

Ipswich Local Plan

Authority Monitoring Report 10, 2013/14

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BOROUGH COUNCIL

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EXECUTIVE SUMMARY

Local Development Scheme

The Council's local development scheme (LDS) sets out the timetable of the planning documents the Council intends to produce over a three-year period. The most recent update was in September 2014. Although outside of the monitoring period, this AMR gives an up-to-date position as at December 2014, against the 2014 LDS. The purpose of this section is to highlight the Council's performance against the most recent LDS and to make recommendations as to whether the LDS needs to be further updated. The plan preparation has taken longer than expected in the 2013 LDS, which was the reason why the LDS was updated in 2014. However, the Council continues to prepare the documents proposed in the LDS following the adoption of the Core Strategy and Policies development in December 2011. These documents are summarised below and also see Chapter 2.

Core Strategy and Policies Development Plan Document Review and Site Allocations and Policies (Incorporating IP-One Area Action Plan) Development Plan Document

Preparation of these documents commenced in July 2012 for the Site Allocations plan and October 2012 for the Core Strategy review. The 2013 LDS set out Regulation 18 public consultation on a draft plan in September and October 2013, with public consultation on a proposed submission version in February and March 2014.

Regulation 18 public consultation was undertaken between January and March 2014 alongside the preferred options Ipswich Garden Suburb supplementary planning document (SPD). Reasons for the delay include the preparation of the key evidence base documents such as the population and household modelling, a town centre opportunity areas appraisal, and sustainability appraisal.

The Council has reviewed the numerous consultation responses received and has prepared revised versions of the two plans for Regulation 19 consultation on proposed submission plans in December 2014 – March 2015. Submission to the Secretary of State is planned for July 2015 with an Examination in Public likely in autumn 2015. Adoption is anticipated for late 2015.

Ipswich Garden Suburb Supplementary Planning Document

Preparation of this document commenced in February 2012. The 2014 LDS set out consultation on the preferred options document in January – March 2014 with adoption in November 2015.

Public consultation occurred alongside the development plan documents mentioned above and interim adoption of the SPD occurred in September 2014, with full adoption when the Core Strategy review is adopted.

Development and Flood Risk Supplementary Planning Document (adopted September 2013)

Preparation of this document commenced in May 2012. The 2013 LDS set out adoption in September 2013 and this was met. The document was further updated in May 2014.

Local List (Buildings of Townscape Interest) Supplementary Planning Document (adopted September 2013)

The preparation of this document commenced in January 2012. The 2013 LDS set out adoption in July 2013 however this document was adopted in September 2013 at the same time as the Development and Flood Risk SPD due to the availability of a council meeting.

Community Infrastructure Levy (CIL) Charging Schedule

The preparation of this document commenced in June 2012. The 2013 LDS set out public consultation a preliminary draft charging schedule in December 2013 and January 2014. This was met. A further consultation was planned for May and June 2014 on the draft charging schedule however this has been postponed whilst the Council considers how it may take CIL forward.

Statement of Community Involvement Review (adopted March 2014)

The preparation of this document commenced in May 2012. The 2013 LDS set out public consultation in July and August 2013 and adoption in December 2013. Public consultation was undertaken between July and September 2013 allowing extra-time for the holiday period, and the document was adopted in March 2014.

Urban Character Study Supplementary Planning Document

The preparation of this document commenced in January 2013. This document is now being produced in two parts due to the scale of the document, which covers eight character areas. Public consultation on Part 1 was undertaken between August and September 2014, consultation on part 2 is now planned for February – March 2016, in line with the 2014 LDS.

Public Open Space Supplementary Planning Document

The preparation of this document commenced in September 2013. The 2014 LDS sets out public consultation in November and December 2014. The document is currently being prepared and public consultation is now planned for mid-2015.

Space and Design Guidelines Supplementary Planning Document

The preparation of this document commenced in September 2013. The 2014 LDS sets out public consultation in November and December 2014. The document is currently being prepared and public consultation is now planned for mid-2015.

Ipswich Cycling Strategy Supplementary Planning Document

The preparation of this document commenced in September 2014. The 2014 LDS sets out public consultation on this document in September - October 2015.

Low-Emissions Strategy Supplementary Planning Document

The preparation of this document commenced in September 2014. The 2014 LDS sets out public consultation on this document in September – October 2015.

Policy Implementation

The Council's adopted Core Strategy and Development Management Policies development plan document (December 2011) is the document against which policy implementation has been assessed. This is undertaken by reviewing the use of policies in planning application decisions on those planning applications considered by the Council's Planning and Development Committee.

The core strategy policies, of which there are 20, were used 141 times with the most significant ones being policy CS4: 'Protecting our Assets' (used 93 times), policy CS1: 'Sustainable Development – Climate Change' (used 12 times) and policy CS16: 'Green Infrastructure, Sport and Recreation' (used 10 times).

Those core strategy policies under-used were policy CS5: 'Improving Accessibility', CS6: 'The Ipswich Policy Area', CS8: 'The Balance between Flats and Houses', CS10: 'Ipswich Northern Fringe', CS11: 'Gypsy and Traveller Accommodation', CS14: 'Retail Development', CS18:

'Strategic Flood Defence', and policy CS19: 'Provision of Health Services'. These policies are strategic in nature and are still required throughout the life of the plan.

The development management policies, of which there are 32, were used 1,669 times with the most significant ones being policy DM5: 'Urban Design Quality' (used 383 times), policy DM12: 'Extensions to Dwellinghouses and the Provision of Ancillary Buildings' (used 254 times), policy DM26: 'Protection of Amenity' (used 297 times), policy DM10: 'Protection of Trees and Hedgerows' (used 139 times), and policy DM17: 'Transport and Access in New Developments' (used 111 times).

The only policy not used was DM11: 'Central Ipswich Skyline' as no planning applications were received during the monitoring period that would have been subject to this policy. However the policy is still an important means of protecting the wooded skyline.

It should be noted however that lack of use of policies in itself does not present the full picture. Policies that have not been implemented to the degree envisaged include those relating to housing delivery and employment development.

Chapter 3 provides more detail on policy implementation.

Housing Completions and Housing Land Supply

Housing Completions

167 dwellings (net) were completed between 1st April 2013 and 31st March 2014, 44 of which were affordable housing completions (26.4%). 138 of these dwellings were on previously developed land (82.8%, or 86.7% if the assisted living units at Handford Road are included) and 58 were within the central IP-One area (34.7%). Gross housing completions (before calculating those dwellings lost) were 213. A further 59 assisted living units were also completed.

The number of housing completions has increased from last year's low figure of 96, but has nevertheless fallen from the peak of 2007/08 as a result of the recession and lower demand for flats in this period. Affordable housing completions vary from year to year, influenced by the availability of funding available and Ipswich Borough Council has commenced a programme of affordable house building across the borough with construction of 108 dwellings on a site at Bader Close in east Ipswich having commenced in the past year. The first residents will be living at Bader Close before Christmas 2014. A smaller scheme in Ulster Avenue is due to begin soon and a planning application for further affordable housing at Ravenswood is currently being considered.

Housing Supply (5 year and 15 year) – adopted Core Strategy (2011)

The Council is required by the 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 (August 2012).

The housing requirement for Ipswich is identified in the adopted Core Strategy as 700 dwellings per annum between 2001 and 2027. Between April 2001 and March 2011, 6,903 dwellings were completed in Ipswich leaving a shortfall of 97 dwellings. Between April 2011 and March 2014, 546 dwellings were completed, which has resulted in a shortfall of 1,651 dwellings. Therefore there is a total shortfall of 1,651 dwellings to be added to the fifteen year housing requirement for the period April 2015 to March 2030.

The NPPF also requires an additional 5% supply to be added to the requirement plus any shortfall. The five-year requirement therefore is **3,500 dwellings** + (1,651 dwellings / 15) = 110 dwellings per year x 5 = **550 dwellings** + 5%, which is **203 dwellings**, totalling **4253 dwellings**.

The identified supply as shown in the Council's housing trajectory for five years between April 2015 and March 2020 is **3,288 dwellings**, which equates to a **3.9 year supply**. It is however expected that the supply in Ipswich will exceed the annual requirement of 700 dwellings in 2017/18.

The fifteen year requirement (which also includes the next monitoring period) identified in the Core Strategy is 700 dwellings x 15 + the shortfall of 97 dwellings between 2001 and 2011 and the shortfall between 2011 and 2014 of 1,554 dwellings. This totals **12,151 dwellings** for the period April 2015 to March 2030. The supply identified in the housing trajectory for 2015 – 2030 is **9,038 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 3,113 dwellings to 2030. This is addressed through draft policy CS7 in the draft Core Strategy focused review, which notes that there will be a need to engage with neighbouring authorities through the Ipswich Policy Area to meet future population and household needs.

It should be noted that the calculations above exclude any assumptions about completions in 2014/15. Housing completions in 2014/15 are anticipated to be 186 and therefore the shortfall over the next 15 years may therefore be greater than stated.

Housing Supply –Core Strategy review

As noted above, the Council is currently preparing a Core Strategy review planning for the period April 2011 to March 2031. Population and household modelling forecasts have been updated to reflect more recent information to that which informed the adopted Core Strategy in 2011. The Council's objectively assessed housing need is 13,550 dwellings between April 2011 and March 2031, which equates to 677 dwellings per year. It is anticipated that there will be a shortfall of around 4,000 dwellings later in the plan period, however it is proposed that the Council will work with neighbouring authorities to address this need.

Neighbourhood Plans

The preparation of neighbourhood plans by the community was introduced through the Localism Act 2011. There are none currently being prepared in Ipswich.

Community Infrastructure Levy

A community infrastructure levy (CIL) is a financial tariff on development to be paid by developers. The level of the tariff is to be determined through an examination in public and the Council is currently preparing its charging schedule with adoption of a CIL set out for November 2015 in the 2014 Local Development Scheme, although the Council is currently considering how to take CIL forward.

Duty to co-operate

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 National Planning Policy Framework (NPPF) published in March 2012, provides guidance on planning strategically across local boundaries (paragraphs 178-181). In particular this relates to paragraph 156 of the NPPF, which advises that local planning authorities should set out strategic priorities in the Local Plan. The strategic priorities of relevance for Ipswich and the production of the two DPDs are:

- 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 Special Protection Area;
- identification of green rim; and
- site allocations in peripheral parts of the Borough.

The Council has a long history of working collaboratively with neighbouring district councils and the County Council on planning matters, particularly through the Ipswich Policy Area (IPA). Following the introduction of local enterprise partnerships, future development needs in respect of the IPA are discussed at a political level through the IPA Board. See objective 12 for more information.

The Council has also had and continues to have on-going dialogue with statutory agencies including Anglian Water, English Heritage, the Environment Agency and Natural England through local plan preparation.

The Council has produced a Duty to Co-operate Statement as part of the production of the two DPDs which contains further information on cooperation in relation to strategic planning matters relevant to Ipswich. This can be viewed on the Council's website www.ipswich.gov.uk.

Core Strategy Objectives

There are 12 core strategy objectives and the indicators to assess these objectives are described in more detail in Chapter 2. In addition the Office for National Statistics (ONS) mid-year population estimate for 2013 was 134,693, an increase of 227 since the mid-year estimate for 2012.

CHAPTER 1:

INTRODUCTION

- 1.1 This is Ipswich Borough Council's tenth Authority Monitoring Report (AMR) (previously the Annual Monitoring Report) produced in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, hereinafter referred to as 'the Regulations'. This report covers the monitoring period from 1st April 2013 to 31st March 2014. This AMR is the Authority Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004.
- 1.2 Monitoring is an essential element of policy making. The main function of the AMR is to provide evidence of policy implementation, progress of document preparation (development plan documents and supplementary planning documents), and to report on delivery of housing and employment floor space. The AMR is the main mechanism for assessing the performance of the Ipswich Local Plan (which currently consists of the adopted Core Strategy and Policies development plan document (DPD) (December 2011) and the saved policies of the adopted Ipswich Local Plan (November 1997).
- 1.3 The Localism Act 2011 allows local authorities to now 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. These are:
 - 1) Progress on documents contained within the Council's local development scheme.
 - 2) Policy implementation.
 - 3) Details of housing completions.
 - 4) Details of neighbourhood development orders or neighbourhood development plans (there are currently none of these being prepared or adopted in Ipswich).
 - 5) Details of how monies raised from the community infrastructure levy (CIL) have been spent (the Council does not currently have a CIL in place).
 - 6) Where a Council has undertaken duty to co-operate, details of what action has been taken are published.
- 1.4 This document explains in more detail the requirements set out in paragraph 1.3 and how the 12 objectives set out in the adopted Core Strategy and Policies DPD are being addressed. It also provides information in respect of data applicable to local planning in Ipswich during the monitoring period mentioned above.

CHAPTER 2: OBJECTIVES

OBJECTIVE 1: High Standards of Design

Objective:

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.

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.

- 2.1 Policy DM1 'Sustainable Development' sets out the environmental requirements for all new residential and non-residential buildings. In respect of residential buildings, the standard is one of the six levels of the 'Code for Sustainable Homes' (CfSH). The policy required for planning permissions granted from 2010 up to the end of 2012 that level 3 be achieved on developments between 1 and 249 dwellings and level 4 on developments of more than 250 dwellings. From 2013 this rose to level 4 to be achieved on developments between 1 and 249 dwellings and level 5 on developments of more than 250 dwellings. This rise is to require improved environmental sustainability in buildings as technologies develop and costs reduce.



Dwellings in Colchester Road, where Code for Sustainable Homes level 3 was met as required by policy DM1 of the Core Strategy and Policies DPD.

- 2.2 Through the monitoring period 41% of the 167 dwellings completed were subject to planning conditions requiring that the new dwellings meet the sustainability targets of the CfSH as set out in policy DM1. Whilst this percentage is below the targeted figure of 75%, it must be noted that a significant number of the homes built within the monitoring period were granted planning permission before the adoption of the Core Strategy in December 2011, and therefore were not subject to the requirements of policy DM1. The development of retail units at Phase 2 of Futura Park were built to BREEAM 'very good' standards.
- 2.3 In future monitoring periods it is anticipated that the percentage will rise to meet the 75% requirement set by this objective. Projected housing completions are found under Objective 3 data in the Appendices. The expectation is that there will be an additional 193 dwellings built in the next monitoring period between 1st April 2014 and 31st March 2015, and of these, 144 will be on larger sites at Vernon Street, Hayhill Road, Colchester Road Fire Station, and Ravenswood, some of these will be subject to CfSH compliance. Additionally, 36 smaller sites accommodating five dwellings or fewer may also contribute to the CfSH figure in the next monitoring period.
- 2.4 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 than 500 sqm, which the Council currently requires.
- 2.5 The Core Strategy identifies additional indicators for this objective in respect of the overall / general satisfaction with local area, and the proportion of dwellings granted planning permission that achieved Building for Life. The overall / general satisfaction with the local area was the former National Indicator 5 and the Council no longer monitors this indicator. In respect of Building for Life, this was a standard of 20 categories set by the Commission for Architecture in the Built Environment (CABE). This standard has been revised to Building for Life 12 in September 2012. However for the first part of the monitoring period of this document, applicants were expected to demonstrate that scheme designs could achieve a minimum score of 14 out of 20 (i.e. silver award standard). The Council is unable to report however on the scores achieved, but planning applications are assessed against the standard when determined.



New housing at Ravenswood

OBJECTIVE 2: Carbon Emissions

Objective:

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

Target:

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

- 2.6 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 National Planning Policy Framework (NPPF) is to achieve Sustainable Development. Central to attaining sustainability is the reduction of emissions of carbon dioxide (CO₂) and this lies at the heart of the vision and objectives set out in the Ipswich Local Plan.
- 2.7 Because so many of the policies in the Local Plan have sustainable development at their heart, monitoring each policy implementation individually would be overly complicated. Central Government monitor the annual carbon emissions for the Borough as part of its own monitoring process on climate change (former National Indicator 186). This process runs two years behind the monitoring period for this AMR (2013-2014) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2012.
- 2.8 During the period 2005 – 2012 the CO₂ emissions reduced by 23.7% to 4.5 tonnes per capita (each member of the population).
- 2.9 Within the period 2005 – 2012 sectors in which levels of CO₂ have been reduced are shown to be mainly in the Industry and Commercial sector where there was a 28.2% reduction in emissions. Domestic emissions reduced by 8.3%, and transport by 15.8% over the same period. Emissions for the Industry and Commerce and Domestic sectors increased in actual quantities and per head of population between 2011 and 2012, but emissions for Transport continued to decrease. Planning policy initiatives include requiring electric charging points in major new developments.



Electric charging point being used in the John Lewis Waitrose car park

- 2.10 Whilst the overall trend for centrally monitored CO₂ levels is that they are reducing, air quality in central areas of Ipswich remains an issue. Currently there are four Air Quality Management Areas (AQMAs), and air quality is monitored at a number of Automatic Monitoring Sites within the AQMAs. Although the results from the diffusion tube assessment in 2011 indicated a slight decline in Nitrogen Dioxide levels within the Borough, there were a number of occasions where levels both inside AQMAs and outside which would indicate that some of the management areas would require either expanding or, new ones being formed. All four AQMAs are being considered for amendments (expansion or alteration) to take account of changing air quality levels within the Borough.
- 2.11 The level of reduction of CO₂ emissions recorded up to 2014, if projected forward to 2025, indicates that the stated target for CO₂ emissions will be met.

OBJECTIVE 3:

Housing Completions and Employment Provision

Objective:

At least: (a) 14,000 new dwelling units shall be provided in Ipswich between 2001 and 2021 (18,200 by 2027) in a manner that addresses identified local housing needs and provides a decent home for everyone, with at least 60% of them being on previously developed land and at least 35% of them on larger sites being affordable homes; and (b) 18,000 additional jobs shall be provided in the Ipswich Policy Area between 2001 and 2025.

Target:

To deliver at least (a) 14,000 homes by 2021 and (b) 18,000 jobs by 2025.

Housing

- 2.12 The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan and Objective 3 of the Local Plan seeks to address identified local housing needs and provide a decent home for everyone, with at least 60% of all new homes being located on previously developed land, and with at least 35% of new homes within larger sites being affordable homes.
- 2.13 The data collected relating to housing completions and employment provision can be found in full in the appendices, however it has been summarised in the table below.

Indicators 1, 3 & 4 - Housing completions, affordable housing, and relative locations

	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
2013 - 2014	167	138	82.8%	44	26.3%	58	34.8%

- 2.14 The National Planning Policy Framework (NPPF) published in March 2012 requires local planning authorities to meet their objectively assessed housing need. Prior to this the housing requirement was set by East of England Plan. For Ipswich the requirement was a minimum of 770 dwellings per annum. The Core Strategy reduced this figure to 700 dwellings per annum to take into account local evidence, reduced land capacity and the effects of the recession.
- 2.15 Housing completions for the 2013-14 monitoring period are up 75% on the previous period when completions were at the lowest level since 1998, with 96 new homes completed. In addition, 59 assisted living units were completed giving an overall total of 226 units of accommodation; no student accommodation was built. Not including the assisted living units, completions were nevertheless 533 dwellings short of the requirement although 82.8% of these were on previously developed land and 34.8% within the IP-One area. The level of affordable homes provided amount to just 26.3% which remains below the 35% requirement. The level of windfall development, that is development not previously identified by the Council, was 42 dwellings.



New homes at Malkin Close, North-West Ipswich

- 2.16 Figures 3.2 and 3.3 show net housing completions in Ipswich from 1st April 2001 to 31st March 2014. Housing completions peaked in 2007-08 as a result of much flatted development being built at the Ipswich Waterfront and development at Ravenswood. However, the recession has seen completions fall considerably, with the four years since 2009 lower than the housing requirement of Ipswich. 6,903 dwellings were completed between April 2001 and March 2011, against a requirement in the Core Strategy of 7,000 dwellings, resulting in a shortfall of 97 dwellings.
- 2.17 The Core Strategy was adopted in December 2011 and set a requirement from April 2011 of 700 dwellings per annum. However between April 2011 and March 2014, 546 dwellings were completed resulting in a shortfall of 1,554 dwellings in addition to 97 dwellings pre-2011 totalling 1,651 dwellings. This excludes any shortfall arising in the 2014/15 year. Completions in 2014/15 are currently anticipated to be 186 meaning the shortfall to be addressed over 2015-2030 is likely to be greater.
- 2.18 In addition to housing completions, Figure 3.3 shows projections of estimated annual housing delivery (net additional dwellings) up to 2030. It is anticipated that the housing delivery in Ipswich will meet the 700 dwelling requirement by 2017-18. The full list of sites can be viewed in the Council's detailed housing trajectory in the appendices, which was updated in December 2014.
- 2.19 The housing trajectory has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as using the information obtained through the Council's strategic housing land availability assessment (SHLAA) published in March 2010, information made available and discussed at both the Westerfield Road Public Inquiry in April 2010 and the Examination in Public for the Council's Core Strategy and Policies development plan document in July 2011, and a recent update to the SHLAA published in November 2013.

Fig 3.2 - Net housing completions in Ipswich from 1st April 2001 – 31st March 2014

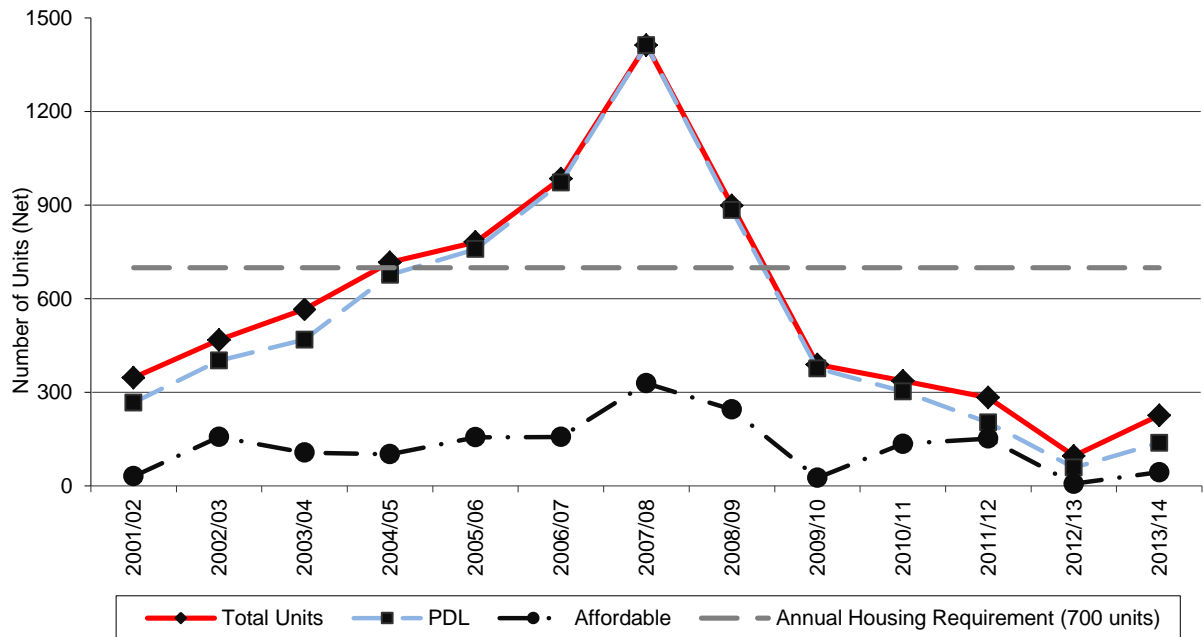
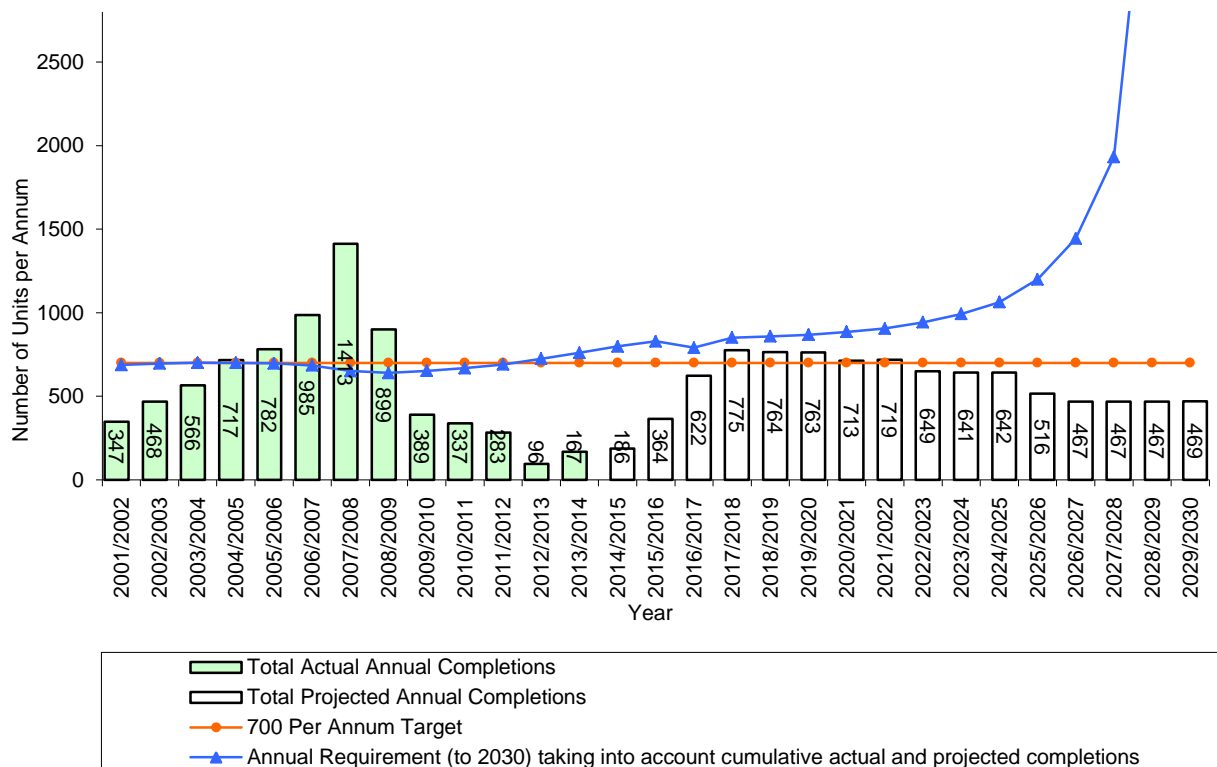


Table includes the 59 assisted housing units

Fig 3.3 - Housing trajectory: Completions since 2001 and projections to 2030



- 2.20 The adopted Core Strategy addresses the need for allocations to ensure the delivery of housing to 2027, identifying areas for development at the northern fringe of Ipswich (now known as Ipswich Garden Suburb). A review of this document commenced in February 2013 to review the Council's objectively assessed housing need, employment projections and the northern fringe of Ipswich to ensure a continuous supply of developable housing sites in accordance with the National Planning Policy Framework (NPPF) (paragraph 47). A Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD is being prepared alongside the Core Strategy review and will formally allocate sites to ensure a continuous delivery of housing to at least 2029.
- 2.21 The Council is also required to identify and update annually a supply of specific sites, to meet five years' worth of housing against its annual housing requirement plus an additional buffer of 5% moved forward from later in the plan period to 2029.
- 2.22 The Council also has a shortfall as mentioned in paragraph 2.17 of 1,651 dwellings. This figure divided by fifteen years from 2015 to 2030 equates to 110 dwellings per annum. Figure 3.4 shows the Council's five year housing supply requirement and actual supply (as at 31st March 2015 – note no assumption has been made regarding completions for 2014-15).

Fig 3.4 – Summary table of five year housing requirement and supply for (2015-2020)

Summary of five year supply	
Ipswich plan five year housing requirement	3,500
Shortfall (110 dwellings x 5 years)	550
Five per cent Buffer	203
Total Ipswich five year supply requirement	4,253
Total Ipswich housing supply	3,288
Ipswich Borough Council housing supply in years	3.9 years

2.23 Ipswich Borough sits within the wider Ipswich Housing Market Area and it is therefore useful to consider housing supply in the context of the current situation in surrounding authority areas of Babergh, Mid-Suffolk and Suffolk Coastal. The AMRs relating to these authority areas can be viewed at:

- Babergh and Mid-Suffolk District Councils:
<http://www.babergh.gov.uk/planning-and-building/planning-policy/local-babergh-development-framework/annual-monitoring-report/>
- Suffolk Coastal District Council:
<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/monitoring-reports/>

Employment

2.24 A total of 1.34ha of new employment development was completed in Ipswich during the monitoring period. This is an increase over the previous year and represents the greatest area of employment land completions since 2008. The majority of additional employment floorspace completed during 2013-14 comprised the development of B1 business units at West Road on Ransomes Europark.

2.25 In respect of job creation, the Council is committed to working with neighbouring authorities to monitor jobs growth. As noted in the previous AMR, data on jobs is very limited. The Council uses the East of England Forecasting Model (EEFM) and the latest data was published in August 2013. The EEFM is based on trend information from the National Business Register and Employment Survey (formerly the Annual Business Inquiry) to 2011. The results are shown in Figure 3.5, which shows an increase of 1,900 jobs between 2001 and 2013 in the Ipswich Policy Area (IPA) whole authority areas (i.e. not just the IPA part). This is significantly lower than the 5,500 jobs between 2001 and 2012 noted in the previous AMR. The Model forecasts growth of 27,700 jobs between 2011 and 2031 and 29,700 jobs between 2001 and 2031, which takes account of the recent economic recession. The Ipswich Borough Council Core Strategy sets a target of 18,000 jobs to be provided in the IPA between 2001 and 2025. The EEFM forecast for 2025 for the whole authority areas indicates growth of 23,600 jobs compared to the 2001 figure. Jobs growth has not kept pace with expectations between 2001 and 2013. However the forecasts may improve later in the period and continue to be based on assumptions about recovery from recession. The Core Strategy jobs target is subject to review through the current Core Strategy review, which proposes a target in the region of 12,500 jobs to be created in Ipswich between 2001 and 2031.

Fig 3.5 – East of England Forecasting Model Job Estimates for Ipswich Policy Area Authorities, 2001 – 2031

District / Borough	2001 job estimate	2011 job projection	2013 job projection	Jobs change 2001-2013	2021 job projection	2031 job projection	Jobs change 2011-2031
Ipswich	73,200	72,900	72,800	- 400	79,000	84,300	+11,400
Babergh	36,900	37,400	37,500	+ 600	39,800	39,900	+2,400
Mid Suffolk	44,400	42,600	42,500	- 1,900	45,700	47,000	+4,400
Suffolk Coastal	54,300	57,800	57,900	+3,600	63,400	67,300	+9,500
Total	208,800	210,700	210,700	1,900	227,900	238,500	27,700

Source: East of England Forecasting Model Run, August 2013

- 2.26 It is important to note that the EEFM is just one source of data to monitor jobs and the Council will identify where jobs have been created from new developments. In the monitoring period (April 2013 to March 2014) jobs were created through new employment development and also through employment generating uses including the new retail units at Futura Park (Phase 2). The table below shows job increases between 2012 and 2013 in Ipswich by sector.

Fig 3.5a – Ipswich Jobs 2012-2013 by Sector

Sector	2012	2013	Change	% change
Agriculture and mining	0	0	0	0
Energy and Water	0	1100	1100	1100
Manufacturing	2900	2400	-500	-17.24
Wholesale and retail, including motor trades	9900	10300	400	4.04
Construction	2600	2300	-300	
Transport storage	4000	4000	0	0
Accommodation and food services	3900	4100	200	
Information and communication	1600	1600	0	5.12
Financial and other business services	14400	15200	800	5.55
Public admin, education and health	21400	22400	1000	4.67
Other services	2800	3000	200	7.14
Total	63500	66400	2900	4.56

Source: Nomis (Official Labour Market Statistics)

- 2.27 The Council is also involved in the Greater Ipswich Partnership to continue the delivery of change for in Ipswich, East Anglia's Waterfront town. In addition the Greater Ipswich City Deal will develop a local skills system that is responsive to the needs of employers and supports economic growth. Also 'a business growth service will be established to provide enhanced support for innovation, improved access to finance and more target business support'¹. Alongside these, the New Anglia Local Enterprise Partnership has also prepared a Strategic Economic Plan (SEP) with input from the Council. This document focuses on the next three years to ensure investment is made in projects and businesses that will support the growth of the economy of the New Anglia region including Ipswich. To support this further the Council is making land allocations for employment uses through the emerging Site Allocations and Policies (incorporating IP-One Area Action Plan) Development Plan Document, in addition to a strategic employment site allocated in the adopted Core Strategy and Policies development plan document at Futura Park (the former Crane's site) on Nacton Road and existing industrial areas and business parks.

¹ Greater Ipswich City Deal (New Anglia LEP, Ipswich Borough Council, Babergh District Council, Mid-Suffolk District Council, Suffolk Coastal District Council and Suffolk County Council): https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/253854/Greater_Ipswich_Deal_Document_WEB_VERSION_301029.pdf

OBJECTIVE 4:

IP-One Development

Objective:

The development of the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the Key Diagram in the Core Strategy).

Target:

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

- 2.28 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. 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.
- 2.29 Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of 3,288 anticipated dwellings coming forward for development within the next 5 years 77% would be on previously developed sites. Of 167 new homes completed in the 2013-14 monitoring period 82.8% were on previously developed land. 34.8% of new dwellings completed were in the IP-One area.
- 2.30 Of the 167 housing completions, 94.6% were within 800 metres of a district centre and the central shopping area.
- 2.31 Policy DM30 of the core Strategy provides for higher densities for new housing development within the town centre, Ipswich Village and Waterfront areas where development should achieve at least 90 dwellings per hectare and a density of at least 40 dwellings per hectare (average 45) within the IP-One area and within 800m of District Centres. Elsewhere in Ipswich low-density development (35 dwellings per hectare average) is required. In the year from April 2013 to March 2014 125 of the 167 housing completions within new build developments were of more than or equal to 10 dwellings. Density of development achieved in Ipswich has been monitored on these larger sites as shown in Figure 3.6. Of these 125 dwellings:
- 45 (35%) were within Waterfront schemes in the IP-One area.
 - 20 (16%) were completed as flats.
 - 8 were developed at less than 30 dwellings per hectare (6%).
 - 72 were developed at between 30 and 50 dwellings per hectare (58%).
 - 45 were developed at over 50 dwellings per hectare (36%).
 - The average net density of land covered by the 125 dwellings is 50 dwellings per hectare.

156 of the 167 dwellings were new-build and the density achieved was 45.2 per hectare. This figure includes a number of sites with a small number of dwellings.



Ipswich Wet Dock: 35% of completions were within waterfront schemes

Sites, which are part or all conversion or change of use or where only the demolition of units ahead of development has been carried out, are not included.

Fig 3.6 – Developments completed between April 2013 and March 2014

Site Address	Within IP-One Area	Net dwellings built during the year	Total number of dwellings on site	Density of whole site (dwellings per hectare)
Ravenswood		8	1,250	38.7
Phase 1, 2a and 2b, Bramley Hill, off Woodbridge Road		28	304	46.2
Regatta Quay	Yes	20	315	370.2
Stoke Quay/ Great Whip Street	Yes	25	307	256.9
Former Thomas Wolsey School		44	48	36.1
Total new build dwellings completed in sites of equal to or greater than 10 dwellings		125	2,224	

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;
- Ensuring a new strategic employment site is developed in the Ipswich area by 2021;
- Extending the strategic greenspace network; and
- Continuing to support the development of University Campus Suffolk and Suffolk New College.

Target:

To improve retail ranking of Ipswich by 2021 and complete the 'green rim'

- 2.32 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.
- 2.33 Whilst a 'flagship' retail store in the town centre would be desirable, additions to retail floor area are not expected in the current climate of retrenchment on high streets.



Futura Park Phase 2

- 2.34 During 2013/14 phase 2 of the Futura Park was completed as enabling retail development providing a total of 6,284 sqm of additional retail floorspace. However the need remains for the focus of new retail development to be within the town centre and

district 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.

- 2.35 Levels of vacancy within the local and district centres, and the central shopping area are monitored as part of retail surveys reported annually. The total number of units is net of properties converted to residences and combined units are treated as a single retail unit. For these reasons the total number of units is fewer than in previous surveys and the percentage of vacancies is higher. Overall, the percentage of vacant properties remains similar to 2013. The annual reports also indicate that there are a number of previously vacant units which are now occupied as well as previously occupied premises becoming vacant.



Ravenswood District Centre

Fig 5.1 - Percentage vacancies within the Central Shopping Area, and District and Local Centres -2014

	No. of units	No. which are vacant	% Vacant
District and Local Centres	664	67	10.1
Town Centre	634	86	13.6
Total	1,298	153	11.8

- 2.36 The development of the retail element at the former Crane's site has enabled the formation of a service road through the site, and the decontamination of the former factory site. The remaining land can now accommodate up to 46,080sqm of employment land.
- 2.37 The on-going phased development at the former Hayhill Allotments site will bring forward approximately 1 hectare of public green space.

- 2.38 During the monitoring period both Christchurch Park and Holywells Park retain their Green Flag Park Awards in recognition of the excellent use of green space, well-maintained facilities and high standard of safety and security.



Christchurch Park

- 2.39 Information obtained from University Campus Suffolk and Suffolk New College in 2013 indicate student numbers at University Campus Suffolk fell 13% against the previous period's figure, but overall are 15.6% higher than they were in 2008-09. Suffolk New College numbers are just 0.6 % down on last year but 29% down on 2008-09. It would appear that the drop is due to less Leisure Learning at Suffolk New College, where student numbers have fallen from 3,074 to 1,049, rather than an over-riding downward trend.
- 2.40 Ipswich's retailing ranking according to the Harper Denis Hobbs Vitality Rankings was 149th in the country with a potential retail spend rank of 34th. This puts Ipswich in the top five retail centres in the East of England. Potential retail spend is based on supply and demand characteristics of each centre. The supply side incorporates the total floorspace of retail available, the quality of each brand trading and the level of competition from competing centres. The demand side calculates the level of spend available from every resident, worker and tourist in Great Britain, and understands their attraction to all proximal retail locations.

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 Ipswich Major Scheme 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.

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; and
- Ipswich Borough Council aspires to an enhanced public transport system, such as guided bus, urban light railway or trams.

Target:

To link with the Major Scheme to achieve a 15% modal switch for journeys in Ipswich by 2021 (note the Major Scheme is now known as Travel Ipswich).

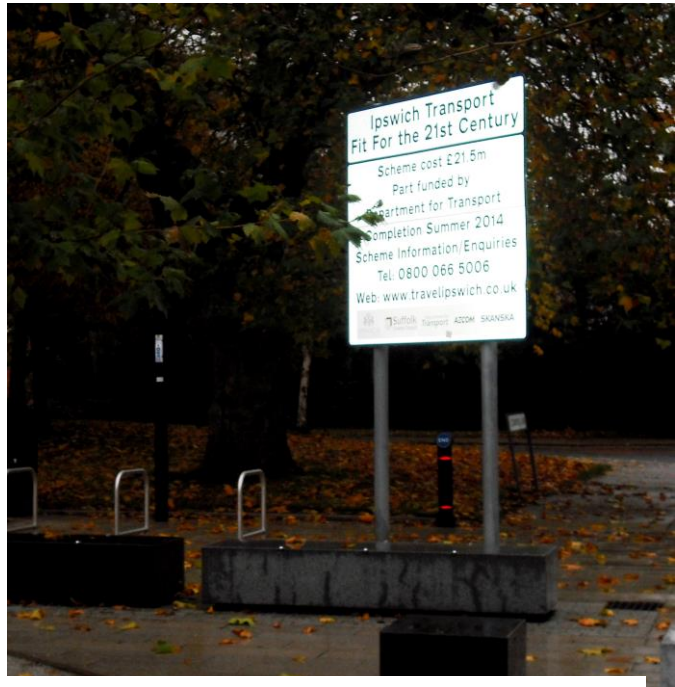
2.41 Objective 6 of the Core Strategy and Policies DPD seeks to improve accessibility, the convenience of all forms of public transport, and to achieve a significant modal shift from the private car to more sustainable modes through Travel Ipswich and other local initiatives, within the plan period.

2.42 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.



Road Improvements (Civic Drive)

- 2.43 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 are no longer monitored. As part of the Core Strategy review it is anticipated that the objectives will be reviewed and if necessary changes will be made to the monitoring process.
- 2.44 In this case the need to review and monitor how sustainable transport modes are being used is still considered important and as such a review of the monitoring is underway. A list of transport schemes undertaken in the monitoring period is detailed in the Appendices.



OBJECTIVE 7: Flood Protection

Objective:

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.

Target:

Implementation of tidal surge barrier by 2017.

- 2.45 Some of central Ipswich is 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 the main part of the Strategy. The barrier is to be constructed across the New Cut, opposite the Island site, and is expected to be completed in early 2017. 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. The EA and the Council are working in partnership to deliver the strategy and further funding was announced in late 2012. The contract for the design and construction of the barrier has been awarded and completion is programmed for early 2017.
- 2.46 The Update had a single indicator on this issue, which relates to the number of planning permissions granted contrary to the advice of the EA on flooding and water quality grounds. The Council will continue to report this indicator.
- 2.47 In 2013-2014 the EA was advised of 19 applications in Ipswich where flood risk or water quality was an issue. Of these, 13 were approved, 1 was withdrawn, 1 was refused, 1 was part approved and part refused and 2 have yet to be decided. Whilst an objection was raised by the EA to one application, this was owing to the lack of a valid Flood Risk Assessment (FRA) rather than an in principle objection to the proposed development. Once a valid FRA was submitted no objection was forthcoming.

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 protect the historic buildings and character of Ipswich.

Target:

To increase the tree canopy cover in the Borough to 15%

- 2.48 As well as protecting, enhancing and increasing access to high quality local open spaces Objective 8 has the same aims for the historic buildings and character of Ipswich.
- 2.49 During the monitoring period there was a net change in the extent of protected habitats through the Borough. This was due to an increase in County Wildlife Sites which increased by 13.06 hectares. Full details of the net change in protected habitat appear in the appendices

Indicator 1 - Summary table for areas of protection

	No. of sites	2012-2013 Site area in hectares	2013-2014 Site area in hectares	Any change in size
Site of Specific Scientific Interest	3	47.47	47.47	No change
Special Protection Areas / RAMSAR sites	1	41.27	41.27	No change
County Wildlife Sites	21	226.57	235.78	+13.06
Local Nature reserves	9	49.84	49.84	No change
Ancient Woodland	2	3.58	3.58	No change



Alderman Canal

- 2.50 Tree canopy cover across the Borough has not been monitored since 2012 and therefore it is not possible to establish whether this has increased or decreased by a significant level. Ipswich Borough Council's Park Rangers coordinated the planting of 1,000 trees at Whitton Recreation Ground in February 2014. The Friends of Christchurch Park planted 200 trees in March 2014. In terms of carbon offsetting these trees are enough to offset the carbon emissions of 300 Ipswich Residents from 2011.
- 2.51 The number of buildings on the register of Buildings at Risk is once again unchanged from last year's monitoring period. The figure of 6 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 three which were added in 2012 – The Old Bell Inn, Tolly Cobbold Brewery and County Hall.

OBJECTIVE 9: Community Infrastructure

Objective:

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

Target:

To be developed in relation to the indicators of average class size and the percentage of new community facilities located within 800m of local and district centres.

- 2.52 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.
- 2.53 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.
- 2.54 In Ipswich primary schools the average is 20.4 full time pupils (FTE) to each full time equivalent qualified teacher. Secondary schools have a ratio of 13.9, whereas in further education it is 16.2 (2013 figure). In both primary and secondary schools in Ipswich pupil to teacher ratios are better than the national averages, although this is not true of Sixth Forms.

Indicator 1 - Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.

	2014	UK average
Primary school average	20.4	20.9
Secondary school average	13.9	15.5
16-18 year education average	16.2 (2013 figure)	15.6 (2013 figure)

- 2.55 Of the community facilities that were completed during the monitoring period all were within 800 metres of a district or local centre, with the average distance of the three developments undertaken being 528 metres from centres. The community facilities are a pharmacy, a replacement meeting hall and 59 Extra Care apartments. There were three other completions relating to improvements to existing community facilities.

OBJECTIVE 10: Deprivation

Objective:

To tackle deprivation and inequalities across the town.

Target:

To improve Ipswich's ranking in the indices of multiple deprivation by 2021.

- 2.56 Another of the key objectives 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 the levels of unemployment in the Ipswich working population (16 - 65 years) and the level of educational attainment. High levels of employment and high quality education would improve Ipswich's ranking in the tables of multiple deprivations (a national set of indices which look at deprivation).
- 2.57 Unlike previous years in which unemployment in the 16 – 65 years age group had continued to rise since 2007-2008 where levels of 3.7% were seen, in the monitoring period levels of unemployment were slightly reduced from the previous year, with the average being 8% of the working age population out of work. The figures for Suffolk and England as a whole also saw a slight fall in unemployment over the same period to 6.0% and 7.2% respectively. Figures for April 2012 to March 2013 (the previous monitoring period) from the ONS show an average unemployment rate of 9.7% in Ipswich compared to 6.6% in Suffolk and 7.8% nationally. However, in the same period Ipswich had a greater percentage of economically active people in the 16-64 age range than Suffolk or the rest of England, with 82.1% economically active against 79.9% and 77.3%. Similarly, Ipswich had 73.8% in employment against a national figure of 71.1%, although the average for Suffolk was higher at 74.5% (*ONS Neighbourhood Statistics 4/9/14*). The Centre For Cities 2014 study of Britain's 64 largest cities lists Ipswich as having the 6th highest employment rate for July 2012- Jun 2013 with a figure of 75.6%; a 1.8% increase on the previous 12 month period.
- 2.58 Educational attainment will shape the employment diversity that exists in Ipswich, with a wider breadth of qualifications in the workforce attracting a more diverse employer base. The 2014 AMR report shows that of those students finishing Key Stage 5 (KS5) at Ipswich's schools and colleges; 92.2% achieved 3 or more A levels at grade A* - E; this was higher than the national average of 80.9%.
- 2.59 For the year 2013 - 2014, 77% of Ipswich pupils achieved 5 or more GCSEs at grades A* - C against a national average of 79.6%. (Ipswich average is based on the percentage for each school and excludes Beacon Hill, The Bridge School and Liberty Lodge.)
- 2.60 Last year's report recorded Key Stage 2 (KS2) levels falling 16% from the previous year with 54% of children attaining Level 4 or above in English and Maths. The figure also fell nationally with 63% achieving Level 4 in English and Maths. The figures for Sep 2012 – Aug 2013 show 70% achieving Level 4+ for Maths and English in Ipswich against a national figure of 75%. The figures for Sep 2011 – Aug 2012 for English and Maths show 71% of Ipswich pupils achieving Level 4+ against a national figure of 79%

- 2.61 The impact on the indices of multiple deprivation are recorded less regularly than the annual time frame of this AMR. The most recent data from 2010 shows Ipswich as 83rd on the list of most deprived places. It is important to note that the Indices of Multiple Deprivation statistics are a measure of deprivation, not affluence. The DCLG is set to publish revised and updated indices of deprivation in the summer of 2015.

OBJECTIVE 11: A Safe and Cohesive Town

Objective:

To create a safer and more cohesive town.

Target:

To tie in with Police targets relating to reducing crime levels by 2021

- 2.62 The creation of a more cohesive community, the measure of which can be assessed in levels of participation in community events, will assist in reducing crime.
- 2.63 The numbers participating in the IP-Art Festival, speciality markets and other one-off events has risen from 125,00 people in 2010-2011 to 350,000 people visiting cultural events in Ipswich in 2013-2014. Visitors to Ipswich's Museums and Art Galleries continue to rise, with figures showing an increase of 14.3% between 2011 and 2013.
- 2.64 In line with the increase in public participation in community events, the level of crime that has been reported has also fallen. Those recorded crimes per 1000 of Ipswich's population have fallen from 106 in 2008-2009 to 77 in 2013-2014.
- 2.65 In terms of the specific recorded crime categories, all four have fallen, with reductions in Violence with Injury falling 13.9% since 2012-2013, Serious Sexual Offences falling by 17%, and Robbery falling 29.2%. Domestic Burglary falling 27.4% on last year's figure. For the period Apr 2013-Mar 2014 1,020 crimes of violence with injury were recorded in Ipswich as well as 141 sexual offences, 109 counts of robbery and 385 of domestic burglary. (ONS *Neighbourhood Statistics*)
- 2.66 Ipswich town centre has been awarded the Purple Flag accreditation recognising excellence in the management of the town centre at night. Entertainment areas that achieve the standard are those that offer a *better night out* to visitors. The reduction in crime rates over the monitoring period has contributed to the safety and wellbeing of those using the town at nighttime. This is important in the context of Policy CS14 which aims to direct leisure and hotel uses into an extended town centre area.



OBJECTIVE 12: Ipswich Policy Area

Objective:

To work with other local authorities in the Ipswich Policy Area and with LSP partners to ensure a co-ordinated approach to planning and development.

Target:

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

- 2.67 Ipswich is the county town of Suffolk and a major centre for population, economic activity and growth in the Eastern Region. It is also part of the New Anglia Local Enterprise Partnership, made up of Local Councils within Suffolk and Norfolk, which is one of 24 national partnerships which decide what the priorities should be for investment in roads, buildings and facilities in the area.
- 2.68 The Borough of Ipswich has relatively tight administrative boundaries and consequently there are cross boundary issues that are relevant to the development and future of both the Borough and the urban area of Ipswich. This is known as the Ipswich Policy Area (IPA). The Council recognises the importance of joint working and the co-ordination of planning policies around the fringes of Ipswich, and works with colleagues at Babergh, Mid Suffolk, and Suffolk Coastal District Councils.
- 2.69 Policy CS6 of the Core Strategy seeks the formal working through an IPA Board, joint working on local plan evidence gathering, monitoring and updating to ensure a consistent approach, and joint working to develop shared approaches such as for strategic green infrastructure.
- 2.70 The use of shared resources to develop common development plan documents is not currently proposed, however a shared evidence base through the Ipswich Policy Area group is being developed building on a history of shared evidence base studies.
- 2.71 IPA Board meetings have been held on 27th March 2012, 11th June 2012, 10th September 2012, 19th November, 2012, 21st November 2013 and 10th January 2014, 4th July 2014, 5th September 2014 and 7th November. Actions taking place in relation to the Duty to Cooperate are detailed further in the Duty to Cooperate Statement which is available on the Council's website at www.ipswich.gov.uk.

CHAPTER 3:

CENTRAL GOVERNMENT MANDATORY REQUIREMENTS

- 3.1 This chapter relates to the specific requirements set out under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as set out below:

A review of progress of local development document preparation against the local development scheme timetable and milestones:

Document	Key milestones in September 2014 Local Development Scheme	Progress at October 2014
<i>Development Plan Documents</i>		
Review of Core Strategy and Policies development plan document	<p>Preparation of draft document and Regulation 18 public consultation: Oct 2012 – Mar 2014</p> <p>Publish draft plan for Regulation 19 public consultation: Dec 2014 – Mar 2015</p> <p>Submit plan to Secretary of State: Mar 2015</p> <p>Independent Examination: Jun 2015</p> <p>Adoption: Nov 2015</p>	<p>The Council has been working to establish a robust evidence base, and as such an extension to the 2012 LDS timetable was necessary to ensure that modelling work was completed. Additional evidence, sustainability appraisal and committee scheduling also contributed to a delay in meeting the Regulation 18 milestone.</p> <p>Regulation 18 consultation was undertaken between Jan – Mar 2014.</p> <p>Regulation 19 consultation is planned for Dec 2014 – Mar 2015 with submission of the document to the Secretary of State expected in July 2015. This slippage is due largely to further work on the evidence base and the need to avoid purdah in relation to political decisions.</p>
Site Allocations and Policies (incorporating IP-One Area Action Plan)	Review previous work undertaken between Jan 2005 – Mar 2008, preparation of draft document and Regulation 18 consultation:	The timetable is has been delayed due to the time taken to produce updates of the Ipswich Borough Wildlife Audit, Strategic Housing Land Availability

	<p>Jul 2012 – Mar 2014</p> <p>Publish draft plan for Regulation 19 public consultation: Dec 2014 – Mar 2015</p> <p>Submit plan to Secretary of State: Mar 2015</p> <p>Independent Examination: Jun 2015</p> <p>Adoption: Nov 2015</p>	<p>Assessment, and Town Centre Appraisal, all of which have been used to inform the potential site allocations.</p> <p>Sustainability appraisal and committee scheduling also contributed to a delay in meeting the Regulation 18 milestone.</p> <p>Regulation 18 consultation was undertaken between Jul 2012 – Mar 2014.</p> <p>Regulation 19 consultation is planned for Dec 2014 – Mar 2015 with submission of the document to the Secretary of State expected in July 15. This slippage is due largely to further work on the evidence base, particularly relating to the Core Strategy and Policies DPD, and the need to avoid purdah in relation to political decisions.</p>
<i>Supplementary Planning Documents</i>		
Ipswich Garden Suburb (northern fringe)	<p>Evidence gathering, consultation and preparation: Feb 2012 – Jul 2013</p> <p>Preferred options consultation: Sep – Oct 2013</p> <p>Interim Adoption: Sept 2014</p> <p>Adoption: Nov 2015</p>	<p>Public consultation on an issues and options document took place between Jan - Feb 2013.</p> <p>A preferred options document was then prepared and public consultation took place between Jan - Mar 2014 alongside consultation on the Core Strategy review and the Site Allocations DPDs.</p> <p>A previous extension to the timetable was necessary to allow consideration of the impact of ongoing stakeholder and community involvement in the drafting process, and to ensure the SPD is robust and meets the legal regulations.</p> <p>The SPD was adopted as</p>

		Interim Guidance by Council on 17 th September 2014 and will be finally adopted when the Core Strategy and Policies DPD Review is adopted.
Development and Flood Risk	Preparation of SPD: May – Nov 2012 Public consultation on draft SPD: Feb – Mar 2013 Adoption: Sep 2013	The SPD was adopted on 18th Sep 2013 and updated in May 2014.
Local List (Buildings of Townscape Interest)	Preparation of SPD: Jan – Jul 2012 Public consultation Sep – Oct 2012 Second round of public consultation: Feb – Mar 2013 Adoption: Jul 2013	Delays in the process has been as a result of a second round of public consultation, which was deemed necessary, and consequently the assessment of comments received. There was not a council meeting available in Jul 2013 to adopt the document. The SPD was adopted on 18th September 2013.
Public Open Space	Preparation of SPD: Sep 2013 – Sept 2014 Public consultation: Nov-Dec 2014 Adoption: Mar 2015	The SPD is currently being prepared and public consultation will occur in mid-2015. The delay is due to focus being placed on preparation of the two Development Plan Documents referred to above.
Space and Design Guidelines	Preparation of SPD: Sep 2013 – Sept 2014 Public consultation: Nov-Dec 2014 Adoption: Mar 2015	The SPD is currently being prepared and public consultation will occur in mid-2015. The delay is due to focus being placed on preparation of the two Development Plan Documents referred to above.
Urban Character Study Part 1	Preparation of SPD: Jan 2014 – June 2014	The SPD will consist of eight character areas and will be split into two parts. Part 1

	Public consultation: August - September 2014 Adoption: January 2015	was subject to public consultation in the late summer of 2014. Adoption is expected in January 2015.
Urban Character Study Part 2	Preparation of SPD: Jul – Dec 2015 Public consultation: Feb – Mar 2016 Adoption: July 2016	N/A
Ipswich Cycling Strategy	Preparation of SPD: Sept 2014- Jul 2015 Public Consultation: Sept – Oct 2015 Adoption: Dec 2015	The SPD is currently being prepared and public consultation will occur late in 2015.
Low Emissions Strategy	Preparation of SPD: Sept 2014 – Jul 2015 Public consultation: Sept – Oct 2015 Adoption: Dec 2015	The SPD is currently being prepared and public consultation will occur late in 2015.
<i>Other Documents</i>		
Community Infrastructure Levy	Prepare preliminary draft and consultation: Jun 2012 – Feb 2014 Publish draft schedule and consultation: Dec 2014 – Mar 2015 Submit for examination: Mar 2015 Examination: Jun 2015 Adoption: Nov 2015	In Feb 2013 Ipswich Borough Council along with the other Suffolk local authorities appointed consultants to undertake viability study work to form an evidence base for setting CIL rates in each local authority. The Council consulted on a Preliminary Draft Charging Schedule between Dec 2013 – Jan 2014 The draft schedule was to be published for consultation alongside the Core Strategy review and Site Allocations plan, however the Council is currently considering how to take CIL forward.
Statement of Community Involvement Review	Evidence gathering and preparation of document: May 2012 – May 2013	Public consultation of the SCI was undertaken from July – Sep 2013.

	Public consultation: Jul - Aug 2013 Adoption: Dec 2013	The SCI was adopted in Mar 2014.
Suffolk Advisory Parking Guidance (Not a local development document and therefore not identified in LDS)	Adoption in late 2013	Suffolk County Council has prepared the draft standards, with input from Ipswich Borough Council and other district councils. The final document was adopted in Nov 2014 by Suffolk County Council following consultation in the summer of 2014. Ipswich Borough Council expect to adopt the document in February 2015.

An assessment of the extent to which key planning policies are being implemented, and where they are not, any steps to secure policy implementation:

- 3.2 The main area of policy not being fully implemented is in relation to housing delivery where in recent years housing completions have been considerably lower than the 700 per annum planned for within CS7. However, this is due largely to issues surrounding viability. The Council has taken a pragmatic approach to enabling sites to come forward and in November 2014, although outside of the monitoring period, the Planning and Development Committee resolved to grant planning permission for 227 units on the former St Clements Hospital site and for 94 units at Ravenswood. Recent permissions are reflected in the housing trajectory (see Appendices) which anticipates greater rates of house building over forthcoming years. Through the emerging Core Strategy and Policies DPD Review the Council is proposing to work with neighbouring authorities to meet residual housing need later in the plan period in recognition that there are limited and decreasing opportunities to provide housing within the Borough itself.
- 3.3 Employment land delivery (CS13) has also been slower than expected although some employment uses have been completed as detailed under Objective 3 above. The Council has however recently applied for planning permission to develop B1 offices on Princes Street (application pending) and is seeking to attract economic investment to the town through its Economic Development function.
- 3.4 The table below shows those Core Policies which have not been used. However this does not imply they are not being implemented, as explained below.

Policy	Frequency	Policy	Frequency
CS1	12	CS11	0

CS2	5	CS12	2
CS3	5	CS13	3
CS4	93	CS14	0
CS5	0	CS15	3
CS6	0	CS16	10
CS7	2	CS17	1
CS8	0	CS18	0
CS9	4	CS19	0
CS10	0	CS20	1

CS5 – Improving accessibility – The section on accessibility (objective 6) above explains how this policy is being implemented.

CS6 – The Ipswich Policy Area – The Duty to Co-operate Statement explains how this policy is being implemented. This is available at www.ipswich.gov.uk.

CS8 – The balance between flats and houses – The Council is currently involved in the production of the Suffolk Housing Survey which will inform future development. Across Ipswich a mix of housing sizes and tenures has been completed / permitted within the monitoring period.

CS10 – Ipswich Northern Fringe – The Ipswich Garden Suburb Supplementary Planning Document Interim Guidance was adopted by the Council on 17th September 2014. The Council is currently considering a planning application for the first 800 homes and is proposing to allocate land for 3,500 homes at the Garden Suburb in the emerging Core Strategy and Policies DPD Review.

CS11 – Gypsy and Traveller Accommodation – a joint Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal, and Waveney was produced in October 2013. Having assessed need the Council proposed a site for Gypsy and Traveller provision in its draft Site Allocations and Policies (incorporating the IP-One Area Action Plan) Development Plan Document (October 2013). However this has subsequently been removed and further consideration towards meeting the need for pitches is currently underway through the Suffolk Gypsy and Traveller Accommodation Sub-Group (see Duty to Co-operate Statement).

CS14 – Retail Development – CS14 is taken forward through policies DM20 – DM23 which have been used as shown in the table relating to DM policies below.

CS18 – Strategic Flood Defence – the Council continues to work with partners to implement the Ipswich Flood Defence Management Strategy as a key piece of infrastructure needed to support regeneration in Ipswich. It is expected the flood defence barrier will be operational in early 2017.

CS19 – Provision of Health Services – this policy is still required and supports the provision of new local health facilities in or adjacent to the town centre, a district centre or a local centre.

- 3.5 The table below shows those Development Management Policies which have not been used.

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	34	DM12	254	DM23	8
DM2	24	DM13	37	DM24	1
DM3	22	DM14	5	DM25	17
DM4	50	DM15	9	DM26	297
DM5	383	DM16	18	DM27	11
DM6	1	DM17	111	DM28	3
DM7	1	DM18	67	DM29	5
DM8	57	DM19	53	DM30	15
DM9	2	DM20	18	DM31	9
DM10	139	DM21	8	DM32	6
DM11	0	DM22	4		
Total					1,669

- 3.6 Only DM11, Central Ipswich Skyline, has not been used. No applications which have included development that would be subject to this policy were received during the monitoring period, however the policy is still an important means of assessing the proposed location of Ipswich village and Waterfront developments and the context in which they will be seen against the wooded skyline.

Net additional dwellings and net additional affordable dwellings:

	2013 - 2014
Net additional dwellings	167
Net additional affordable dwellings	44

- 3.7 The table above shows the total completions during 2013-14. Commentary is provided above under Objective 3 in relation to housing delivery.

Community Infrastructure Levy (CIL) receipts and expenditure data where a CIL report has been prepared:

- 3.8 A CIL charging schedule is yet to be adopted by Ipswich Borough Council.

Evidence of co-operation between Ipswich Borough Council and other local planning authorities, and the County Council:

- 3.9 A Duty to Co-operate Statement has been published alongside the Regulation 19 consultation for the Core Strategy and Policies focused review and the Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan documents. The Council continues to engage with neighbouring authorities on strategic planning matters on a regular basis and through the Ipswich Policy Area (IPA) Board meetings. These IPA Board meetings have been held on 27th March 2012, 11th June 2012, 10th September 2012, 19th November, 2012, 21st November 2013 and 10th January 2014,

4th July 2014, 5th September 2014 and the 7th November 2014. The Duty to Co-operate Statement can be viewed on the Council's website www.ipswich.gov.uk.

CHAPTER 4:

CONCLUSIONS

- 4.1 The Council published a Local Development Scheme (LDS) in September 2014 which reviewed the timetables for preparation of local development documents and introduced two new Supplementary Planning Documents covering Cycling and Low Emissions. The Council undertook draft (Regulation 18) public consultation on its two development plan documents alongside the draft Ipswich Garden Suburb Supplementary Planning Document between January and March 2014, which was later than identified in the 2013 LDS. The 2014 LDS sets out the expected timetable for the pre-submission public consultation (Regulation 19) and the proposed Examination period.
- 4.2 The Council has also adopted three documents contained within the 2013 LDS, which are the Development and Flood Risk supplementary planning document (SPD), the Local List (Buildings of Townscape Interest) SPD and the Statement of Community Involvement review. These have therefore been removed from the LDS.
- 4.3 Local plan policies within the adopted Core Strategy and Policies development plan document (DPD) (December 2011) are being used effectively. The publication of the National Planning Policy Framework in March 2012 has meant that a number of these policies are being updated through the emerging Core Strategy and Policies DPD Review with new development management and site specific local plan policies being introduced through the Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD.
- 4.4 Housing completions in Ipswich rose from their lowest level since 1998 the previous year with 167 net dwellings completed, 44 of which were affordable housing completions (26.2%). In addition, 59 assisted living units were completed giving an overall total of 226 units of accommodation; no student accommodation was built. Of the 167 dwellings 138 were built on previously developed land (82.8%) and 58 were within the central IP-One area (34.8%). Gross housing completions (before calculating those dwellings lost) were 213. However, the Council has identified a 3.9 year housing land supply (3,288 dwellings) against a five year supply requirement (4,253 dwellings). Although being less than the five year supply required, the Council has identified sufficient sites to enable housing delivery to occur and it is expected to be exceeding the annual requirement by the monitoring period 2017/18. This is important in meeting the Council's objectively assessed housing need identified in the emerging Core Strategy Review of 13,550 dwellings between 2011 and 2031, equating to 677 dwellings per year.
- 4.5 The Community Infrastructure Levy Draft Charging Schedule has been subject to a round of public consultation on a preliminary draft charging schedule. The Council is currently considering how to take this forward.
- 4.6 The Council continues to undertake its duty to co-operate with Babergh, Mid Suffolk and Suffolk Coastal District Councils and Suffolk County Council, particularly through the Ipswich Policy Area Board meetings. The Council also continues to have on-going dialogue with statutory agencies including Anglian Water, English Heritage, the Environment Agency and Natural England through local plan preparation.
- 4.7 Finally, the Council continues to seek to improve monitoring of the implementation of the Core Strategy.

APPENDICIES

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OBJECTIVE 1

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

Overall / general satisfaction with local area

Not currently monitored

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

Policy DM1 requirements	All dwellings (including apartments)		All other non-residential development with a gross external floorspace of 500 sq. m or more - BREEAM "Very Good"
	Developments of between 1 and 249 dwellings - Level 3 of the CfSH	Developments of 250 dwellings or more - Level 4 of the CfSH	
Total dwelling completions	167	0	2 ²
Number of dwellings subject to Policy DM1	68	N/A	N/A
% of completions meeting policy target	41	N/A	N/A

Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Silver under Building for Life

Not currently monitored internally.

² This includes the development of Ipswich Academy which was approved by Suffolk County Council as a 'county matters' application.

OBJECTIVE 2

Indicator 2.1 - CO2 emission estimates and population figures 2005-2012 (Emissions per capita (t) CO2 , and population based on mid year estimates)

	Ipswich	Ipswich Population	Suffolk	Suffolk Population	England	England Population
2005	5.9	124,000	8.2	697,800	8.5	50,606,500
2006	5.5	124,800	8.3	703,100	8.4	50,965,500
2007	5.3	124,500	7.9	709,000	8.2	51,381,000
2008	4.7	127,400	7.7	714,400	8	51,816,600
2009	4.8	129,300	7.3	718,100	7.1	52,196,700
2010	4.2	131,700	7.6	724,000	7.3	52,642,700
2011	4.2	133,700	6.9	730,100	6.7	53,107,200
2012	4.5	134,500	7.1	732,300	7.0	53,493,700
	-23.73%	8.47%	-13.41%	4.94%	-17.65%	5.71%

Indicator 2.2 - Ipswich Carbon Emissions from 2004 – 2012

	Industry and Commercial	Domestic	Transport
2005-2012	-28.23%	-8.31%	-15.8%

Target - To reduce Ipswich's estimated carbon footprint by 60% from 2004 base rate (CRed) by 2025

Although there has been no reduction for two years, if the overall rate of decrease since 2005 continues, then Ipswich is likely to meet the target of 60% reduction by 2025.

OBJECTIVE 3

Indicators 3.1, 3.3 & 3.4 - Net housing completions, affordable housing, and those within IP-One

	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	1413	1413	100	329	23	779	55
2008 - 2009	899	884	98	245	27	501	56
2009 - 2010	389	377	97	26	7	232	60
2010 - 2011	337	303	90	135	40	109	32
2011 - 2012	283	203	72	152	54	51	18
2012 - 2013	96	59	61.5	7	7.3	17	17.7
2013 - 2014	167	138	82.8%	44	26.4%	58	34.8

Fig 3a – Net housing totals since 1996

	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
1996 - 2001	1049	884	84%	212	20%	230	22%
2001 - 2013	7282	6785	93%	1610	22%	2973	41%
2013 - 2014	167	138	82.8	44	26.4	58	34.8
Total 1996 - 2014	8498	7807	91.87	1866	21.95	3261	38.37

Fig 3b - Housing target evolution

Document	Adoption Date	Housing Period	Total Ipswich Housing Target	Annual Target
Suffolk Structure Plan	1995	1988-2006	4,490	250
Ipswich Local Plan	1997	1988-2006	4,490	250
Suffolk Structure Plan	2001	1996-2016 (mid year based)	8,000	400
First Deposit Draft Ipswich Local Plan (not adopted)	2001	1996-2016 (mid year based)	8,000	400
Regional Spatial Strategy	2008	2001-2021 (financial year based)	15,400	770
Ipswich Local Plan (formerly LDF) Core Strategy	2011	2001-2028 (financial year based)	18,900	700

Fig 3c - 5 year housing land requirement

Housing requirements	No. of units
Core Strategy Housing Requirement at 700 dwellings per annum	3,500
Residual Shortfall from 1 st April 2001 to 31 st March 2014 (9,100 dwellings required - 7,449 dwellings completed / 15 years 2012-2028 x 5)	551
5 per cent additional buffer required by the NPPF	203
Ipswich five year housing requirement	4,253

* Residual figure spread over plan period. 373 represents 5 years of this residual requirement.

Fig 3d. Ipswich Housing Land Supply 2015 - 2020

Type of site	No. of Units
Extant Planning Permissions on Allocated Large Sites	415
Extant Planning Permissions on Unallocated Large Sites	1,465
Extant Planning Permissions on Unallocated Small Sites	156
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))	573
Contingent sites not included above but identified in SHLAA/e.g. broad locations for growth	379
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	300
Ipswich Housing Supply Total	3,288

Fig 3e - Ipswich Housing Land Supply in Years

	No. of Units
5 year supply requirement	
Core Strategy Housing Requirement at 700 dwellings per annum	3,500
Residual Shortfall from 1st April 2001 to 31st March 2014 (9,100 dwellings required - 7,449 dwellings completed / 15 years 2014-2029 x 5)	550
5 per cent additional buffer required by the NPPF	203
Five year supply requirement	4253
Five year supply requirement as annual figure	851
Ipswich Borough Council Housing Supply (years)	3.9 years

Indicator 5 - Net annual housing and employment land completions

	Land amount in hectares
Housing completions	3.31
Employment completions	1.34
Total	4.65

Target – To deliver a) 14,000 homes by 2021 and b) 18,000 jobs by 2025

	% complete
a) Homes - 14,000 dwellings by 2021	53.2
b) Employment - 18,000 jobs by 2025*	-

* Note: The Council is currently trying to quantify the number of jobs created. Using the East of England Forecasting Model, the number of jobs projected from 2001 to 2013 has fallen by 400, however as noted in paragraph Chapter 2, jobs were created through new business development in Ipswich in the monitoring period through employment development totalling 13,616sqm and also through employment generating development such as the new retail units at Futura Park Phase 2.

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

[illegible]

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2014/15 Current Year	2015/16 (Yr 1)	2016/17 (Yr 2)	2017/18 (Yr 3)	2018/19 (Yr 4)	2019/20 (Yr 5)	2020/21 (Yr 6)	2021/22 (Yr 7)	2022/23 (Yr 8)	2023/24 (Yr 9)	2024/25 (Yr 10)	2025/26 (Yr 11)	2026/27 (Yr 12)	2027/28 (Yr 13)	2028/29 (Yr 14)	2029/30 (Yr 15)	Total Identified Supply		
Extant Planning Permissions on Unallocated Large Sites (continued)																																
IP 129	12/00654	Outline	Alexandra	BT Depot, Woodbridge Road	B	Y	Y	Y	107	0	39	39	39				19	20													39	
IP 130	10/00871	Full	Westgate	South Street (74-76 Norwich Road)	B	Y	Y	Y	0.44	0	11	11	11						11												11	
IP 132	10/00343	Full	Alexandra	Former St Peters Warehouse Site, 4 College Street / Bridge Street (Northern Quays west)	B	Y	Y	Y	0.18	0	64	64	64					32	32												64	
IP 135	11/00247	Outline	Westgate	112 - 116 Bramford Road	B	Y	Y	Y	0.17	0	14	14	14						14												14	
IP 161	07/00118	Full	St Margaret's	2 Park Road	B	Y	Y	Y	0.35	0	13	13	13		13																13	
IP 165	13/00943	Outline	Whitehouse	Eastway Business Park, Europa Way	B	Y	Y	Y	2.08	0	94	94	94				31	31	32												94	
IP 168	05/01010	Full	Stoke Park	Stoke Park Drive	B	Y	Y	Y	0.29	0	11	11	11					11													11	
IP 169	12/00087	Full	Bridge	23-25 Burrell Road	B	Y	Y	Y	0.08	0	14	14	14				14														14	
IP 176	12/00101	Full	St Margaret's	7-9 Woodbridge Road	B	Y	Y	Y	0.05	0	14	14	14				14														14	
IP 178	11/00414	Full	Holywells	Island Site, Duke Street (student accommodation)	B	Y	Y	Y	0.88	0	9	9	9						9												9	
IP 200	05/00819, 11/00507, 11/00432, 13/00346	Full	Bridge	Griffin Wharf, Bath Street	B	Y	Y	Y	4.7	128	108	236	108				36	36	36													108
IP 205	02/01241	Full	Alexandra	Burton's, College Street	B	Y	Y	Y	0.19	71	125	196	125				41	42	42													125
IP 206	04/00313	Full	Alexandra	Cranfields	B	Y	Y	Y	0.71	197	140	337	140			46	47	47														140
IP 211	05/00296, 07/00357, 07/00358, 09/00130	Full (09/00130 pending)	Alexandra	Regatta Quay, Key Street	B	Y	Y	Y	0.85	109	158	267	149	9		49	50	50														158
IP 215	11/00127, 14/00206	Full & Prior Approval	Alexandra	7-15 Queen Street	B	Y	Y	Y	0.09	0	19	19	19		8	11																19

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2014/15 Current Year	2015/16 (Yr 1)	2016/17 (Yr 2)	2017/18 (Yr 3)	2018/19 (Yr 4)	2019/20 (Yr 5)	2020/21 (Yr 6)	2021/22 (Yr 7)	2022/23 (Yr 8)	2023/24 (Yr 9)	2024/25 (Yr 10)	2025/26 (Yr 11)	2026/27 (Yr 12)	2027/28 (Yr 13)	2028/29 (Yr 14)	2029/30 (Yr 15)	Total Identified Supply		
Extant Planning Permissions on Unallocated Large Sites (continued)																																
IP 246	09/00213	Full	Westgate	158-160 London Road	B	Y	Y	Y	0.06	0	13	13	13		13																13	
IP 253	12/00008	Full	Alexandra	Electric House, Lloyds Avenue	B	Y	Y	Y	0.05	0	13	13	13					13														13
New No	14/00376	Full	Whitehouse	Ulster Avenue (Lockup garages and amenity land to rear of 15 to 49)	B	Y	Y	Y	0.4	0	22	22	22			22																22
New No	13/01073	Prior Approval	Gipping	Western House, Dunlop Road	B	Y	Y	Y		0	50	50	50			25	25															50
New No	13/01110	Prior Approval	Alexandra	Eastgate House, 45 Carr Street	B	Y	Y	Y		0	25	25	25			25																25
New No	14/00587	Prior Approval	Alexandra	16 - 18 Princes Street	B	Y	Y	Y		0	33	33	33			33																33
New No	14/00810	Prior Approval	Alexandra	St Edmund House, Rope Walk	B	Y	Y	Y		0	74	74	74			37	37															74
Extant Planning Permissions on Unallocated Small Sites																																
IP 020a	11/00343	Full	St Margaret	Water Tower, Park Road	G	Y	Y	Y	0.41	0	5	5	0	5																		5
IP 234	06/01176	Full	Gipping	Gibbons Street	B	Y	Y	Y	0.03	0	6	6	6		6																	6
IP 242	12/00916	Full	Bridge	31 Stoke Street	B	Y	Y	Y	0	0	6	6	6			6																6
IP 249	13/00067	Full	Westgate	131 Bramford Road	B	Y	Y	Y	0.04	0	7	7	7			7																7
IP 255	11/00486	Full	Whitehouse	Limerick Close	B	Y	Y	Y	0.17	0	5	5	5			5																5
New No	13/00625	Full	Gipping	Burlington Road	B	Y	Y	Y	0.26	-1	9	8	9			9																9
New No	13/00392	Outline	Westgate	110a Victoria Street	B	Y	Y	Y	0.19	0	8	8	8			8																8
New No	13/01108	Prior Approval	Alexandra	15 St Helens Street	B	Y	Y	Y		0	5	5	5			5																5
New No	14/00591	Prior Approval	Alexandra	2 - 3 Friars Courtyard, 30 - 32 Princes St	B	Y	Y	Y		0	6	6	6			6																6
Various	Various			Sites with less than 5 units (9 under construction)	G	Y	Y	Y	154	9	25	34	19	6	6	5	4	4														25
Various	Various			Sites with less than 5 units (25 under construction). Includes 4 student units	B	Y	Y	Y	6.79	-5	103	98	85	18	18	18	18	18	13													103

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2014/15 Current Year	2015/16 (Yr 1)	2016/17 (Yr 2)	2017/18 (Yr 3)	2018/19 (Yr 4)	2019/20 (Yr 5)	2020/21 (Yr 6)	2021/22 (Yr 7)	2022/23 (Yr 8)	2023/24 (Yr 9)	2024/25 (Yr 10)	2025/26 (Yr 11)	2026/27 (Yr 12)	2027/28 (Yr 13)	2028/29 (Yr 14)	2029/30 (Yr 15)	Total Identified Supply
Residual Local Plan sites																														
IP009	6.8 part	Alloc 1997	St Margaret	Part Victoria Nurseries (UC009)	B	Y	Y	N	0.39	0	12	12	0							12										12
IP105	6.3 part	Alloc 1997	Westgate	Depot, Beaconsfield Road (UC129)	B	Y	Y	N	0.34	0	15	15	0								15									15
Informally Identified (may not be politically accepted or site specific)																														
Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)																														
IP109	12/00192	S106	Bixley	The Drift, Woodbridge Road	B	Y	Y	Y	0.42	0	13	13	13					13												13
IP116 part	14/00721	S106	St John's	St Clements Hospital Grounds	B	Y	Y	Part	6.59	0	127	127	75				25	25	25	26	26									127
IP116 part	14/00721	S106	St John's	St Clements Hospital Grounds	G	Y	Y	Part	5.26	0	100	100	60				20	20	20	20	20									100
IP226	04/01173	S106	Holywells	Helena Road	B	Y	Y	N	187	0	566	566	0												113	113	113	113	114	566
IP264	13/00372	S106	Alexandra	28-32 Tackett Street	B	Y	Y	Y	0.07	0	16	16	16			16														16
IP004	UC004	Alloc 2001	Gipping	Bus depot, Sir Alf Ramsey Way	B	Y	Y	N	107	0	48	48	0										24	24						48
IP005	UC005	Alloc 2001	Whitton	Former Toaks Bakery, Old Norwich Road	B	Y	Y	Y	2.8	0	101	101	101				33	34	34											101
IP006	UC006	Alloc 2001	Gipping	Co-op warehouse, Paul's Road	B	Y	Y	N	0.63	0	28	28	0							28										28
IP010a	UC010 part a	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Road	B	Y	Y	N	195	0	66	66	0									22	22	22						66
IP010b	UC010 part b	Alloc 2001	Priory Heath	Felixstowe Road	B	Y	Y	N	2.79	0	75	75	0									25	25	25						75
IP011b	UC011 part	Alloc 2001	Alexandra	Smart Street/Foundation Street	B	Y	Y	N	0.69	0	50	50	0										25	25						50
IP012	UC012	Preferred Option	Alexandra	Peter's Ice Cream, Grimwade St/Star Lane (app ref. 08/00978 awaiting S106 - student accommodation for 397 habitable rooms equivalent to approx 64 dwellings, although unlikely to be implemented)	B	Y	Y	N	0.32	0	29	29	0									29								29
IP015	UC015	Preferred Option	Gipping	West End Road Surface Car Park	B	Y	Y	N	122	0	22	22	0								22									22
IP029	UC030	Preferred Option	Whitehouse	Land opposite 674-734 Bramford Rd	G	Y	Y	Y	2.26	0	71	71	71					35	36											71
IP031	UC032	Preferred Option	Bridge	Burrell Road	B	Y	Y	Y	0.44	0	20	20	20						20											20

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2014/15 Current Year	2015/16 (Yr 1)	2016/17 (Yr 2)	2017/18 (Yr 3)	2018/19 (Yr 4)	2019/20 (Yr 5)	2020/21 (Yr 6)	2021/22 (Yr 7)	2022/23 (Yr 8)	2023/24 (Yr 9)	2024/25 (Yr 10)	2025/26 (Yr 11)	2026/27 (Yr 12)	2027/28 (Yr 13)	2028/29 (Yr 14)	2029/30 (Yr 15)	Total Identified Supply	
Continued: Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)																															
IP 032	UC033	Preferred Option	Whitton	King George V Field, Old Norwich Rd	G	Y	Y	N	3.54	0	99	99	0							33	33	33									99
IP 033	UC034	Preferred Option	Whitehouse	Land at Bramford Road (Stocks site)	B	Y	Y	N	2.03	0	46	46	0							23	23										46
IP 037	UC038	Alloc 2001	Holywells	Island site	B	Y	Y	N	6.02	0	271	271	0												54	54	54	54	55		271
IP 039a	UC040	Alloc 2001	Bridge	Land between Gower Street and Great Whip Street	B	Y	Y	N	0.48	0	43	43	0										21	22							43
IP 040 & IP 041	UC041& UC042	Alloc 2001	Alexandra	Civic Centre area, Civic Drive (demolition & new builds of similar number)	B	Y	Y	Y	131	0	0	0	0						0												0
IP 043	UC044	Proposed Site Alloc	Alexandra	Commercial Buildings and Jewish Burial Ground site, Star Lane	B	Y	Y	N	0.7	0	50	50	0										25	25							50
IP 048	UC051	Preferred Option	Alexandra	Mint Quarter	B	Y	Y	N	135	0	72	72	0							36	36										72
IP 052	12/00811	Full	Alexandra	Land between Lower Orwell Street and Star Lane (app ref. 12/00811 approved - student accommodation for 304 habitable rooms equivalent to approx 118 units, although unlikely to be implemented)	B	Y	Y	N	0.4	0	29	29	0									29									29
IP 054	UC057	Proposed Site Alloc	Alexandra	Land between Old Cattle Market and Star Lane	B	Y	Y	N	172	0	28	28	0									28									28
IP 059a	UC062	Proposed Site Alloc	Gipping	Elton Park Industrial Estate, Hadleigh Road	B	Y	Y	Y	2.63	0	105	105	105				35	35	35												105
IP 061	UC064	Proposed Site Alloc	Gipping	School Site, Lavenham Road	G	Y	Y	Y	1.08	0	30	30	30						30												30
IP 066	UC069	Preferred Option	Holywells	JJ Wilson, White Elm Street	B	Y	Y	N	0.32	0	14	14	0							14											14
IP 080	UC085	Preferred Option	Bridge	240 Wherstead Road	B	Y	Y	Y	0.49	0	27	27	27						27												27
IP 089	UC096	Alloc 2001	Alexandra	Waterworks Street	B	Y	Y	N	0.31	0	23	23	0								23										23
IP 096	UC109	Preferred Option	Gipping	Car Park Handford Rd East	B	Y	Y	N	0.22	0	20	20	0								20										20
IP 098	UC111	Alloc 2001	Holywells	Transco, south of Patteson Road	B	Y	Y	N	0.57	0	51	51	0										25	26							51

Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield	Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2014/15 Current Year	2015/16 (Yr 1)	2016/17 (Yr 2)	2017/18 (Yr 3)	2018/19 (Yr 4)	2019/20 (Yr 5)	2020/21 (Yr 6)	2021/22 (Yr 7)	2022/23 (Yr 8)	2023/24 (Yr 9)	2024/25 (Yr 10)	2025/26 (Yr 11)	2026/27 (Yr 12)	2027/28 (Yr 13)	2028/29 (Yr 14)	2029/30 (Yr 15)	Total Identified Supply	
Continued: Sites where principle of development accepted (planning permissions subject to S106, draft DPD sites and lapsed planning permissions supported by the SHLAA)																															
IP 131	UC245	Proposed Site Alloc	St John's	45 Milton Street	B	Y	Y	N	0.28	0	13	13	0							13											13
IP 133	10/00418	Lapsed pp	Bridge	South of Felaw Street	B	Y	Y	N	0.37	0	33	33	0									33									33
IP 136	UC251	Alloc 2001	Alexandra	Silo, College Street	B	Y	Y	N	0.16	0	48	48	0										24	24							48
IP 142	UC259	Proposed Site Alloc	Holywells	Land at Duke Street	B	Y	Y	N	0.39	0	26	26	0							26											26
IP 172	UC088	Lapsed pp	St Margaret	15-19 St Margaret's Green	B	Y	Y	Y	0.08	0	9	9	9					9													9
IP 188	13/00069 part	Alloc 2001	Bridge	Websters Saleyard site, Dock Street	B	Y	Y	Y	0.11	0	9	9	9					9													9
IP 214	10/00805	Lapsed pp	Alexandra	300 Old Foundry Road	B	Y	Y	Y	0.02	0	11	11	11						11												11
IP 221	06/01007	Lapsed pp	Whitehouse	Flying Horse PH, 4 Waterford Road	B	Y	Y	Y	0.35	0	12	12	12						12												12
IP 245	09/00708	Lapsed pp	Alexandra	12-12a Arcade Street	B	Y	Y	Y	0.06	0	14	14	14						14												14
IP 256	IP 256	Proposed Site Alloc	Castle Hill	Artificial Hockey Pitch, Ipswich Sports Club, Henley Road	B	Y	Y	N	0.6	0	18	18	0								18										18
Contingent sites not included above but identified in SHLAA/Urban capacity study e.g. broad locations for growth																															
				Land west of Westernfield Road and south of Railway Line	G	Y	Y	Part		0	800	800	301			1	100	100	100	100	100	100	100	99							800
				Broad Location North Ipswich	G	Y	Y	Part		0	1877	1877	78					1	77	200	200	200	200	200	199	150	150	150	150		1877
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)																															
				Small windfall sites (less than 10 dwellings)	B					0	900	900	300		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	900
				Large windfall sites (10+ dwellings)	B					0	900	900	0							90	90	90	90	90	90	90	90	90	90	90	900
Total													3,288	186	364	622	775	764	763	713	719	649	641	642	516	467	467	467	469	9,224	
Brownfield Total													2,551	164	287	545	615	604	500	360	366	316	341	343	317	317	317	317	319	6,028	
Greenfield Land													737	22	77	77	190	190	263	353	353	333	300	299	199	150	150	150	150	3,196	

OBJECTIVE 4

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

Not monitored during the period 2013 – 2014

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

58 (34.8%) of the 167 new dwellings completed were in the IP-One area. 45 dwellings were completed within the IP-One area on developments of more than 10 dwellings. 20 dwellings were part of a scheme of Regatta Quay and 25 were at Stoke Quay. The density across the whole of these sites is 370 and 257 dwellings per hectare respectively.

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

Not monitored during the period 2013 – 2014

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 167 housing completions, 94.6% were within 800 metres of a district centre or the central shopping area.

OBJECTIVE 5

Indicator 1 - Net change in retail floorspace, inside and outside of the Central Shopping Area (CSA)

	2012 - 2013	2013 - 2014
Central Shopping Area	0	0
Outside CSA	6,409	6,284
Total	6,409	6,284

District and Local centres overview table 2013 - 2014

	No. of store units	Total vacant	Vacancy %	No. of C3 conversions	Residential %	No. of A1 retail	A1 retail %
Total	667	67	10	69	10	368	55

Full data set available within the 2014 District and Local Centres report

Indicator 2 - Additional employment floorspace at former Crane's site

	2012 - 2013	2013 - 2014
Total Employment Floor Space (Sq. m)	0	0

Indicator 3 - Gains in Green Infrastructure within the Ipswich Policy Area (ha)

Not monitored during the period 2013 - 2014

Ipswich Green Flag Parks

	Green Flag Parks
Alexandra Park	
Bourne Park	
Chantry Park	
Christchurch Park	2014 - 7 th occasion awarded green flag
Gippeswyk Park	
Holywells Park	2014 – 4th occasion awarded green flag
Landseer Park	
Orwell Country Park	

Indicator 4 - Number of students at University Campus Suffolk and Suffolk New College

	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2008-2013 % change
University Campus Suffolk	3,036	3,408	3,592	3,970	3,509	15.6
Suffolk New College	8,119	8,452	8,486	5,774	5,741	-29
Total	11,155	11,860	12,078	9,744	9,250	-17

Target – ‘Harper Dennis Hobbs’ vitality rankings of shopping centres (No.1 being best,)

	Vitality	Potential Spend
Ipswich retail ranking 2014	149	34

OBJECTIVE 6

Indicators 1 - Average journey time per mile in morning peak

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

Indicators 3 - Mode of travel used for children travelling to school

All of the above indicators are based on the former National Indicator list and are no longer monitored as part of the Local Area Agreements with central government.

Target - To link with Major Scheme to achieve a 15% modal switch for journeys in Ipswich by 2021

Work continues with Suffolk County Council with regards to the Ipswich Major Scheme 'Travel Ipswich' and road improvements and implementation of the traffic control system. A number of road improvements have been implemented in the 2013 – 2014 they are detailed below.

Scheme	Description
Old Cattle Market	Bus station improvements
Tower Ramparts	Bus station improvements
Tacket Street	SRET and guard rail removal
Dogs Head St (OCM Public Realm)	Public Realm inc. footway and carriageway resurfacing
Silent Street	One way reversal, contraflow cycle lane, Public Realm inc. footway and carriageway resurfacing
Civic Drive	Roundabout to traffic signalled junction
Princes St (Chancery Road to Civic Drive)	Footway resurfacing, SRET and Toucan crossing
St Margaret's Plain (Fonnereau Rd to Soane St)	Toucan crossing
Hyde Park Corner	Staggered Toucan crossing
Museum St	Footway and carriageway resurfacing
Woodbridge Road / Sidegate Lane	Traffic signals modernisations
London Rd / Ranelagh Rd / Hadleigh Rd	Traffic signals modernisations
Ranelagh Road / McDonalds	Traffic signals modernisations
London Rd / Yarmouth Rd / West End Rd	Traffic signals modernisations
London Rd / Handford Rd	Traffic signals modernisations

St Matthews St / Crown St Dual Pelican	Traffic signals modernisations
Crown St / High Street	Traffic signals modernisations
Crown St / Lloyds Ave	Traffic signals modernisations
St Helens St / Grimwade St / Argyle St	Traffic signals modernisations
St Helens Street (By Dove Street)	Traffic signals modernisations
Grove Lane / Spring Road	Traffic signals modernisations
Bolton Lane (O\ S St Margaret's School)	Traffic signals modernisations
Fore Street / Salthouse Street Toucans	Traffic signals modernisations
Grey Friars Road (By Fransiscan Way)	Traffic signals modernisations
Grey Friars Road - Wolsey Street	Traffic signals modernisations
Princes St / Portman Rd	Traffic signals modernisations
Ranelagh Road / Ancaster Road	Traffic signals modernisations
Foxhall Road / Derby Road	Traffic signals modernisations
Town centre ring and radial routes	UTMC preparations
Constantine House	UTMC preparations

OBJECTIVE 7

Indicator 1 - Applications that were subject to Environment Agency Consultation

Application No.	Site Address	Decision	EA Response
13/00368/FPI3	Former Four 'O' Five Sports And Social Club Bader Close Ipswich Suffolk	Approved with conditions (AC)	Objection which was overcome by conditions
14/00080/FUL	Concord Garage Derby Road And 1 To 3 And Land At Hines Road Ipswich Suffolk	AC	No objection
13/01079/FUL	4 College Street Ipswich Suffolk IP4 1DD		No objection

13/01101/FUL	2 Bath Street Ipswich Suffolk IP2 8SG	AC	No objection
13/00346/FUL	Land Rear Of 13 To 21 Virginia Street Ipswich Suffolk	AC	No objection
14/00164/FUL	1 Page Walk Ipswich Suffolk IP3 0FP	AC	No objection
13/00943/OUT	Eastway Business Park Europa Way Ipswich Suffolk	106	No objection
13/00512/FUL	1 - 2 Wherry Lane Ipswich Suffolk IP4 1LG	AC	No objection
13/00762/OUT	St Clements Hospital Foxhall Road Ipswich Suffolk IP3 8LS	WDN	Withdrawn
13/00451/CON	126 Lacey Street Ipswich Suffolk IP4 2PL	A	No comment
13/00511/LBC	1 - 2 Wherry Lane Ipswich Suffolk IP4 1LG	AC	No response
14/00088/CON	Former Four O Five Sports And Social Club Bader Close Ipswich Suffolk		No comment
14/00003/FUL	Island Site Greyfriars Road Ipswich Suffolk	REF	No objection
13/00405/FUL	Car Parking Area The Cambria Regatta Quay Key Street Ipswich Suffolk	AC	No objection
13/00344/FUL	Land Adjacent To 46 Boss Hall Road Ipswich Suffolk	AC	No objection
13/00360/FUL	3 Observation Court 84 Princes Street Ipswich Suffolk IP1 1RY	AC	No objection
14/00124/FUL	Suffolk New Academy Mallard Way	AC	No response

	Ipswich Suffolk IP2 9LR		
13/01015/FUL	19 Holywells Road Ipswich Suffolk IP3 0DL	A	No objection
13/01082/CON	Former St Peters Warehouse Site 4 College St St Peters Dock Bridge Street Ipswich Suffolk	PAPR	No response

AC – Approved with Conditions

A – Approved

REF – Refused

WDN – Withdrawn

106 – Subject to Section 106 Agreement

PAPR – Part approved, part refused

Target - Implementation of the tidal surge barrier by 2014

Flood defence barrier expected to be in operation in 2017.

OBJECTIVE 8

Indicator 1a - County Wildlife Sites 2013 - 2014

Name	2013 Area (hectares)	2014 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss
Alderman Canal	2.05	2.50	0	0.45	+0.45
Ashground Covert and Alder Carr (area within IBC – total site 15.32)	5	5	0	0	0
Bourne Park Reedbed	7.47	7.47	0	0	0
Brazier's Wood, Pond Alder Carr and Meadows	29.85	34.92	0	5.07	+5.07
Bridge Wood (2 parts within IBC – total site 37.91)	2.81	2.81	0	0	0
Chantry Park, Beechwater and Meadow	10.51	10.51	0	0	0
Christchurch Park including Arboretum	32.93	32.93	0	0	0
Dales Road Woodland	5.85	5.85	0	0	0
Holywells Park and canal	21.01	21.01	0	0	0
Landseer Park Carr	17.25	17.25	0	0	0
Pipers Vale	20.71	25.06	0	4.35	+4.35
Ransomes Industrial Park	0.16	0.16	0	0	0
River Gipping	4.61	4.61	0	0	0
River Orwell (Wet Dock area)	10.07	10.07	0	0	0
River Orwell	26.45	30.30	0	3.85	3.85
Rushmere Heath (area within IBC – total site 79.68)	8.92	8.92	0	0	0
Stoke Park Wood and Fishpond Covert	2.16	2.16	0	0	0
Volvo Raeburn Road site	6.27	6.27	0	0	0
Wharfedale Road meadow	0.18	0.18	0	0	0
Ransomes Europark Heathland	2.3	1.64	0.66	0	-0.66
Bourne Bridge Grassland (area within IBC - site reference 'Babergh 136' total 2.29ha)	0.8	0.8	0	0	0
Total	217.36	226.57	0.66	13.72	13.06

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

Indicator 1b -Sites of Special Scientific Interest 2013 - 2014

Name	2013 Area (hectares)	2014 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Bed of River Orwell (2 parts within IBC)	41.27	41.27	0	0	0
Bixley Heath (area within IBC)	4	4	0	0	0
Stoke Bridge Railway Tunnel	2.2	2.2	0	0	0
Total	47.58	47.47	0	0	0

Indicator 1c - Ramsar sites 2013 - 2014

Name	2013 Area (hectares)	2014 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Bed of River Orwell (2 parts within IBC)	41.27	41.27	0	0	0
Total	41.27	41.27	0	0	0

Indicator 1d - Ancient Woodland 2013 - 2014

Name	2013 Area (hectares)	2014 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Brazier's Wood	3.51	3.51	0	0	0
Bridge Wood (area within IBC – whole site 30.51ha)	0.07	0.07	0	0	0
Total	3.58	3.58	0	0	0

Indicator 1e - Local Nature reserves 2013 - 2014

Name	2013 Area (hectares)	2014 Area (hectares)	Loss since 2013	Gain since 2013	Total Gain/Loss(-)
Alderman Canal east	1.6	1.6	0	0	0
Alderman Canal west	0.98	0.98	0	0	0
Bixley Heath (area within IBC)	4	4	0	0	0
Bobbit's Lane (area within IBC)	6.33	6.33	0	0	0
Bourne Park Reedbeds	7.44	7.44	0	0	0
Bridge Wood (area within IBC)	1.78	1.78	0	0	0
Piper's Vale	19.67	19.67	0	0	0
Stoke Park Wood	2.17	2.17	0	0	0
The Dales Open Space	5.87	5.87	0	0	0
Total	49.84	49.84	0	0	0

Indicator 2 - Ipswich buildings on the At Risk Register

List of buildings on Risk Register	Year Added
1-5 College Street	before 2012
4 College Street	before 2012
The Old Bell Inn, Stoke Street	2012
Tolly Cobbold Brewery, Cliff Quay	2012
St Michael's Church, Upper Brook Street	before 2012
County Hall, St Helen's Street	2012
Total	6

No change 2013 - 2014

Target - To increase tree canopy cover in the Borough by 15%

Ward	Ward area in hectares	Canopy coverage in hectares	Coverage %
Alexandra	190.18	68.12	10.05
Bixley	245.37	30.26	12.3
Bridge	217.7	15.67	7.2
Castle Hill	175.37	23.08	13.16
Gainsborough	364.94	46.73	12.8

Gipping	345.9	47.74	13.8
Holywells	196.72	26.66	13.55
Priory Heath	412.89	24.85	6.02
Rushmere	264.52	21.3	8.05
St John's	162.38	19.45	11.98
St Margaret's	393.63	86.9	22.07
Sprites	121.72	6.98	5.73
Stoke Park	197.04	41.83	21.23
Westgate	117.46	9.53	8.1
Whitehouse	260.14	28.19	10.84
Whitton	363.98	33.37	9.17
Total	4,029.94	530.66	11.63

Monitoring of this target has started during the period 2012–2013. Progress against the target of 15% will be monitored when the next survey is conducted.

OBJECTIVE 9

Indicator 1a - Primary School class teacher / pupil ratios

Primary Schools	2013	2014
Britannia Primary School	24.3	25.5
Cliff Lane Primary School	23.0	23.6
Clifford Road Primary School	24.0	24.0
Gusford Community Primary School	22.4	24.5
Halifax Primary School	24.8	22.3
Handford Hall Primary School	19.6	20.2
Hillside Community Primary School	18.2	20.9
Morland Primary School	20.2	21.7
Murrayfield Community Primary School	17.4	19.0
The Oaks Community Primary School	18.8	19.1
Piper's Vale Community Primary School	17.3	16.3
Ranelagh Primary School	19.1	14.6
Ravenswood Community Primary School	20.2	19.1
Rose Hill Primary School	21.2	22.6
Rushmere Hall Primary School	21.9	21.9
St Helen's Primary School	21.5	21.7
St John's CofE Primary School*	23.9	24.3
St Margaret's CofE Primary School*	25.2	24.9

St Mark's Catholic Primary School	23.2	21.6
St Mary's Catholic Primary School	23.5	21.4
St Matthew's CofE Primary School*	21.8	22.8
Sidegate Primary School	21.8	23.1
Springfield Junior School	20.7	18.2
Sprites Primary School	23.8	21.9
The Willows Primary School	19.0	20.3
<i>Beacon Hill School</i>	8.4	8.2
<i>The Bridge School</i>	5.1	6.3
England State funded only	21.0	20.9
Ipswich primary school averages	20.4*	20.4*

*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.

Indicator 1b - Secondary School class teacher / pupil ratios

Secondary Schools	2013	2014
Chantry High School	15.5	18.0
Copleston High School	17.2	17.6
Ipswich Academy	15.0	13.1
Ipswich School	N/A	N/A
Northgate High School	15.1	14.8
St Alban's Catholic High School*	17.4	16.7
St Joseph's College	N/A	N/A
Stoke High School	15.2	16.9
<i>Beacon Hill School</i>	8.4	8.2
<i>The Bridge School</i>	5.1	6.3
<i>Liberty Lodge</i>	N/A	N/A
England State funded schools	15.6	15.5
Ipswich secondary school averages	13.6*	13.9*

*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.

Indicator 1c - 16 - 18 years class teacher / pupil ratios

16-18 years education	2013*
Copleston High School	17.2
Ipswich School	15.0
Northgate High School	15.1
St Albans Catholic High School*	17.4
St Joseph's College	N/A
Suffolk New College#	N/A
England State funded only	15.6
Ipswich averages	16.2

*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school is not available for 2014.

Indicator 2 - Percentage of new community facilities within 800m of a centre

Ref	Address	Proposal	In or within 800m of a centre (Y/N)	Distance from middle of centre	District local (D/L) centre No.
04/00083/FUL	Kingdom Hall 100-108 Cavendish Street IP3 8BE	Replacement Christian Meeting Hall (demolition of existing), including associated external works, car parking and alterations to access	Y	640m	48
10/00474/FUL	12 - 14 Burlington Road IP1 2EU	Conversion and internal alterations to existing surgery to form new pharmacy	Y	325m	7
10/00935/FUL	V A Marriott Ltd Handford Road Ipswich Suffolk IP1 2BA	Proposed Extra Care Accommodation (59 apartments in 3 storey block) for the Elderly (Assisted Living) communal facilities, landscaping and car parking.	Y	620m	7
		Average distance	100%	540m	

OBJECTIVE 10

Fig 10.1 - Percentage of those unemployed ages 16 - 64

Date	Ipswich total	Ipswich %
Jan 07 - Dec 07	3400	5.2
Apr 07 - Mar 08	3400	5.1
Jul 07 - Jun 08	3400	5.0
Oct 07 - Sep 08	3500	5.1
Jan 08 - Dec 08	4100	4.9
Apr 08 - Mar 09	4600	6.7
Jul 08 - Jun 09	5000	7.2
Oct 08 - Sep 09	5300	7.7
Jan 09 - Dec 09	5600	8.2
Apr 09 - Mar 10	5600	8.5
Jul 09 - Jun 10	5500	8.4
Oct 09 - Sep 10	5600	8.3
Jan 109 - Dec 10	5600	8.4
Apr 10 - Mar 11	5600	8.4
Jul 10 - Jun 11	5700	8.5
Oct 10 - Sep 11	5800	9.0
Jan 11 - Dec 11	6000	8.8
Apr 11 - Mar 12	6000	8.6
Jul 11 - Jun 12	6500	9.3
Oct 11 - Sep 12	6900	9.8
Jan 12 - Dec 12	6700	9.4
Apr 12 - Mar 13	6800	9.7
Jul 12 - Jun 13	6400	8.9
Oct 12 - Sep 13	6000	8.1
Jan13 - Dec 13	6000	8.4
Apr 13 - Mar 14	5600	8.0

Above data shown in 4 quarters per year 2007/08 – 2013/14. All data on unemployment taken from Nomis (ONS).

**Indicator 2a - % of Key Stage 2 students achieving
Level 4 or above in English and Maths**

	2009	2010	2011	2012	2013	2014	
Britannia Primary School	88%	83%	87%	83%	76%	66%	
Cliff Lane Primary School	82%	74%	63%	77%	85%	73%	
Clifford Road Primary School	57%	77%	71%	74%	68%	55%	
Gusford Community Primary School	59%	63%	66%	62%	58%	48%	
Halifax Primary School	71%	59%	78%	85%	71%	52%	
Handford Hall Primary School	50%	65%	57%	81%	76%	68%	
Hillside Community Primary School	60%	68%	50%	62%	59%	45%	
Morland Primary School	55%	79%	71%	78%	65%	42%	
Murrayfield Community Primary School	30%	73%	68%	61%	46%	36%	
The Oaks Community Primary School	34%	57%	68%	71%	53%	25%	
Piper's Vale Community Primary School	51%	58%	51%	64%	38%	26%	
Ranelagh Primary School	58%	48%	54%	75%	67%	42%	
Ravenswood Community Primary School	48%	58%	57%	60%	83%	77%	
Rose Hill Primary School	68%	61%	56%	58%	65%	43%	
Rushmere Hall Primary School	43%	60%	76%	73%	55%	49%	
St Helen's Primary School	91%	81%	80%	78%	66%	57%	
St John's CofE Primary School*	83%	93%	93%	93%	90%	90%	
St Margaret's CofE Primary School*	77%	90%	93%	93%	93%	89%	
St Mark's Catholic Primary School	87%	97%	94%	100%	100%	93%	
St Mary's Catholic Primary School	93%	90%	100%	93%	90%	77%	
St Matthew's CofE Primary School*	73%	81%	56%	83%	77%	71%	
Sidegate Primary School	66%	IA	60%	67%	NA	60%	
Springfield Junior School	72%	68%	88%	85%	85%	74%	
Sprites Primary School	59%	79%	67%	72%	77%	56%	
The Willows Primary School	82%	64%	85%	78%	64%	45%	
<i>Beacon Hill School</i>	0%	0%	0%	0%	0%	0%	
<i>The Bridge School</i>	0%	0%	0%	0%	NA	N/A	
England All Schools	72%	73%	74%	79%	75%	63%	
England State funded only	72%	73%	74%	79%	75%	63%	
Ipswich averages	61%	64%	66%	71%	70%	54%	

* Voluntary Aided, with Special schools in

italics

No KS2 data available from - Gusford Community Primary School (Academy Sponser Led), Ipswich School, St Joseph's College, Springfield Infant School and Nursery. 2013 Figures are for Maths, Reading and Writing rather than Maths and English of previous years

Indicator 2b - Number of secondary school pupils achieving 5+ A* - c GCSEs or equivalent including English and Maths

	2009	2010	2011	2012	2013	2014	
Chantry High School	26%	37%	38%	40%	40%	62%	
Copelston High School	48%	69%	64%	61%	68%	85%	
Ipswich Academy	NA	NA	NA	23%	30%	N/A	
Ipswich School	99%	15%	98%	98%	NA	100%	
Northgate High School	70%	68%	77%	66%	66%	80%	
St Alban's Catholic High School*	65%	63%	68%	59%	70%	79%	
St Joseph's College	67%	57%	66%	77%	67%	77%	
Stoke High School	38%	38%	43%	41%	40%	57%	
<i>Beacon Hill School</i>	0%	0%	0%	0%	-	0%	
<i>The Bridge School</i>	NA	NA	NA	0%	-	0%	
<i>Liberty Lodge</i>	NA	NA	NA	0%	-	0%	
England all schools	49.80%	53.50%	59.00%	59.40 %	59.2%	79.6%	
England State funded schools	50.70%	55.20%	58.20%	58.80 %	60.6%	80.5%	
Ipswich averages (all schools)	38%	32%	41%	42%	54%	49%	
Ipswich averages (schools where data available, excluding Beacon Hill, The Bridge and Liberty Lodge)	59%	49%	64%	58%	60%	77%	

* Voluntary Aided, Special schools in *italics*

No data available from - Prospect School, St Albans Catholic High School Academy, and Suffolk New Academy.

Indicator 2c - 16 - 18 year old attainment (Results from academic year 2013 - 2014)

	% KS5 gaining 3 or more A levels at A*-E	% KS5 gaining 2 or more A levels at A*-E	% KS5 gaining 1 or more A levels at A*-E		
Copleston High School	88%	98%	100%		
Ipswich School	98%	99%	100%		
Northgate High School	98%	100%	100%		
St Albans Catholic High School*	100%	100%	100%		
St Joseph's College	77%	87%	100%		

Ipswich Academy	-	-	-		
Suffolk New College#	-	-	-		
England All Schools	82.1%	94.1%	99.9%		
England State funded only	80.9%	93.6%	99.9%		
Ipswich averages not including Ipswich Academy and Suffolk New College	92.2%	96.8%	100%		

* Voluntary Aided, # General further education

Target - Ipswich rank in indices of multiple deprivation. Rank of average scores (1-326), where 1 is most deprived.

	2000	2004	2007	2010
Indices of Multiple Deprivation - Ipswich	110	98	99	83

Target - Ipswich rank on indices of multiple of deprivation, Suffolk comparisons

Local Authority	2010
Babergh District	240
Forest Heath District	227
Ipswich Borough	83
Mid Suffolk District	283
St. Edmundsbury District	224
Suffolk Coastal District	258
Waveney District	115

OBJECTIVE 11

Indicator 1 - Totals of all events including one-off annual events. (NB: Data from 2012-2013 not complete)

	2010-2011	2011-2012	2012-2013	2013-2014
IP-Art (all events)	100,000	100,000	100,000	
Maritime Ipswich	55,000	60,000	70,000	
Larking Gowen Half Marathon	2,000	1,500	1,500	
Skyride	6,000	15,000	15,000	
Speciality Markets	20,000	20,000	20,000	
Other one-off events	53,500	27,300	161,500*	
Total	125,000	189,300	319,000	350,000**

* Particular buoyancy in 2012-2013 due to Jubilee celebrations and the London 2012 Olympic s torch relay.

** For 2013-14 data is only available for the total

Indicator 1 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups

	2011	2012	2013	2014
Ipswich Museum, Art-Gallery, and Christchurch Park	1,440	1,207	2,086	108,929
Organised groups visits	10,810	10,762	11,920	
Total	12,250	11,969	14,006	108,929*

* 2014 figure calculated for all sites, historical breakdown figures no longer monitored

Target - Crime figures in comparison to averages over past three years

	Violence with Injury	Serious sexual offences	Domestic burglary	Robbery
2009 - 2010	1,389	184	1,183	122
2010 - 2011	1,283	178	1,289	126
2011 - 2012	1,349	199	1,232	203
2012 - 2013	1,185	170	1,233	154
2013 - 2014	1,020	141	895	109
Total difference year on year	-165	-29	-338	-45
As a percentage on previous year	-13.9%	-17%	-27.4%	-29.2%

Target - Ipswich recorded crime figures per thousand.

	2008- 2009	2009- 2010	2010- 2011	2011- 2012	2012- 2013	2013- 2014
Recorded crime per thousand population	106	107	100	103	92	77

OBJECTIVE 12

Indicator 1 - Joint working taking place through IPA Board (or equivalent forum) or the Haven Gateway Partnership

The Council has a long history of working collaboratively with neighbouring district councils and the County Council on strategic planning matters, particularly through the Ipswich Policy Area (IPA). Following the introduction of local enterprise partnerships, future development needs in respect of the IPA are discussed at a political level through the IPA Board. These IPA Board meetings have been held on 27th March 2012, 11th June 2012, 10th September 2012, 19th November, 2012, 21st November 2013, 10th January 2014, 4th July, 5th September 2014 and the 7th November 2014.

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

A shared evidence base through the Ipswich Policy Area group is being further developed building on a history of shared evidence base studies. Current cross boundary work relates to the production of evidence on strategic green infrastructure and employment needs.

WEB LINKS

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

H. M. Government website publications – CO2 emissions

<https://www.gov.uk/government/publications/local-authority-emissions-estimates>

Local Authority CO2 emissions estimates 2012 – Department of Energy & Climate Change

<https://www.gov.uk/government/statistics/local-authority-emissions-estimates>

Local Air Quality Management Report 2012

http://www.ipswich.gov.uk/downloads/Updating_and_Screening_Assessment_2012.pdf

OBJECTIVE 3

Ipswich Strategic Housing Land Availability Assessment Update November 2013

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

OBJECTIVE 4

N/A

OBJECTIVE 5

University Campus Suffolk – Student data

<http://ucs.ac.uk/About/Equality-and-Diversity/Staff-student-data-2012.pdf>

Keep Britain Tidy – Green Flag Awards

http://greenflag.keepbritaintidy.org/media/113051/green_flag_award_winners_-_29th_july_2013.pdf

Ipswich Retail Ranking taken from Venuescore national hierarchy of shopping centres cited in DTZ (2013)

Appraisal of Ipswich Town Centre Opportunity Areas (August 2013)

https://www.ipswich.gov.uk/sites/www.ipswich.gov.uk/files/Ipswich_Town_Centre_Opportunity_Area_Report.pdf

OBJECTIVE 6

Department of Transport – Transport data up until 2011

https://www.gov.uk/government/publications?departments%5B%5D=department-for-transport&publication_filter_option=statistics

Department of Communities and Local government – Single Data List

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/263092/The_Single_Data_List_March_2012.pdf

OBJECTIVE 7

Data on local application of Environment Agency advice as per Appendices

Implementation of Tidal Surge barrier: see updates online at www.environment-agency.gov.uk

<https://www.gov.uk/government/publications/programme-of-flood-and-coastal-erosion-risk-management-schemes>

OBJECTIVE 8

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

Buildings at Risk.

<http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning%20and%20Building/Conservation%20and%20Listed%20Buildings/IpswichBAR2012.pdf>

OBJECTIVE 9

Department of Education for Ipswich Schools

<http://www.education.gov.uk/cgi-bin/schools/performance/2011/search.pl?searchType=postcode&postcode=ip1+2de&distance=3&phase=all>

Community Facilities data is monitored through internal sources only, and is not available other than in this document when it is published.

OBJECTIVE 10

Unemployment Statistics

www.nomisweb.co.uk/reports/lmp/la/1946157241/report.aspx

Department of Education – School and Local Statistics

http://www.education.gov.uk/schools/performance/geo/pconE14000761_all.html

Department of Communities and Local Government - English indices of deprivation

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

OBJECTIVE 11

Ipswich Events 2012

http://issuu.com/ipswich/docs/ipswich_events_11-12_page_02

State of Ipswich

http://www.ipswich.gov.uk/site/scripts/documents_info.php?documentID=1395

Police.UK

<http://www.police.uk/suffolk/J11/performance/compare-your-area/>

Suffolk Observatory –

<http://www.suffolkobservatory.info/ViewThemes.aspx?Q=SmM1OGNraVpWQmFkajlvT3ZSdWF3QT09-wp7CE0OhEd0%3d&A=NFpkRVdUMFlicFd6Z3VpQXdpdGNCcnAvb1ljbWSTE0OFU3ZTJPcTgreEZidEhENDJIWWtnPT0%3d-jlQKgBEPF2E%3d>

Purple Flag Award

http://www.ipswich.gov.uk/site/scripts/news_article.php?newsID=989

OBJECTIVE 12

N/A

STATUTORY INDICATORS

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

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

GLOSSARY

AMR	Authority Monitoring Report	Report submitted to Government on progress with preparing the Local Development Framework and the extent to which policies are being achieved.
CO ₂	Carbon Dioxide	CO ₂ or Carbon Emissions into the atmosphere contribute to global warming and as a result climate Change. CO ₂ emissions are recorded in tonnes of carbon emissions for each member of the population or <i>(t) per capita</i> .
CIL	Community Infrastructure Levy	Local Authorities will be 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.
	Core Strategy and Policies DPD	The Core Strategy and Policies DPD forms part of the Local Development Framework, and is formed of a Strategic Vision, Spatial Strategy, and development Policies.
CfSH	Code for Sustainable Homes	National standard for key elements of design and construction, which affect the sustainability of a new home. It is used by home designers and builders as a guide to development.
	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 Development Framework 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
IPA	Ipswich 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. KS\$ 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 Development Framework (now Local Plan). It includes the Core Strategy and Policies and other development plan documents, and supplementary planning documents.
	Local Area Agreements	A 3-year agreement between Local Authorities and Central Government based on local Sustainable Community Strategies.
LDF	Local Development Framework	A series of documents including LDDs and SPDs making up the Local Development Plan, now known as the Local Plan.
	Modal Shift	Movement of 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.
SHLAA	Strategic Housing Land Availability Assessment	The Strategic Housing Land Availability Assessment is a key component of the evidence base underpinning the Local Development Framework, by identifying a list of sites which may be suitable and available for housing development.
SPD	Supplementary Planning Document	A local development document that provides further detail of policies in the development plan documents or of saved local plan policies. They do not have development plan status.