

# Ipswich Local Plan

Authority Monitoring Report 16, 2019/20

February 2021



**IPSWICH**  
BOROUGH COUNCIL

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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 April 2019 to March 2020. It also refers to wider policy developments up until the date of publication of the report.

On 22nd February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan comprises the Core Strategy and Policies Development Plan Document (DPD) Review, Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD, Policies Map and IP-One Area Inset Policies Map.

### How is Ipswich Borough Council Performing against its Local Development Scheme?

The Council's Local Development Scheme (LDS) details the planning documents that the Council intends to produce over a three-year period. The LDS for the monitoring year 2019-2020 was adopted in February 2019 and the work programme is reproduced below.

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

#### Key to Stages of Preparation of Local Development Documents (note latest stage shown in colour for each month)

	Pre-submission Consultation for DPDs (Reg 18) & evidence gathering for SPDs
	Consideration of informal consultation comments
	Preparation of the planning document or AMR
	IBC Executive agree a draft document / make recommendation to Council
	Ipswich Borough Council to agree the Local Development Document
	Publication of DPD and formal public consultation period (Regs 19 & 20 for DPDs, Regs 12 & 13 for SPDs)
	Consideration of formal consultation comments
S	Submission of the Development Plan Document to Secretary of State (Regulation 22)
	Preparation of examination evidence
E	Independent Examination
	Consult on Inspector's modifications
R	Receive Inspector's Report
A	Modify and Adopt the Local Development Document (Reg 26 for DPDs, Reg 14 for SPDs)
	Publish Authority Monitoring Report

Chapter 2 discusses the progress the Council has made in the production of these documents between April 2019 and March 2020.

In terms of document preparation, the headline achievements of the year 2019-2020 were:

- Between 15<sup>th</sup> January and the 2<sup>nd</sup> March 2020 Ipswich Borough Council undertook a public consultation on the Ipswich Local Plan Review Final Draft.
- On the 19<sup>th</sup> February 2020 Ipswich Borough Council adopted its Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD). The RAMS SPD sets out a coordinated, cross-boundary approach to avoid and mitigate the impacts of the residential development on internationally designated sites of importance for biodiversity reasons .
- On the 24<sup>th</sup> July 2019 Ipswich Borough Council adopted its Town Centre and Waterfront Public Realm Supplementary Planning Document (SPD). The Ipswich Town Centre and Waterfront Public Realm Strategy SPD provides design guidance for the renewal of Ipswich town centre's public spaces.
- The final three Urban Characterisation Studies for North East, South East and Castle Hill, Whitehouse and Whitton were adopted by Ipswich Borough Council on 24th July 2019.
- In December 2019 Ipswich Borough Council updated its Part One Brownfield Land Register, a register of brownfield land which is suitable for residential development.

### **Where is Ipswich Borough Council in the Local Plan Process?**

The Local Plan Review process is an opportunity to review the existing Local Plan vision and objectives, policies and site allocations. A review of the adopted Ipswich Local Plan 2017 is underway, in order to prepare aligned Local Plans as far as possible with Babergh, Mid Suffolk and Suffolk Coastal District Councils<sup>1</sup>.

The Council undertook a public consultation on the Ipswich Local Plan Review Final Draft from 15<sup>th</sup> January until 2<sup>nd</sup> March 2020. Since then, the Local Plan has been submitted to the Secretary of State (Regulation 22) and an independent examination has taken place. This will be reported in the 2020-2021 Authority Monitoring Report.

### **Reviewing the Local Plan**

In adopting the 2017 Ipswich Local Plan, the Council committed to joint or aligned work with neighbouring authorities to review the need for housing, employment land and retail floorspace. The Inspector's Report of January 2017 on the examination of the (now adopted) 2017 Ipswich Local Plan, required the Council to make clear that 'the objectively-assessed needs for new housing, employment land and new retail floorspace will be reviewed in the short term, the Council doing so in partnership with neighbouring authorities.'

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

The Ipswich Local Plan review commenced with an Issues and Options Regulation 18 consultation which took place between August and October 2017. The Issues and Options consultation document contained a joint strategic Part One section, prepared with the then Suffolk Coastal

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<sup>1</sup> On 1<sup>st</sup> April 2019, Suffolk Coastal District Council and Waveney District Council combined to become East Suffolk Council. Within this AMR, the title Suffolk Coastal District Council is used where the work was historic, and East Suffolk Council where the work is ongoing. The Local Plan for that area still relates to the area covered by the former Suffolk Coastal District Council.

District Council (as it was in 2017). Part Two of the Issues and Options document focused on Ipswich-specific local matters. The Council undertook a further round of Regulation 18 consultation on an informal draft of the revised Local Plan between 16<sup>th</sup> January 2019 and 13<sup>th</sup> March 2019.

Ipswich Borough Council consulted on the Ipswich Local Plan Review Final Draft version from Wednesday 15th January until Monday 2nd March 2020. The Council sought representations in relation to the 'legal compliance' and the 'soundness' of the Ipswich Local Plan Review Final Draft.

The Council will report on the submission (Regulation 22) and Examination of the Ipswich Local Plan Review in the 2020/21 AMR.

### **Strategic planning across the whole of Suffolk**

The Suffolk Growth Programme Board (SGPB) brings together representatives from the Suffolk Local Authorities, the New Anglia Local Enterprise Partnership (LEP), the University of Suffolk and the Suffolk Chamber of Commerce. The SGPB is taking forward a Suffolk wide 'Framework for Growth', which has been agreed by the Suffolk Growth Portfolio Holders and Leaders of all Local Authorities. The Framework for Growth brings together the work being taken forward across Suffolk to address future development needs into a single, integrated programme.

The Framework is a non-statutory document intended to support and inform the preparation of the Local Plans being produced by individual planning authorities. Information relating to the Suffolk Growth Programme Board and the Suffolk Framework for Growth is hosted on the East Suffolk Council website and can be accessed using the following link - <http://www.eastsuffolk.gov.uk/business/business-advice-and-training/suffolk-growth-programme-board/>.

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

Assessment is undertaken by reviewing the use of the policies contained in the Core Strategy (2017) in planning application decisions, including those planning applications considered by the Council's Planning and Development Committee.

The Core Strategy policies (with the prefix 'CS'), of which there are 19, were used 204 times. The most frequently used policies were CS7: 'The Amount of Housing Required' (used 51 times), CS4: 'Protecting our Assets' (used 45 times) and CS2: 'The Location and Nature of Development' (used 38 times).

Those Core Strategy policies not used were Policy CS6: 'The Ipswich Policy Area', CS10: 'Ipswich Garden Suburb', CS11: 'Gypsy and Traveller Accommodation' and CS20: 'Key Transport Proposals'. These policies are strategic in nature and are still required throughout the life of the plan.

The Development Management policies (with the prefix 'DM'), of which there are 28, were used a total of 2,088 times. The most frequently used policies were DM5: 'Urban Design Quality' (used 467 times), DM12: 'Extensions to Dwellinghouses and the Provision of Ancillary Buildings' (used 266 times), DM10: 'Protection of Trees and Hedgerows' (used 215 times) and DM8: 'Heritage Assets and Conservation' (used 195 times).

### **How well are the 2017 Core Strategy Targets being met?**

There are twelve objectives in the 2017 Core Strategy, supported by targets, and progress against these targets is summarised in Table 1, below. Chapter 2 provides more detail on the objectives, targets and indicators.

This chapter firstly considers the extent to which the policies are being implemented and secondly considers the delivery of the plan and wider trends in relation to the indicators and targets identified in relation to the 12 objectives set out in chapter 11 of the adopted Core Strategy.

It should be noted that under the Ipswich Local Plan 2011-2031, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum and the overall requirement of jobs from 18,000 to 12,500 because of methodology changes. For delivery and monitoring purposes, the target is backdated to 2011.

**Table 1** Progress against the Targets in the Core Strategy

Core Strategy Target	Progress in 2019-20	Commentary
At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.	Policy DM1 of the 2011 Core Strategy was used 79 times in decision notices. More recent applications use the new water/energy requirements as set out in the Local Plan 2011 – 2031. The Council will expect new build residential development to achieve a 19% improvement in energy efficiency over the 2013 Target Emissions Rate. This is equivalent to meeting the Code 4 energy efficiency requirement.	The Code for Sustainable Homes was withdrawn in 2015 and the Local Plan 2017 has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (Cred) by 2025.	During the period 2005 to 2018 industry and commercial, domestic and transport carbon emissions reduced. CO2 emissions per capita also reduced in Ipswich to a low of 2.9 CO2(t).	The level of reduction of industry and commercial, domestic and transport carbon and per capita CO2 emissions continues a downward trend reported since 2005. Over the coming year, Ipswich Borough Council's principal air quality priority is to continue to work towards implementing the measures in the recently developed and adopted AQA.
To deliver at least (a) 9,777 homes by 2031 and (b) 12,500 jobs by 2031.	421 homes were built in the reporting period.  Ipswich has experienced a growth in job numbers from 73,600 in 2011 to 78,600 in 2017, an increase of 5,000 or 6.9%. This is the latest forecast from Sept 2018.	The housing completions are below the requirement of 489 dwellings p.a. However, housing completions for the 2019-20 monitoring period are up on the previous year by 198 dwellings.  Ipswich has a target to deliver approximately 625 jobs per annum. Based on the data from the East of England Forecasting Model 2017, Ipswich has exceeded its jobs growth requirement for the period 2011-2017 having delivered approximately 833 jobs per annum.
Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.	Of the 421 new homes completed in the 2019-20 monitoring period 85% were constructed on previously developed land; 54% were completed within the IP-One area; and 82% (345 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.	The Council is meeting its targets in terms of the percentage of new homes delivered on previously developed land and the percentage of homes built within 800 metres of a District Centre and the Central Shopping Area. The Council has not met its target for the percentage of homes delivered within the IP-One area.

Core Strategy Target	Progress in 2019-20	Commentary
To improve the retail ranking of Ipswich by 2031 and complete the 'green rim'.	<p>The Council would normally carry out survey work to determine occupancy rates and mix of uses within the Town Centre at the end of the monitoring period, however the Council was unable to carry out any onsite monitoring work during March 2020 due to the Coronavirus pandemic. As an alternative the Council has been able to attain footfall data for the Town Centre for the 2019/20 monitoring period. The available evidence suggests that in 2019/20 Ipswich Town Centre was performing reasonably well in relation to the wider market.</p> <p>Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application. In February 2018 the Council was allocated nearly £10 million in government funding to support the delivery of the country park.</p>	<p>The Council only began recording footfall data in 2018 so it is difficult to identify any reliable data trends however, the Council will be able to start comparing the data in the next AMR monitoring period.</p> <p>The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.</p>
To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2021.	The 2020 Travel to Work Survey results showed that, of the baseline employers (those who have taken part in the survey since it was first run in 2005), on average 51.3% of employees travelled to work by car (either as a single occupant or car share). 2020 shows that more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic.	Although the 2020 Travel to Work results show that driving remains the most frequently used mode of travel, 2020 shows that more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic. . The County Council's Local Transport Plan and the emerging Ipswich Borough Local Plan include consideration of sustainable travel.
Implementation of tidal surge barrier by 2017.	The tidal surge barrier was completed in February 2019.	n/a

Core Strategy Target	Progress in 2019-20	Commentary
<p>To increase the tree canopy cover in the Borough to 22% by 2050</p> <p>No net loss of natural capital by 2031</p> <p>A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk</p> <p>A decrease in Heritage Assets at risk on the Historic England register or no net increase in Heritage Assets at risk</p>	<p>The tree canopy cover target has increased from 15% canopy cover in the Borough by 2021 to 22% by 2050. In 2019 the Council achieved 15.5% tree canopy cover.</p> <p>In 2019/10 5 buildings were considered to be at risk, 1-5 College Street, 4 College Street, St Michael's Church, , County Hall, and the Tolly Cobbold Brewery.</p> <p>There is 1 building on the Historic England, Heritage at Risk Register the Unitarian Chapel, Friars Street.</p>	<p>Ipswich Borough Council has signed up to the Charter for Trees in conjunction with the Woodland Trust. The Charter's ambition is to place trees and woods at the centre of national decision making.</p> <p>There has been no net increase in the number of buildings considered to be at risk in the monitoring period and dedicated work is being undertaken with the owners of each building. No. 4 College Street is IBC owned and a comprehensive conservation and renewal plan is being prepared.</p> <p>Formal Urgent Works engagement has been undertaken with the owners of County Hall and Cliff Brewery.</p>
High quality community infrastructure (indicators of average class size and the percentage of new community facilities located within 800m of Local and District Centres).	In 2019 Ipswich primary schools had a ratio of 21.25 full time equivalent pupils to full time equivalent qualified teachers. Secondary schools in Ipswich had a ratio of 17.05 full time equivalent pupils to full time equivalent teachers in the 2019 monitoring year.	In primary and secondary schools in Ipswich, pupil to teacher ratios slightly exceed the national average.
To improve Ipswich's ranking in the indices of multiple deprivation by 2031.	Ipswich currently ranks 71st (2019) in the indices of multiple deprivation having previously ranked 74 <sup>th</sup> in 2015 and 83 <sup>rd</sup> in 2010.	The 2019 Indices of Multiple Deprivation Data are the latest available statistics.
To tie in with Police targets relating to reducing crime levels by 2031.	Incidents of violence with injury, sexual offences, burglary and robbery all declined over the reporting period.	The decline in violence with injury, sexual offences, burglary and robbery reflects the national position on recorded crime.
To achieve effective cross boundary working on housing, strategic greenspace and employment site provision.	Ipswich has worked in partnership with neighbouring authorities within the Ipswich Strategic Housing Market Area to progress the production of documents such as the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) and Suffolk County Council Transport Mitigation Strategy.	Ipswich continues to work with its partners through various mechanisms and is working towards the production of aligned Local Plan with neighbouring authorities. The Ipswich Strategic Planning Area (ISPA) Statement of Common Ground has been updated to respond to the progression of the Local Plans (see Version 5), the production and updating of evidence and changes in national policy and guidance.

## How many homes were built between April 2019 and March 2020?

421 dwellings (net) were completed between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2019, 35 of which were affordable housing completions (8.3%). 356 of these dwellings were on previously developed land (85%) and 229 were within the central IP-One area (54%). Gross housing completions (before calculating those dwellings lost) was 446.

The number of housing completions increased by 198 dwellings (94%) from the 2018/19 figure, but remains below the peak of 489 dwellings completed in 2007/08 (the Core Strategy annual target is 489).

Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continued to progress a programme of affordable house building across 20 plus sites in the Borough and has an aspiration to develop 1000 new affordable homes within a decade. To date the Council has delivered 151 affordable homes, with another 41 due to be delivered later in the year. Moreover, the Council is also investing a further £11 million in improving its existing housing stock.

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

The Council is required by the 2019 National Planning Policy Framework (NPPF) to boost the supply of housing to meet the objectively assessed housing needs for market and affordable housing in the housing market area. Ipswich Borough Council's area is within the Ipswich housing market area identified in the Strategic Housing Market Assessment (published May 2017).

Through the Adopted Ipswich Local Plan, the Council has a requirement to deliver 489 dwellings per annum. Between April 2011 and March 2020, 2,618 dwellings were completed (including assisted living dwellings), which has resulted in a shortfall of 1,783 dwellings. Completions for 2020/21 are predicted to be 327 dwellings, implying a larger shortfall of 162 dwellings. Therefore, there is a total shortfall of 1,945 dwellings to be added to the requirement for the plan period to 2031 (the end of the adopted Ipswich Local Plan period.)

The NPPF also states that local planning authorities should 'identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements' and requires a 20% buffer to be added to the requirement. The five-year requirement therefore is:

489 dwellings per annum x 5 years i.e. **2,445 dwellings,**

**plus** 20% i.e. **489 dwellings**

**plus** the shortfall in completions (1,945 shortfall/10 years to 2031) x 5 years) i.e. **973 dwellings**

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**totalling 3,907 dwellings (or an annual requirement for 781 dwellings)**

The identified supply as shown in the Council's housing trajectory for five years between April 2020 and March 2025 is **2,346 dwellings**, which equates to a **3.00 year supply**.

In terms of the requirement and supply beyond the five years, the housing requirement in the Core Strategy is 489 dwellings per year up to 2031. This therefore equates to 4,890, made up of 489 dwellings x 10 years, plus the shortfall between 2011 and 2020 of 1,783 dwellings, and the predicted shortfall of 162 dwellings during 2020/21. This totals a requirement for **6,835 dwellings** for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2031. The total supply to 2031 identified in the housing trajectory from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2031 is **5,729 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 1,106 dwellings. This is addressed through policy CS7 in the 2017 Ipswich Local Plan, which reviews the housing requirements and takes this forward to 2031 and commits to engaging with neighbouring authorities through the Ipswich Strategic Planning Area to meet future population and household needs.

## **Does Ipswich have any Neighbourhood Plans?**

Neighbourhood planning is a Government initiative that enables local communities to influence and take forward planning proposals at a local level.

There are no adopted neighbourhood plans in Ipswich and no current area or forum applications.

## **Has Ipswich implemented the Community Infrastructure Levy?**

The Community Infrastructure Levy (CIL) is a planning charge that allows local authorities to raise contributions from the most viable forms of development to help pay for pre-identified infrastructure projects. The legislation which governs CIL is clear that, in setting the charge, local planning authorities should have regard to its effect upon the economic viability of development across the area and therefore on the delivery of the Local Plan.

The Council consulted on a preliminary draft charging schedule from December 2013 to January 2014. However, since 2014, the project has been held in abeyance whilst the Council considers how it may take CIL forward. The 2015 Local Development Scheme identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017 but this has not taken place. The matter is considered annually but Councillors have not yet resolved to take this forward.

This matter has not been progressed owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' February 2017 and the Government's commitment to review the current system of developer contributions. Future infrastructure funding will be considered following the preparation of a new Local Plan to 2036. In the meantime providing necessary infrastructure to enable development continues to be funded through financial contributions secured via Section 106 agreements.

## **How has Ipswich Borough Council worked with other Local Planning Authorities?**

The Duty to Co-operate ('the duty') was introduced through Section 110 of the Localism Act 2011 in November 2011. The Act inserts a new Section 33A into the Planning and Compulsory Purchase Act 2004. The duty is a legal duty on local planning authorities to co-operate constructively, actively and on an ongoing basis with neighbouring authorities, County Councils, and other prescribed bodies in planning for strategic cross-boundary matters.

The Council has a long history of working collaboratively with neighbouring District Councils and the County Council on planning matters such as production of evidence base documents, particularly through the Ipswich Strategic Planning Area (ISPA) (formerly the Ipswich Policy Area). Future development needs of the ISPA are discussed at a political level through the ISPA Board. The Council has also had, and continues to have, on-going dialogue with statutory agencies including: Anglian Water; Historic England; the Environment Agency; and Natural England through the Local Plan preparation process.

Chapter 5 shows how the Council has engaged with others during the 2019/20 monitoring period to address the strategic priorities.

## CHAPTER 1:

### INTRODUCTION

- 1.1 This is Ipswich Borough Council's sixteenth Authority Monitoring Report (AMR) and is produced in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), hereinafter referred to as 'the Regulations'. This AMR is the Authority Monitoring Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 1.2 This report covers the monitoring period April 2019 to March 2020. It also refers to wider policy developments up until the date of publication of the report.
- 1.3 Monitoring is an essential element of policy making. The main function of the AMR is to provide evidence of policy implementation and review the effectiveness of policies, give an update of the progress in document preparation (development plan documents and supplementary planning documents), and to report on the delivery of housing and employment floor space. The AMR is the main mechanism for assessing the performance of the Ipswich Local Plan.
- 1.4 The Localism Act 2011 allows local authorities to have a more flexible approach to the information that is included within their AMR and the dates when it can be published. As such, the requirements from the Government, (as detailed in Regulation 34 of the Regulations), are to report on six set indicators, where applicable, and to make the report available. Below is a summary of where each of the requirements for monitoring are presented in this report:
  - **Regulation 34(1) Progress in relation to documents in the Local Development Scheme:** See chapter 2.
  - **Regulation 34(2) Policy Implementation:** See chapter 3.
  - **Regulation 34(3) Housing and affordable housing completions:** See Chapter 3.
  - **Regulation 34(4) Details of Neighbourhood Development Orders or Neighbourhood Plans:** None within Ipswich.
  - **Regulation 34(5) Community Infrastructure Levy (CIL) receipts and expenditure data where a CIL report has been prepared:** A CIL charging schedule is yet to be adopted by Ipswich Borough Council. The Council's position on the CIL is contained in chapter 2.
  - **Regulations 34(6) Evidence of co-operation between Ipswich Borough Council and other local planning authorities, and the County Council:** A Duty to Co-operate Statement was published as part of the preparation of the 2017 Local Plan. A draft Statement of Common Ground between the Council and neighbouring authorities was published alongside the consultation on the Suffolk Coastal District Council Local Plan Preferred options in July 2018. See chapter 4.
  - **Regulation 34(7) Availability of information collected for monitoring purposes:** The AMR is published annually.

## CHAPTER 2:

# LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's Local Development Scheme (LDS) details the planning documents the Council intends to produce over a three-year period.
- 2.2 This chapter discusses the progress the Council has made in production of these documents between April 2019 and March 2020.

### Where is Ipswich Borough Council in the Local Plan Process?

- 2.3 On 22<sup>nd</sup> February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Local Plan comprises the following documents:
- **Core Strategy and Policies Development Plan Document (DPD) Review:** This is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and contains policies to facilitate sustainable development;
  - **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD:** This allocates sites for development and identifies sites or areas for protection across the whole of the Borough; and
  - **Policies Map and IP-One Area Inset Policies Map:** These maps illustrate geographically the application of the policies in the adopted development plan.
- 2.4 The Local Plan was found sound by the Planning Inspectorate on the condition that it was subject to an immediate review in order to address housing need in the Ipswich Housing Market Area. The Inspector's Report of January 2017 on the Examination of the (now adopted) Ipswich Local Plan (February 2017) required the Council to make clear that 'the objectively-assessed needs for new housing, employment land and new retail floorspace will be reviewed in the short term, the Council doing so in partnership with neighbouring authorities.'
- 2.5 Work commenced on the aligned Local Plan Review in 2017. An Issues and Options consultation document was prepared for the Ipswich Local Plan Review, with a joint strategic Part One section being prepared with Suffolk Coastal District Council (as it was at the time). Part Two of the Ipswich Local Plan Review Issues and Options document focused on Ipswich-specific local matters. The Ipswich Local Plan Review was also prepared in alignment with the joint Babergh and Mid Suffolk District Council's Local Plan. Regulation 18 pre-submission consultation took place between 18<sup>th</sup> August and 30<sup>th</sup> October 2017. In total 76 individuals and organisations responded to the consultation. Between them they made 711 comments. The Council undertook a further Regulation 18 consultation on the Ipswich Local Plan Review Preferred Options between 16<sup>th</sup> January 2019 and 13<sup>th</sup> March 2019. In total, 110 individuals and organisations responded to the consultation. Between them they made 600 comments. The Council undertook a Regulation 19 consultation on the Ipswich Local Plan Review Final Draft between 15<sup>th</sup> January 2020 and 2<sup>nd</sup> March 2020. The Council sought representation on the legal compliance and the soundness of the Final Draft Local Plan. The representations received were submitted with the Final Draft Local Plan Review to the Secretary of State for Housing Communities and Local Government. In total 89 individuals and organisations made 497 representations.

## **Joint or Aligned Local Plan**

2.6 The ISPA local planning authorities are producing plans as follows:

- Babergh and Mid Suffolk Joint Local Plan
- Ipswich Local Plan
- Suffolk Coastal Local Plan (an area now forming part of the East Suffolk District Council – an amalgam of Suffolk Coastal and Waveney Districts).

As the local plans cover the extent of the Ipswich Strategic Planning Area, and share joint evidence in this respect, it is considered appropriate that the plans cover the same end date of 2036 and are produced to timescales which are aligned as far as is possible. All authorities undertook Issues and Options consultations during summer / autumn 2017. As at March 2020, the current position in relation to the production of each local plan is as follows:

- Ipswich Local Plan – Consultation on the Local Plan Review Final Draft was carried out between 15th January and 2<sup>nd</sup> March 2020.
- Babergh and Mid Suffolk Joint Local Plan – Consultation on Preferred Options Joint Local Plan held between 22nd July and 30th September 2019. Babergh and Mid Suffolk consulted on the Babergh and Mid Suffolk Joint Local Plan Pre-submission document (Regulation 19) between 12<sup>th</sup> November 2020 and 24<sup>th</sup> December 2020.
- Suffolk Coastal Local Plan – Consultation on the First Draft Local Plan was undertaken between 20th July and 14th September 2018. The Final Draft Local Plan (Regulation 19) was published between 14th January and 25th February 2019. The Local Plan was submitted to the Planning Inspectorate in March 2019 for Examination and was adopted on the 23rd September 2020. .

## **Supplementary Planning Documents (SPD)**

2.8 **Urban Character Study SPD**

The Ipswich Urban Character Study SPDs provide design guidance for householders, developers and planners, and completes the suite of documents which discuss specific geographic character areas of the borough. The studies identify historical development, topography, natural features and street types to explore the area's character..

The SPDs draw attention to features which help define the sense of place in each particular part of Ipswich, and which should be reflected in the design of development proposals. The SPD supports the implementation of adopted 2017 Ipswich Borough Council Local Plan Core Strategy and Policies Development Plan Document policy CS2 (The Location and Nature of Development) and DM5 (Design and Character). These policies aim to protect and enhance the special character and distinctiveness of Ipswich.

The documents have been prepared in parts and cover eight character areas. The first four parts were adopted in January 2015, in line with the 2014 LDS. Adoption of the fifth part took place in advance of the timetable set out in the 2014 LDS, on 18<sup>th</sup> November 2015. The parts of the SPD adopted in 2014-15 relate to: Norwich Road; Gipping and Orwell Valley; Parks; California; Chantry; Stoke Park; and Maidenhall.

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

## 2.9 Reptile Strategy SPD

The draft Reptile Strategy SPD will provide a planned approach to translocation by identifying potential receptor sites in advance and developing a clear delivery strategy including ongoing monitoring and site management. This is essential to support needed housing delivery in the Borough and to protect existing reptile populations.

The 2019 LDS identifies consultation on a draft Reptile Strategy SPD during August and September 2019 with adoption in December 2019. A call for ideas consultation was undertaken during July and August 2015 and repeated in June 2017

([https://www.ipswich.gov.uk/sites/default/files/newsletter\\_11\\_june\\_2017\\_0.pdf](https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf)).

A draft SPD was due to be produced between January and May 2019. However owing to the focus on progression of the Ipswich Local Plan Review it was not advanced during this monitoring period.

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

The 2019 LDS combined the Parking Guidance for the IP-One Area SPD into the Low Emissions SPD. The reasoning is to ensure that the approach to parking in central Ipswich should not undermine actions to improve air pollution levels in the Ipswich Air Quality Management Areas. It is anticipated that the SPD will be published for consultation during 2021.

The SPD will set out guidance on assessing the air quality impacts of developments and provide a package of measures to mitigate the air quality impacts of development. The primary aim is to encourage and facilitate the uptake of cleaner vehicle fuels and technologies in and around development sites and to promote modal shift away from the car. Parking guidance for the IP-One Area will also be set out in the Low Emissions SPD, to ensure that the approach to parking in central Ipswich does not undermine actions to support modal shift.

The preparation of this document commenced in September 2014. However, production has been delayed so it can be aligned with changes to the Air Quality Management Areas and a revised Air Quality Action Plan, (which are being undertaken by the Council's Environmental Health team) and delays in producing the Ipswich Parking Strategy whose outcomes have to inform its production.

A Call for Ideas consultation was undertaken during July and August 2015 and repeated in June 2017 ([https://www.ipswich.gov.uk/sites/default/files/newsletter\\_11\\_june\\_2017\\_0.pdf](https://www.ipswich.gov.uk/sites/default/files/newsletter_11_june_2017_0.pdf)).

The 2019 LDS combined the Low Emissions Strategy SPD into the Parking Guidance for the IP-One Area SPD.

## 2.11 Ipswich Town Centre and Waterfront Public Realm Strategy SPD

The SPD provides a strategy for the enhancement of the public realm, primarily in the town centre and waterfront areas, and will guide the commissioning of new hard and soft landscaping works, including street furniture, street trees and paved surfacing design.

The Council undertook a 'call for ideas' public consultation on the scope and context of the SPD ran from 14<sup>th</sup> June 2017 to 26<sup>th</sup> July 2017. The draft SPD was published for consultation during January 2019 and was adopted on the 24<sup>th</sup> July 2019.

## **2.12 The Recreational Avoidance and Mitigation SPD**

The Recreational Avoidance and Mitigation Strategy provides an evidenced-based, co-ordinated and consistent approach to delivering the requirements of the Appropriate Assessment of the Adopted Local Plan (2011–2031). The SPD sets out the measures needed to manage recreational pressures arising from new development on the Orwell Estuary Special Protection Area and a mechanism to fund them. The Appropriate Assessment concluded that the Local Plan could be considered to be compliant with the Habitats Regulations 2010, provided that measures were secured to avoid and mitigate the impacts of increased recreation on the Orwell Estuary Special Protection Area for birds. The SPD sets out how the Council will implement the strategy through the planning system.

The Council undertook a 'call for ideas' public consultation on the scope and context of the SPD which ran from June to July 2017. The Draft SPD was subject to public consultation during September to October 2019 and was adopted on the 19<sup>th</sup> February 2020.

## **2.13 Local List (Buildings and Townscapes of Interest) SPD Review**

The SPD will raise awareness of the many unlisted but interesting and locally notable historic assets which make up the historic environment of our town and supports the Council's Core Strategies and Development Management Policies in the adopted Local Plan.

The Local List (Buildings of Townscape Interest) SPD was first adopted in 2013, with amendments added in 2016. Since adoption of the 2013 Local List (Buildings of Townscape Interest) SPD, the list has been reviewed every 3 years, considering the appropriateness of existing entries, removing entries where sites have been upgraded to receive statutory protection, and adding further buildings and structures worthy of inclusion.

The Council conducted an 8 week public consultation to seek comments on the proposed additions, amendments and removals from the Local List (Buildings of Townscape Interest) SPD, between 06 October 2020 until 08 December 2020, further details will be reported in the 2020/21 AMR.

SPDs are not required to be included in a Local Development Scheme (LDS) and this allows new SPDs to be prepared in response to needs being identified. However, where they are anticipated as being of particular importance, they are included in the LDS for completeness.

## **Community Infrastructure Levy (CIL) Charging Schedule**

- 2.14 This matter has not been progressed further owing to the publication of the Housing White Paper 'Fixing our Broken Housing Market' February 2017 and the Government's commitment to review the current system of developer contributions. Future infrastructure funding will be considered through the preparation of a new Local Plan to 2036. Providing necessary infrastructure to enable development continues to be funded through financial contributions secured via Section 106 agreements in the meantime.

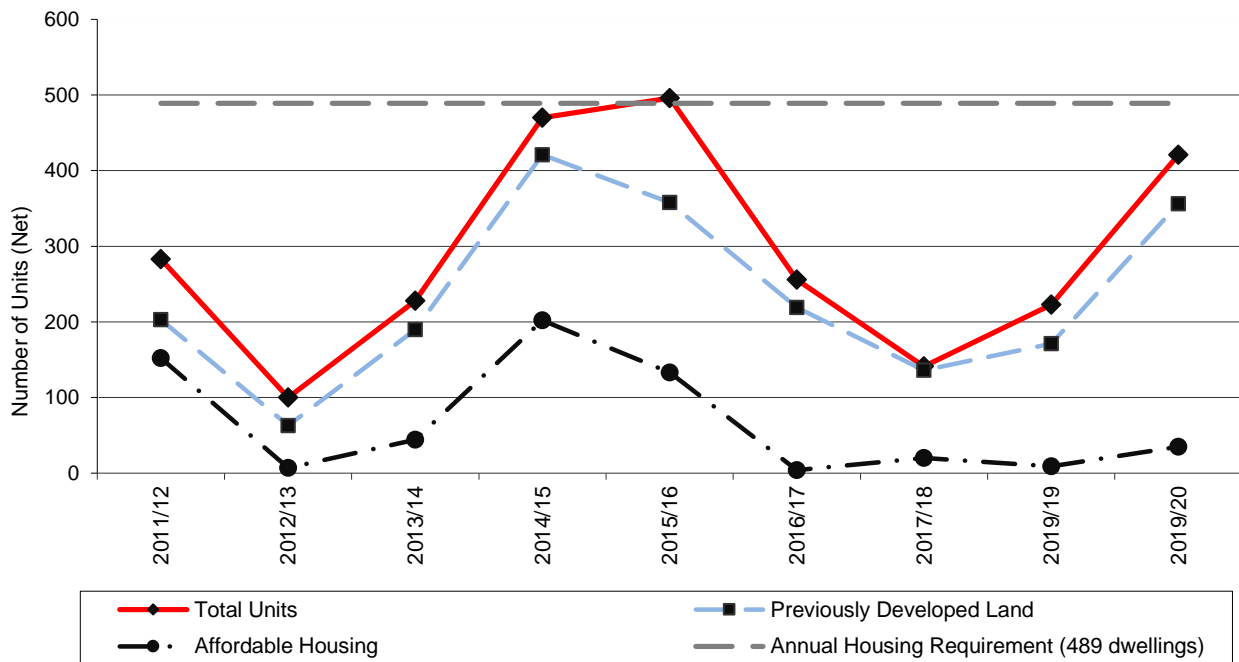
## CHAPTER 3: POLICY IMPLEMENTATION

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

### Housing

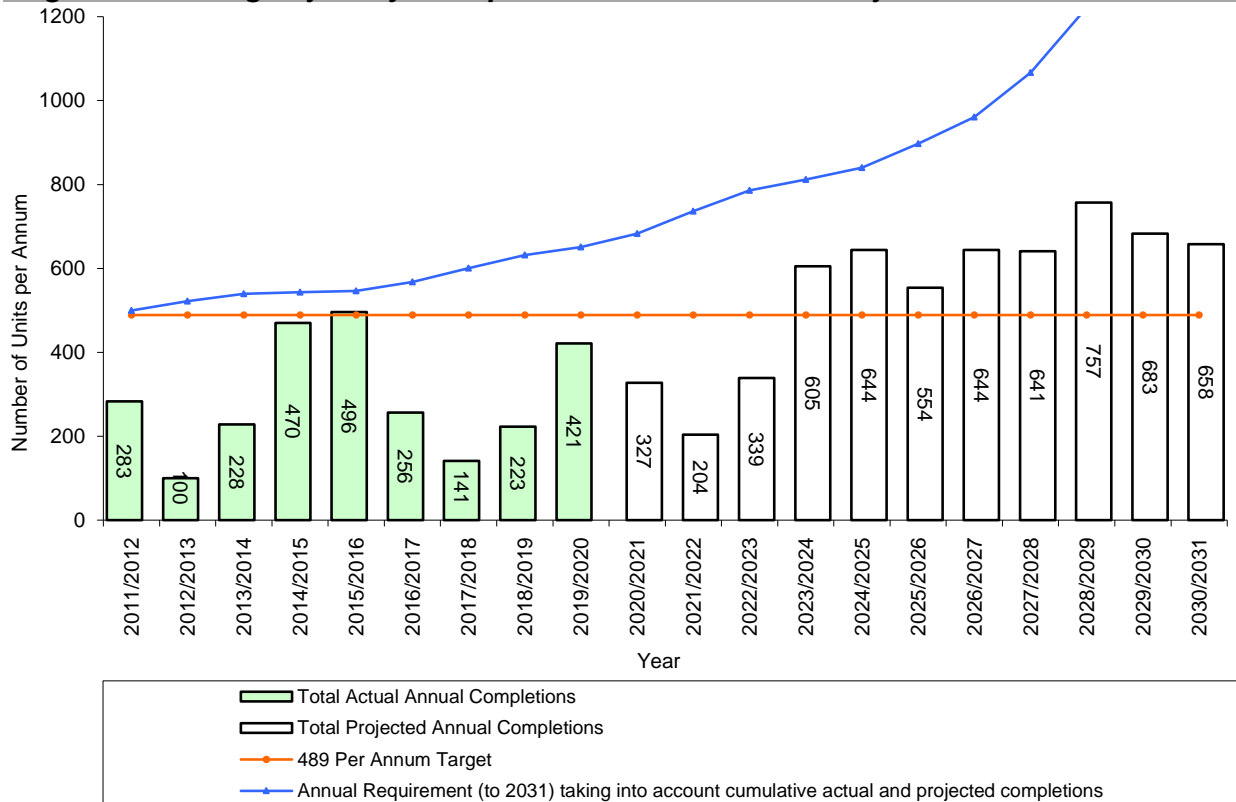
- 3.2 Regulation 34(3) of the 2012 Regulations (as amended) requires local authorities to report on housing completions. The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan. Objective 3 of the Local Plan seeks to address identified local housing needs and provide a decent home for everyone.
- 3.3 The National Planning Policy Framework (NPPF), published in February 2019, requires local planning authorities to meet their individual objectively assessed housing need. For Ipswich, the requirement set out in the 2011 Core Strategy was a minimum of 700 dwellings per annum. The Ipswich Local Plan 2011-2031 reduced this figure to 489 dwellings per annum backdated to a 2011 base date due to a change in the national calculation methodology.
- 3.4 Housing completions for the 2019-20 monitoring period totalled 421 new homes, which is up on the previous period (223 completions in 2018-19). No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich during 2019-20, 85% were constructed on previously developed land and 54% were within the IP-One area. The level of affordable housing provision amounted to 35 dwellings (8.34% of completions), which is below the target established within the 2017 Core Strategy. The level of windfall development on sites not previously identified by the Council was 88 dwellings, of which 38 resulted from permitted development applications.
- 3.5 Figures 3.1 and 3.2 show net housing completions in Ipswich from 1st April 2011 to 31st March 2020. In addition to housing completions, Figure 3.2 shows projections of estimated annual housing delivery (net additional dwellings) up to 2031. The full list of sites can be viewed in the Council's detailed housing trajectory in the Appendices (Table 18, Appendix 3). Please note that historic completions shown in the graph have been updated to include assisted living units in line with the national Planning Practice Guidance.
- 3.6 The housing trajectory has been informed by discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as the Strategic Housing and Economic Land Availability Assessment (SHELAA).

**Fig 3.1 - Net housing completions in Ipswich from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2020**



Figures include assisted living units

**Fig 3.2 - Housing trajectory: Completions since 2011 and Projections to 2031**



Figures include assisted living units

- 3.7 The Council is also required to identify and update annually a supply of specific sites, to meet five years' worth of housing against its annual housing requirement plus an additional buffer of 20%.
- 3.8 Figure 3.3 shows the Council's five year housing requirement and supply.

<b>Fig 3.3 – Summary table of five year housing requirement and supply 2021-2026</b>	
Summary of five year supply	
5 year housing requirement (489 x 5)	2,445
20% Buffer	489
Shortfall (please refer to Table 15 for calculation) (194.5 x 5 years)	973
<b>Total Ipswich five year requirement (3,907/5 = 781.4 p.a.)</b>	<b>3,907</b>
<b>Total Ipswich housing supply 2021 to 2026</b>	<b>2,346</b>
<b>Ipswich Borough Council housing supply in years (2,346/781.4)</b>	<b>3.00 years</b>

- 3.9 Ipswich Borough sits within the wider Ipswich Housing Market Area (IHMA) and it is therefore useful to consider housing supply in the context of the surrounding authority areas of Babergh, Mid-Suffolk and East Suffolk which make up the IHMA. The AMRs relating to these authority areas can be viewed at:

- Babergh and Mid Suffolk Joint Annual Monitoring Report: <https://www.babergh.gov.uk/assets/Strategic-Planning/AMR/BMSDC-AMR-2019-2020.pdf>
- East Suffolk Council: <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Authority-Monitoring-Reports/AMR-2020.pdf>

### Policy usage

- 3.10 The table below shows the usage of the policies contained in the 2017 Core Strategy, which was the Local Plan in use for the monitoring period. Policy CS9 was deleted as part of the Core Strategy Review.

**Table 3: Core Strategy Policy Usage**

Policy	Frequency	Policy	Frequency
CS1	27	CS11	0
CS2	38	CS12	4
CS3	3	CS13	4
CS4	45	CS14	2
CS5	6	CS15	2
CS6	0	CS16	5
CS7	51	CS17	10
CS8	3	CS18	1
CS9	Deleted	CS19	3
CS10	0	CS20	0

3.11 The table above indicates that a number of policies have not been used in making planning application decisions. However, these strategic policies are not necessarily appropriate for use in development management decisions. The ensuing list explains how these policies have been implemented.

- CS6 – The Ipswich Policy Area – This policy refers to joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. It is continually used through the Duty to Co-operate, work on joint or aligned Local Plans and the work of the Ipswich Policy Area, all of which is discussed in Chapters 1 and 4 of this report.
- CS10 – Ipswich Garden Suburb – There is already a resolution to grant planning permission for the first 815 homes. This and a second planning application are subject to continued negotiation. The Ipswich Garden Suburb (previously Ipswich Northern Fringe) SPD was formally adopted in March 2017.
- CS11 – Gypsy and Traveller Accommodation – a joint [Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment](#) (ANA) for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal, and Waveney was published in May 2017. There is a combined approach across Suffolk to progress temporary stopping sites and developing a Stopping Policy which could be applied across the county. Currently, focus across the county is currently on finding three short stay sites. A call for sites consultation was held between September and November 2015 to help deliver permanent spaces. No site applications were received during the monitoring period.
- CS20 – The Council continues to work with the Highway Authority, Suffolk County Council, on delivering modal shift – getting people to use alternatives to the car for shorter journeys and reducing congestion. The Travel Ipswich Scheme has now come to an end.

3.12 The table below shows the frequency with which the development management policies have been used. Policies DM7 (Public Art), DM11 (Ipswich Skyline), DM15 (Travel Demand Management), DM16 (Sustainable Transport Modes), DM19 (Cycle Parking) and DM24 (Affordable Housing) were deleted in the Core Strategy Review adopted in February 2017. Policies DM7 and DM11 have been incorporated into policy DM5 (Design and Character) and policy DM6 (Tall Buildings). Policies DM15 and DM16 have been incorporated into policy DM17 (Transport Access in New Developments). Policy DM19 has been amalgamated with policy DM18 (Car Parking). Affordable housing (DM24) is covered by policy CS12.

**Table 4: Development Management Policy Usage**

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	79	DM12	266	DM23	13
DM2	16	DM13	45	DM24	Deleted
DM3	67	DM14	8	DM25	27
DM4	79	DM15	Deleted	DM26	139
DM5	467	DM16	Deleted	DM27	3
DM6	2	DM17	133	DM28	6
DM7	Deleted	DM18	110	DM29	7
DM8	195	DM19	Deleted	DM30	56

DM9	2	DM20	14	DM31	79
DM10	215	DM21	11	DM32	12
DM11	Deleted	DM22	9	DM33	14
				DM34	9
				<b>Total</b>	<b>2,088</b>

- 3.13 All development management policies were used during 2019/20. The usage of development management policies is a helpful indicator to use in reviewing policy approaches in a later joint or aligned Local Plan Review.

## **CHAPTER 4:**

### **PERFORMANCE AGAINST OUR PLAN OBJECTIVES**

4.1 This chapter summarises the progress against the 12 objectives set out in chapter 11 of the 2017 Local Plan.

The objectives are listed below along with the supporting target(s):

- Objective 1. High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.
- a. TARGET: At least 75% of new dwellings gaining planning permission in any year to achieve Levels as set out in Policy DM1.
- Objective 2. Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.
- b. TARGET: To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (Cred) by 2025.
- Objective 3. At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.
- c. TARGET: To deliver at least (a) 9,777 homes by 2031 and approximately (b) 12,500 jobs by 2031.
- Objective 4. The development of the Borough should be focused primarily within the central Ipswich "IP-One" area, Ipswich Garden Suburb and within and adjacent to identified district centres (these areas are identified on the Key Diagram).
- d. TARGET: Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.
- Objective 5. Opportunities shall be provided to improve strategic facilities in Ipswich by:
- Significantly enhancing the town centre in terms of the quantity and quality of the shops, the cultural offer and the network of public spaces;
  - Extending the strategic greenspace, ecological network and canopy cover; and
  - Continuing to support the development of the University of Suffolk and Suffolk New College.
- e. TARGET: To improve the retail rank of Ipswich by 2031 and complete the 'green rim'.

Objective 6. To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes. Specifically:

- Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
- Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space;
- Comprehensive cycle routes should be provided; and
- Ipswich Borough Council aspires to an enhanced public transport system.

f. TARGET: To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031.

Objective 7. Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.

g. TARGET: Implementation of the tidal surge barrier by the end of 2017.

Objective 8. To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape of Ipswich, including historic buildings, archaeology and townscape.

h. TARGETS:

- Net change in extent of protected habitat.
- Number of buildings on Suffolk Buildings at Risk register.
- Number of buildings and conservation areas on the Historic England Heritage at Risk register.

Objective 9. To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.

i. TARGET: To be developed but will meet the requirements for new provision set out within the indicators.

Objective 10. To tackle deprivation and inequalities across the town.

j. TARGET: To improve Ipswich's rank in the indices of multiple deprivation by 2031.

Objective 11. To improve air quality and create a safer, greener more cohesive town.

k. TARGETS: To tie in with Police targets relating to reducing crime levels by 2031

To achieve a 75 percent reduction in the number of air quality exceedances recorded annually in Ipswich by 2031\*\*.

\*\*At the beginning of the plan period (2011), Ipswich recorded 27 air quality exceedances after bias adjustment.

Objective 12. To work with other local authorities in the Ipswich Policy Area (now the Ipswich Strategic Planning Area) and with community partners to ensure a co-ordinated approach to planning and development.

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

**Table 5 Progress against the Targets in the 2017 Core Strategy**

2011 Core Strategy Objectives/Targets	On track?	Progress in 2018-2019	Commentary
High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.		Policy DM1 was used 79 times in planning application Decision Notices. More recently, applications use the new water/energy requirements as set out in the now adopted Local Plan 2011 – 2031. The Council will expect new build residential development to achieve a 19% improvement in energy efficiency over the 2013 Target Emissions Rate. This is equivalent to meeting the Code 4 energy efficiency requirement.	The Code for Sustainable Homes was withdrawn in 2015 and the new Local Plan has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.		During 2018 carbon emissions from industry and commercial, domestic and transport sectors in Ipswich all reduced. CO2 emissions per capita also reduced in Ipswich to a low of 2.9 CO2(t). This is the latest available data on carbon emissions.	The level of carbon emissions from key sectors and per capita continues a downward trend reported since 2005. Over the coming year, Ipswich Borough Council's principal air quality priority is to continue to work towards implementing the measures in the recently developed and adopted AQA.
At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs shall be provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031 <sup>2</sup> .		421 homes were built in the reporting period, 35 of which were affordable.  Ipswich has experienced a growth in job numbers from 73,600 in 2011 to 78,600 in 2017, an increase of 5,000 or 6.9%. (These figures are based on the latest forecasts dated 26.09.2018).	The housing completions are below the requirement of 489 dwellings p.a, however housing completions for the 2019-20 monitoring period are up on the previous year. The number of housing completions remains below the peak of 2007/08.  Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continued to progress a programme of affordable house building across the Borough.  Ipswich has a target to deliver approximately 625 jobs per annum. Based on the data from the East of England Forecasting Model 2017, Ipswich has exceeded its jobs growth requirement for the period 2011-2017 having delivered approximately 833 jobs per annum.
The development of the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the Key Diagram in the Core Strategy).		Of the 421 new homes completed in the 2019-20 monitoring period 85% were constructed on previously developed land; 54% were completed within the IP-One area; and 82% (345 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.	The Council is meeting its targets in terms of the percentage of new homes delivered on previously developed land and the percentage of homes built within 800 metres of a District Centre and the Central Shopping Area. The Council has not met its target for the percentage of homes delivered within the IP-One area.
Opportunities shall be provided to improve strategic facilities in Ipswich by:  Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;  Extending the strategic greenspace, ecological network and canopy cover; and  Continuing to support the development of the University of Suffolk and Suffolk New College.		The Council would normally carry out survey work to determine occupancy rates and mix of uses within the Town Centre at the end of the monitoring period, however the Council was unable to carry out any onsite monitoring work during March 2020 due to the Coronavirus pandemic. As an alternative the Council has been able to attain footfall data for the Town Centre for the 2019/20 monitoring period. The available evidence suggests that in 2019/20 Ipswich Town Centre was performing reasonably well in relation to the wider market.  Work is ongoing to secure the delivery of the new country park at Ipswich Garden Suburb through negotiations on the Henley Gate application. In February 2018 the Council was allocated nearly £10 million in government funding to support the delivery of the country park.	The Council only began recording footfall data in 2018 so it is difficult to identify an reliable data trends however, the Council will be able to start comparing the data in the next AMR monitoring period.  The green rim is being implemented as opportunities arise, e.g. through the country park at the Ipswich Garden Suburb.
To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; and (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes.		The 2020 Travel to Work Survey results showed that, of the baseline employers, (those who have taken part in the survey since it was first run in 2005), on average, 51.3% of employees travelled to work by car (either as a single occupant or car share). 2020 shows that more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic.	Although the 2020 Travel to Work Survey results show that driving remains the most frequently used mode of travel, 2020 shows that more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic.
Enhanced flood protection including a tidal surge barrier should be in place to protect the town's existing and expanding communities from the threat of tidal flooding.		The tidal surge barrier was completed in February 2019.	The tidal surge barrier was completed in February 2019.
To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape character of Ipswich, including historic buildings, archaeology and townscape.		The tree canopy cover target has increased from 15% canopy cover in the Borough by 2021 to 22% by 2050. In 2019 the Council achieved 15.5% tree canopy cover,  In 2019/20 5 buildings were considered to be 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 2019, the Unitarian Chapel, Friars Street.	Ipswich Borough Council has signed up to the Charter for Trees in conjunction with the Woodland Trust. The Charter's ambition is to place trees and woods at the centre of national decision making.  There has been no net increase in the number of buildings considered to be at risk in the monitoring period but no reduction either.

2011 Core Strategy Objectives/Targets	On track?	Progress in 2018-2019	Commentary
To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.		In 2019 Ipswich primary schools had a ratio of 21.25 full time equivalent pupils to full time equivalent qualified teachers. Secondary schools in Ipswich had a ratio of 17.05 full time equivalent pupils to full time equivalent teachers in the 2019 monitoring year.	Pupil to teacher ratios in Ipswich schools slightly exceed the national average.
To tackle deprivation and inequalities across the town.		Ipswich currently ranks ranked 71 out of 317 local authorities on the Index of Multiple Deprivation (within the 22% most deprived local authorities). The 2019 ranking is the latest available data.	This means that Ipswich became relatively more deprived in 2019 compared to 2015 and 2010.
To improve air quality and create a safer, greener, more cohesive town.		<p>The recorded crime figures for 2018/19 were:  Violence with Injury – 1749  Sexual offences – 759  Burglary – 603 (domestic burglary data no longer recorded)  Robbery – 272</p> <p>The national air quality objective for mean annual NO2 concentrations was exceeded at 14 of Ipswich Borough Council's 76 monitoring locations; 2 of which fall outside of the current AQMA boundaries.</p>	The decline in violence with injury, sexual offences, burglary and robbery reflects the national position on recorded crime. Ipswich Borough Council works with partners to address aspects of crime, for example through the Area Committees and the Police Designing Out Crime Officer.
To work with other local authorities in the Ipswich Strategic Planning Area and with community partners to ensure a co-ordinated approach to planning and development.		Ipswich has worked in partnership with neighbouring authorities within the Ipswich Strategic Housing Market Area to progress the production of documents such as the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) and Suffolk County Council Transport Mitigation Strategy.	Ipswich continues to work with its partners through various mechanisms and is working towards the production of aligned Local Plan with neighbouring authorities. The Ipswich Strategic Planning Area (ISPA) Statement of Common Ground has been updated to respond to the progression of the Local Plans, the production and updating of evidence and changes in national policy and guidance.

## CHAPTER 5:

### DUTY TO CO-OPERATE

5.1 The National Planning Policy Framework (NPPF) published in February 2019, provides guidance on planning strategically across local boundaries (paragraphs 24-27). In particular, paragraph 24 of the NPPF is of particular importance, advising that local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The strategic priorities of relevance for Ipswich and the production of the two DPDs, as identified through the Duty to Co-operate Statement 2015, were:

- housing development to meet the objectively assessed housing need;
- provision for Gypsies and Travellers;
- facilitating the jobs needed;
- transport infrastructure;
- addressing flood risk;
- protection of heritage assets;
- addressing cumulative impacts on the Special Protection Area;
- green infrastructure provision including identification of green rim; and
- site allocations in peripheral parts of the Borough

5.2 The Duty to Co-operate Statement was published alongside the Regulation 19 consultation for the now adopted Local Plan. The Duty to Co-operate statement was updated in December 2015 to accompany submission of the adopted Local Plan to the Government for Examination in 2016. The 2015 Duty to Co-operate Statement can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.3 The Council continues to engage with neighbouring authorities and Suffolk County Council on strategic planning matters on a regular basis and through the Ipswich Strategic Planning Area (ISPA) Board and through working on a number of joint projects such as the Habitats Regulation Assessment Recreational Avoidance and Mitigation Strategy and updating the evidence base for the joint/aligned Local Plans. The ISPA Board action notes can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.4 A Memorandum of Understanding relating to planning for housing and employment development within the Ipswich Housing Market Area and Ipswich Functional Economic Area was signed in June 2016. The Memorandum of Understanding can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.5 More recently, the Council has been working with ISPA partners on a Statement of Common Ground relating to strategic, cross-boundary matters, to support the authorities' Local Plan reviews. It is intended that the Statement of Common Ground will be signed prior to the submission of each Local Plan for Examination. The latest version can be viewed at <https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>.

5.6 Aside from the ISPA Board, other outcomes related to the Duty to Co-operate for the period April 2019 – March 2020 include:

- Working with Natural England, Babergh, Mid Suffolk, Suffolk Coastal and Waveney District Councils (now East Suffolk) on the production of a Habitats Regulations Assessment Recreational Disturbance Avoidance and Mitigation Strategy (Suffolk Coast RAMS).

- Provision of a Cross Boundary Water Cycle Study, January 2019 (undertaken with Suffolk Coastal (now part of East Suffolk) District Council);
- Local Transport Modelling (ongoing) (undertaken with Babergh, Mid Suffolk and Suffolk Coastal (now part of East Suffolk) District Councils and Suffolk County Council); and
- Air Quality Screening (undertaken with Suffolk Coastal (now part of East Suffolk), Babergh and Mid Suffolk District Councils and Suffolk County Council). The Councils are developing a proportionate approach to the transport mitigation of development on the edge of Ipswich and its likely impact on Ipswich using information from the transport and air quality modelling.

**Joint working outcomes from the previous monitoring period (2018-19) included:**

- Working with Historic England and Suffolk County Council to draft a Development and Archaeology Supplementary Planning Document to provide up-to-date information on the archaeology of the town and guide developers and applicants towards fulfilling policy requirements (adopted November 2018).
- Working with Babergh, Mid Suffolk and Suffolk Coastal (now East Suffolk) District Councils on the Settlement Fringe Sensitivity Assessment (July 2018) in order to provide a robust analysis of the sensitivity of settlement fringes to development and change.

## CHAPTER 6:

### SUSTAINABILITY APPRAISAL

- 6.1 The Environmental Assessment of Plans and Programmes Regulations 2004 requires that:
- 17(1) 'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'*
- (2) 'the responsible authority's monitoring arrangements may comprise or include arrangements established otherwise that for the express purpose of complying with paragraph (1)'*
- 6.2 The purpose of the sustainability appraisal process is to appraise the social, environmental and economic effects of a plan from the outset. In doing so it will help ensure that decisions are made that contribute to achieving sustainable development.
- 6.3 A Sustainability Appraisal (SA), (incorporating the requirements for Strategic Environmental Assessment), was carried out of the Core Strategy and Policies DPD. A monitoring framework was produced as part of the SA process and this is shown in Appendix 13. The Table below shows where SA objective progress can be found in this report. The SA framework used is very similar to that used for the 2017 Ipswich Local Plan.
- 6.4 Ipswich Borough Council and Suffolk Coastal District Council (now East Suffolk) jointly produced a Sustainability Appraisal Scoping Report which set out the proposed approach to undertaking the SA of the emerging Local Plan. This was included in the 2017 Issues and Options consultation. The SA work has since been progressed by the Council's consultants.

**Table 6: Sustainability Appraisal Objectives**

<b>Sustainability Appraisal Objective</b>	<b>Local Plan Objective</b>
ET1. To improve water and air quality	2,6
ET2. To conserve soil resources and quality	3
ET3. To reduce waste	1
ET4. To reduce the effects of traffic on the environment	6
ET5. To improve access to key services for all sectors of the population	4
ET6. To reduce contributions to climate change	1
ET7. To reduce vulnerability to climatic events and increasing sea levels	7
ET8. To conserve and enhance biodiversity and geodiversity, including favourable conditions on SSSIs, SPAs and SACs	8
ET9. To conserve and, where appropriate, enhance areas of historical importance	8
ET10. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	8
ET11. To protect and enhance favourable conditions on SSSIs, SPAs and SACs	8
HW1. To improve the health of those in most need	3,6
HW2. To improve the quality of life where people live and encourage community participation	5
ER1. To reduce poverty and social exclusion	10
ER2. To offer everybody the opportunity for rewarding and satisfying employment	10
ER3. To help meet the housing requirements for the whole community	3
ER4. To achieve sustainable levels of prosperity and economic growth throughout the plan area	3
ER5. To revitalise town centre	3
ER6. To encourage efficient patterns of movement in support of economic growth	6
ER7. To encourage and accommodate both indigenous and inward investment	3
CL1. To maintain and improve access to education and skills in the population overall	10
CD1. To minimise potential opportunities for and anti-social activity	11

## CHAPTER 7:

### CONCLUSIONS

- 7.1 The monitoring period between 1st April 2019 - 31st March 2020 saw significant progress in the preparation of planning policy documents for Ipswich Borough. It is important to keep the planning policy framework for the Borough up to date, to ensure the delivery of appropriate development across the Borough.
- The Council continued to progress work on the Local Plan Review 2018-2036.
  - The Council undertook a Regulation 1 Final Draft Ipswich Local Plan consultation between January and March 2020.
  - On the 19th February 2020 Ipswich Borough Council adopted its Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD). The RAMS SPD sets out a coordinated, cross-boundary approach to avoid and mitigate the recreational impacts of residential development on internationally designated nature sites.
  - On the 24th July 2019 Ipswich Borough Council adopted its Town Centre and Waterfront Public Realm Supplementary Planning Document (SPD). The Ipswich Town Centre and Waterfront Public Realm Strategy SPD provides design guidance for the renewal of Ipswich town centre's public spaces.
  - The final three Urban Characterisation Studies for North East, South East and Castle Hill, Whitehouse and Whitton were adopted by Ipswich Borough Council on 24th July 2019.
  - In December 2019 the Borough Council updated its Part One Brownfield Land Register, a register of brownfield land which is suitable for residential development.
- 7.2 During the year, work continued to align local plan reviews within Babergh District, Mid Suffolk District and East Suffolk (formerly Suffolk Coastal and Waveney) Councils.
- 7.3 The monitoring period also saw important shared work with adjoining authorities on preparing the evidence base for local plan reviews. For example, the Borough worked with neighbouring planning authorities in partnership to progress the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), the Cross Boundary Water Cycle Study, Local Transport Modelling and Air Quality Screening.
- 7.4 The implementation of planning policies has been monitored against the Core Strategy and Policies Development Plan Document Review (DPD) (February 2017) in this report. This shows that planning policies in the DPD have been used effectively in planning decisions during the monitoring period.
- 7.5 Housing completions in Ipswich rose again during 2019-2020. The completion of 421 new dwellings, 35 of which were affordable housing completions (8.3%), represents an increase on the previous AMR period. However, no student accommodation or assisted living units were built during this period. Of the 421 dwellings, 85% were built on previously developed land and 54% were within the central IP-One area.
- 7.6 The housing land supply in Ipswich Borough stood at 3.00 years at 1<sup>st</sup> April 2020. The Council is committed, through policy CS7 of the 2017 Local Plan, to working with Suffolk Coastal District Council (now East Suffolk), Babergh District Council and Mid Suffolk District Council on calculating objectively assessed housing need for the Ipswich Housing Market Area and planning for housing delivery across the Ipswich Housing Market Area. The joint Ipswich Strategic Housing Market Assessment (SHMA) May 2017 set out the objectively assessed housing need in response to policy CS7. However, the Government introduced a

standardised methodology for calculating objectively assessed housing need through the new NPPF published in February 2019.

- 7.7 The Council continues to undertake its duty to co-operate with Babergh District, Mid Suffolk District and East Suffolk Councils (formerly Suffolk Coastal) and Suffolk County Council, particularly through the Ipswich Strategic Planning Area Board (ISPA). The Council also continues to have on-going dialogue with statutory agencies including Anglian Water, Historic England, the Environment Agency and Natural England through the Local Plan preparation and revision process.
- 7.8 In response to the information presented in this AMR, Ipswich Borough Council plans to:
- Seek ways in which to improve the monitoring of the implementation of the Local Plan;
  - Use the AMR to inform the development of the emerging Ipswich Local Plan Review, for example in reviewing how the plan can address deprivation and changes in the retail health of the town centre; and
  - Update timetables for the preparation of supplementary planning documents on the Council's website to ensure that the public has up to date information about the preparation of planning documents.

## APPENDICES

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

Appendix 1: Objective 1 – High Standards of Design

Appendix 2: Objective 2 – Carbon Emissions

Appendix 3: Objective 3 – Housing Completions and Employment Provision

Appendix 4: Objective 4 – IP–One Development

Appendix 5: Objective 5 – Strategic Facilities

Appendix 6: Objective 6 – Accessibility

Appendix 7: Objective 7 – Flood Protection

Appendix 8: Objective 8 – Protection of Open Spaces

Appendix 9: Objective 9 – Community Infrastructure

Appendix 10: Objective 10 – Deprivation

Appendix 11: Objective 11 – A Safe and Cohesive Town

Appendix 12: Objective 12 – Ipswich Policy Area

Appendix 13: Monitoring Against the Sustainability Appraisal

## Appendix 1 – Objective 1: High Standards of Design

### Objective:

High standards of design will be required in new development, this is supported by the NPPF. Development must also be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.

### Target:

At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.

### Commentary:

Policy DM1 'Sustainable Design and Construction' sets out the environmental requirements for all new residential and non-residential buildings.

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

The environmental standard for non-residential development is BREEAM and from 2010 until the end of 2012, a 'Very Good' standard was required. From 2013, this increased to an 'Excellent' standard for development over 500 sqm. Most non-residential developments has been certified as BREEAM 'Very Good' rather than BREEAM 'Excellent'. Through the adoption of the 2017 Local Plan Review the BREEAM 'Very Good' Standard or equivalent is encouraged rather than required in accordance with the Government advice. This change was included within the Local Plan Inspector's Main Modifications because of viability considerations.

### Indicators:

#### **Indicator 1.1 - Overall / general satisfaction with the local area.**

Overall / general satisfaction with local area  
Not currently monitored

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

#### **Indicator 1.2 - Proportion of completed dwellings or non-residential floor space achieving CfSH or BREEAM targets (in relation to Policy DM1).**

This information is no longer routinely recorded by the Council for the reasons explained above.

#### **Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Building for Life 12.**

Not currently monitored, since Ipswich Borough Council does not have any Building for Life assessors.

## Appendix 2 – Objective 2:

### Carbon Emissions

**Objective:**

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

**Target:**

To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (CRed) by 2025.

**Commentary:**

In the same way that one of the aims of the Council's Corporate Plan is to make Ipswich a greener place to live, the fundamental principle of 2019 National Planning Policy Framework (NPPF) is to achieve Sustainable Development. Central to attaining sustainability, is the reduction of emissions of carbon dioxide (CO<sub>2</sub>) and this lies at the heart of the vision and objectives set out in the Ipswich Local Plan.

Because sustainability is a thread that runs through so many of our policies, monitoring each policy implementation individually would be overly complicated. Central Government monitors the annual carbon emissions for the Borough as part of its own monitoring process on climate change (former National Indicator 186). This process runs behind the monitoring period for this AMR (2019-2020) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2018.

During the period 2005 - 2018 the CO<sub>2</sub> emissions reduced by 47.4% to 2.9 tonnes per capita (each member of the population). The Centre for Cities Report 2019 listed Ipswich as having the lowest emissions per capita (based on CO<sub>2</sub>) of sixty-three UK cities<sup>3</sup>.

Planning policy has a number of current and future initiatives to contribute to the reduction of CO<sub>2</sub> emissions in Ipswich, which include requiring electric charging points in major new developments and the production of a Cycling Strategy SPD in 2016 and a planned Low Emissions SPD during 2020.

The level of reduction of CO<sub>2</sub> emissions recorded up to 2017, if projected forward to 2025, indicates that the Local Plan target for CO<sub>2</sub> emissions will be met.

Whilst the overall trend for centrally monitored CO<sub>2</sub> 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 (NO<sub>2</sub>);
- Particulate Matter (PM<sub>10</sub>); and
- Sulphur Dioxide.

The Act requires all local authorities to periodically review and assess air quality in order to determine whether the Air Quality Objectives will be met.

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<sup>3</sup> <https://www.centreforcities.org/city/ipswich/> - CO<sub>2</sub> Emissions per Capita (tons) 2017

Currently there are five Air Quality Management Areas (AQMAs) and these have been declared due to measured exceedances of the objective for annual average NO<sub>2</sub>. An Air Quality Action Plan for the period 2019 - 2024 was published February 2019. Ipswich Borough Council monitors the air quality in Ipswich using automatic monitors and numerous diffusion tubes across the town.

**Table 8: CO<sub>2</sub> Emission Estimates and Population Figures (latest available data)**

**Indicators:**

<b>Indicator 2.1 - CO<sub>2</sub> emission estimates and population figures 2005-2017 (Emissions per capita (t) CO<sub>2</sub> , and population based on mid year estimates)</b>						
	Ipswich CO <sub>2</sub> (t)	Ipswich Population	Suffolk CO <sub>2</sub> (t)	Suffolk Population	National CO <sub>2</sub> (t)	National Population
2005	5.7	124,000	8.0	697,800	7.4	60,413,300
2006	5.6	124,800	7.9	703,000	7.3	60,827,100
2007	5.4	125,500	7.4	709,100	7.1	61,319,100
2008	5.2	127,400	7.2	714,300	6.9	61,823,800
2009	4.6	129,300	6.9	718,200	6.2	62,260,500
2010	4.7	131,700	7.3	724,000	6.5	62,759,500
2011	4.1	133,700	6.4	730,100	5.8	63,285,100
2012	4.3	135,100	6.8	732,800	6.1	63,705,000
2013	4.2	135,600	6.6	735,800	5.9	64,105,700
2014	3.6	136,000	6.0	742,500	5.3	64,596,800
2015	3.4	137,700	5.8	747,700	5.0	65,110,000
2016	3.1	138,500	5.5	751,200	4.7	65,648,100
2017	3.0	138,500	5.3	757,000	4.5	66,040,200
2018	2.9	137,500	5.4	758,600	4.4	66,435,600
<b>% change since 2005:</b>	<b>-47.4%</b>	<b>+11.7%</b>	<b>-34%</b>	<b>+8.5%</b>	<b>-39%</b>	<b>+9.3%</b>

**Table 9: Ipswich Carbon Emissions (2005-2018) (latest available data)**

<i>Indicator 2.2 - Ipswich Carbon Emissions from 2005 – 2018</i>			
Year	Industry and Commercial	Domestic	Transport
2005	306.0	278.5	122
2006	295.7	279.3	121.4
2007	278.2	272.8	122.3
2008	269.9.2	269.6	119.2
2009	235.6	243.6	115.0
2010	245.5	261.5	115.3
2011	207.1	229.5	112.2
2012	221.5	247.6	109.8
2013	217.8	238.2	107.9
2014	177.9	200.9	109.8
2015	159.7	195.8	114.1
2016	134.4	183.3	116.6
2017	122.1	172.0	119.9
2018	117.7	169.1	115.7
<b>% change since 2005:</b>	<b>-61.5%</b>	<b>-39.3%</b>	<b>-5.2%</b>

## Appendix 3 – Objective 3:

### Housing Completions and Employment Provision

#### Objective:

At least: (a) 9,777 new dwellings shall be provided to meet the needs of Ipswich within the Ipswich Housing Market Area between 2011 and 2031 in a manner that addresses identified local housing needs and provides a decent home for everyone, with 31% at the Ipswich Garden Suburb and 15% in the remainder of the Borough being affordable homes; and (b) approximately 12,500 additional jobs being provided in Ipswich to support growth in the Ipswich Policy Area between 2011 and 2031.

#### Target:

To deliver at least (a) 9,777 homes by 2031 and approximately (b) 12,500 jobs by 2031

#### Commentary:

Under the Ipswich Local Plan 2011-2031 adopted in February 2017, the Council approved a reduction in the annual requirement of dwellings from 700 per annum to 489 per annum and the requirement of jobs from 18,000 to 12,500. For delivery and monitoring purposes the target is backdated to 2011.

Housing completions for the 2019-20 monitoring period are up on the previous period, with 421 new homes completed. No student accommodation or assisted living units were built in Ipswich during this period. Of the homes completed in Ipswich, 85% were constructed on previously developed land and 54% were within the IP-One area. The level of affordable homes provided amounted to 8.3% which is below the 15% target established within the Core Strategy 2011-2031. The level of windfall development on sites not previously identified by the Council was 88 dwellings, of which 38 resulted from permitted development applications.

**Table 10: Net Housing Completions and Affordable Housing**

#### Indicators:

<i>Indicators 3.1, 3.3 &amp; 3.4 - Net housing completions, affordable housing, and those within IP-One</i>							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
			%		%		%
2001 - 2002	347	267	77	31	9	45	13
2002 - 2003	468	402	86	157	34	10	2
2003 - 2004	566	469	83	107	19	172	30
2004 - 2005	717	677	94	102	14	428	60
2005 - 2006	782	759	97	156	20	308	39
2006 - 2007	985	972	99	163	17	321	33
2007 - 2008	1,413	1,413	100	329	23	779	55
2008 - 2009	899	884	98	245	27	501	56
2009 - 2010	389	377	97	26	7	232	60
2010 - 2011	337	303	90	135	40	109	32
2011 - 2012	283	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
including Assisted Living units							

**Table 11: Net Housing Totals Since 2001**

<b>Fig 3a – Net housing totals since 2001</b>							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
Apr 2011 – Mar 2019	2,197	1,743	80%	571	26%	993	45%
Apr 2019 – Mar 2020	421	356	84.6%	35	8.3%	229	54.4 %
<b>Total Apr 2011 – Mar 2020</b>	<b>2,618</b>	<b>2,099</b>	<b>85</b>	<b>606</b>	<b>23%</b>	<b>1,222</b>	<b>47%</b>
Apr 2001 – Mar 2011	6,903	6,523	94%	1,451	21%	2,905	42%
<b>Total Apr 2001 – Mar 2020 including Assisted Living units</b>	<b>9,521</b>	<b>8,622</b>	<b>91%</b>	<b>2,057</b>	<b>22%</b>	<b>4,127</b>	<b>43%</b>

**Table 12: Housing Target Evolution**

<b>Fig 3b – Housing target evolution</b>				
Document	Adoption Date	Housing Period	Total Ipswich Housing Target	Annual Target
Suffolk Structure Plan	1995	1988-2006	4,490	<b>250</b>
Ipswich Local Plan	1997	1988-2006	4,490	<b>250</b>
Suffolk Structure Plan	2001	1996-2016 (mid year based)	8,000	<b>400</b>
First Deposit Draft Ipswich Local Plan (not adopted)	2001	1996-2016 (mid year based)	8,000	<b>400</b>
Regional Spatial Strategy	2008	2001-2021 (financial year based)	15,400	<b>770</b>
Ipswich Local Plan (formerly LDF) Core Strategy	2011	2001-2030 (financial year based)	18,900	<b>700</b>
Ipswich Local Plan	2017	2011-2031	9,777	<b>489</b>

**Table 13: 5 Year Housing Land Requirement at 1<sup>st</sup> April 2020**

<b>Fig 3c – 5 year housing land requirement</b>	
Housing requirements	No. of units
Local Plan Housing Requirement at 489 dwellings per annum x 20% buffer	2,934
Residual Shortfall from 1 <sup>st</sup> April 2011 to 31 <sup>st</sup> March 2020 (4,401 dwellings required minus 2,618 dwellings completed, plus predicted shortfall of 162 for 2020/21 divided by the 10 years from 2021/22 - 2030/31) x 5	973
<b>Ipswich five year housing requirement</b>	<b>3,907</b>
<i>* Residual figure spread over plan period. 973 represents 5 years of this residual requirement</i>	

**Table 14: Ipswich Housing Land Supply 2021 - 2026**

<b>Fig 3d. Ipswich Housing Land Supply 2021 – 2026</b>	
Type of site	No. of Units
Extant Planning Permissions on Allocated Sites (including 553 at IGS)	719
Extant Planning Permissions on Unallocated Large Sites	590
Extant Planning Permissions on Unallocated Small Sites	167
Residual Local Plan sites	0
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the strategic housing land availability assessment (SHLAA))	594
Ipswich Garden Suburb (broad location identified in Local Plan)	126
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	150
<b>Ipswich Housing Supply Total</b>	<b>2,346</b>

**Table 15: Ipswich Housing Land Supply Calculation at 1<sup>st</sup> April 2020**

<b>Figure 3e: Ipswich Housing Land Supply Calculation – April 2020</b>		
Requirement April 2011 – March 2020 (a) (489 dwellings per year)	489 x 9	4,401
Completions April 2011 – March 2020 (b) <sup>[1]</sup>		2,618
Shortfall April 2011 – March 2020 (c)	4,401 – 2,618	1,783
Predicted completions April 2020 – March 2021 (d)	see housing trajectory (Table 18)	327
Predicted shortfall April 2020 – March 2021 (e) (489 – Predicted completions April 2020 – March 2021 (d))	489-327	162

<sup>[1]</sup> Completions include assisted living units as per the guidance in national Planning Practice Guidance which states 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.' (Reference ID: 3-037-20150320). In accordance with The Planning Practice Guidance (Paragraph 68-035-20190722) Care Homes are included in the housing land supply based on the amount of accommodation released in the housing market. The Council has applied a ratio of 1 dwelling for every 1.8 care home bedrooms.

Total shortfall April 2011 – March 2021 (f) (shortfall April 2011 – March 2020 (c) plus predicted shortfall April 2020 – March 2021 (e))	1,783 + 162	1,945
Annual shortfall until 2031 (g) (shortfall April 2011 – March 2021 (f) / 10 years)	1,945 / 10	194.5
Shortfall to be added to five year supply (h) (annual shortfall until 2031 (g) (x 5 years <sup>[2]</sup> ))	194.5 x 5	973
Local Plan requirement April 2021 – March 2026 plus 20% buffer <sup>[3]</sup> (i)	489 x 5 x 1.2	2,934
Five year requirement (j) (requirement April 2021– March 2026 (i) plus shortfall for next 5 years (h))	2,934 + 973	3,907
Annual requirement April 2021 – March 2026 (k) (five year requirement (j) / 5 years)	3,907 / 5	781
Identified supply April 2021 – March 2026 (l)	see housing trajectory (Table 18)	2,436
<b>Housing supply in years</b> (Identified supply (l) / Annual requirement April 2021 – March 2026 (k))	2,346 / 781	<b>3.00</b>

**Table 16: Net Annual Housing and Employment Land Completions**

<b>Indicator 5 - Net annual housing and employment land completions</b>	
	Land amount in hectares
Housing completions	6.45
Employment completions	3.52
<b>Total</b>	<b>9.97</b>

\* Floorspace completed

**Table 17: Target (To Deliver)**

<b>Target – To deliver a) 9,777 homes by 2031 and b) 12,500 jobs by 2031</b>	
	% complete
a) Homes 9777 dwellings by 2031	26.8%
b) Employment 12,500 jobs by 2031 (latest jobs data for 2017)	40%

\* Note: To quantify the number of jobs created annually, the Council is currently using the East of England Forecasting Model.

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

<sup>[3]</sup> The buffer is added to the requirement without the shortfall to avoid a 'double counting' the undersupply.

In 2018, the Government introduced the Housing Delivery Test. This is an annual measurement of housing delivery in the area of relevant plan-making authorities. In February 2019, the government published the first Housing Delivery Test results. In response to under delivery in Ipswich, the Council have since published a Housing Delivery Action Plan which explores the key reasons for under delivery and identifies mechanisms to improve delivery. The Housing Delivery Action Plan is available via the Council's website.

**Table 18: Ready to Develop Housing Sites (Housing Trajectory) (based on adopted Local Plan sites at 1<sup>st</sup> April 2020)**

**Indicator 3.2 - Supply of ready to develop housing sites - 5 year supply**

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP003		Allocation (SP2)	Waste Tip & Employment Area IP1 2DW (north of Sir Alf Ramsey Way)	B	1.41	0	114	114	0													25	30	34	25	114
IP004	UC004	Allocation (SP2)	Bus depot, Sir Alf Ramsey Way IP1 2DP	B	1.07	0	48	48	0											24	24					48
IP005	16/00969	Full - approved (SP3)	Former Took's Bakery, 731 Old Norwich Road	B	1.98	0	60	60	0	60																60
IP009	UC009	Allocation (SP2)	Victoria Nurseries, 1 Kettlebaston Way IP4 2XX	B	0.39	0	12	12	0							12										12
IP010a	UC010 part a	Allocation (SP2)	Former Co-op Depot, Derby Road & Hines Road	B	2.22	0	75	75	0									25	25	25						75
IP010b	UC010 part b	Allocation (SP2)	Felixstowe Road (237 to 297)	B	2.79	0	62	62	0									31	31							62
IP011a	UC011 part	Allocation (SP2)	Former Gym and Trim Health Club, Lower Orwell Street IP4 1BU	B	0.16	0	18	18	0							18										18
IP011b	UC011 part	Allocation (SP2)	Eastern Counties Bus Depot, Foundation Street IP4 1BQ and 6 Smart Street IP4 1BP	B	0.62	0	56	56	0												28	28				56
IP011c	UC011 part	Allocation (SP2)	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	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP012	UC012	Allocation (SP2)	52 to 60 Grimwade Street IP4 1LP & Portia House Star Lane IP4 1JN (Peter's Ice Cream)	B	0.32	0	35	35	0							35										35
IP014		Allocation (SP2)	92 - 94 and Hope Church, 114 Fore Hamlet IP3 8AF	B	0.21	0	25	25	25				25													25
IP015	UC015	Allocation (SP2)	Car Park, West End Road	B	1.22	0	67	67	0									25	30	12						67
IP031a	UC032	Allocation (SP2)	Car Park, Burrell Road	B	0.44	0	20	20	0									20								20
IP031b	19/00369	Full S106 (SP3)	22 Stoke Street IP2 8BX	B	0.18	0	31	31	31			31														31
IP032	UC033	Allocation (SP2)	King George V Field, Old Norwich Rd	G	3.7	0	99	99	0											33	33	33				99
IP033	UC034	Allocation (SP2)	Land at Bramford Road (Stocks site)	G	2.03	0	55	55	0								27	28								55
IP035		Allocation (SP2)	Key Street/Star Lane (St Peter's Port)	B	0.54	0	86	86	0								40	46								86
IP037	UC038	Allocation (SP2)	Island site	B	6.02	0	421	421	0											55	70	75	75	76	70	421
IP039a	UC040	Allocation (SP2)	Land between Gower Street and Great Whip Street	B	0.48	0	45	45	0														22	23		45
IP040		Allocation (SP2)	Civic Centre area, Civic Drive	B	0.73	0	59	59	0										25	34						59
IP041		Allocation (SP2)	Former Police Station, Civic Drive	B	0.52	0	58	58	0							20	38									58
IP042	15/01040/OUT withdrawn	Allocation (SP2)	Land between Cliff Quay and Landseer Road	B	1.64	0	222	222	0								74	74	74							222
IP043	UC044	Allocation (SP2)	47 Key Street and Slade Street Car Park, Star Lane	B	0.7	0	50	50	0								25	25								50

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP047	08/00953 & 19/00148	Allocation (SP2)	Land at Commercial Road	B	3.11	0	173	173	132				44	44	44	41										173
IP048a	UC051	Allocation (SP2)	Mint Quarter (east)	B	1.33	0	53	53	0									26	27							53
IP048b		Allocation (SP2)	Mint Quarter (west)	B	1.34	0	36	36	0										36							36
IP048c	18/00740	Prior Approval - approved (SP3)	6-10 Cox Lane and 36-46 Carr Street (upper floors)	B	0.23	0	33	33	0	33																33
IP054a	16/01037	Full - approved (SP3)	30 Lower Brook Street	B	0.56	0	62	62	62					62												62
IP054b		Allocation (SP2)	Land between Old Cattle Market and Star Lane	B	1.08	0	40	40	0											40						40
IP059	16/01220	Outline (S106) (SP3)	Elton Park Industrial Estate, Hadleigh Road	B	2.97	0	103	103	68					34	34	35										103
IP061	UC064	Allocation (SP2)	Former School Site, Lavenham Road	G	0.9	0	23	23	12						12	11										23
IP064a		Allocation (SP2)	Land between Holywells Road and Holywells Park	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	55	55	0							22	33									55
IP067a		Allocation (SP2)	Former British Energy site (north)	B	0.38	0	17	17	0														17			17
IP074	16/01179	Full - expired (SP3)	Land at Upper Orwell Street	B	0.07	0	9	9	9				9													9
IP080	UC085	Allocation (SP2)	240 Wherstead Road	B	0.49	0	27	27	0							27										27

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP084a	18/01117	Full (S106) (SP3)	County Hall, St Helen's Street	B	0.32	0	40	40	40					40												40
IP089	UC096	Allocation (SP2)	Waterworks Street	B	0.31	0	23	23	0													23				23
IP090	17/00076	Full approved	Silver Birch Care Home, 3 Europa Way (75 bed care home – 42 equivalent dwellings*)	B	0.45	0	42	42	0	42																42
IP096	19/00768 /FUL pending	Allocation (SP2)	Car Park Handford Rd East	B	0.22	0	22	22	22				22													22
IP098	UC111	Allocation (SP2)	Transco, south of Patteson Road	B	0.57	0	62	62	0											30	32					62
IP105	UC129	Allocation (SP2)	Depot, Beaconsfield Road	B	0.34	0	15	15	0										15							15
IP106	18/00032 & 19/00045	Full - approved (SP3)	391 Bramford Road	G	0.33	0	11	11	11		11															11
IP109	12/00192	Full (S106) (SP3)	The Drift, Woodbridge Road	B	0.42	0	6	6	6					6												6
IP116a	16/00659 19/00070 /FUL amends total to 51	Reserved Matters - approved (SP3)	Former St Clements Hospital, Foxhall Road	B	1.7	34	17	51	5	12	5															17
IP116b	16/00677	Reserved Matters - approved (SP3)	St Clements Hospital Grounds, Foxhall Road	G & B	6.6	150	29	179	0	29																29
IP119		Allocation (SP2)	Land East of West End Road	B	0.61	0	28	28	0														28			28
IP120b		Allocation (SP2)	Land West of West End Road	B	1.03	0	103	103	0												22	39	42			103
IP125		Allocation (SP2)	Corner of Hawke Road and Holbrook Road	B	0.25	0	15	15	15				15													15

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP131	18/00552	Full - approved (SP3)	45 Milton Street	B	0.28	0	9	9	9				9													9
IP132	10/00343	Allocation (SP2) (Full - expired)	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	0.18	0	73	73	0									36	37							73
IP133	10/00418	Allocation (SP2) (Full - expired)	South of Felaw Street	B	0.37	0	45	45	0										45							45
IP135	11/00247	Allocation (SP2) (Outline - expired)	112 - 116 Bramford Road	B	0.17	0	19	19	0							19										19
IP136	UC251	Allocation (SP2)	Silo, College Street	B	0.16	0	48	48	0											24	24					48
IP142	UC259 17/00570	Full - approved (SP3)	Land at Duke Street	B	0.39	0	44	44	44						44											44
IP143	17/00769	SP3 (Outline – approved)	Former Norsk Hydro Ltd, Sandyhill Lane	B	4.5	0	85	85	85				40	45												85
IP150a (part)	07/00765 part	Outline - approved (SP3)	Land south of Ravenswood (sites U, V and W)	B	2.23	0	96	96	96			50	46													96
IP150d		Allocation (SP2)	Land south of Ravenswood (Sports Park)	B	1.8	0	34	34	0									34								34
IP150e		Allocation (SP2)	Land south of Ravenswood	B	3.6	0	126	126	84					42	42	42										126
IP161	19/00065	Full - approved (SP3)	2 Park Road	B	0.35	0	14	14	14				14													14
IP165	17/00795	Full - approved (SP3)	Eastway Business Park, Europa Way	B	2.08	86	8	94	0	8																8

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP169	15/00393	Full - approved (SP3)	23-25 Burrell Road	B	0.08	10	4	14	0	4																4
IP172	UC088 08/00511	Allocation (SP2) (Full - expired)	15-19 St Margaret's Green	B	0.08	0	9	9	0								9									9
IP188	19/00173	Full – approved (SP3)	Websters Saleyard site, Dock Street	B	0.11	0	9	9	9						9											9
IP200	17/00382 also 05/00819 11/00432 & 13/00346	Full - approved (SP3)	Griffin Wharf, Bath Street	B	4.7	131	71	202	35	36		35														71
IP205	02/01241 19/00624	Full - approved and S106 (SP3)	Burton's, College Street	B	0.1	71	9	80	9				9													9
IP206	04/00313	Full - approved (SP3)	Cranfields	B	0.71	196	124	320	0							42	42	40								124
IP206	16/00092 /VC	Full - approved (SP3)	Cranfields (Mill House)	B		33	10	43	0	10																10
IP218	15/00422	Prior Approval - approved	31-37 St Helen's Street	B	0.4	12	3	15	3						3											3
IP221	06/01007	Allocation (SP2) (Full - expired)	Flying Horse PH, 4 Waterford Road	B	0.35	0	12	12	0											12						12
IP234	06/01176 19/00062	Full - approved & pending	Land adjacent 30 Gibbons Street	B	0.03	0	2	2	2				2													2

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP245	18/00899	Full - approved (SP3)	12-12a Arcade Street	B	0.06	0	14	14	14			14														14
IP256	16/00987	Full - approved (SP3)	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	0.87	0	28	28	28				28													28
IP268	13/00625	Full - approved	Burlington Road	B	0.26	6	2	8	0	2																2
IP274	16/00763	Full (S106) (SP3)	Old Norwich Road (rear of Maypole PH)	G	0.39	0	11	11	11			11														11
IP279a	18/00470	Prior Approval - approved (SP3)	Former British Telecom, Bibb Way	B	0.63	0	78	78	78			78														78
IP279b (1)		Allocation (SP2)	North of former British Telecom offices, Bibb Way fronting Handford Road	B	0.4	0	35	35	35				35													35
IP279b (2)		Allocation (SP2)	South of former British Telecom offices, Bibb Way	B	0.62	0	37	37	37				37													37
IP280	14/01039 & 17/00489 /VC	Full – approved (SP3) and Full approved	Westerfield House, Humber Doucy Lane (7 assisted living dwellings plus 38 bed care home – 21 equivalent dwellings*)	B	0.06	0	28	28	28		28															28
IP280	18/00526	Outline - approved (SP3)	Westerfield House, Humber Doucy Lane	G	3.44	0	149	149	149				50	65	34											149
IP283	17/00049	Full - approved (SP3)	25 Grimwade Street. Student Union Club and adjacent car park, Rope Walk	B	0.27	0	14	14	14			14														14

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP285 (part)	19/00737	Full approved	Land rear of 28 - 50 Freehold Road and 17 Kemball Street	G	0.16	0	5	5	5		5															5
IP290	17/00320	Full - approved	The Great White Horse Hotel, 45 Tavern Street	B	0.02	0	6	6	0							6										6
IP307		Allocation (SP2)	Prince of Wales Drive	B	0.27	0	15	15	15			15														15
IP309		Allocation (SP2)	Former Bridgeward Social Club, 68a Austin Street and land to rear	B	0.29	0	15	15	15					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 (SP2)	72 (Old Boatyard) Cullingham Road	B	0.34	0	14	14	14				14													14
IP355		Allocation (SP2)	77-79 Cullingham Road	B	0.06	0	6	6	6				6													6
IP358	18/00374	Prior Approval - approved	Saxon House, 1 Cromwell Square	B	0.07	0	34	34	34		34															34
IP360	18/00496	Prior Approval - approved	2 Turret Lane	B	0.1	0	6	6	0	6																6
IP361	18/00549	Prior Approval - approved	3-4 Lower Brook Mews	B	0.02	0	6	6	6		6															6
IP362	18/00675 19/00901	Prior Approval & Full – approved	39 Princes Street	B	0.03	0	15	15	15		15															15
IP363	18/00685 19/00202	Prior Approval & Full – approved	Foundation House, 34 Foundation Street	B	0.1	0	14	14	0	14																14
IP364	18/01063	Full - approved	28-32 Museum Street	B	0.03	0	9	9	0	9																9

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP365	18/01070	Prior Approval - approved	15-17 Princes Street	B	0.05	0	14	14	14		14															14
IP366	19/00028	Full - approved	6 Lower Brook Street	B	0.03	0	8	8	8		8															8
IP371	18/00160	Full - approved	The Mason's Public House, 79 Victoria Street	B	0.06	0	8	8	8		8															8
IP383	19/00969	Full approved	Aaron House, Finchley Road IP4 2HU	B	0.17	0	6	6	6			6														6
IP386	19/01118	Full (S106) (SP3)	28-50 Grimwade Street	B	0.15	0	13	13	13			13														13
IP387	19/01119	Full pending	Lockup garages and amenity area adjacent 14 Emmanuel Close	B	0.07	0	6	6	6		6															6
IP388	19/01122	Full pending	Lockup garages rear of 70 to 84 Sheldrake Drive	B	0.24	0	8	8	8		8															8
IP389	19/01129	Full approved	Lockup garages rear of 32 to 40 Mallard Way	B	0.18	0	6	6	6		6															6
IP392	19/00159	Full approved	Highview Hotel, 56 Belstead Road IP2 8BE	B	0.19	0	8	8	8		8															8
IP394	18/00064	Full approved	Henley House, 333 Henley Road (66 bed care home – 37 equivalent dwellings*)	B	0.7	0	37	37	0	37																37
IP180 (part)	16/00608	Strategic Development Site (Outline approved)	Ipswich Garden Suburb Phase N2a (Crest - North of Railway and east of Henley Road) 20/00245/REM pending	G	42.7	0	1,100	1,100	343			24	90	115	114	96	102	120	120	120	50	50	50	49		1,100

Site Reference	Planning application ref.	Status (Allocation, Outline, Reserved Matters, Full, Prior Approval)	Name and address of site	Greenfield/Brownfield	Site Area	Total dwellings built on site	Residual completions expected by 2036	Total number of dwellings on site	No. residual expected to be completed in 5 years	2020/21 (Current)	2021/22 (Yr 1)	2022/23 (Yr 2)	2023/24 (Yr 3)	2024/25 (Yr 4)	2025/26 (Yr 5)	2026/27 (Yr 6)	2027/28 (Yr 7)	2028/29 (Yr 8)	2029/30 (Yr 9)	2030/31 (Yr 10)	2031/32 (Yr 11)	2032/33 (Yr 12)	2033/34 (Yr 13)	2034/35 (Yr 14)	2035/36 (Yr 15)	Total Identified Supply
IP181	14/00638	Strategic Development Site (Outline approved)	Ipswich Garden Suburb Phase N1a (CBRE - West of Westerfield Road & south of Railway Line)	G	43.3	0	815	815	210				42	84	84	84	84	84	84	84	50	50	50	35		815
IP182 (part)		Strategic Development Site	Ipswich Garden Suburb Phase N3a (Mersea - East of Westerfield Road)	G	53.1	0	924	924	126					42	84	84	84	84	84	84	84	84	84	84	42	924
IP185, part IP182 & part IP180		Strategic Development Site	Ipswich Garden Suburb Phase N1b (Ipswich School), Phase N3b (Red House Farm) and Phase N2b (Other land)	G	25.6	0	456	456	0												72	96	96	96	96	456
ISPA 4.1		Allocation (ISPA4)	Humber Doucy Lane adjacent to Tuddenham Road	G	23.6	0	449	449	0												53	99	99	99	99	449
Various	Various		Sites with fewer than 5 dwellings	G	1.5	2	48	50	41	7	16	15	10													48
Various	Various		Sites with fewer than 5 dwellings	B	3.1	0	78	78	60	18	26	26	8													78
Windfall			Windfall sites	B		0	650	650	150				50	50	50	50	50	50	50	50	50	50	50	50	50	650
<b>Total</b>							<b>8,871</b>	<b>9,602</b>	<b>2,346</b>	<b>327</b>	<b>204</b>	<b>339</b>	<b>605</b>	<b>644</b>	<b>554</b>	<b>644</b>	<b>641</b>	<b>757</b>	<b>683</b>	<b>658</b>	<b>592</b>	<b>652</b>	<b>643</b>	<b>546</b>	<b>382</b>	<b>8,871</b>
Brownfield Total									1,431	308	172	282	413	338	226	369	344	441	395	337	250	240	264	183	145	4,707
Greenfield Total									915	19	32	57	192	306	328	275	297	316	288	321	342	412	379	363	237	4,164

\* 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 1.8 care home bedrooms.

## Appendix 4 – Objective 4:

### IP-One Development

**Objective:**

Development in the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the key diagram in the Core Strategy).

**Target:**

Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.

**Commentary:**

The NPPF dictates that planning policies should promote competitive town centre environments recognising them as the heart of their communities as well as defining a network and hierarchy of centres. It also requires planning policies and decision to promote the effective use of land it meeting the needs for homes and other uses. Town Centres offer distinct benefits in sustainability in terms of giving as many people access to facilities, jobs, shops, schools, community and leisure facilities within easy reach, thus reducing the need to travel by creating opportunities for trip sharing.

Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of the 2,346 dwellings anticipated to come forward for development between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2026, 1,431 (61%) are located on previously developed sites.

Of 421 new homes completed in the 2019-20 monitoring period 85% were constructed on previously developed land; 54% were completed within the IP-One area; and 82% (345 dwellings) were built within 800 metres of a District Centre and/or the Central Shopping Area.

Policy DM30 of the Core Strategy provides for higher densities for new housing development within the town centre, Ipswich Village and Waterfront areas. In these locations it is stated that development should achieve a minimum density of 90 dwellings per hectare. Within the IP-One area more generally, a minimum density of 40 dwellings per hectare is sought with an average of 45 dwellings per hectare targeted. The same requirements apply to development sites located within 800m of District Centres. Elsewhere in Ipswich lower density development (averaging 35 dwellings per hectare) is required.

298 of the 337 new build housing completions recorded in Ipswich between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites as shown in Figure 3.6. Of these 298 dwellings:

- 150 (50%) were within Waterfront schemes in the IP-One area;
- 197 (66%) were completed as flats;
- 70 were developed at less than 30 dwellings per hectare (23.5%);
- 61 were developed at between 30 and 50 dwellings per hectare (20.5%);
- 167 were developed at over 50 dwellings per hectare (56%); and
- The average net density of land covered by the 298 dwellings is 76 dwellings per hectare.

Taken as a whole, 337 of the 421 dwellings constructed in Ipswich were new-build (as opposed to conversion of buildings from other uses to residential) and the density achieved was 60.6 per hectare. This figure includes a number of sites with a small number of dwellings.

**Table 19: Previously Developed Land (Vacant or Derelict)**

**Indicator:**

**Indicator 1 – Previously developed land that has been vacant or derelict for more than five years**

Not monitored during the period because this indicator related to the National Land Use Database scheme, which the Government ceased to commission after 2012.

**Table 20: Density of Residential Development in IP-One**

**Indicator 2 – Density of residential development taking place in IP-One**

229 (54.4%) of the 421 new dwellings completed were in the IP-One area. 185 dwellings were completed within the IP-One area on developments of more than 10 dwellings.

Location	Number of new dwellings completed 2019-2020	Density across whole development
19 Elm Street*	17	772.7
Old Foundry Road*	12	363.6
Regatta Key, Quay Street	156	313.7
	<b>185</b>	

\*not a new build development

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

**Indicator 3 – Percentage of major schemes in IP-One consisting of a mix of uses**

54% of dwellings built in 2019/20 were in the IP-One area.

**Target – Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres**

Of the 421 housing completions between 1<sup>st</sup> April 2019 and 31<sup>st</sup> March 2020, 337 were in major developments. Of these 79.2% (267 dwellings) were within the IP-One area and/or 800 metres of a district centre or the central shopping area.

Of the 2,618 housing completions between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2020, 2,075 were in major developments. Of these 91.5% (1,900 dwellings) were within the IP-One area and/or 800 metres of a district centre or the central shopping area.

## Appendix 5 – Objective 5:

### Strategic Facilities

**Objective:**

Opportunities shall be provided to improve strategic facilities in Ipswich by:

- Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;
- Extending the strategic greenspace, ecological network and canopy cover; and
- Continuing to support the development of University of Suffolk and Suffolk New College .

**Target:**

To improve retail ranking of Ipswich by 2031 and complete the 'green rim'.

**Commentary**

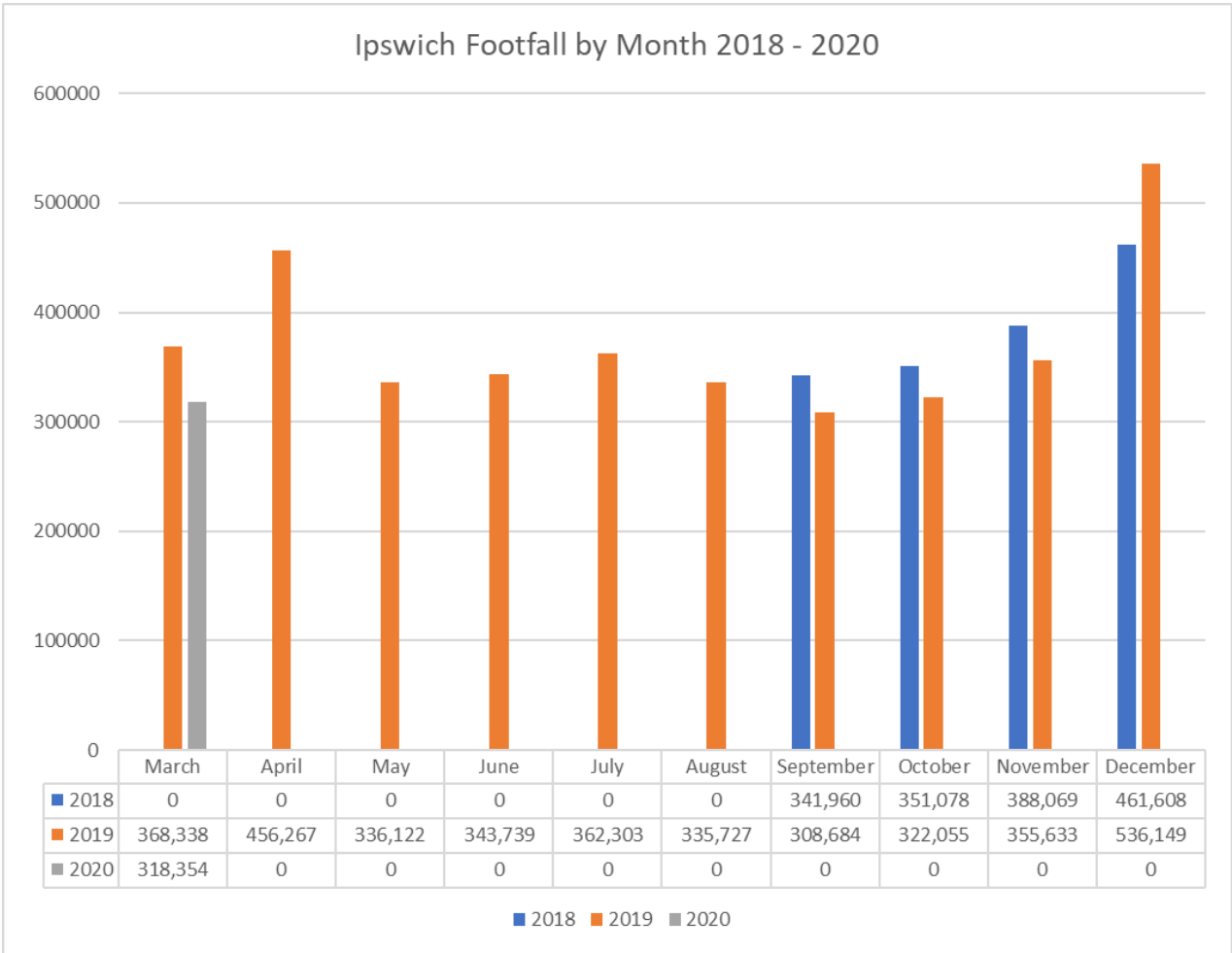
The attractiveness of Ipswich to members of the local community, tourists and day visitors is important in ensuring economic growth for the town. The amount of retail space for high quality shopping areas, employment floor space for jobs, in addition to the amount of green infrastructure provision, and further education student numbers, are all seen as means by which the level of provision of these strategic facilities can be monitored.

The available evidence suggests that Ipswich Town Centre is performing reasonably well in relation to the wider market and continues to provide a variety of national and independent traders. The town centre accommodates a high proportion of the 29 Experian Goad defined top comparison goods retailers. However, it is noted that a number of higher brand retailers are absent from the town centre such as Gant, All Saints, Cath Kidston, Ted Baker, Hobbs, Hollister, Jaeger, Jigsaw, French Connection, Karen Millen, Levi's, The White Company, Victoria Secret, Mango, Apple, Crew Clothing, Kurt Geiger, and Fred Perry.

Final construction work to regenerate the Cornhill in Ipswich Town Centre was completed in 2020. The need remains for the focus of new retail development to be within the Central Shopping Area, District Centres and Local Centres and the Council continues to implement policy DM23, which aims to resist major retail proposals outside of defined centres, in this respect.

Survey work carried out in 2019 was reported in the 2018/19 AMR monitoring period, however the Council was unable to carry out any further onsite monitoring work in March 2020 due to the Coronavirus pandemic. As an alternative, the Council has been able to attain footfall data for the Town Centre for the 2019/20 monitoring period. The Economic Development team only started recording footfall data in 2018 so it is difficult to draw any conclusions at this point, however, the Council will be able to start comparing the data in the next AMR monitoring period.

Ipswich Town Centre Footfall



**Table 22: Vacancies with Central Shopping Area, District and Local Centres**

<i>Percentage vacancies within the Central Shopping Area, and District and Local Centres 2018 compared with 2019</i>			
<b>Centres</b>	<b>% Vacant Premises 17/18</b>	<b>% Vacant Premises 18/19</b>	<b>% Vacant Premises 19/20</b>
District and Local Centres	8.3%	4.8%	Data not available
Town Centre	13.2%	15.0%	Data not available

**Table 23: Ipswich Town Centre Diversity of Use for Commercial Units**

	<i>2009/2010</i>		<i>2018/2019</i>		<i>2019/2020</i>		<i>UK Average</i>
	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>No.</b>	<b>%</b>	<b>%</b>
Convenience	47	8	54	8	No data available		9
Comparison	231	37	187	29			30
Retail Service	75	12	96	15			15
Leisure Service	115	18	141	22			24
Financial & Business Service	72	11	74	11			10
Vacant	85	14	99	15			11
<b>Total</b>	<b>625</b>	<b>100</b>	<b>651</b>	<b>100</b>			<b>100</b>

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

	<i>2009/2010</i>		<i>2018/2019</i>		<i>2019/2020</i>		<i>UK Average</i>
	<b>Sq m Gross</b>	<b>%</b>	<b>Sq m Gross</b>	<b>%</b>	<b>Sq m Gross</b>	<b>%</b>	<b>%</b>
Convenience	7,702	5	9,370	6	No data available		15
Comparison	75,409	50	57,870	39			35
Retail Service	7,664	5	8,060	5			7
Leisure Service	28,893	19	35,880	24			25
Financial & Business Service	12,886	9	13,730	9			8
Vacant	18,934	13	23,570	16			10
<b>Total</b>	<b>151,488</b>	<b>100</b>	<b>148,564</b>	<b>100</b>			<b>100</b>

Data from Venuescore show that Ipswich is identified as a Regional Centre and the town saw a slight improvement in its ranking between 2009 and 2016. However, between 2016 and 2017 it fell thirteen places. This is likely due to the loss of national multiple retailers notably BHS, an anchor store, from the town centre within the period. Chelmsford and Bury St Edmunds have both improved their rankings, particularly Chelmsford which rose 46 places between 2009 and 2017. No more recent data since 2017 has been published.

**Table 25: Sub-regional Centre Rankings**

<b>Centre</b>	<b>Classification</b>	<b>2009 Rank</b>	<b>2015-16 Rank</b>	<b>2017 Rank</b>	<b>Change in Rank 2009-2017</b>
Norwich	Major City	8	14	13	-5
Cambridge	Major Regional	41	26	-	+15
<b>Ipswich</b>	<b>Regional</b>	<b>67</b>	<b>63</b>	<b>76</b>	<b>-9</b>
Chelmsford	Regional	90	67	44	+46
Colchester	Regional	76	73	-	+4
Bury St Edmunds	Regional	216	126	124	+92
Felixstowe	Major District	443	384	-	+59
Stowmarket	District	744	629	-	+115
Woodbridge	Minor District	-	1,154	-	-
Saxmundham	Minor District	-	1,486	-	-
Aldeburgh	Local	-	2,577	-	-

Source: VenueScore 2009 and 2017 Rankings

There are 87 play areas in the Borough which has increased over recent years. During the monitoring period both Christchurch Park and Holywells Park retained their Green Flag Park Awards in recognition of the excellent use of green space, well-maintained facilities and high standard of safety and security. Both parks were also nominated for the Fields In Trust UK's Best Park 2019.

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

<b>Indicator 1 - A1 retail floorspace in the Central Shopping Area</b>					
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
% of frontages within use class A1	64%	59.2%	58.7%	58.3%	Data not available
% change		-4.8%	-0.5%	-0.4%	Data not available

**Table 27: District and Local Centres Overview**

<b>District and Local centres overview table 2018/2019</b>							
	No. of units	Total vacant	Vacancy %	No. of dwellings in centres	Total Residential %	No. of A1 retail	A1 retail %
<b>Total</b>	<b>713</b>	<b>50</b>	<b>7%</b>	<b>67</b>	<b>9.4%</b>	<b>395</b>	<b>55.4%</b>
<i>Full data set available within the 2019 District and Local Centres report</i>							

District and Local Centre Survey work carried out in 2019 was reported in the 2018/19 AMR monitoring period, however the Council was unable to carry out any further onsite monitoring work in March 2020 due to the Coronavirus pandemic.

**Table 28: Additional Employment Floorspace at Crane's Site**

<b>Indicator 2 - Additional employment floorspace at former Futura Park</b>						
	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
<b>Total Employment Floor Space (sq. m)</b>	<b>0</b>	<b>0</b>	<b>46,080</b>	<b>49,941</b>	<b>55,565</b>	<b>61,189</b>

At Futura Park planning approval was granted on 2.3 hectares and by the end of March 2020 nineteen industrial units within Use Class B1(c), B2 and B8 totaling 13,252sqm were under construction on this land.

**Table 29: Gains in Green Infrastructure within Ipswich**

<b>Indicator 3 - Gains in Green Infrastructure within Ipswich (ha)</b>	
<b>Ipswich Green Flag Parks</b>	
	Green Flag Parks
Alexandra Park	
Bourne Park	2020 – 1 <sup>st</sup> occasion awarded green flag
Chantry Park	
Christchurch Park	2020 – 13 <sup>th</sup> occasion awarded green flag
Gippeswyk Park	
Holywells Park	2020 - 10 <sup>th</sup> occasion awarded green flag
Landseer Park	
Orwell Country Park	

**Table 30: Student Numbers at University of Suffolk and Suffolk New College**

<b>Indicator 4 - Number of students at University of Suffolk and Suffolk New College</b>											
	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2017/18-2018/19 % change	2011/12-2018/19 % change	2019-2020
University of Suffolk* (Ipswich only)	3,839	3,925	3,679	3,554	3,614	3,579	5,375	Data not supplied for the monitoring period.			3,700
Suffolk New College **	5,774	5,741	4,053	4,029	3,921	3,000	3,742	As above.			5,469
<b>Total</b>	<b>9,613</b>	<b>9,666</b>	<b>7,732</b>	<b>7,583</b>	<b>7,535</b>	<b>6,579</b>	<b>9,117</b>	<b>As above.</b>			<b>9,169</b>

Please note that University Campus Suffolk legally began trading as the University of Suffolk on 1 August 2016

\* Figures provided show the total number of students enrolling in the Ipswich Campus of University Campus Suffolk across all years and courses, and is based on a census of students taken on 1 December each year.

\*\* Figures show the total number of student enrolments.

**Table 31: deleted.**

## Appendix 6 – Objective 6: Accessibility

### **Objective:**

To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the Travel Ipswich and other local initiatives. This will: (a) promote choice and better health; (b) facilitate sustainable growth, development and regeneration; (c) improve integration, accessibility and connectivity; and (d) promote green infrastructure as alternative 'green' non-vehicular access around the town and urban greening of existing routes.

### **Specifically:**

- Significant improvements should take place to the accessibility to and between the three key nodes of: the railway station (including the wider Ipswich Village environment), the Waterfront (and particularly the Education Quarter) and the Central Shopping Area;
- Additional east-west highway capacity could be provided within the plan period in the Ipswich area to meet the needs of the wider population and to provide the potential to reallocate some central road space;
- Comprehensive cycle routes should be provided; and
- Ipswich Borough Council aspires to an enhanced public transport system.

### **Target:**

To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031. The Travel Ipswich scheme is now complete the final stage having been implemented in 2017.

Objective 6 of the Core Strategy and Policies DPD Review seeks to improve accessibility, the convenience of all forms of public transport, and to achieve a significant modal shift from the private car to more sustainable modes through Travel Ipswich and other local initiatives, within the plan period.

In 2011 the requirement for Local Authorities to report back to central government on a single set of national indicators was removed. Instead, local authorities have been able to set their own delivery targets, to reflect local circumstances.

The monitoring of this Objective is currently not possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators which are no longer monitored. As part of the Core Strategy review the indicators for objective six have been reviewed and changes have been made to the monitoring process.

The Travel to Work survey is undertaken and published each year by Suffolk County Council. The 2020 survey results showed that, of the baseline employers that took part in the survey for this period, driving by car (single occupant or carshare), either as the primary (44.9%) or sometimes used (51.3%) mode of transport, remains the most popular way to travel. Historic data for the baseline organisations in the Travel To Work survey 2020 shows that more people are working from home this year compared to any other year of the survey, a direct result of the Coronavirus pandemic. The 2020 Travel to Work survey ran from the 12th October to 18th November 2020, later in the year than normal due to the Coronavirus pandemic, and outside the 2019/20 monitoring period. Key results of the 2020 survey show that driving (single occupant or carshare) remains the most popular mode of transport, either as most often used (51.0%) or one of the modes of transport used (57.9%), however, this is a decrease from 63.9% in 2019. The percentage of those travelling as a single occupant has decreased compared to last year and currently stands at 51.7%, 10.4% lower than in 2019. The use of public transport was greatly reduced in the 2020 survey, again a direct result of the Coronavirus pandemic, with 80.7% of participants reporting they worked from home more.

The ongoing effect of the Coronavirus pandemic on public transport use will be reported on further in the next AMR.

**Table 32: Transport Indicators**

**Indicators:**

**Indicators 1 – Congestion - average journey time per mile during the morning peak**

**Indicators 2 - Access to services and facilities by public transport, walking and cycling**

Indicators 1 and 2 are based on the former National Indicator list and are no longer monitored as part of the Local Area Agreements with central government.

**Indicators 3 - Mode of travel to work to major employers**  
(Source SCC Travel to Work Report October 2020)

**Table 5 - Modal trends (baseline organisations)**

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Travel mode															
Bus	7.7%	9.2%	7.1%	5.9%	5.4%	5.0%	4.9%	5.5%	5.1%	5.2%	5.3%	5.8%	5.1%	5.7%	2.8%
Car driver- single occupant	55.4%	52.2%	55.6%	55.1%	56.1%	55.4%	57.0%	53.4%	53.4%	57.4%	53.9%	53.5%	56.0%	52.5%	41.5%
Car driver- car share	13.2%	13.5%	8.7%	9.7%	9.4%	8.9%	9.6%	9.6%	8.9%	8.7%	10.8%	9.1%	8.7%	9.2%	3.4%
Car passenger	3.3%	3.6%	3.8%	4.0%	3.6%	3.1%	3.1%	3.5%	3.3%	2.6%	2.5%	2.6%	2.1%	2.6%	0.7%
Cycle	7.4%	7.4%	8.3%	7.9%	7.7%	9.6%	8.3%	9.2%	8.4%	7.9%	10.3%	6.9%	9.3%	7.6%	4.1%
Motorcycle/moped/motor scooter	1.7%	1.7%	1.5%	1.4%	0.9%	1.3%	0.8%	0.8%	1.0%	0.7%	1.0%	0.6%	0.8%	0.3%	0.4%
Park & Ride	0.7%	1.0%	1.3%	1.2%	1.4%	1.0%	1.1%	1.1%	1.6%	1.3%	0.5%	0.9%	1.9%	1.9%	0.1%
Train	1.6%	2.1%	2.9%	3.2%	3.4%	3.5%	3.9%	4.6%	5.3%	4.1%	3.6%	7.2%	4.6%	5.9%	0.6%
Walk	8.3%	8.4%	9.8%	10.2%	10.5%	10.1%	9.6%	9.9%	12.1%	11.6%	11.1%	13.1%	9.8%	12.4%	5.0%
Work from home	0.6%	0.7%	1.0%	1.2%	1.4%	1.9%	1.6%	1.6%	1.0%	0.6%	0.9%	0.4%	0.5%	0.3%	39.2%
Other mode of transport	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.8%	0.0%	0.0%	0.1%	0.1%	0.8%	1.8%	2.3%

**Target - To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031**

The Travel Ipswich measures have now been implemented. This target will be reviewed through the Ipswich Local Plan review.

## Appendix 7 – Objective 7: Flood Protection

### Objective:

Enhanced flood protection including a tidal surge barrier to be in place to protect the town's existing and expanding communities from the threat of tidal flooding.

### Target:

Implementation of tidal surge barrier by the end of 2019.

Some of central Ipswich is located within the floodplain and therefore flooding issues are of particular importance. The Council has been working with the Environment Agency (EA) and other partners on an Ipswich Flood Defence Management Strategy. The EA announced in March 2008 that the first phase of funding for a £45-£50 million solution to Ipswich's flood defence had been secured.

A tidal surge barrier across the River Orwell is a key part of the Strategy. The barrier is located across the New Cut, opposite the Island site, and it was completed in spring 2019. This will safeguard the town from a one in 300 chance of flooding in any one year due to a tidal surge. The first stage of this project was completed in December 2008, which saw the replacement of flood gates at the Wet Dock Lock. Construction of the East and West Bank flood defence walls was completed in early 2011.

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

**Table 33: Applications subject to Environment Agency Consultation**

<i>Indicator 1 - Applications that were subject to Environment Agency Consultation</i>	
Reference	Address
19/00037/FUL	394 Landseer Road Ipswich IP3 9LX
19/00335/FUL	270 Ranelagh Road Ipswich IP2 0AQ
19/00369/FUL	Former Defiance Public House 22 Stoke Street Ipswich IP2 8BX
19/00465/CON	Land Harris Way Ipswich
19/00480/FUL	Whitton Water Pumping Station Thurleston Lane Ipswich
19/00502/CON	Land Adj To 13 Crane Boulevard Ipswich
19/00545/CON	Land Harris Way Ipswich
19/00624/FPI3	Burton Son And Sanders Warehouse St Peters Wharf Ipswich
19/00634/CON	Land Discovery Avenue Ipswich

19/00688/CON	Land Discovery Avenue Ipswich
19/00691/FUL	Shell Service Station A14 Ipswich By Pass Ipswich IP10 0NZ
19/00722/FUL	Ipswich Hospital NHS Trust Heath Road Ipswich IP4 5PD
19/00728/CON	"Land Between Ipswich Railway Station And London Road
19/00739/FUL	665 Norwich Road Ipswich IP1 6JZ
19/00768/FUL	Car Park And Amenity Area Handford Road Ipswich
19/00838/P3JPA	6 Observation Court 84 Princes Street Ipswich
19/00863/FUL	"Bourne Bridge Service Station
19/00918/CON	432 Wherstead Road Ipswich IP2 8LJ
19/00990/FUL	Car Park Adjacent To 10 Grafton Way Ipswich
19/01050/CON	Land Discovery Avenue Ipswich
19/01068/CON	Land Adj To 13 Crane Boulevard Ipswich
19/01118/FUL	28 - 50 Grimwade Street Ipswich
19/01140/FUL	Car Parking Area The Maltings Princes Street Ipswich
20/00096/CON	Land North Of Railway And East Of Henley Road Ipswich
20/00137/FUL	Development Land Opposite To 1 Crane Boulevard Ipswich
20/00160/FUL	Public Car Park And Amenity Area Burrell Road Ipswich
20/00165/CON	Former Land Harris Way Ipswich
20/00201/CON	Land North Of Railway And East Of Henley Road Ipswich
20/00245/REM	Land North Of Railway And East Of Henley Road Ipswich
20/00250/REM	Land North Of Railway And East Of Henley Road Ipswich

## Appendix 8 – Objective 8: Protection of Open Spaces

### Objective:

To protect and enhance high quality, accessible strategic and local open spaces rich in biodiversity and geodiversity for people to visit and use, and conserve and enhance the historic environment and landscape character of Ipswich, including historic buildings, archaeology and townscape.

### Target:

No net loss of natural capital by 2031

To increase the tree canopy cover in the Borough to 22% by 2050.

A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk.

A decrease in heritage assets at risk on the Historic England register or no net increase in Heritage Assets at risk

During the monitoring period there was no change in the extent of protected habitats through the Borough.

**Table 34: Summary for Area of Protection**

	<i>No. of sites</i>	<i>2018-2019 Site area in hectares</i>	<i>2019-2020 Site area in hectares</i>	<i>Any change in size</i>
Site of Specific Scientific Interest	3	47.47	47.47	<b>No change</b>
Special Protection Areas / RAMSAR sites	1	41.27	41.27	<b>No change</b>
County Wildlife Sites	20	266.87	266.87	<b>No change</b>
Local Nature reserves	9	49.84	49.84	<b>No change</b>
Ancient Woodland	2	3.58	3.58	<b>No change</b>

Table note: in this table, the River Orwell and the Wet Dock are listed as two County Wildlife Sites.

The tree canopy cover target has increased from 15% canopy cover in the Borough by 2021 to 22% by 2050. Two wards so far have achieved the 22% cover target; St. Margaret's Ward and Stoke Park Ward. Central Ipswich, South West Ipswich and North East Ipswich have met the target of 15% tree canopy cover. The North West and South East areas fell very slightly below the 15% canopy cover target.

The Buildings at Risk figure for 2019/20 is made up of three buildings which have been on the register since before 2012 (1-5 College Street, 4 College Street, and St. Michael's Church), and two which were added in 2012 (Tolly Cobbold Brewery and County Hall).

**Table 35: County Wildlife Sites 2019 - 2020****Indicators:****Indicator 1a – County Wildlife Sites**

<b>County Wildlife Site</b>	<b>2019 Area (hectares)</b>	<b>2020 Area (hectares)</b>	<b>Total Gain/Loss</b>
Alderman Canal	2.50	2.50	0
Ashground Covert and Alder Carr (area within IBC – total site 15.32)	5.00	5.00	0
Bourne Park Reedbed	7.47	7.47	0
Brazier's Wood, Pond Alder Carr and Meadows	34.92	34.92	0
Bridge Wood (2 parts within IBC – total site 35.79)	2.81	2.81	0
Chantry Park, Beechwater and Meadow	47.12	47.12	0
Christchurch Park including Arboretum	32.93	32.93	0
Dales Road Woodland	5.85	5.85	0
Holywells Park and canal	21.01	21.01	0
Landseer Park Carr	17.25	17.25	0
Pipers Vale (area within IBC – total site 25.62)	25.06	25.06	0
River Gipping	4.61	4.61	0
River Orwell (Wet Dock area)	10.07	10.07	0
River Orwell (river)	30.30	30.30	0
Rushmere Heath (area within IBC – total site 79.68)	8.92	8.92	0
Stoke Park Wood and Fishpond Covert	2.16	2.16	0
Volvo Raeburn Road site	6.27	6.27	0
Wharfedale Road meadow	0.18	0.18	0
Ransomes Europark Heathland	1.64	1.64	0
Bourne Bridge Grassland (area within IBC - total 2.29ha)	0.8	0.8	0
<b>Total</b>	<b>266.87</b>	<b>266.87</b>	<b>0</b>

Carr: A type of wetland with peaty soils, generally found in low-lying situations, with a distinctive woody vegetation cover consisting of trees.

**Table 36: Sites of Special Scientific Interest**

<i>Indicator 1b - Sites of Special Scientific Interest 2019 - 2020</i>			
<b>Name</b>	<b>2019 Area (hectares)</b>	<b>2020 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
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
<b>Total</b>	<b>47.47</b>	<b>47.47</b>	<b>0</b>

**Table 37: Ramsar Sites**

<i>Indicator 1c - Ramsar sites 2019 - 2020</i>			
<b>Name</b>	<b>2019 Area (hectares)</b>	<b>2020 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
Bed of River Orwell (2 parts within IBC)	41.27	41.27	0
<b>Total</b>	<b>41.27</b>	<b>41.27</b>	<b>0</b>

**Table 38: Ancient Woodland**

<i>Indicator 1d - Ancient Woodland 2019 - 2020</i>			
<b>Name</b>	<b>2019 Area (hectares)</b>	<b>2020 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
Brazier's Wood	3.51	3.51	0
Bridge Wood (area within IBC – whole site 30.51ha)	0.07	0.07	0
<b>Total</b>	<b>3.58</b>	<b>3.58</b>	<b>0</b>

**Table 39: Local Nature Reserves**

<i>Indicator 1e - Local Nature reserves 2019 - 2020</i>			
<b>Name</b>	<b>2019 Area (hectares)</b>	<b>2020 Area (hectares)</b>	<b>Total Gain/Loss (-)</b>
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
<b>Total</b>	<b>49.84</b>	<b>49.84</b>	<b>0</b>

**Table 40: Suffolk Register of Buildings at Risk**

<i>Indicator 2 - Suffolk Register of Buildings at Risk 2019 - 2020</i>	
<b>List of buildings on Risk Register</b>	<b>Year Added</b>
1-5 College Street	before 2012
4 College Street	before 2012
Tolly Cobbold Brewery, Cliff Quay	2012
Church of St Michael's, Upper Brook Street	before 2012
County Hall, St Helen's Street	2012
<b>Total</b>	<b>5</b>

**Table 41: Tree Canopy Cover**

<b>Target - To increase tree canopy cover in the Borough to 22% by 2050%</b>					
<b>Ward</b>	<b>Ward area in hectares</b>	<b>Canopy coverage in hectares 2016</b>	<b>Coverage % 2016</b>	<b>Canopy coverage in hectares 2020</b>	<b>Coverage % 2020</b>
Alexandra Ward	190.19	19.37	10.18	22.6	11.86
Bixley Ward	245.38	30.61	12.47	44.1	17.98
Bridge Ward	217.70	15.82	7.27	22.2	10.18
Castle Hill Ward	175.37	23.42	13.35	27.4	15.65
Gainsborough Ward	364.95	47.69	13.07	60.9	16.70
Gipping Ward	345.90	48.59	14.05	63.1	18.23
Holywells Ward	196.73	27.31	13.88	34.1	17.35
Priory Heath Ward	412.89	25.11	6.08	46.9	11.36
Rushmere Ward	264.52	21.48	8.12	32.3	12.21
Sprites Ward	121.73	7.06	5.80	11.3	9.30
St. John's Ward	162.38	19.75	12.16	25.0	15.42
St. Margaret's Ward	393.69	88.60	22.51	89.5	22.75
Stoke Park Ward	197.04	42.71	21.68	48.9	24.82
Westgate Ward	117.46	11.56	9.84	13.9	11.80
Whitehouse Ward	260.14	28.59	10.99	42.4	16.30
Whitton Ward	363.98	33.62	9.24	40.3	11.08
<b>Total</b>	<b>4030.03</b>	<b>491.28</b>	<b>12.19</b>	<b>624.9</b>	<b>15.5%</b>

*The total coverage for this monitoring period is 15.5%.*

The 2020 Tree Canopy Cover data is the latest statistical data available.

## Appendix 9 – Objective 9:

### Community Infrastructure

#### **Objective 9:**

To retain and provide high quality schools, health facilities, sports and cultural facilities and other key elements of community infrastructure in locations accessible by sustainable means and in time to meet the demands put on such services from the town's growth and ageing population.

#### **Target:**

To be developed but will need to meet the requirements of the new provision set out within the indicators which are (1) average class size in Ipswich schools and (2) the percentage of new community facilities located in or within 800m of a centre.

One of the aims of the Core Strategy is to provide high quality schools, health facilities, sports and cultural facilities and to offer key elements of community infrastructure accessible by sustainable means.

The objective seeks to monitor the average class size of schools in Ipswich. Ofsted monitors education facilities on behalf of the Department of Education but does not specifically monitor class sizes, preferring to record teacher to pupil ratios. This ratio is based upon the full time equivalent (FTE) pupils attending a school or college, set against the full time equivalent qualified teachers at the school.

In Ipswich primary schools the average in 2019 was 21.25 full time pupils (FTE) to each full time equivalent qualified teacher, an increase from 20.6 in 2018 and above the national average. Secondary schools have a ratio of 17.05 full time pupils (FTE) to each full time equivalent qualified teacher, representing a slight increase from 17 in the previous year. In secondary schools in Ipswich pupil to teacher ratios are slightly above the national average.

**Table 42: Ratio of Full Time Equivalent (FTE) Pupils to Full Time Qualified Teachers**

<i><b>Indicator 1 - Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.</b></i>					
	<b>Ipswich 2017</b>	<b>Ipswich 2018</b>	<b>England average 2018</b>	<b>Ipswich 2019</b>	<b>England average 2019</b>
Primary school average	19.8	20.6	20.9	21.25	20.7
Secondary school average	16.2	17	16	17.05	16.3
16-18 year education average	N/A	N/A	N/A	N/A	N/A

## Appendix 10 – Objective 10: Deprivation

### **Objective: 10**

To tackle deprivation and inequalities across the town.

### **Target:**

To improve Ipswich's ranking in the indices of multiple deprivation by 2031

Objective 10 of the Core Strategy is to tackle deprivation and inequality across the town. Deprivation encompasses a range of different issues such as financial security, health, education, and access to services. The indicators for Objective 10 are levels of unemployment in the Ipswich working population (16 - 65 years) and levels of educational attainment. High levels of employment and high quality education would improve Ipswich's ranking in the tables of multiple deprivation (a national set of indices which look at deprivation).

The unemployment rate in Ipswich stood at 4.5% in the twelve months to March 2020. There has been a steady decline in unemployment since the start of the Local Plan monitoring period in 2012, when the unemployment rate stood at 8.4%. However, the 2019/20 figure is slightly higher than the 2018/19 figure of 4.1%.

Data from the ONS annual population survey for Ipswich shows that 32.7% of the working age population is qualified to HND, degree or high degree level. This is lower than the national average which stood at 40.3% between Jan 2019 and Dec 2019. Attracting and retaining graduate talent remains a challenge in Ipswich. That said the breadth of qualifications in the workforce attracts a diverse employer base.

Of students completing key stage 5 at Ipswich schools and colleges including independent schools, state maintained schools and academies, the average point score for 2019 was 33.58 which equates to a C grade. This is in line with the national average point score (33.96) for all schools and colleges across England. Due to changes in the method of report in the school performance tables the indicators used in previous AMRs are no longer directly comparable.

At KS4 both the grading system and mechanism for reporting on school performance has altered from a lettering to numbering system and again it is not possible to make a direct comparison between results from previous monitoring years. In 2019 the number of pupils achieving grade 5 or above in English and Maths GCSEs across all secondary schools in Ipswich was 36.14% which is below the national average of 40%.

Again, at KS2 the government has introduced new performance measures. The number of pupils meeting the 'expected standard' an assessment of reading, maths and writing ability. The average score across all Ipswich Schools is 61.65%, compared with a national average of 65%. The average score masks significant variations in performance across Ipswich schools.

Due to the Coronavirus pandemic affecting exams across the country, the Government has announced that it will not publish any school or college level educational performance data based on tests, assessments or exams for 2020. This will be discussed further in the next AMR.

The 2019 Indices of Multiple Deprivation were published by the Government in September 2019 and are the latest statistics available. They show that Ipswich ranked 71 out of 317 local authorities on the Index of Multiple Deprivation (within the 22% most deprived local authorities).

Ipswich's ranking in the Index of Multiple Deprivation:

- Income Deprivation 85/317 (27% most deprived)
- Employment Deprivation 84/317 (26% most deprived)
- Education, Skills and Training Deprivation 35/317 (11% most deprived)
- Health Deprivation and Disability 69/317 (22% most deprived)
- Crime 52/317 (17% most deprived)
- Barriers to Housing and Services 203/317 (46% least deprived)
- Living Environment Deprivation 78/317 (25% most deprived)

**Table 43: Percentage of those Unemployed Ages 16 – 64**

<b>Fig 10.1 - Percentage of those unemployed ages 16 - 64</b>		
Date	Ipswich total	Ipswich %
Apr 10 - Mar 11	5,600	8.4
Apr 11 - Mar 12	6,000	8.6
Apr 12 - Mar 13	6,800	9.7
Apr 13 - Mar 14	5,600	8.0
Apr 14 - Mar 15	4,700	6.5
Apr 15 - Mar 16	3,500	5.1
Apr 16 - Mar 17	3,400	5.0
Apr 17 - Mar 18	3,300	4.6
Apr 18 – Mar 19	3,000	4.1
Apr 19 – Mar 20	3,200	4.5

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

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

**Table 44: Percentage of Students Achieving Level 4 or above English and Maths**

This data is no longer recorded and the time series data for the new metric is not currently available.

**Table 45: Secondary School Pupils Achieving 5+ A\* - C GCSE English and Maths**

This data is no longer recorded and the time series data for the new metric is not currently available.

**Table 46: KS5 gaining 3 or more A Levels at A\* - E**

This data is no longer recorded and the time series data for the new metric is not currently available.

**Table 47: Ipswich Rankings on Indices of Multiple Deprivation 2019 (latest available data)**

<i>Target - 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
<b>Indices of Multiple Deprivation - Ipswich</b>	110	98	99	83	74	71

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

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

The Table above shows that Ipswich has a much higher level of deprivation than its neighbouring local authorities ( the lower the number, the higher the level of deprivation).

## Appendix 11 – Objective 11:

### A Safe and Cohesive Town

**Objective:**

To Improve air quality and create a safer, greener more cohesive town.

**Target:**

To tie in with Police targets relating to reducing crime levels by 2031.

To achieve a 75% reduction in the number of air quality exceedances recorded annually in Ipswich by 2031.\*

An exceedance is defined as a diffusion tube monitoring report that exceeds the annual mean objective of 40  $\mu\text{g}/\text{m}^3$ , once bias adjustment has been accounted for:

\*\* At the beginning of the plan period 2011, Ipswich recorded 27 air quality exceedances after the bias adjustment.

**Air Quality**

The following information is taken from the Ipswich Borough Council June 2020 Air Quality Annual Status Report (ASR). Once bias and distance corrected the nitrogen dioxide diffusion tube data for 2019 shows that the national air quality objective for mean annual NO<sub>2</sub> concentrations was exceeded at 8 of Ipswich Borough Council's 81 monitoring locations; 2 of which fall outside of the current AQMA boundaries.

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

- The Ipswich Strategic Planning Area (ISPA) transport mitigation plan was published in August 2019 to support the update of local plans in the strategic area and includes mitigation measures such the delivery of modal shift through improved infrastructure and a smarter choices programme;
- Officers have developed a draft low emissions SPD for developers which will help to mitigate against air quality issues arising from development;
- Local Authorities across Suffolk have been working with Suffolk County Council's Transport and Public Health colleagues to prepare an 'Air Quality Profile' report for Suffolk which will map local air pollution levels and explore evidence-based interventions that can be undertaken by local authorities, businesses, communities and individuals to improve air quality;
- Launch of a Suffolk wide Anti-idling Campaign during the second half of 2019;
- Installation of a second continuous Air Quality Monitoring Station on St Matthews Street in June 2019. The installation of the analyser has helped to define the boundary of AQMA No.5 and the data gathered by the analyser will help contribute towards the calculation of a Local Bias Correction Factor;
- Continued commitment to zero emission fleet vehicles. The Council now have fourteen electric pool cars and seventeen small electric vans within the fleet, replacing a proportion of the older diesel vehicles. The Council are committed to a 3 year programme of upgrading all of the small vehicle fleet to electric vehicles;
- The Council commissioned an air quality modelling study to consider the impacts of air pollutant levels due to changes in road traffic emissions within the IBC administrative area associated with the Ipswich Local Plan Review. The modelling indicated that in 2036 most human receptors will experience NO<sub>2</sub> concentrations that are approximately 40% lower than in the 2017 base year used in the study without any transport mitigation.

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

## Creation of a Cohesive Town

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

## Recorded Crime Figures

As of 31<sup>st</sup> 2017 domestic burglary is no longer recorded and has been replaced by a new statistical category of residential burglary.

The recorded crime figures for 2019/20 were:

- Violence with Injury 1749
- Sexual offences 759
- Burglary 603
- Robbery 272

The recorded crime figures for 2018/19 were:

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

The recorded crime figures for 2017/18 were:

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

The new figures show a decline in all reported crimes including sexual offences and burglary in Ipswich over the previous year. The trend reflects the national position on recorded crime.

Ipswich Town Centre has been awarded the Purple Flag accreditation recognising excellence in the management of the town centre at night. Ipswich has been accredited since 2012. Entertainment areas that achieve the standard are those that offer a *better night out* to visitors.

The 2019/20 monitoring period recorded a large increase in overall attendance at events across the Borough. This is due in part to a few larger events including the Ed Sheeran concerts which took place in Chantry Park throughout August and attracted 155,000 people, and the Art Eat festival which attracted 10,000 visitors to the Waterfront in September.

**Table 49: Totals of All Events Including One-Off Annual Events**

<i>Indicator 1 - Totals of all events including one-off annual events.</i>					
	2015-16	2016-17	2017-18	2018 - 19	2019-20
IP-Art (all events)	45,000	49,000	40,000	-	-
Music Day		21,000	23,000	22,000	24,000
Maritime Ipswich	40,000	65,000	65,000	65,000	55,000
Great East Run****	2,000	3,000	N/A	3,000	4,000
Skyride	7,000	0	N/A	-	-
Speciality Markets	5,000***	0	6,000	55,000	62,000
Other one-off events	35,200	60,000	56,000	71,100	261,870
<b>Total</b>	<b>134,200</b>	<b>198,000</b>	<b>190,000</b>	<b>216,100</b>	<b>406,870</b>

**Table 50: Organised Visitor Groups to Ipswich Museum, Galleries and Christchurch Mansion**

<i>Indicator 2 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups (including schools)</i>				
	2016/17	2017/18	2018/19	2019/20
Ipswich Museum & Art Gallery	51,782	59,109	59,679	73,266
Christchurch Mansion	40,600	46,549	62,839	83,420
<b>Total</b>	<b>92,382</b>	<b>105,658</b>	<b>122,518</b>	<b>156,686</b>

**Table 51: Total Tickets Issues/ Visitors**

	<i>Regent Theatre</i>	<i>Corn Exchange</i>	<i>Total</i>
2016/17	137,711	17,945	155,656
2017/18	166,494		166,494
2018/19	157,603	14,758	172,361
2019/20	154,590	26,050	180,640

**Table 52: Crime Figures Recorded**

<i>Target – Crimes Recorded figures in comparison to averages over past three years*</i>				
	Violence with Injury	Serious sexual offences	Domestic burglary**	Robbery
2011 - 2012	1,349	199	1,232	203
2012 - 2013	1,185	170	1,233	154
2013 - 2014	1,020	141	895	109
2014 - 2015	1,782	187	231	59
2015 - 2016	1,452	194	221	68
2016 - 2017	1,530	228	454	128
	Violence with injury	Sexual offences	Burglary	Robbery
2017 - 2018	2318	972	1277	299
2018 - 2019	2212	1067	961	314
2019 - 2020	1749	759	603	272

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

## Appendix 12 – Objective 12: Ipswich Policy Area

### Objective 12:

To work with other local authorities in the Ipswich Strategic Planning Area (ISPA) and with community partners to ensure a co-ordinated approach to planning and development.

### Target:

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

#### ***Indicator 1 - Joint working taking place through ISPA Board (or equivalent forum)***

The Localism Act 2011 requires planning authorities to engage constructively, actively and on an ongoing basis with other prescribed bodies in relation to strategic cross-boundary planning matters.

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

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

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

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

The Statement of Common Ground has been updated and evolved to respond to the progression of the production of local plans, the production and updating of evidence and changes in national policy and guidance. The Statement of Common Ground has been updated and published as follows during the 2019/20 monitoring period:

- Version 5: signed and published alongside publication of the Ipswich Local Plan Review Final Draft in January 2020.

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

Much of the work on joint evidence to inform the local plans was undertaken on behalf of the Ipswich Strategic Planning Authorities (these comprise, Ipswich, the former Suffolk Coastal Area of East

Suffolk, Babergh and Mid Suffolk district Councils and Suffolk County Council) prior to the 2019/20 monitoring period and is documented in the Statement of Common Ground. During the monitoring period, in progressing local plans, the Councils have co-operated further on the production of the following evidence:

- Suffolk County Council Transport Mitigation Strategy (August 2019);
- ISPA Local Plan Modelling Methodology Report (January 2020) and the ISPA Local Plan Modelling Forecast Report – Forecasts with demand adjustments (January 2020) published alongside the Ipswich Final Draft Local Plan;
- Forecasting Report Volume 2: Suffolk Coastal and Ipswich and an updated Methodology Report published in January 2019, and Forecasting Report: Demand Adjustments (for modal shift) and an updated Methodology Report published in August 2019, along with a Strategic Road Network Technical Note; and
- Babergh District Council, Ipswich Borough Council, Mid Suffolk District Council and East Suffolk Council have produced a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) (February 2020).

## Appendix 13 – Monitoring against the Sustainability Appraisal

**Table 54: SEA Objectives and Indicators**

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
ET1. To improve water and air quality	ET1a. Air and water quality	Water quality in rivers Ground water quality No. of days of air pollution No. of Air Quality Management Area (QMA) and dwellings affected Achievement of Emission Limit Values	See Objective 2 and Objective 6
ET2. To conserve soil resources and quality	ET2a. Area of contaminated land returned to beneficial use ET2b. Development of brownfield land ET2c. Density of new development	(See ET10a) Density figures	See Objective 3
ET3. To reduce waste	ET3a. Tonnage of household waste produced and recycled	Percentage of household (and municipal) waste recycled	See Objective 1
ET4. To reduce the effects of traffic on the environment	ET4a. Traffic volumes, access to local services and journeys taken by sustainable modes of transport	Green travel plans submitted with major applications Percentage of journeys to work undertaken by sustainable modes Percentage of children travelling to school by sustainable modes Car parking standards (compliance with PPG13 standards) Proportion of major new developments that provide a mix of uses	See Objective 6
ET5. To improve access to key services for all sectors of the population	ET5a. Proportion of new developments with access to key services by walking, cycling and public transport		See Objective 4
ET6. To reduce contributions to climate change	ET6a. Level of energy efficiency in homes and energy consumption	Level of per capita consumption of electricity Level of energy efficiency in homes Percentage of energy needs in new developments met by renewable energy	See Objective 1
ET7. To reduce vulnerability to climatic events and increasing sea levels	ET7a. Developments at risk of flooding ET7b. Effects of heat	No. of planning applications approved where EA have objected on flood risk grounds No. of properties at risk of flooding that are within 1,000 year return period flood risk area (EA) Provision of shading and greening (i.e. avoiding the heat island effect) proofing homes against hotter temperatures	See Objective 7 See Objective 8
ET8. To conserve and enhance biodiversity and geodiversity, including Favourable conditions on SSSIs, SPAs and SACs	ET8a. Area (ha) of woodland ET8b. Changes in extant of Natura 2000 sites ET8c. Extent and condition of key habitats for which BAPS have been established		See Objective 8
ET9. To conserve and, where appropriate, enhance areas of historical importance	ET9a. Risks to listed buildings, conservation areas and historic parks and gardens ET9b. Planning permissions adversely affecting known or potential designated assets (historic buildings, archaeological sites etc)	No. of listed buildings and buildings at risk Area (ha) of historic parks and gardens No. and area (ha) of Conservation Area and Article 4 Directions No. of Conservation Appraisals completed and enhancement schemes implemented	See Objective 8 See Objective 8
ET10. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	ET10a. Percentage / No. of new dwellings completed / committed on brownfield land ET10b. Area (ha) of designated landscapes – Area of Outstanding Natural Beauty (AONB)	Percentage / No. of new dwellings completed on previously developed land Percentage of existing housing commitments on previously developed land No. of vacant dwellings	See Objective 3
ET11. To protect and enhance favourable conditions on SSSIs, SPAs and SACs	EA11a. Percentage of SSSIs, SPAs and SACs in good condition		See Objective 8
HW1. To improve the health of those in most need	HW1a. Proportion of population with access to hospital / GP / Dentist HW1b. Proportion of journeys to work by foot or by bicycle HW1c. How children travel to school (QOL / BVPI)		See Objective 3 See Objective 6 See Objective 6
HW2. To improve the quality of life where people live and encourage community participation	HW2a. Play and open space quality, quantity and accessibility	Change in existing outdoor play space provision Change in existing provision of children's play space Change in provision of open space	See Objective 5
ER1. To reduce poverty and social exclusion	ER1a. Proportion of population who live in wards that rank within the 10% most deprived in the country		See Objective 10

SEA Objective	SEA Indicator	SEA Sub-Indicator	AMR reference (see Chapter 3)
	ER1b. Provision of childcare	No. of neighbourhood nurseries available	Data not available
		No. of childcare places available	Data not available
ER2. To offer everybody the opportunity for rewarding and satisfying employment	ER2a. Data relating to employment and economic activity in the area Average Earnings	Unemployment rate	See Objective 10
		Long term unemployment (NOMIS)	
ER3. To help meet the housing requirements for the whole community	ER3a. Data relating to housing including stock type, land availability and affordability	Homelessness	See Objective 3
		Housing stock (SSAG)	
		Housing land availability	
		Affordable housing	
		Housing types and sizes (links to ET2c: housing density)	
		Average property price to income ratio	
		No. of unfit houses per 1,000 dwellings (BVPI)	
	ER3b. Identify sites to meet RSS housing requirements		
ER4. To achieve sustainable levels of prosperity and economic growth throughout the plan area	ER4a. Planning consents for employment uses and take up of employment floorspace	Take up of employment floorspace	See Objective 3
		Employment permissions and completions	
		Planning consents for B1, B2 and B8 uses	
	ER4b. Data relating to businesses and employment issues	No. / Percentage employed by employment division	See Objective 3
		No. / Percentage businesses by main industry type	
		No. / Percentage employed by size (no. of employees)	
		No. / Percentage employed by industry type in key sectors	
		Comparative industrial / office rental costs	
ER5. To revitalise town centre		Percentage of town centre units within A1 uses	See Objective 3
		No. / Percentage of vacant retail units in town centre	
		Percentage of town centre where 'liveability' has been enhanced through public realm work	
ER6. To encourage efficient patterns of movement in support of economic growth	ER6a. No. / Percentage of people working from home	Borough statistics	See Objective 6
	See ET4a	Live work units provided on major sites	
ER7. To encourage and accommodate both indigenous and inward investment	ER7a. Business start- ups and closures		See Objective 3
	ER7b. No. of business enquiries to SDA / LA / SCC by types and size of site		
	ER7c. Employment and accessibility, permissions and allocations	Employment land availability	
		Employment permissions and allocations	
CL1. To maintain and improve access to education and skills in the population overall	CL1a. GCSE attainment levels (Grades A* - C)	% of year 11 pupils gaining 5+ A-C grades at GCSE	See Objective 10
	CL1b. Proportion of the population with no qualifications	Proportion of the population with no qualifications	
CD1. To minimise potential opportunities for and anti-social activity	CD1a. Recorded crime per 1,000 population		See Objective 11
	CD1b. Burglary rate	Burglary rate per 1000 population (SDA)	
	CD1c. Fear of crime (QOL, Suffolk Speaks, British Crime Survey)	% of respondents who feel safe in the place where they live	
		% of respondents who feel their area is safe within low levels of crime and disorder	
	CD1d. Number of noise complaints (Environmental Health Departments Statistics)	No. of domestic noise complaints	

## WEB LINKS

### **GENERAL**

The full Housing White Paper can be downloaded here: <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

### **OBJECTIVE 1**

Design Standards and Sustainable homes target data is monitored through internal sources only, and is not available other than in this document when it is published.

### **OBJECTIVE 2**

Local Authority CO2 emissions estimates

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018>

Ipswich Borough Council Air Quality Management

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

Electricity consumption

<https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011>

### **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](https://www.ipswich.gov.uk/sites/default/files/shelaa_january_2020_final.pdf)

Ipswich Employment Land Availability Report

<https://www.ipswich.gov.uk/content/land-availability>

East of England Forecasting Model

<http://cambridgeshireinsight.org.uk/EEFM>

### **OBJECTIVE 4**

N/A

### **OBJECTIVE 5**

Green Flag Awards

<https://www.ipswich.gov.uk/content/13-green-flags-%E2%80%93-that%E2%80%99s-lucky-ipswich>

Equipped play area strategy

<https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/Draft-Play-Strategy-2014-2021.pdf>

### **OBJECTIVE 6**

Ipswich cycling strategy SPD

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

### **OBJECTIVE 7**

Data on local application of Environment Agency advice.

### **OBJECTIVE 8**

Data on protected habitats and buildings at risk is monitored through internal sources only, and is not available other than in this document when it is published.

## **OBJECTIVE 9**

Department of Education for Ipswich Schools

<https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&parliamentary=Ipswich&geographic=parliamentary&for=swfcfr&datasetfilter=provisional&searchtype=&schoollevel=IsPrimary&orderby=swf.RATPUPTEA&orderdir=asc&sortpolicy=inversepolicy>

## **OBJECTIVE 10**

Unemployment Statistics

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

Department of Education – School and Local Statistics

<https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&parliamentary=Ipswich&geographic=parliamentary&for=swfcfr&datasetfilter=provisional&searchtype=&schoollevel=IsPrimary&orderby=swf.RATPUPTEA&orderdir=asc&sortpolicy=inversepolicy>

Department of Communities and Local Government - English indices of deprivation

<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

## **OBJECTIVE 11**

Ipswich Borough Council Air Quality Annual Status Reports

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

Purple Flag Award

<https://www.ipswich.gov.uk/content/purple-flag>

PCC or Suffolk Police websites

<http://www.suffolk-pcc.gov.uk/>

<https://www.suffolk.police.uk/>

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

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

## **OBJECTIVE 12**

N/A

## **STATUTORY INDICATORS**

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012

<http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>

## GLOSSARY

AMR	Authority Monitoring Report	A report prepared annually to monitor progress with preparing the Local Plan and the extent to which planning policies are delivering positive outcomes and other strategic Council functions of relevance are performing.
CO <sub>2</sub>	Carbon Dioxide	CO <sub>2</sub> or Carbon Emissions into the atmosphere contribute to global warming and as a result climate Change. CO <sub>2</sub> emissions are recorded in tonnes of carbon emissions for each member of the population or <i>(t) per capita</i> .
CIL	Community Infrastructure Levy	Local Authorities are empowered to set a charge for most developments, through a simple formula related to the scale and type of a scheme. The proceeds of the levy must be spent on local and sub-regional infrastructure to support the development of the area. Currently the Council does not have CIL in place.
	Core Strategy and Policies DPD	The Core Strategy and Policies DPD forms part of the Local Plan, and is formed of a Strategic Vision, Spatial Strategy, and development management policies.
CfSH	Code for Sustainable Homes	National standard for key elements of design and construction, which affect the sustainability of a new home. It was used by home designers and builders as a guide to development until 2015 when it was abolished.
	Corporate Plan	The Council's plan which sets out the strategic objectives of the Council as a whole.
DPH	Density or dwellings per hectare	A term relating to the amount of new housing in a specific area. E.g. High density refers to 90 - 110 dwellings per hectare or DPH. Medium density refers to new housing of at least 40 dph, and low density refers to new housing under 40 dph.
DPD	Development Plan Document	A local development document in the Local Plan which forms part of the statutory development plan. The Core Strategy and Policies is a DPD
FRA	Flood Risk Assessment	Carried out by, or on behalf of, a developer to assess the risk to a development site and to demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now, and taking climate change into account.
FTE	Full Time Equivalent	The method in capturing those in employment or education who are either in full-time or part-time, as a single figure.
	Ipswich Northern Fringe	An area to the North of Ipswich located between Henley Road and Tuddenham Road that is identified for the delivery of housing and associated infrastructure. Now known as the Ipswich Garden Suburb.

GIS	Geographical Information System	A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data
ISPA	Ipswich Strategic Policy Area	An area extending across the tight administrative boundary of Ipswich into adjacent Local Authorities, where a coordinated approach to strategic planning for housing, employment and infrastructure takes place.
KS2, KS4, KS5	Key Stage 2, 4 or 5	Place in the education system based on key stages. KS2 represents the year prior to going to middle school. KS4 represents the year of GCSE examinations. KS5 represents 16 - 18 years education most often A level examinations.
LDD	Local Development Document	A general term for a document in the Local Plan. It includes the Core Strategy and Policies and other development plan documents, and supplementary planning documents.
	Modal Shift	Movement in the use of preferential method of transport from one use (such as private car) to another (such as public transport).
NPPF	National Planning Policy Framework	Central Government planning policy laid down in a written framework, with the main aim being to achieve sustainable development.
PDL	Previously Developed Land	Land that is or was occupied by a permanent structure including the boundary of the developed land and any associated fixed surface infrastructure.
SEA	Strategic Environmental Assessment	A strategic environment assessment is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.
SHLAA	Strategic Housing Land Availability Assessment	The Strategic Housing Land Availability Assessment is a key component of the evidence base underpinning the Local Plan, by identifying a list of sites which may be suitable and available for housing development.
	Soundness Tests	In the process of examining a planning document an inspector assesses whether the document is positively prepared, justified, effective and consistent with national policy.
SPD	Supplementary Planning Document	A local development document that provides further guidance on policies in the development plan documents. They do not have development plan status.