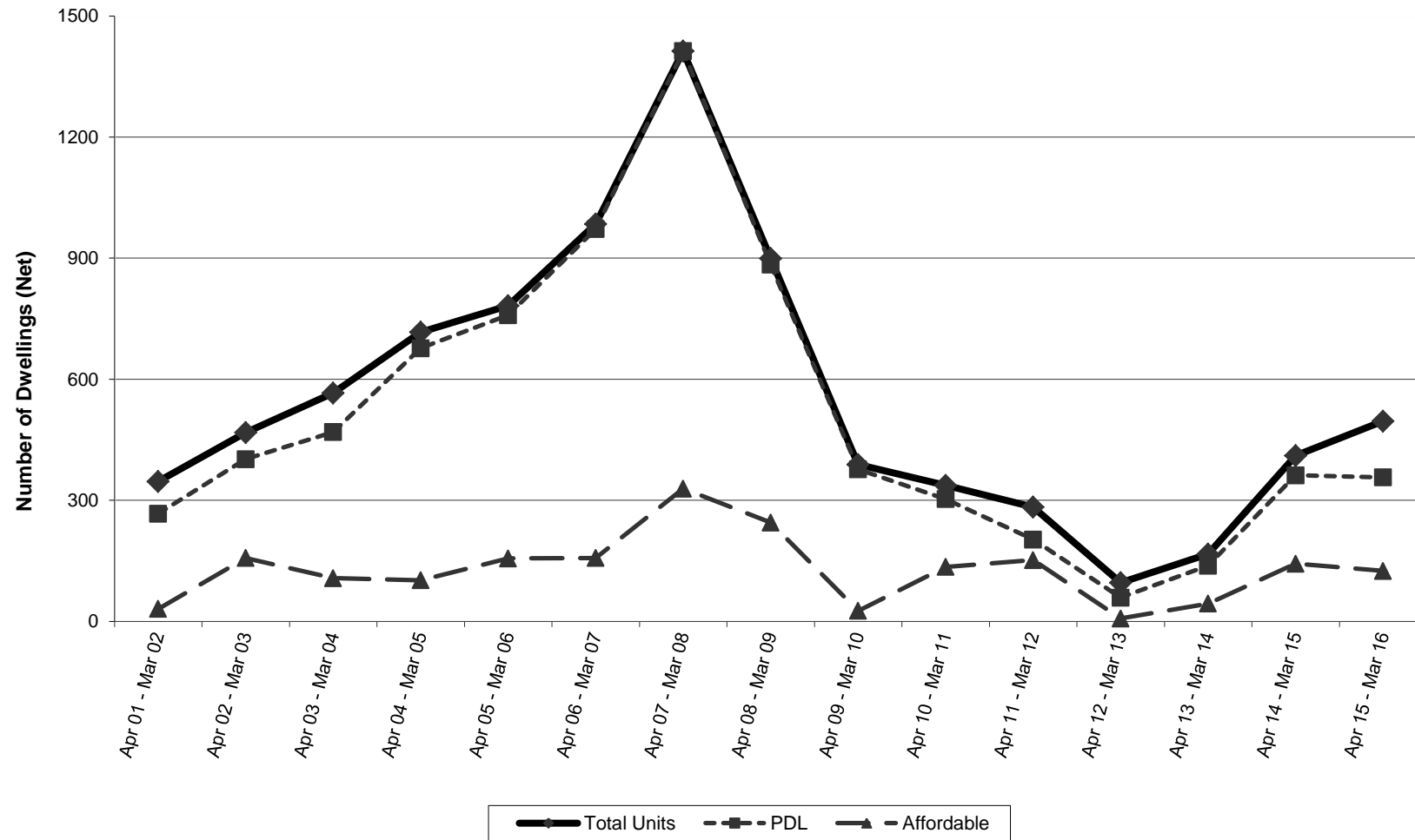


TABLE 1a
Net Housing Completions by Type/Size of Dwelling

(Temporary dwellings are included from April 2008. Student accommodation units are not included)

	Total Dwellings	Houses							Flats						
		No of Bedrooms							No of Bedrooms						
		Total	%	1	2	3	4+	NK	Total	%	1	2	3	4+	NK
April 2003 – March 2004	566	285	50	0	36	93	51	105	281	50	19	234	5	1	22
April 2004 – March 2005	717	223	31	1	14	31	2	175	494	69	62	156	0	0	276
April 2005 – March 2006	782	206	26	3	35	34	21	113	576	74	134	232	4	2	204
April 2006 – March 2007	985	300	31	6	90	67	77	60	685	69	199	263	2	1	220
April 2007 – March 2008	1413	331	23	14	100	79	70	68	1082	77	289	545	25	0	223
April 2008 – March 2009	899	168	19	8	54	72	25	9	731	81	188	422	9	0	112
April 2009 – March 2010	389	96	25	1	13	46	34	2	293	75	112	172	5	0	4
April 2010 – March 2011	337	149	44	6	41	79	21	2	188	56	35	103	13	0	37
April 2011 – March 2012	283	116	41	0	17	49	34	16	167	59	39	131	0	0	-3
April 2012 – March 2013	96	72	75	0	5	34	25	8	24	25	15	11	0	0	-2
April 2013 – March 2014	167	127	76	0	13	27	41	46	40	24	11	31	2	0	-4
April 2014 – March 2015	411	131	32	0	31	56	40	4	280	68	69	165	3	0	43
April 2015 – March 2016	496	153	31	11	88	13	24	17	343	69	119	157	5	0	62
Total	7541	2357	31	50	537	680	465	625	5184	69	1291	2622	73	4	1194

Table 1a shows the net housing completions since April 2003. These are calculated by deducting the loss of dwellings from the gross housing completions.

The figures below show gross housing completions (which include conversions, change of use and temporary dwellings) for this year together with the new build element for information.

April 2015 - March 2016	Total Dwellings	Houses							Flats						
		No of Bedrooms							No of Bedrooms						
		Total	%	1	2	3	4+	NK	Total	%	1	2	3	4+	NK
Gross completions	526	159	30	11	88	14	24	22	367	70	120	158	5	0	84
New build completions	320	145	45	11	88	11	22	13	175	55	16	88	1	0	70

TABLE 2
Ipswich Borough Council
Housing Land Availability – 1st April 2016

See Table 3	Dwellings with Planning Permission but not commenced.	1,231
See Table 4	Dwellings with Planning Permission subject to the satisfactory signing of a Section 106 agreement.	595
See Table 5	Units within sites allocated for housing in Ipswich Local Plan 1997 that do not feature in Tables 3 or 4 and were not under construction at 1 st April 2016.	115
See Table 6	Units from the Strategic Housing Land Availability Assessment update 2013 that do not feature in Tables 3, 4 or 5 and were not under construction at 1 st April 2016.	5,252
	<u>Total number of dwellings</u>	7,193

In addition to the totals of Tables 1 and 2 there are **546 dwellings under construction** at 1st April 2016.

This table illustrates the overall availability of additions to the housing stock in number of dwellings (potential gains and losses are included). Communal housing and any form of accommodation that is not self-contained is not included.

TABLE 3**Sites with planning permission (including sites under construction) at 1st April 2016 (ten or more dwellings)**

(all remaining dwellings on sites are expected to be completed by 31/3/2022 unless otherwise stated)

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP042	IP/12/00700/OUT	6 to 28 Landseer Road & part Cliff Brewery, Cliff Road	19/12/2013	27	1.640	Part demolition of existing buildings. Erection of mixed use development including 27 flats. PDL. This development is unlikely to be implemented, however pending application IP/15/01040/OUT (222 dwellings) is expected to be commenced (but not completed) by March 2022.	27	0	0
IP059 b	IP/10/00823/FUL	Arclion House, 178-184 Hadleigh Road	03/12/2013	18	0.345	New build 15 houses and 3 flats following demolition of existing buildings. PDL.	18	0	0
IP071	IP/14/00810/P3JPA	St Edmund House, Rope Walk	18/11/2014	73	0.300	Change of use from B1 offices to 73 flats (original application for 74 flats). PDL.	0	36	37
Part IP074	IP/13/00226/VC	Reeves Yard and the Black Barn, Upper Orwell Street.	28/06/2013	12	0.073	New build 12 flats in 2 and 3 storey blocks. PDL. Renewal of IP/06/01085/FUL & IP/10/00056/VC.	12	0	0
IP084a	IP/14/00911/FUL	County Hall, St Helen's Street	02/04/2015	16	0.215	Part demolition and conversion to form 16 dwelling units. PDL.	16	0	0
IP088	IP/12/00114/VC	Gospel Hall, 79 Cauldwell Hall Road	12/03/2012	16	0.298	New build 15 2.5 storey dwellings and 1 bungalow. PDL.	15	1	0
IP116	IP/14/00721/OUT	St Clement's Hospital, Foxhall Road	29/07/2015	227	8.800	New build 179 dwellings and conversion of existing buildings to 48 dwellings. 5.3ha PDL, 3.5ha Greenfield. Expected to be commenced but not completed by March 2022.	227	0	0
IP129	IP/12/00654/OUT	BT Depot, Woodbridge Road (50 Russet Road)	14/10/2013	39	1.008	New build up to 39 flats. PDL	39	0	0

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP150	I/98/0314/OLI	Ravenswood, Nacton Road	26/08/1998	1267	32.300	New build residential development - 1,000 dwellings (IP/04/00373/VC1 approved further 200, IP/07/00765/OUT increased total to 1250 dwellings). PDL • Housing site 6.1 in Ipswich Local Plan 1997	78	35	1154
	I/99/0062/RM	Part Phase 1	22/07/1999	220		188 houses and 32 flats	0	0	220
	I/99/0077/FP	Part Phase 1	22/07/1999	46		29 houses, 8 bungalows & 9 flats	0	0	46
	IP/00/0962/FP	Phase 2 (areas E and F)	16/03/2001	168		houses	0	0	168
	IP/01/0180/RM	Phase 3	12/04/2001	90		flats and houses	0	0	90
	IP/02/00039/FUL	Areas G and H	12/11/2002	125		houses and flats	0	0	125
	IP/02/00535/FUL	Area N and part area J	05/08/2002	78		houses and flats	0	0	78
	IP/03/00268/REM	Area K	22/05/2003	59		dwellings	0	0	59
	IP/03/00816/REM	Areas O and P	18/09/2003	79		houses and flats	0	0	79
	IP/04/00577/REM	Area L	27/07/2004	55		dwellings	0	0	55
	IP/04/01291/REM	Part area Q and Area R	02/03/2005	45		dwellings	0	0	45
	IP/05/00285/REM	Area M and part areas Q and R	17/06/2005	95		dwellings	0	0	95
	IP/07/00715/FUL	Area I	04/10/2007	35		flats, bungalows and houses	0	0	35
	IP/08/00246/REM & IP/14/00564/FUL	Areas S & T	23/06/2008	95		78 flats, bungalows and houses. 27 dwellings superseded by IP/14/00564/FUL (44 dwellings). Total S&T - 95 dwellings (1,190 Ravenswood total)	1	35	59
	IP/07/00765/OUT (remaining area of application) or IP/14/00435/FUL	Areas U, V, W	15/11/2007	77		77 dwellings (taking Ravenswood total to 1,267) or called in application for 94 dwellings. Will take total at Ravenswood to 1,284 if approved	77	0	0
			awaiting S106 agreement	(or 94)					
IP161	IP/13/00498/FUL	2 Park Road	07/08/2013	13	0.347	Conversion of house to 14 flats including 3 storey rear extension. PDL/	0	13	0
IP165	IP/13/00943/OUT	Eastway Business Park, Europa Way	16/09/2014	94	0.208	New build 34 flats and 60 houses. PDL.	94	0	0
IP168	IP/05/01010/FUL	The Centre, Stoke Park Drive	24/01/2006	31	0.350 residential area (whole site 2.450ha)	Redevelopment of shopping centre with 20 flats above to provide 51 apartments, supermarket (completed), small retail units and medical centre. PDL. Not expected to be completed by March 2022. (Likely to be developed as 31 apartments giving a net gain of 11 units.	51	0	-20
IP169	IP/15/00393/FUL	23-25 Burrell Road	16/07/2015	14	0.081	Change of use and extension of former commercial building to provide 14 flats. PDL	14	0	0

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP200	IP/05/00819/FUL	Griffin Wharf (Waterside Works), Bath Street.	22/11/2005	460	4.160	New build 464 houses and apartments and commercial floor space on 4.62ha. PDL Part commercial areas superseded by IP/11/00432/FUL & IP/13/00346/FUL below. Areas A (199 dwellings) and B (148 dwellings) on 1.9ha remain undeveloped. Likely to be developed at 55 dwellings/ha leaving 105 dwellings not started	347	0	113
IP200	IP/11/00432/FUL	Land adjacent Anduff Car Wash, Hawes Street	13/10/2011	15	0.39	New build 21 houses (supersedes part of hotel and commercial element of IP/05/00819/FUL). 6 units superseded by IP/12/00532/FUL car showroom	0	0	15
IP200	IP/13/00346/FUL	Rear of 13-21 Virginia Street	09/09/2013	3	0.07	New build 3 town houses (supersedes part of hotel and commercial element of IP/05/00819/FUL).	0	0	3
IP205	IP/02/01241/FUL	Burtons Warehouse and Dock Roller Mill, College Street	08/06/2004	196	0.200	New build and part renovation and extension of existing building to provide flats and commercial uses. PDL	125	0	71
IP206	IP/04/00313/FUL	Former Cranfield Flour Mill ('The Mill'), College Street	25/05/2005	337	0.71	Redevelopment of site for mixed use including apartments and live/work units. PDL. <ul style="list-style-type: none"> Part of mixed use site 5.3 in Ipswich Local Plan 1997 	0	140	197
IP211	IP/05/00296/FUL	Regatta Quay (former Paul's Malt Ltd), Key Street	07/06/2006	267	0.851	Mixed-use redevelopment comprising residential, commercial or theatre. PDL <ul style="list-style-type: none"> Part of mixed use site 5.3 in Ipswich Local Plan 1997 	0	150	117
IP215	IP/14/00206/P3JPA and IP/11/00127/FUL	7-15 Queen Street	29/04/2014	19	0.096	Change of use from upper floors of offices to 19 flats PDL.	0	11	8
IP223 part	IP/07/00123/FUL	Former Hayhill Allotments, Hayhill Road off Woodbridge Road (Phase 1)	11/05/2007	72	1.088	New build 72 dwellings on PDL – remainder of application superseded by Phases 2a and 2b. <ul style="list-style-type: none"> Part of housing site 6.9 in Ipswich Local Plan 1997 	0	0	72
IP223 part	IP/09/00579/FUL	Phase 2a, former Hayhill Allotments, Hayhill Road off Woodbridge Road	12/11/2009	29	0.295	New build 29 dwellings on Greenfield land. <ul style="list-style-type: none"> Housing site 6.18 and part site 6.9 in Ipswich Local Plan 1997 	0	0	29
IP223 part	IP/09/00612/FUL	Phase 2b, former Hayhill Allotments, Hayhill Road off Woodbridge Road	30/03/2010	202	5.200	New build 202 dwellings on Greenfield land (revised from 203 dwellings in March 2016) <ul style="list-style-type: none"> Housing site 6.18 and part site 6.9 in Ipswich Local Plan 1997 	0	22	180

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Dwellings (net gain)	Area (Hectares)	Details	Number not started (net gain)	No. under construction (net gain)	Number completed (net gain)*
IP246	IP/09/00213/FUL	158-160 London Road	11/06/2009	13	0.064	New build 3 and 4-storey block of 14 flats following the demolition of existing dwelling. PDL	0	14	-1
IP253	IP/15/00011/P3JPA	Electric House, Lloyds Avenue	04/03/2015	13	0.045	Change of use from B1 office to 13 flats. PDL.	0	13	0
IP267	IP/14/00587/P3JPA and IP/15/00617/FUL	16-18 Princes Street	29/08/2014 25/08/2015	36	0.069	Change of use from offices to 32 (revised from 33) studio flats and construction of 5 th floor to form 4 apartments. PDL.	4	7	25
IP272	IP/14/00939/FUL	72 Foundation Street	19/02/2015	10	0.029	Change of use from clinic to 10 flats. PDL.	0	10	0
IP275	IP/15/00993/P3JPA	25 London Road	30/12/2015	14	0.155	Change of use from offices to 14 flats. PDL.	14	0	0
Total				3,533	59.39		1,081	452	2,000
Sites with planning permission (including those under construction) which have less than 10 dwellings.				235	(approx 7.5 hectares)		150	94	-9*
TOTAL (dwelling units with planning permission -1 st April 2016)							1,231	546	Included in Table 1

* A negative number of units in the Number Completed (net gain) column indicate the number of dwellings that have been temporarily lost at 31st March 2016 either due to demolition or conversion prior to the new dwellings on site being completed.

PDL – Previously Developed (Brownfield) Land

TABLE 3a: Student Accommodation sites with planning permission (including those under construction) at 1st April 2016

(not included in housing completion or supply figures, however all sites are expected to be completed by 31/3/2022 unless otherwise stated)

Site Ref.	Application Number	Address/Location of Site	Decision Date	Number of Student Rooms*	Area (Hectares)	Details
None						
				0	0	

In addition to the above sites the following applications for student accommodation have been granted planning permission subject to the satisfactory signing of a Section 106 agreement:
None

Student Accommodation Completions are not included in the total Net Housing Completions shown in Table 1 but are provided as an additional column for information.

TABLE 3b: Care Home applications with planning permission (including those under construction) at 1st April 2016

(not included in housing completion or supply figures, however all sites are expected to be completed by 31/3/2022 unless otherwise stated)

Site Ref.	Application Number	Address/Location of Site	Decision Date	No. of self-contained units	Area (Hectares)	Details
IP134	IP/13/00154/VC	St Matthew's Street	17/09/2013	35	0.43	Very sheltered housing units as part of mixed development. Renewal of IP/ 09/00782/FUL. Unlikely to be developed and part superseded by IP/14/00963FUL completed December 2015
	IP/14/01039/FUL	Phases 4 & 5 Westerfield House, Humber Doucy Lane	24/07/2015	7	0.06	Change of use of outbuilding to 7 self-contained assisted flats and extension to provide 38 additional rooms. Under construction.
				42	0.49	

Care Home Completions are not included in the total Net Housing Completions shown in Table 1 but are provided as an additional column for information.

*Establishments providing managed residential accommodation were previously not counted in the housing supply. These cover university and college student, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) were included. Each self-contained unit was counted as a dwelling.

From 2012/13 the Council has shown managed residential accommodation in use class C2 if banded as a separate dwelling for council tax purposes.

TABLE 4**Sites with Planning Permission subject to the satisfactory signing of a Section 106 agreement at 1st April 2016**

(all dwellings on sites are expected to be completed by 31/3/2022 unless otherwise stated)

Site Ref.	Application Number	Address	No. of dwellings (net)	Site Area (hectares)	Details	Greenfield site or Previously Developed Land?
IP109	IP/12/00192/FUL	The Drift, Woodbridge Road	13	0.42	New build 13 dwellings. Renewal IP/09/00039/FUL	PDL
IP150a	IP/14/00435/FP13	Areas U, V & W, Ravenswood, Nacton Road	-	-	94 dwellings (46 flats and 46 houses) on 1ha. Not included in Table 4 total. See IP150 above - 77 dwellings on same part of site in Table 3.	PDL
IP226	IP/04/01173/FUL	Helena Road	566	1.87	Not expected to be completed by March 2022.	PDL
IP264	IP/13/00372/FUL	28-32 Tacket Street	16	0.07	Change of use to flats	PDL
			595	2.36		

TABLE 5**Status of Ipswich Local Plan 1997 Housing Allocations (H3, H4, WD5 and WD7) - 1st April 2016**

Site Ref.	Local Plan policy	Local Plan Site number/address	Site area hectares)	Estimated no. of dwellings	Details	Area remaining (hectares)	Estimated no. of dwellings remaining based on:		
							SHLAA density	Local Plan density	
IP009	H4	6.8	Westerfield Road	2.58	50	35 built on 2.16ha (IP009 – 12 units)	0.42	12*	8
IP011b	WD5	5.8	Smart Street (#)	0.30	10	23 built on 0.25ha (remainder of site covered by part IP011b – 50 units on 0.69ha)	0.05	50*	2
IP012	WD5	5.11	Waterworks Street	0.92	50	47 built on 0.41ha. 'Foyer' scheme built on 0.21ha. (most of IP012 – 29 units on 0.32 ha)	0.30	29*	16
IP016	H4	6.15	Suffolk Road	0.72	15	19 built on whole site	-	-	-
IP017	H4	6.12	Handford Road	0.48	16	(IP017a&b – not deliverable)	0.48	0	16
IP038	WD7	5.13	Great Whip Street	2.23	90	29 built on 0.117ha. Felaw Maltings developed for office use on 0.81ha 307 completed on 1.2ha (IP038)	0.10	-	4
Part IP054	WD5	5.9	North of Rose Lane	0.16	20	(Part covered by IP054 - 28 units on 1.72 ha)	0.16	3*	20
Part IP054	WD5	5.10	South of Rose Lane	0.37	35	(Part covered by IP054 - 28 units on 1.72 ha)	0.37	6*	35
IP105	H4	6.3	Bramford Road (#)	5.93	150	165 built on 4.84ha 144 built (IP105 – 15 units on 0.34 ha)	0.34	15*	9
IP129	H4	6.9	Hayhill Road (#)	3.50	30	101 completed on part of site (approx a further 203 units on adjoining site 6.18 and part surrounding area – see below. IP223) 47 completed on 0.65ha (IP128) 39 with planning permission remainder of site	1.07	-	-
IP134	H4	6.13	St George's Street	0.47	30	32 completed on 0.17ha (IP167) 9 completed 0.07ha (IP134 – not deliverable) (IP/13/00154/VC planning permission for care home))	0.23	0	15
IP137	H4	6.6	St Margaret's Plain	0.15	10	1 flat conversion completed in upper floor of pub on half of site (IP137 – not deliverable)	devt unlikely	0	-
Including part IP150	H3	6.1	Nacton Road (#)	32.30	1000	1267 with planning permission, under construction or completed on whole site.	-	-	-
IP153	H4	6.10	Portman Road	0.46	30	27 built on 0.28ha (IP153 – not suitable)	0.18	0	12
-	H4	6.2	Birkfield Drive	1.60	20	11 built on 0.67ha. 0.433 other uses	no access	-	-
-	H4	6.4	St Matthew's Street	0.24	10	13 built on 0.10ha. Surgery built on 0.08ha	0.06	-	2
-	H4	6.5	Berners Street	0.12	6	12 built on whole site	-	-	-

Site Ref.	Local Plan policy	Local Plan Site number/address	Site area hectares)	Estimated no. of dwellings	Details	Area remaining (hectares)	Estimated no. of dwellings remaining based on:		
							SHLAA density	Local Plan density	
-	H4	6.7	Wherstead Road	1.30	30	43 built on 1.1ha 4 approx built on remainder of site (part 04/00105)	-	-	-
-	H4	6.11	Bramford Lane	0.62	50	15 built on whole site	-	-	-
-	H4	6.14	Henslow Road (#)	0.60	10	9 within site area (& 4 outside) complete on 0.53ha	-	-	-
1662								115*	140
#	Supplementary Planning Guidance Available								
ha	Hectares								
*	Removed from total of SHLAA table (Table 6)								
Sites allocated for housing if development opportunity arises in the Adopted Ipswich Local Plan 1997									
H6	6.16	Bolton Lane		0.45	25	built on whole site	0	-	
H6	6.17	Christchurch Street		0.41	64	built on 0.33ha	0.08		
H6	6.18	Hayhill Road (#)		3.80	203	(approx) not started or under construction on whole site and surrounding area	0	-	
H6	6.19	St Helen's Street		0.29	32	built on whole site	0	-	

Table 6
Strategic Housing Land Availability Assessment Sites – 1st April 2016

These sites are included in the SHLAA November 2013 update (see notes at foot of this table)

Site Ref	Site Name	Site Area	Suggested housing density	Suggested proportion of site	Suggested housing numbers	Suggested phasing
IP004	Bus depot, Sir Alf Ramsey Way (capacity revised)	1.07	H	50	48	Apr 2022 - Mar 2027
IP005	Former Tooks Bakery, Old Norwich Road (capacity revised)	2.80	M	80	101	Apr 2017 - Mar 2022
IP006	Co-op Warehouse, Paul's Road	0.63	M	100	28	Apr 2022 - Mar 2027
IP009	Victoria Nurseries, Westerfield Road (capacity revised) (12 units included in Table 5)	0.39	L	100	12	Apr 2022 - Mar 2027
IP010a	Co-op Depot, Felixstowe Road (amended boundary and capacity)	2.22	M	75	66	Apr 2022 - Mar 2027
IP010b	Felixstowe Road	2.79	M	60	75	Apr 2022 - Mar 2027
IP011a	Lower Orwell Street (student accommodation)	0.16			14	Apr 2017 - Mar 2022
IP011b	Smart Street, Foundation Street (capacity revised) (50 units included in Table 5)	0.69	H	80	50	Apr 2022 - Mar 2027
IP012	Peter's Ice Cream, Grimwade Street (capacity revised) (29 units included in Table 5)	0.32	H	100	29	Apr 2022 - Mar 2027
IP015	West End Road Surface Car Park (capacity revised)	1.22	H	20	22	Apr 2022 - Mar 2027
IP029	Land opposite 674-734 Bramford Road (capacity revised)	2.26	M	70	71	Apr 2017 - Mar 2022
IP031	Burrell Road (amended boundary and capacity)	0.44	M	100	20	Apr 2022 - Mar 2027
IP032	King George V Field, Old Norwich Road	3.54	L	80	99	Apr 2022 - Mar 2027
IP033	Land at Bramford Road (Stocks site)	2.03	M	50	46	Apr 2022 - Mar 2027
IP037	Island Site (capacity revised)	6.02	H	50	271	Apr 2026 - Mar 2031
IP039a	Land between Vernon Street & Stoke Quay (amended boundary)	0.48	H	100	43	Apr 2022 - Mar 2027
IP040 & IP041	Civic Centre Area / Civic Drive (development of whole site will result in 0 net units)	1.31			0	Apr 2017 - Mar 2022
IP043	47 Key Street (capacity revised)	0.70	H	80	50	Apr 2022 - Mar 2027
IP047	Land at Commercial Road (amended boundary and capacity)	3.12			103	Apr 2022 - Mar 2027
IP048	Mint Quarter (amended boundary and capacity)	1.35	H	60	72	Apr 2022 - Mar 2027
IP052	Land between Lower Orwell Street & Star Lane (student accommodation)	0.38	H	80	29	Apr 2022 - Mar 2027
IP054	Between Old Cattle Market and Star Lane (9 units inc in Table 5)	1.72	M	30	28	Apr 2022 - Mar 2027
IP059a	Elton Park Industrial Estate, Hadleigh Road (capacity revised)	2.63	L-M	100	105	Apr 2017 - Mar 2022
IP061	Lavenham Road	1.08	L-M	70	30	Apr 2017 - Mar 2022
IP066	JJ Wilson, White Elm Street (amended boundary and capacity)	0.32	M	100	18	Apr 2022 - Mar 2027
IP080	240 Wherstead Road	0.49	M	100	27	Apr 2017 - Mar 2022
IP089	Waterworks Street (capacity revised)	0.31	H	100	23	Apr 2027 - Mar 2032
IP090	Europa Way (capacity revised)	1.43			18	Apr 2022 - Mar 2027
IP096	Car Park, Handford Road East (capacity revised)	0.22	M	100	20	Apr 2022 - Mar 2027
IP098	Transco, south of Patteson Road (capacity revised)	0.57	H	100	51	Apr 2022 - Mar 2027
IP105	Depot, Beaconsfield Road (15 units included in Table 5)	0.34	M	100	15	Apr 2022 - Mar 2027
IP131	45 Milton Street (planning permission lapsed – revised boundary and capacity)	0.28	M	100	9	Apr 2017 - Mar 2022
IP132	St Peter's Warehouse	0.18			73	Apr 2017 - Mar 2022

Site Ref	Site Name	Site Area	Suggested housing density	Suggested proportion of site	Suggested housing numbers	Suggested phasing
IP133	South of Felaw Street (planning permission lapsed, capacity revised)	0.37	H	100	33	Apr 2022 - Mar 2027
IP135	112-116 Bramford Road (capacity revised)	0.17			14	Apr 2017 - Mar 2022
IP136	Silo, College Street (capacity revised)	0.16			48	Apr 2017 - Mar 2022
IP142	Duke Street (capacity revised)	0.39	H	75	26	Apr 2017 - Mar 2022
IP172	St Margaret's Green	0.08	H	100	9	Apr 2022 - Mar 2027
IP180, IP181 & IP182	Land at North Ipswich (including IP185 & IP186)	190.47			3,500	Apr 2018 - Mar 2036
IP176	7-9 Woodbridge Road	0.05			14	Apr 2022 – Mar 2027
IP188	Webster's Sale yard site, Dock Street (3 units included in sites with less than 10 units – Table 3)	0.11			9	Apr 2017 - Mar 2027
IP214	300 Old Foundry Road (planning permission lapsed)	0.02			11	Apr 2022 - Mar 2027
IP221	Flying Horse PH, Waterford Road (planning permission lapsed)	0.35	L	50	12	Apr 2027 - Mar 2032
IP249	131 Bramford Road	0.04			7	Apr 2022 - Mar 2027
IP256	Henley Road (site boundary revised)	0.6	L	100	18	Apr 2017 - Mar 2022
TOTAL		236.3			5,367	

5,252

Total minus 115 units already included in Tables 3, 4 & 5

Please note the following revisions to the SHLAA Final Report March 2010. All phasing has been advanced by five years.

Suggested 5-year phasing revised.	IP010a, IP032, IP033, IP037, part IP039 (renamed IP039a), IP040/41, IP043, IP047, IP054, IP059a, IP061, IP089, IP096, IP098, IP131, IP135, IP142, IP180 to IP182 (including IP185 & IP186), IP256
Suggested capacity revised.	IP004, IP005, IP009, IP010a, IP011b, IP012, IP015, IP029, IP031, IP032, IP037, part IP039 (renamed IP039a), IP040/41, IP043, IP047, IP048, IP054, IP059a, IP066, IP080, IP089, IP096, IP098, IP131, IP132, IP133, IP135, IP136, IP142, IP180, IP181, IP182, IP185, IP186, IP188
Site removed (e.g. no longer suitable or available or deliverable).	IP003, IP007, IP014, IP018, IP020b, IP028a, IP028b, IP036b (student accom), IP044, IP045, IP049, IP050, IP051, IP055, IP058, IP064, IP067, IP068, IP072, IP081, IP083, IP085, IP097, IP101, IP104, IP108, IP112, IP113, IP120, IP121, IP154, IP156, IP174, IP175, IP178, IP179, IP183, IP184
Site removed (completed)	IP016, IP020a, IP073, IP091, IP127a, IP128, IP163, IP167, IP173
Site added – now suitable, available and deliverable. New site identified.	IP011a, IP012, IP023, IP042, IP052, IP061, IP071, IP086a (part of larger site IP086), IP142, IP256
Moved from Table 3 or 4 – planning permission expired or withdrawn but site still available.	IP059a (part of larger site IP059), IP090, IP131, IP132, IP133, IP135, IP214, IP221
Moved to Table 3 or 4 - site now has planning permission or planning Permission subject to the satisfactory signing of a Section 106 agreement.	IP023, IP042, IP059b (part of larger site IP059), IP065, IP071, IP116, IP129
Site removed (too small for consideration in SHLAA).	IP013, IP177

In respect of sites IP180 to IP182 and IP185 to IP186 a Supplementary Planning Document was adopted as interim guidance in September 2014 in accordance with the adopted Ipswich Borough Council Core Strategy and Policies Development Plan Document and Proposals Map.

Ipswich Housing Trajectory as at 1st April 2016

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2016/17 Current Year	2017/18 (Yr 1)	2018/19 (Yr 2)	2019/20 (Yr 3)	2020/21 (Yr 4)	2021/22 (Yr 5)	2022/23 (Yr 6)	2023/24 (Yr 7)	2024/25 (Yr 8)	2025/26 (Yr 9)	2026/27 (Yr 10)	2027/28 (Yr 11)	2028/29 (Yr 12)	2029/30 (Yr 13)	2030/31 (Yr 14)	2031/32 (Yr 15)	Total Identified Supply
IP004	UC004	Alloc 2001	Gipping	Bus depot, Sir Alf Ramsey Way	B	Yes	Yes	No	1.1	0	48	48	0									24	24							48
IP005	UC005	Alloc 2001	Whitton	Former Tooks Bakery, Old Norwich Road	B	Yes	Yes	Yes	2.8	0	101	101	101		50	51														101
IP006	UC006	Alloc 2001	Gipping	Co-op warehouse, Paul's Road	B	Yes	Yes	No	0.6	0	28	28	0										28							28
IP009	UC009	Alloc 1997	St Margaret's	Part Victoria Nurseries	B	Yes	Yes	No	0.4	0	12	12	0							12										12
IP010a	UC010 part a	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Road	B	Yes	Yes	No	2.2	0	66	66	0							22	22	22								66
IP010b	UC010 part b	Alloc 2001	Priory Heath	Felixstowe Road	B	Yes	Yes	No	2.8	0	75	75	0									25	25	25						75
IP011a	11/00572	Full (expired) Proposed Alloc	Alexandra	Smart Street/Foundation Street (former Gym & Trim) (Student Accommodation)	B	Yes	Yes	Yes	0.2	0	14	14	14					14												14
IP011b	UC011 part	Alloc 2001	Alexandra	Smart Street/Foundation Street	B	Yes	Yes	No	0.7	0	50	50	0									25	25							50
IP012	UC012	Proposed Alloc	Alexandra	Peter's Ice Cream, Grimwade St/Star Lane	B	Yes	Yes	No	0.3	0	29	29	0									29								29
IP015	UC015	Proposed Alloc	Gipping	West End Road Surface Car Park	B	Yes	Yes	No	1.2	0	22	22	0								22									22
IP029	UC030	Proposed Alloc	Whitehouse	Land opposite 674-734 Bramford Rd	G	Yes	Yes	Yes	2.3	0	71	71	71				35	36												71
IP031	UC032	Proposed Alloc	Bridge	Burrell Road	B	Yes	Yes	Yes	0.4	0	20	20	0							20										20
IP032	UC033	Proposed Alloc	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	No	3.7	0	99	99	0							33	33	33								99
IP033	UC034	Proposed Alloc	Whitehouse	Land at Bramford Road (Stocks site)	B	Yes	Yes	No	2	0	46	46	0							23	23									46
IP037	UC038	Alloc 2001	Holywells	Island site	B	Yes	Yes	No	6	0	271	271	0										54	54	54	54	55			271
IP039a	UC040	Alloc 2001	Bridge	Land between Gower Street and Great Whip Street	B	Yes	Yes	No	0.5	0	43	43	0									21	22							43

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2016/17 Current Year	2017/18 (Yr 1)	2018/19 (Yr 2)	2019/20 (Yr 3)	2020/21 (Yr 4)	2021/22 (Yr 5)	2022/23 (Yr 6)	2023/24 (Yr 7)	2024/25 (Yr 8)	2025/26 (Yr 9)	2026/27 (Yr 10)	2027/28 (Yr 11)	2028/29 (Yr 12)	2029/30 (Yr 13)	2030/31 (Yr 14)	2031/32 (Yr 15)	Total Identified Supply
IP040 & IP041	UC041 & UC042	Alloc 2001	Alexandra	Civic Centre area, Civic Drive (demolition & new builds of similar number)	B	Yes	Yes	Yes	1.3	0	0	0	0					0												0
IP042	12/00700 on part site	Outline (not viable)	Holywells	Land between Cliff Quay and Landseer Road (15/01040 pending 222 dwellings)	B	Yes	Yes	Yes	1.6	0	222	222	148					74	74	74										222
IP043	UC044	Proposed Alloc	Alexandra	Commercial Buildings and Jewish Burial Ground site, Star Lane	B	Yes	Yes	No	0.7	0	50	50	0							25	25									50
IP047	08/00953	Full (expired) Proposed Alloc	Alexandra	Land at Commercial Road	B	Yes	Yes	Part	3.1	0	103	103	0							25	26	26	26							103
IP048	UC051	Proposed Alloc	Alexandra	Mint Quarter	B	Yes	Yes	No	1.4	0	72	72	0							36	36									72
IP052	12/00811	Proposed Alloc	Alexandra	Land between Lower Orwell Street and Star Lane	B	Yes	Yes	No	0.4	0	29	29	0									29								29
IP054	UC057	Proposed Alloc	Alexandra	Land between Old Cattle Market and Star Lane	B	Yes	Yes	No	1.7	0	28	28	0									28								28
IP059a	UC062	Proposed Alloc	Gipping	Elton Park Industrial Estate, Hadleigh Road	B	Yes	Yes	Yes	2.6	0	105	105	105				35	35	35											105
IP059b	10/00823	Full	Gipping	Arclion House, Hadleigh Road	B	Yes	Yes	Yes	0.3	0	18	18	18				18													18
IP061	UC064	Proposed Alloc	Gipping	School Site, Lavenham Road	G	Yes	Yes	Yes	1.1	0	30	30	30			30														30
IP066	UC069	Proposed Alloc	Holywells	JJ Wilson, White Elm Street	B	Yes	Yes	No	0.3	0	18	18	0							18										18
IP071	14/00810	Prior Approval	Alexandra	St Edmund House, Rope Walk (amended to 73 dwellings from 74)	B	Yes	Yes	Yes		37	36	73	0	36																36
IP074	13/00226	Full	Alexandra	Church, Reeves Yard And The Black Barn , Upper Orwell Street	B	Yes	Yes	Yes	0.1	0	12	12	12							12										12
IP080	UC085	Proposed Alloc	Bridge	240 Wherstead Road	B	Yes	Yes	Yes	0.5	0	27	27	27					27												27
IP084a	14/00911	Full	Alexandra	County Hall, St Helen's Street	B	Yes	Yes	Yes	0.2	0	16	16	16		16															16
IP088	12/00114	Full (stalled)	St John's	79 Cauldwell Hall Road	B	Yes	Yes	Yes	0.3	0	16	16	16		16															16

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2016/17 Current Year	2017/18 (Yr 1)	2018/19 (Yr 2)	2019/20 (Yr 3)	2020/21 (Yr 4)	2021/22 (Yr 5)	2022/23 (Yr 6)	2023/24 (Yr 7)	2024/25 (Yr 8)	2025/26 (Yr 9)	2026/27 (Yr 10)	2027/28 (Yr 11)	2028/29 (Yr 12)	2029/30 (Yr 13)	2030/31 (Yr 14)	2031/32 (Yr 15)	Total Identified Supply		
IP089	UC096	Alloc 2001	Alexandra	Waterworks Street	B	Yes	Yes	No	0.3	0	23	23	0																		23	
IP090	11/00334	Full (expired) Proposed Alloc	Whitehouse	Europa Way	B	Yes	Yes	No	1.4	0	18	18	0							18											18	
IP096	UC109	Proposed Alloc	Gipping	Car Park Handford Rd East	B	Yes	Yes	No	0.2	0	20	20	0								20										20	
IP098	UC111	Alloc 2001	Holywells	Transco, south of Patteson Road	B	Yes	Yes	No	0.6	0	51	51	0										25	26							51	
IP105	UC129	Alloc 1997	Westgate	Depot, Beaconsfield Road	B	Yes	Yes	No	0.3	0	15	15	0								15										15	
IP109	12/00192	S106	Bixley	The Drift, Woodbridge Road	B	Yes	Yes	Yes	0.4	0	13	13	13				13														13	
IP113	15/00762	Full	Alexandra	The Railway PH & Foxhall Rd	B	Yes	Yes	Yes	0.3	0	7	7	7	7																	7	
IP116 part	14/00721	Outline	St John's	St Clements Hospital Grounds	B	Yes	Yes	Part	6.6	0	127	127	101			25	25	25	26	26												127
IP116 part	14/00721	Outline	St John's	St Clements Hospital Grounds	G	Yes	Yes	Part	5.3	0	100	100	80			20	20	20	20	20												100
IP129	12/00654	Outline	Alexandra	BT Depot, Woodbridge Road	B	Yes	Yes	Yes	1.1	0	39	39	39				19	20														39
IP131	UC245 15/01158	Proposed Alloc Full (pending)	St John's	45 Milton Street	B	Yes	Yes	No	0.3	0	9	9	9					9														9
IP132	10/00343	Full (expired) Proposed Alloc	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	Yes	Yes	Yes	0.2	0	73	73	73				36	37														73
IP133	10/00418	Full (expired) Proposed Alloc	Bridge	South of Felaw Street	B	Yes	Yes	No	0.4	0	33	33	0								33											33
IP135	11/00247	Outline (expired) Proposed Alloc	Westgate	112 - 116 Bramford Road	B	Yes	Yes	Yes	0.2	0	14	14	14					14														14
IP136	UC251	Alloc 2001	Alexandra	Silo, College Street	B	Yes	Yes	No	0.2	0	48	48	48					24	24													48

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2016/17 Current Year	2017/18 (Yr 1)	2018/19 (Yr 2)	2019/20 (Yr 3)	2020/21 (Yr 4)	2021/22 (Yr 5)	2022/23 (Yr 6)	2023/24 (Yr 7)	2024/25 (Yr 8)	2025/26 (Yr 9)	2026/27 (Yr 10)	2027/28 (Yr 11)	2028/29 (Yr 12)	2029/30 (Yr 13)	2030/31 (Yr 14)	2031/32 (Yr 15)	Total Identified Supply
IP142	UC259	Proposed Alloc	Holywells	Land at Duke Street	B	Yes	Yes	No	0.4	0	26	26	26					26												26
IP150a (part)	08/00246 14/00564	Reserved Matters & Full	Priory Heath	Land south of Ravenswood (sites S & T)	B	Yes	Yes	Yes		59	36	95	20	16	20															36
IP150a (part)	14/00435	Pending decision	Priory Heath	Land south of Ravenswood (sites U, V and W)	B	Yes	Yes	Yes		0	94	94	94		47	47														94
IP161	07/00118	Full	St Margaret's	2 Park Road	B	Yes	Yes	Yes	0.4	0	13	13	13		13															13
IP165	13/00943	Outline	Whitehouse	Eastway Business Park, Europa Way	B	Yes	Yes	Yes	2.1	0	94	94	94			31	31	32												94
IP168	05/01010	Full	Stoke Park	Stoke Park Drive	B	Yes	Yes	Yes	0.3	0	11	11	0							11										11
IP169	15/00393	Full	Bridge	23-25 Burrell Road	B	Yes	Yes	Yes	0.1	0	14	14	14			14														14
IP172	UC088 08/00511	Full (expired) Proposed Alloc	St Margaret's	15-19 St Margaret's Green	B	Yes	Yes	Yes	0.1	0	9	9	0							9										9
IP176	12/00101	Full (expired) Proposed Alloc	St Margaret's	7-9 Woodbridge Road	B	Yes	Yes	Yes	0.1	0	14	14	0							14										14
IP188	13/00069 part	Alloc 2001	Bridge	Websters Saleyard site, Dock Street	B	Yes	Yes	Part	0.1	0	9	9	3		3							6								9
IP200	05/00819, 11/00507 (exp), 11/00432, 13/00346	Full	Bridge	Griffin Wharf, Bath Street	B	Yes	Yes	Yes	4.7	131	105	236	105				45	45	15											105
IP205	02/01241	Full	Alexandra	Burton's, College Street	B	Yes	Yes	Yes	0.2	71	125	196	125			41	42	42												125
IP206	04/00313	Full	Alexandra	Cranfields	B	Yes	Yes	Yes	0.7	197	140	337	140		46	47	47													140
IP211	05/00296 07/00357 07/00358 09/00130	Full	Alexandra	Regatta Quay, Key Street	B	Yes	Yes	Yes	0.9	117	150	267	150		75	75														150
IP214	10/00805	Full (expired) Proposed Alloc	Alexandra	300 Old Foundry Road	B	Yes	Yes	Yes	0	0	11	11	0							11										11

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2016/17 Current Year	2017/18 (Yr 1)	2018/19 (Yr 2)	2019/20 (Yr 3)	2020/21 (Yr 4)	2021/22 (Yr 5)	2022/23 (Yr 6)	2023/24 (Yr 7)	2024/25 (Yr 8)	2025/26 (Yr 9)	2026/27 (Yr 10)	2027/28 (Yr 11)	2028/29 (Yr 12)	2029/30 (Yr 13)	2030/31 (Yr 14)	2031/32 (Yr 15)	Total Identified Supply	
IP215	11/00127, 14/00206	Full & Prior Approval	Alexandra	7-15 Queen Street	B	Yes	Yes	Yes	0.1	8	11	19	0	11																	11
IP221	06/01007	Full (expired) Proposed Alloc	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Yes	Yes	No	0.4	0	12	12	0											12						12	
IP223	07/00123, 09/00612	Full (both)	Alexandra and St Margaret's	Hayhill Road/Woodbridge Road	G	Yes	Yes	Yes	6.6	281	22	303	10	12	10															22	
IP226	04/01173	Lapsed - no decision made	Holywells	Helena Road	B	Yes	Yes	No	1.9	0	566	566	0										113	113	113	113	114			566	
IP234	06/01176	Full	Gipping	Gibbons Street	B	Yes	Yes	Yes	0	0	6	6	6		6															6	
IP242	12/00916	Full	Bridge	31 Stoke Street	B	Yes	Yes	Yes	0	0	6	6	6		6															6	
IP245	15/00321	Full	Alexandra	12-12a Arcade Street	B	Yes	Yes	Yes	0.1	0	7	7	7		7															7	
IP246	09/00213	Full	Westgate	158-160 London Road	B	Yes	Yes	Yes	0.1	-1	14	13	0	14																14	
IP249	13/00067	Full (expired) Proposed Alloc	Westgate	131 Bramford Road	B	Yes	Yes	Yes	0	0	7	7	0							7										7	
IP253	12/00008	Full	Alexandra	Electric House, Lloyds Avenue	B	Yes	Yes	Yes	0	0	13	13	0	13																13	
IP256	IP256	Proposed Site Alloc	Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	Yes	Yes	Yes	0.6	0	18	18	18				18													18	
IP264	13/00372	S106	Alexandra	28-32 Tacket Street	B	Yes	Yes	Yes	0.1	0	16	16	16		16															16	
IP267	14/00587 15/00617	Prior Approval	Alexandra	16 - 18 Princes Street (amended to 32) (construct extra floor - 4 more flats)	B	Yes	Yes	Yes	0.1	25	11	36	0	11																11	
IP268	13/00625	Full	Gipping	Burlington Road	B	Yes	Yes	Yes	0.3	3	5	8	5		5															5	
IP269	14/00281	Full	Westgate	110a Victoria Street	B	Yes	Yes	Yes	0.2	0	8	8	8		8															8	
IP270	13/01108	Prior Approval	Alexandra	15 St Helens Street	B	Yes	Yes	Yes	0	0	5	5	5		5															5	

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2016/17 Current Year	2017/18 (Yr 1)	2018/19 (Yr 2)	2019/20 (Yr 3)	2020/21 (Yr 4)	2021/22 (Yr 5)	2022/23 (Yr 6)	2023/24 (Yr 7)	2024/25 (Yr 8)	2025/26 (Yr 9)	2026/27 (Yr 10)	2027/28 (Yr 11)	2028/29 (Yr 12)	2029/30 (Yr 13)	2030/31 (Yr 14)	2031/32 (Yr 15)	Total Identified Supply	
IP271	14/00591	Prior Approval	Alexandra	2 - 3 Friars Courtyard, 30 - 32 Princes St	B	Yes	Yes	Yes	0	0	6	6	6		6																6
IP272	14/00939	Full	Alexandra	72 Foundation Street	B					0	10	10	0	10																	10
IP273	14/00909	Full	Alexandra	Rear of 29 to 37 Spring Road	G	Yes	Yes	Yes	0.2	0	6	6	0	6	0																6
IP274	14/00874	Full	Whitton	Old Norwich Road (rear of Maypole PH)	G	Yes	Yes	Yes	0.3	0	7	7	7			7															7
IP275	15/00993	Prior Approval	Gipping	25 London Road	B	Yes	Yes	Yes	0.2	0	14	14	7	7	7																14
IP276	15/01057	Full	Priory Heath	Felixstowe Road (Crown PH, Garrods Pond, 346)	B	Yes	Yes	Yes	0.4	0	8	8	8		8																8
IP277	15/00860	Full	Westgate	Barrack Corner	B	Yes	Yes	Yes	0	0	6	6	6		6																6
IP278	15/00239	Full	Alexandra	19-23 Fore Street	B	Yes	Yes	Yes	0.1	0	7	7	7			7															7
IGS	14/00638	Pending outline		Land west of Westerfield Road and south of Railway Line	G	Yes	Yes	Part		0	815	815	416		1	105	105	105	100	100	100	100	99								815
IGS				Broad Location North Ipswich	G	Yes	Yes	Part		0	2,035	2,035	263				1	62	200	200	200	200	200	199	173	150	150	150	150	2035	
Various	Various			Sites with less than 5 units (11 under construction)	G	Yes	Yes	Yes	1.9	2	39	41	30	9	6	6	6	6	6												39
Various	Various			Sites with less than 5 units (47 under construction)	B	Yes	Yes	Yes	4.1	-16	121	105	97	24	20	20	19	19	19												121
Windfall				Small windfall sites (less than 10 dwellings)	B					0	900	900	300		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	900
Windfall				Large windfall sites (10+ dwellings)	B					0	990	990	90						90	90	90	90	90	90	90	90	90	90	90	90	990

Total										914	8,909	9,823	3,044	169	470	586	557	750	681	854	672	700	601	641	502	490	467	469	300	8,909
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Brownfield Total													2,137	142	453	418	390	521	355	501	339	367	302	442	329	340	317	319	150	5,685
Greenfield Land													907	27	17	168	167	229	326	353	333	333	299	199	173	150	150	150	150	3,224

Documents of Relevance

The targets for residential development in Ipswich are set out within the adopted Core Strategy and Policies Development Plan Document (DPD) (December 2011), with an annual requirement of 700 dwellings per annum. In the emerging new Local Plan (discussed below), the Council's objectively assessed housing need is set to be reduced to 677 dwellings per annum for the period 2011-2031. This reduction is based on updated population and household projection modelling work.

The adopted Ipswich Local Plan (1997) outlines where it is anticipated the housing will be provided and will be superseded by the adoption of the Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, having been part superseded by the adopted Core Strategy and Policies DPD in December 2011. The adopted Ipswich Local Plan (1997) and the adopted Core Strategy and Policies DPD (2011) can be viewed at:

- The adopted **Ipswich Borough Council Core Strategy and Policies DPD 2011** (<https://www.ipswich.gov.uk/content/core-strategy-and-policies-adoption>); and
- The adopted **Ipswich Local Plan 1997** (<https://www.ipswich.gov.uk/content/current-ipswich-local-plan-1997-2027>).

Ipswich Borough Council has prepared a new Local Plan which is currently being examined in Public by a Planning Inspector. Details of the Ipswich Local Plan Examination can be viewed at: <https://www.ipswich.gov.uk/localplanexamination>.

Under the new Local Plan, the **Core Strategy and Policies DPD review** sets out the spatial strategy for the Borough and strategic site allocations and will replace the adopted Core Strategy and Policies DPD (December 2011). Site allocations will be made primarily through the **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD**, which will replace the remaining parts of the adopted Ipswich Local Plan (November 1997).

All documents in **bold type** can be requested from Planning and Development as follows:

Ipswich Borough Council, Grafton House, Russell Road, Ipswich, IP1 2DE

Email: planningpolicy@ipswich.gov.uk, Telephone: 01473 432019.

Website: <https://www.ipswich.gov.uk/services/planning-and-building>

Other Sources of Information

Further information on the planning permissions and applications referred to in Tables 3, 4 and 6, including the location of these sites, can be obtained online at <https://ppc.ipswich.gov.uk/>