

# Ipswich Local Plan

Authority Monitoring Report 12, 2015/16

April 2017



**IPSWICH**  
BOROUGH COUNCIL

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## EXECUTIVE SUMMARY

Monitoring is an essential element of policy making. The main function of the Authority Monitoring Report (AMR) is to provide evidence of policy implementation, show progress in 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. For the purposes of this report, the relevant Local Plan consists of the Core Strategy and Policies development plan document (DPD) (December 2011) and the saved policies of the adopted Ipswich Local Plan (November 1997)<sup>1</sup>.

### How is Ipswich Borough Council Performing against its 2015 Local Development Scheme?

The Council's Local Development Scheme (LDS) details the planning documents the Council intends to produce over a three-year period. These documents, along with progress in their production, are listed in Figure 1, below:

Ipswich Local Development Scheme Timetable October 2015 with Progress at March 2017																								
	2015										2016										Progress/comments as at March 2017			
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
Review of Core Strategy & Policies DPD																							Adopted in February 2017.	
Site Allocations & Policies (inc. IP-One Area Action Plan) DPD																							Adopted in February 2017.	
Joint or Aligned Local Plan Review																							This has commenced.	
Ipswich Garden Suburb SPD																							Adopted in March 2017.	
CIL Charging Schedule																							Not progressed this year in order to focus on adoption of the Local Plan. To be reviewed in 2017.	
Urban Character SPD - Part 2																							This was adopted in November 2015.	
Urban Character SPD - Part 3																							Work on the remaining three character areas of this SPD will be undertaken in 2017.	
Public Open Space SPD																							Adopted in March 2017.	
Space and Design Guidelines SPD																							The SPD was adopted in November 2015 in accordance with the 2015 LDS.	
Ipswich Cycling Strategy SPD																							The SPD was adopted in July 2016, slightly later than the March target date proposed in the LDS.	
Low-Emissions Strategy SPD																							A draft SPD will be produced in Summer 2017.	
Reptile Strategy SPD																							A draft SPD will be produced in Summer 2017.	
Shop Front Design Guide SPD																							The Shop Front Design Guide SPD was adopted by the Council on 27th July 2016.	
Parking Standards for the IP-One Area SPD																							Progress delayed to enable its production to be informed by the outcomes of the Ipswich Parking Strategy, which is due for completion in the first half of 2017.	
Identified Frontages (Central Shopping Area and Local and District Centres) SPD																							A draft SPD will be produced in Summer 2017.	
Authority Monitoring Report																							Published March 2017.	

Key to Stages of Preparation of Local Development Documents			
	Pre-submission Consultation for DPDs (Reg 18) & evidence gathering for SPDs		Preparation of examination evidence (P=Pre-hearing meeting)
	Pre-submission Consultation for DPDs (Reg 18) & evidence gathering for SPDs		Independent Examination
	Consideration of Consultation Comments		Receive Inspector's Report
	Preparation of the planning document or AMR		Modify and Adopt the Local Development Document (Reg 26 for DPDs, Reg 14 for SPDs)
	IBC Executive agree a draft document / make recommendation to Council		Publish Authority Monitoring Report
	Ipswich Borough Council to agree the Local Development Document		Local Plan Main Modifications consultation
	Publication of DPD and formal public consultation period (Regs 19 & 20 for DPDs, Regs 12 & 13 for SPDs)		

<sup>1</sup> This Plan has now been superseded by the Local Plan 2011-2031 which was adopted on 22<sup>nd</sup> February 2017.

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

This AMR assesses the performance of the Ipswich Local Plan for the financial year April 2015 – March 2016. For the purposes of this reporting period, the relevant Local Plan consists of the Core Strategy and Policies development plan document (DPD) (December 2011) and the saved policies of the adopted Ipswich Local Plan (November 1997).

On 22<sup>nd</sup> February 2017, Ipswich Borough Council met to adopt the Ipswich Local Plan 2011-2031, against which progress will be evaluated in future AMRs. The 2017 Local Plan comprises the following documents:

- **Core Strategy and Policies Development Plan Document (DPD) Review:** This is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and contains policies to facilitate sustainable development;
- **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD:** This allocates sites for development and identifies sites or areas for protection across the whole of the Borough; and
- **Policies Map and IP-One Area Inset Policies Map:** These maps illustrate geographically the application of the policies in the adopted development plan.

## Reviewing the Local Plan – a Joint or Aligned Local Plan?

The need has been identified to produce joint or aligned local plans with neighbouring local planning authorities to address the shortage of land within Ipswich Borough to meet the housing need identified for the Borough. A Memorandum of Understanding to this effect was signed by the Councils<sup>2</sup> in May/June 2016. Indeed, the Ipswich Local Plan 2017 was found sound by the Planning Inspectorate on the condition that it was subject to the Council committing to work with its neighbours to produce an up to date Objectively Assessed Need (OAN) for the Ipswich Housing Market Area (HMA), and to produce joint/aligned plans by 2019 to deliver the requisite housing.

Four Local Planning Authorities (LPAs), Ipswich Borough Council (IBC), Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council are working together, with input from the County Council, where appropriate, to plan for housing across the Ipswich Housing Market Area. IBC proposed a Joint or Aligned Local Plan Review within the recent Local Development Scheme review (October 2015), as did Suffolk Coastal District Council.

## What is happening in terms of strategic planning in Suffolk?

A Suffolk Strategic Planning and Infrastructure Framework (SPIF) is being prepared to provide an overarching framework for strategic planning issues across the county, taking into account development priorities in neighbouring counties and in London. Suffolk's Local Authorities, with input from the New Anglia Local Enterprise Partnership, are preparing a joint framework that will set the direction of housing and employment growth over the coming decades. It will identify the infrastructure that is required to deliver and support this growth, thereby ensuring that Suffolk:

- Operates an integrated transport network through investment in strategic and local roads and passenger/freight rail services leading to industrial and business growth, reduced journey times and housing development;
- Has a highly skilled and flexible resident workforce that can adapt to changing technologies, working practices and production approaches; and

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<sup>2</sup> Ipswich Borough Council, Babergh and Mid Suffolk District Councils, and Suffolk Coastal District Council.

- Ensures land for commercial, industrial and housing is “unlocked” due to sufficient investment in enabling infrastructure (transport, water, power, flood defences, digital communications).

The SPIF will be published later in 2017 and it relates to the period from 2012 to 2050. It is a non-statutory document intended to support and inform the preparation of the Local Plans being produced by individual planning authorities.

The Government’s announcement on 16<sup>th</sup> March 2016 included the devolution of strategic planning powers to an East Anglia Combined Authority, which would represent a further alternative mechanism for strategic planning. However, the proposal for a Norfolk and Suffolk Combined Authority was not agreed and therefore the form of any devolution deal is still awaited.

### **How well are policies from the current 2011 Core Strategy and Policies development plan document being implemented?**

Assessment is undertaken by reviewing the use of the policies contained in the Core Strategy 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 133 times with the most significant ones being policy CS4: ‘Protecting our Assets’ (used 44 times), policy CS7: ‘The Amount of Housing Required’ (used 22 times) and policy CS1: ‘Sustainable Development – Climate Change’ (used 10 times).

Those Core Strategy policies not used were policy CS6 ‘The Ipswich Policy Area’, CS10: ‘Ipswich Northern Fringe’, CS11: ‘Gypsy and Traveller Accommodation’, CS18: ‘Strategic Flood Defence’ and CS20 ‘Key Transport Proposals’. These policies are strategic in nature and are still required throughout the life of the plan.

All 32 development management policies were used a total of 2,021 times. The most frequently used policies were DM5: ‘Urban Design Quality’ (used 479 times), policy DM12: ‘Extensions to Dwelling houses and the Provision of Ancillary Buildings’ (used 318 times), policy DM10: ‘Protection of Trees and Hedgerows’ (used 171 times), policy DM17: ‘Transport and Access in New Developments’ (used 133 times), policy DM18: ‘Car Parking’ (used 131 times) and policy DM26: ‘Protection of Amenity’ (used 108 times).

### **How well are the 2011 Core Strategy Targets being met?**

There are 12 Core Strategy objectives, supported by targets and progress against these targets is summarised in Table 1, below. Chapter 2 provides more detail on the objectives, targets and indicators.

**Table 1** Progress against the Targets in the 2011 Core Strategy

2011 Core Strategy Target	Progress in 2015-2016	Commentary
At least 75% of new dwellings gaining planning permission in any year to achieve 'Code for Sustainable Homes' levels as set out in policy DM1 of the Core Strategy and Policies DPD.	Policy DM1 was used 51 times in Decision notices. More recent applications use the new water/energy requirements as set out in the (then emerging and now) Adopted Local Plan 2011 – 2031.	The Code for Sustainable Homes was withdrawn in 2015 and the Local Plan has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
To reduce Ipswich's estimated carbon footprint by 60% from the 2004 base level (Cred) by 2025.	During the period 2005 – 2014 the CO2 emissions reduced by 37.29% to 3.7 tonnes per capita (each member of the population).	The level of reduction of CO2 emissions recorded up to 2016, if projected forward to 2025, indicates that the stated target for CO2 emissions will be met.
To deliver at least (a) 14,000 homes by 2021 and (b) 18,000 jobs by 2025.	<p>496 homes were built in the reporting period.</p> <p>Jobs - The Council uses the East of England Forecasting Model (EEFM) to monitor jobs growth and the latest data was published in August 2016. The EEFM is based on trend information from the National Business Register and Employment Survey (formerly the Annual Business Inquiry) to 2014. For Ipswich, the figures show an increase of 1,700 jobs between 2001 and 2014 (the period covered by BRES data) and 6,600 jobs from 2011 to the end of the monitoring period in 2016. The Model forecasts growth of 11,000 jobs between 2014 and 2025.</p> <p>The 2011 Ipswich Borough Council Core Strategy sets a target of 18,000 jobs to be provided in the IPA between 2001 and 2025. The equivalent data for the Ipswich functional economic area (covering the whole districts of Ipswich, Suffolk Coastal, Babergh and Mid Suffolk) is 9,500 2001-2014 and 21,600 2014-2025</p>	<p>The housing completions are below the requirement of 700 dwellings p.a. However, housing completions for the 2015-16 monitoring period are up 6% on the previous period, following the recession.</p> <p>Jobs growth has not kept pace with expectations between 2001 and 2014. However the forecasts may improve later in the plan period and continue to be based on assumptions about recovery from recession.</p>

2011 Core Strategy Target	Progress in 2015-2016	Commentary
Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.	Of 496 new homes completed 73% were constructed on previously developed land; 48% were completed within the IP-One area; and 94.6% were built within 800 metres of a district centre and the central shopping area.	Of the 3,044 dwellings anticipated to come forward for development between 1 April 2017 and 31 March 2022, 2,137 (70.2%) are located on previously developed sites.
To improve retail ranking of Ipswich by 2021 and complete the 'green rim'.	Venuescore <sup>3</sup> rankings show that Ipswich has improved its ranking from 67 <sup>th</sup> to 63 <sup>rd</sup> out of 3000 retail venues in the UK when comparing data from the 2009 survey and the 2015-16 survey.	Venuescore's rankings identify Ipswich as being a key centre in the Eastern sub-region with a high street retail offer bettered only by Norwich and Cambridge.
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).	n/a	Monitoring is no longer 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.
Implementation of tidal surge barrier by 2017.	Construction of the tidal barrier has begun and completion is programmed for 2017.	
To increase the tree canopy cover in the Borough to 15%.	Canopy cover now stands at 12.19% This is an increase from 11.63% in the previous year.	Suffolk County Council is currently consulting with relevant parties on a Tree Policy.
High quality community infrastructure (indicators of average class size and the percentage of new community facilities located within 800m of local and district centres).	The average ratio of the full time equivalent (FTE) pupils to the FTE qualified teachers is down in 2016 from 19.8 (2015) to 18 (2016) in Primary schools, and at Secondary school level it is down to 10.3 from 13.	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.
To improve Ipswich's ranking in the indices of multiple deprivation by 2021.	Ipswich currently ranks 74 <sup>th</sup> (2015) having previously ranked 83 <sup>rd</sup> in 2010.	This means that Ipswich has become relatively more deprived in 2015 compared to 2010.
To tie in with Police targets relating to reducing crime levels by 2021.		Note from 2014/15 onwards, figures have been recorded using a different methodology and data from that date cannot be compared with that from earlier years. Suffolk Constabulary provided data for Ipswich for this fiscal year and commented that the data for domestic burglary for the years up to 2015 appears to be inaccurate and that no trends can be drawn from the data. This is being investigated.

<sup>3</sup> Venuescore's UK Shopping Venue Ranking ranks over 3,000 retail venues within the UK (including town centres, stand-alone malls, retail warehouse parks and factory outlet centres) based on the current retail provision. Towns and major shopping centres are rated using a scoring system which takes account of the presence in each location of multiple retailers – including anchor stores, fashion operators and non-fashion multiples.



2011 Core Strategy Target	Progress in 2015-2016	Commentary
<p>To achieve effective cross boundary working on strategic greenspace and employment site provision.</p>	<p>IBC has worked in partnership with neighbouring planning authorities and the County Council to progress the SPIF, a Strategic Housing Market Assessment, Employment Land Supply Assessment, Retail and Leisure Study, Employment Land Needs Assessment and the production of a Habitats Regulations Mitigation and Avoidance Strategy.</p> <p>In addition, there are also cross boundary strategic sites at Ransomes Europark, and the Sproughton Sugar Beet site, the latter owned by IBC and located within Babergh.</p>	<p>IBC continues to work with its partners through various mechanisms and is working towards the production of a joint or aligned Local Plan with neighbouring authorities.</p>

## How many homes were built between April 2015 and March 2016?

496 dwellings (net) were completed between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016, 133 of which were affordable housing completions (27%). 363 of these dwellings were on previously developed land (73%) and 237 were within the central IP-One area (48%). Gross housing completions (before calculating those dwellings lost) were 526.

The number of housing completions has increased from the 2014/15 figure and, whilst they remain below the peak of 2007/08 and also the Core Strategy annual target (700), they were at their highest level since 2008/09.

Affordable housing completions vary from year to year, influenced by the availability of funding. Ipswich Borough Council continued to progress a programme of affordable house building across the Borough including the completion of 108 dwellings on a site at Bader Close in east Ipswich during 2015/16. Planning permission for 94 affordable dwellings at Ravenswood, granted in 2014/15, was repealed on 14<sup>th</sup> June 2015 by the Secretary of State following a call-in. This decision was made on the basis that approval conflicted with national policy “to create inclusive and mixed communities”.

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

The Office for National Statistics (ONS) mid-year population estimate for 2015 was 135,600. This figure represents an increase of 634 against the mid-year estimate for 2014 (134,966).

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 2016, 1,577 dwellings were completed (including assisted living dwellings), which has resulted in a shortfall of 1,923 dwellings. Completions for 2016/17 are predicted to be 169 dwellings, implying a shortfall of 531. Therefore, there is a total shortfall of 2,551 dwellings to be added to the requirement for the plan period to 2027.

The NPPF also states that local planning authorities should ‘identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements’, and requires a 5% buffer to be added to the requirement. The five-year requirement therefore is:

- 700 dwellings per annum x 5 years = **3,500 dwellings**,
- plus 5% = **175 dwellings**
- plus the shortfall of (2,551 dwellings / 10) = 255 dwellings per year x 5 = **1,276 dwellings**,
- totalling **4,951 dwellings** (or an annual requirement for 990 dwellings)

The identified supply as shown in the Council's housing trajectory for five years between April 2017 and March 2022 is **3,044 dwellings**, which equates to a **3.07 year supply**.

In terms of supply beyond the five years, the housing requirement in the adopted Core Strategy is 700 dwellings per year up to 2027. This therefore equates to 7,000, made up of 700 dwellings x 10, plus the shortfall of 97 dwellings between 2001 and 2011 and the shortfall between 2011 and 2016 of 1,923 dwellings, and the predicted shortfall of 531 dwellings during 2016/17. This totals a

requirement for **9,551 dwellings** for the period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2027. The total supply to 2027 identified in the housing trajectory from 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2027 is **6,512 dwellings** resulting in the need for Ipswich Borough Council to identify an additional 3,039 dwellings. This is addressed through policy CS7 in the 2017 Ipswich Local Plan, which reviews the housing requirements and takes this forward to 2031 and commits to engaging with neighbouring authorities through the Ipswich Policy Area to meet future population and household needs.

As noted above, the Council has recently adopted its 2017 Core Strategy which covers 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 2017 Local Plan establishes an interim housing target of at least 9,777 dwellings for the period 2011 – 2031. Annualised over 20 years, this equates to an interim delivery target of 489 homes per annum. Due to the constrained nature of the Borough, it is currently anticipated that not significantly more than 9,777 dwellings can be delivered to 2031. As such, should the interim target require adjustment following the preparation of an updated Objectively Assessed Need for the Ipswich Housing Market Area (due Spring 2017), it is proposed that the Council will work with its neighbours to address any unmet need.

### **Does Ipswich have any 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.

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

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

The 2013 LDS set out public consultation on a preliminary draft charging schedule in December 2013 and January 2014. This timescale 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. The 2015 LDS identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017. This matter has not been progressed this year owing to the focus on progression of the 2017 Ipswich Local Plan. CIL is therefore still under review and a decision on Ipswich Borough Council's approach is proposed to be made at the 11<sup>th</sup> July 2017 Executive Meeting.

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

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

The Council has a long history of working collaboratively with neighbouring district councils and the County Council on planning matters such as production of evidence base documents, particularly through the Ipswich 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. The Council has also had and continues to have on-going dialogue with statutory agencies including Anglian Water, Historic England, the Environment Agency and Natural England through local plan preparation.

Chapter 5 shows how the Council engaged with others within the 2015/16 monitoring period to address the strategic priorities.

# CHAPTER 1:

## INTRODUCTION

- 1.1 This is Ipswich Borough Council's twelfth Authority Monitoring Report (AMR) (previously the Annual Monitoring Report) and is produced in accordance with Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, hereinafter referred to as 'the Regulations'. This AMR is the Authority Report as required by Section 35 of the Planning and Compulsory Purchase Act 2004.
- 1.2 This report covers the monitoring period from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 and, where data/information exists, gives the position as of December 2016. It also refers to wider policy developments up until the date of publication of the report, in March 2017.
- 1.3 Monitoring is an essential element of policy making. The main function of the AMR is to provide evidence of policy implementation, give an update of the progress in 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 for the monitoring period in question 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).
- 1.4 The Localism Act 2011 allows local authorities to have a more flexible approach to the information that is included within their AMR and the dates when it can be published. As such the requirements from the Government as detailed in Regulation 34 of the Regulations are to report on six set indicators, where applicable, and to make the report available. Below is a summary of where each of the requirements for monitoring are presented in this report:
  - **Regulation 34(1) Progress in relation to documents in the Local Development Scheme:** See chapter 2.
  - **Regulation 34(2) Policy Implementation:** See chapter 3.
  - **Regulation 34(3) Housing and affordable housing completions:** See Chapter 3. To summarise net housing completions were 496 dwellings of which 133 were affordable.
  - **Regulation 34(4) Details of Neighbourhood Development Orders or Neighbourhood Plans:** None within Ipswich.
  - **Regulation 34(5) Community Infrastructure Levy (CIL) receipts and expenditure data where a CIL report has been prepared:** A CIL charging schedule is yet to be adopted by Ipswich Borough Council. The Council's position on the CIL is contained in chapter 2.
  - **Regulations 34(6) Evidence of co-operation between Ipswich Borough Council and other local planning authorities, and the County Council:** A Duty to Co-operate Statement was published as part of the preparation of the 2017 Local Plan. See chapter 4.
  - **Regulation 34(7) Availability of information collected for monitoring purposes:** The AMR is to be published during early 2017.

## CHAPTER 2:

### LOCAL DEVELOPMENT SCHEME

- 2.1 The Council's Local Development Scheme (LDS) details the planning documents the Council intends to produce over a three-year period.
- 2.2 This chapter discusses the progress the Council has made in production of these documents between April 2015 and March 2017.

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

- 2.3 On 22<sup>nd</sup> February 2017, Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031, in accordance with Regulations 17 and 26 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Local Plan comprises the following documents:
- **Core Strategy and Policies Development Plan Document (DPD) Review:** This is a strategic document setting out the vision, objectives and spatial planning strategy for the Borough of Ipswich up to 2031, and contains policies to facilitate sustainable development;
  - **Site Allocations and Policies (incorporating IP-One Area Action Plan) DPD:** This allocates sites for development and identifies sites or areas for protection across the whole of the Borough; and
  - **Policies Map and IP-One Area Inset Policies Map:** These maps illustrate geographically the application of the policies in the adopted development plan
- 2.4 The Local Plan was found sound by the Planning Inspectorate on the condition that it was subject to an immediate review in order to address housing need in the Ipswich Housing Market Area.

#### Joint or Aligned Local Plan

- 2.5 The Ipswich Policy Area Board has identified the need to produce joint or aligned local plans to address the shortage of land within Ipswich Borough to meet the housing need identified for the Borough. Indeed, the Ipswich Local Plan 2017 was found sound by the Planning Inspectorate on the condition that it was subject to the Council committing to work with its neighbours to produce an up to date Objectively Assessed Need (OAN) for the Ipswich Housing Market Area (HMA), and to produce joint/aligned plans to deliver the requisite housing by 2019.
- 2.6 Four Local Planning Authorities (LPAs), Ipswich Borough Council (IBC), Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council, with input from Suffolk County Council, where appropriate, are working together to plan for housing across the Ipswich Housing Market Area. IBC proposed a Joint or Aligned Local Plan Review within the recent Local Development Scheme review (October 2015), as did Suffolk Coastal District Council.

## **Supplementary Planning Documents<sup>4</sup>**

### **2.7 Development & Flood Risk SPD**

Ipswich Borough Council adopted a Development and Flood Risk Supplementary Planning Document (SPD) on 18<sup>th</sup> September 2013. This document was first updated in May 2014 and was subsequently updated in January 2016 to reflect changes to national and local policy and guidance.

### **2.8 Urban Character Study Supplementary Planning Document**

The preparation of this document commenced in January 2013. This document is now being produced in parts due to the scale of the document, which covers eight character areas. The first four parts were adopted in January 2015, in line with the 2014 LDS. Production of the fifth part has taken place in advance of the timetable set out in the 2014 LDS and was adopted on 18<sup>th</sup> November 2015. Work on the remaining three parts of this SPD will be undertaken in 2017. The parts of the SPD produced so far relate to Norwich Road; Gipping and Orwell Valley; Parks; California; Chantry; Stoke Park and Maidenhall.

### **2.9 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. This timetable slipped and consultation took place during July and August 2015. The SPD was adopted in November 2015 in accordance with the 2015 LDS.

### **2.10 Ipswich Garden Suburb (IGS) Supplementary Planning Document**

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

**2.11** Public consultation occurred alongside the development plan documents mentioned above and interim adoption of the SPD as guidance occurred in September 2014. The IGS SPD was formally adopted as an SPD in March 2017.

### **2.12 Ipswich Cycling Strategy Supplementary Planning Document**

The Cycling Strategy SPD replaces the Cycle Strategy for Ipswich Supplementary Planning Guidance (December 1997). A 'call for ideas' consultation on the Cycling Strategy SPD was held during July and August 2015. An online cycling to school survey was also carried out as part of the consultation. The comments received were considered in drafting the SPD and consultation on the draft took place during November and December 2015. The Cycling Strategy supplementary planning document was adopted by the Council on 27<sup>th</sup> July 2016, slightly later than the March target date proposed in the LDS.

### **2.13 Shop Front Design Guide Supplementary Planning Document**

The 2015 LDS identifies consultation on a draft Shop Front Design Guide SPD during November and December 2015 and this target has been met. The Shop Front Design Guide SPD was adopted by the Council on 27<sup>th</sup> July 2016.

### **2.14 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 2015 LDS proposed consultation on the SPD during November and December 2015 however production has been delayed slightly and consultation took place during January to March 2016. This SPD was adopted in March 2017.

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<sup>4</sup> The timetable for the production of a number of the SPDs slipped in 2015/2016 to allow Ipswich Borough Council to focus on the Local Plan Examination and subsequent stages of plan preparation through to adoption.

**2.15 Reptile Strategy Supplementary Planning Document**

The 2015 LDS identifies consultation on a draft Reptile Strategy SPD during February and March 2016 with adoption in July 2016. A call for ideas consultation was undertaken during July and August 2015 and a draft SPD will be produced during 2017.

**2.16 Parking Standards for the IP-One Area Supplementary Planning Document**

The 2015 LDS identifies consultation on a draft Parking Standards for the IP-One Area SPD during February and March 2016 with adoption in July 2016. A call for ideas consultation was undertaken during July and August 2015. Further progress on the SPD has been delayed to enable its production to be informed by the outcomes of the Ipswich Parking Strategy, which is due for completion in the first half of 2017.

**2.17 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 and October 2015. However, production has been delayed to enable it to be aligned with changes to the Air Quality Management Areas and a revised Air Quality Action Plan, which are being undertaken by the Council's Environmental Health team. The 2015 LDS proposes consultation during September and October 2016 with adoption in December 2016. A call for ideas consultation was undertaken during July and August 2015 and it is anticipated that the SPD will be published for consultation during 2017.

**2.18 Identified Frontages (Central Shopping Area and District and Local Centres) Supplementary Planning Document**

The 2015 LDS identifies that production of the Identified Frontages (Central Shopping Area and District and Local Centres) SPD will be in January 2016. A 'call for ideas' consultation took place between 29<sup>th</sup> January and 7<sup>th</sup> March 2016. It is anticipated that a draft SPD will be published for consultation during 2017.

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

The preparation of this document commenced in June 2012. The 2013 LDS set out public consultation on a preliminary draft charging schedule in December 2013 and January 2014. This timescale 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. The 2015 LDS identifies a timetable for progressing the CIL beginning from December 2015 with adoption in July 2017. This matter has not been progressed this year owing to the focus on the progression of the 2017 Ipswich Local Plan. CIL is therefore still under review and a decision on Ipswich Borough Council's approach is proposed to be made at the 11<sup>th</sup> July 2017 Executive Meeting.

## CHAPTER 3: POLICY IMPLEMENTATION

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

### Housing

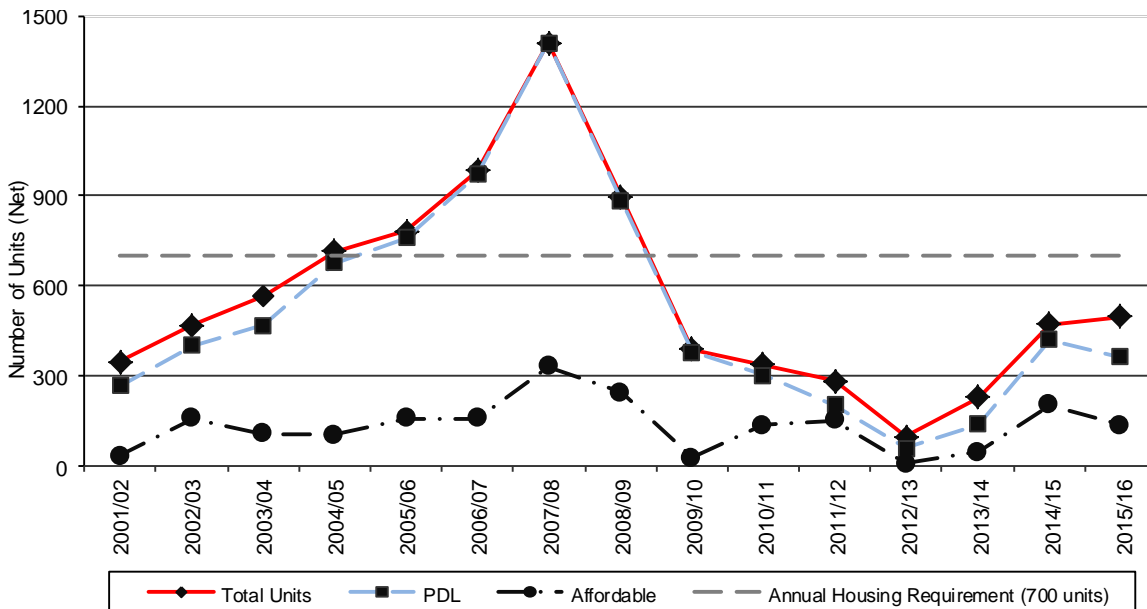
- 3.2 Regulation 34(3) of the 2012 Regulations which requires local authorities to report on housing completions. The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan and Objective 3 of the Local Plan seeks to address identified local housing needs and 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.
- 3.3 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 2016, 1,577 dwellings were completed resulting in a shortfall of 1,923 dwellings in addition to 97 dwellings pre-2011 totalling 2,020 dwellings. Combined with a predicted shortfall of 531 in 2016/17, the total shortfall is 2,551 dwellings.
- 3.4 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.
- 3.5 Housing completions for the 2015-16 monitoring period are up 21% on the previous period, with 496 new homes completed. No student accommodation or assisted living units were built in Ipswich during this period. Despite representing an increase on 2014/15 figures, completions were nevertheless 204 dwellings short of the requirement. Of the homes completed in Ipswich, 73.2% were constructed on previously developed land and 47.8% were within the IP-One area. These totals exceed the target in the Core Strategy, however, the level of affordable homes provided amount to 26.8% which is below the 35% target established within the Core Strategy and down on the level achieved in 2014/15. The level of windfall development, that is development not previously identified by the Council, was 230 dwellings (of which 145 resulted from permitted development applications).
- 3.6 Figures 3.2 and 3.3 show net housing completions in Ipswich from 1st April 2001 to 31st March 2016. 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 saw completions fall considerably, with each of the seven years since 2009 recording completion rates below 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.
- 3.7 In addition to housing completions, Figure 3.3 shows projections of estimated annual housing delivery (net additional dwellings) up to 2031. The full list of sites can be viewed in the Council's detailed housing trajectory in the appendices, which was updated in September 2016. Note that historic completions shown in the graph from 2012/13 onwards have been updated to include assisted living units in line with the guidance in the Planning Practice Guidance.



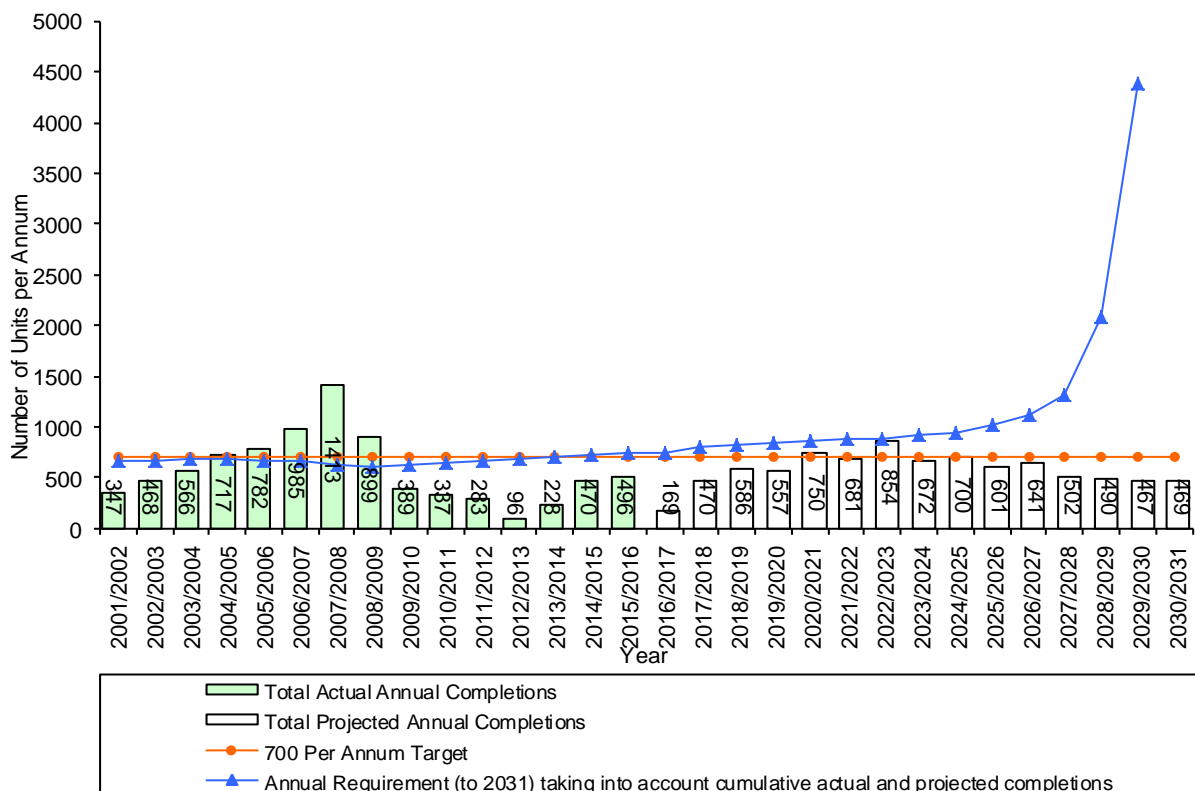
3.8 The housing trajectory has been informed through discussions with agents, developers, landowners, planning colleagues and other internal Council departments, as well as the update to the Strategic Housing Land Availability Assessment published in November 2013.

**Fig 3.2 - Net housing completions in Ipswich from 1<sup>st</sup> April 2001 – 31<sup>st</sup> March 2016**

Figures include assisted living units



**Fig 3.3 - Housing trajectory: Completions since 2001 and projections to 2031**



- 3.9 The adopted Core Strategy seeks to address 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 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.
- 3.10 The Council is also required to identify and update annually a supply of specific sites, to meet five years' worth of housing against its annual housing requirement plus an additional buffer of 5%.
- 3.11 The Council also has a shortfall as mentioned in paragraph 2.17 of 2,551 dwellings. This figure divided by ten years from 2017/18 to 2026/27 (the remainder of the adopted plan period) equates to 255 dwellings per annum. Figure 3.4 shows the Council's five year housing requirement and supply.

**Table: 2 Five Year Housing Supply (2016-2021)**

<b>Fig 3.4 – Summary table of five year housing requirement and supply for (2016-2021)</b>	
Summary of five year supply	
5 year housing requirement	3,500
5% Buffer	175
Shortfall (255 dwellings x 5 years)	1,276
<b>Total Ipswich five year supply requirement</b>	<b>4,951</b>
<b>Total Ipswich housing supply</b>	<b>3,044</b>
<b>Ipswich Borough Council housing supply in years</b>	<b>3.07 years</b>

- 3.12 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.midsuffolk.gov.uk/planning-and-building/planning-policy/local-development-framework/annual-monitoring-report/>
  - Suffolk Coastal District Council: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/core-strategy-and-development-management-policies/evidence-base/authority-monitoring-reports/>

## Policy usage

3.13 The table below shows the usage of the policies contained in the Core Strategy.

**Table 3: Core Strategy Policy Usage**

Policy	Frequency	Policy	Frequency
CS1	10	CS11	0
CS2	17	CS12	7
CS3	6	CS13	5
CS4	44	CS14	3
CS5	3	CS15	2
CS6	0	CS16	3
CS7	22	CS17	3
CS8	1	CS18	0
CS9	5	CS19	2
CS10	0	CS20	0

3.14 The table indicates that a number of policies have not been used; however the ensuing list explains how these policies have been implemented.

- CS6 – The Ipswich Policy Area – This policy refers to joint working and the coordination of planning policies around the fringes of Ipswich, in order to deliver appropriate development. It is continually used through the Duty to Co-operate, work on aligned Local Plans and the work of the Ipswich Policy Area, all of which is discussed in Chapters 1 and 4 of this report.
- CS10 – Ipswich Northern Fringe – The Ipswich Garden Suburb Supplementary Planning Document Interim Guidance was adopted by the Council on 17<sup>th</sup> September 2014. The Council has granted planning permission for the first 815 homes and has allocated land for approximately 3,500 homes at the Garden Suburb through the 2017 Local Plan adopted on 22<sup>nd</sup> February 2017. The IGS SPD was formally adopted as an SPD in March 2017.
- 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 and this is currently being refreshed. The focus across the county is currently on finding three short stay sites. A call for sites consultation was held between September and November 2015.
- 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 2017.
- CS20 – Key Transport Proposals – the council continues to support the 'Ipswich: Transport Fit for the 21<sup>st</sup> Century' scheme, now known as Travel Ipswich, which aims to reduce dependency on the private car by 15% within the lifetime of the Plan. The

Council continues to work with the Highway Authority, Suffolk County Council on affecting modal shift and reducing congestion

- 3.15 The table below shows the frequency at which the development management policies have been used.

**Table 4: Development Management Policy Usage**

Policy	Frequency	Policy	Frequency	Policy	Frequency
DM1	51	DM12	318	DM23	11
DM2	13	DM13	42	DM24	5
DM3	59	DM14	7	DM25	23
DM4	42	DM15	19	DM26	108
DM5	479	DM16	35	DM27	9
DM6	3	DM17	133	DM28	3
DM7	5	DM18	131	DM29	31
DM8	63	DM19	92	DM30	58
DM9	6	DM20	15	DM31	40
DM10	171	DM21	12	DM32	21
DM11	2	DM22	14		
<b>Total</b>					<b>2,021</b>

- 3.16 All development management policies were used during 2015/16.

## **CHAPTER 4:**

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

4.1 This chapter summarises the progress against the 12 objectives set out in chapter 11 of the adopted Core Strategy 2011. The objectives are listed below along with the supporting target(s):

- Objective 1. High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.
- a. TARGET: At least 75% of new dwellings gaining planning permission in any year to achieve CfSH Levels as set out in Policy DM1.
- Objective 2. Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.
- b. TARGET: To reduce Ipswich's estimated carbon footprint by 60% from the base level (Cred by 2025).
- Objective 3. At least (a) 14,000 new dwelling units shall be provided 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.
- c. TARGET: To deliver at least (a) 9,777 homes by 2031 and approximately (b) 12,500 jobs by 2031.
- Objective 4. The development of the Borough should be focused primarily within the central Ipswich "IP-One" area, Ipswich Garden Suburb and within and adjacent to identified district centres (these areas are identified on the Key Diagram).
- d. TARGET: Over the plan period, 75% of major developments to take place in IP-One, District Centres or within 800m of District Centres.
- Objective 5. Opportunities shall be provided to improve strategic facilities in Ipswich by:
- Significantly enhancing the town centre in terms of the quantity and quality of the shops, the cultural offer and the network of public spaces;
  - Extending the strategic greenspace network; and
  - Continuing to support the development of University Campus Suffolk and Suffolk New College.
  - e. TARGET: To improve the retail rank of Ipswich by 2031 and complete the 'green rim'.
- Objective 6. To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through 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.
- f. TARGET: To link with Travel Ipswich to achieve a 15% modal switch for journeys in Ipswich by 2031.

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

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

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

h. TARGETS:

- No net loss of natural capital by 2031.
- To increase the tree canopy cover in the Borough to 22% by 2050.
- A decrease in the number of Ipswich buildings at risk on the Suffolk Buildings at Risk register or no net increase in Ipswich buildings at risk.
- A decrease in Heritage Assets at risk on the Historic England register or no net increase in Heritage Assets at risk.

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

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

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

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

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

k. TARGETS: To tie in with Police targets relating to reducing crime levels by 2031  
To achieve a 75 percent reduction in the number of air quality exceedances recorded annually in Ipswich by 2031\*\*.

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

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

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

**Table 5 Progress against the Targets in the 2011 Core Strategy**

2011 Core Strategy Objectives/Targets	On track?	Progress in 2015-2016	Commentary
High standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.		Policy DM1 was used 51 times in Decision notices. More recent applications use the new water/energy requirements as set out in the (then emerging and now) Adopted Local Plan 2011 – 2031.	The Code for Sustainable Homes was withdrawn in 2015 and the Local Plan has been revised to reflect this, although it retains certain water and energy efficiency measures. Since the removal of the Code, some developers have applied to remove the specific conditions from their planning permissions.
Every development should contribute to the aim of reducing Ipswich's carbon emissions below 2004 levels.		During the period 2005 – 2014 the CO2 emissions reduced by 37.29% to 3.7 tonnes per capita (each member of the population).	The level of reduction of CO2 emissions recorded up to 2016, if projected forward to 2025, indicates that the stated target for CO2 emissions will be met.
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.		496 homes were built in the reporting period.  Jobs - The Council uses the East of England Forecasting Model (EEFM) to monitor jobs growth and the latest data was published in August 2016. The EEFM is based on trend information from the National Business Register and Employment Survey (formerly the Annual Business Inquiry) to 2014. For Ipswich, the figures show an increase of 1700 jobs between 2001 and 2014 (the period covered by BRES data) and 6600 from 2011 to the end of the monitoring period in 2016. The Model forecasts growth of 11,000 jobs between 2014 and 2025.  The 2011 Ipswich Borough Council Core Strategy sets a target of 18,000 jobs to be provided in the IPA between 2001 and 2025. The equivalent data for the Ipswich functional economic area (covering the whole districts of Ipswich, Suffolk Coastal, Babergh and Mid Suffolk) is 9500 2001-2014 and 21,600 2014-2025	The housing completions are below the requirement of 700 dwellings p.a. However, housing completions for the 2015-16 monitoring period are up 6% on the previous period, following the recession.  Jobs growth has not kept pace with expectations between 2001 and 2014. However the forecasts may improve later in the plan period and continue to be based on assumptions about recovery from recession.
The development of the Borough should be focused primarily within the central 'IP-One' area and within and adjacent to identified district centres (these areas are identified on the Key Diagram in the Core Strategy).		Of 496 new homes completed 73% were constructed on previously developed land; 48% were completed within the IP-One area; and 94.6% were built within 800 metres of a district centre and the central shopping area.	Of the 3,044 dwellings anticipated to come forward for development between 01 April 2017 and 31 March 2022, 2,137 (70.2%) are located on previously developed sites.
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.		Venuescore <sup>5</sup> rankings show that Ipswich has improved its ranking from 67 <sup>th</sup> to 63 <sup>rd</sup> out of 3000 retail venues in the UK when comparing data from the 2009 survey and the 2015-16 survey.	Venuescore's rankings identify Ipswich as being a key centre in the Eastern sub-region with a high street retail offer bettered only by Norwich and Cambridge.
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.		n/a	Monitoring is no longer 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.
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.		Construction of the tidal barrier has begun and completion is programmed for 2017.	
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.		Canopy cover now stands at 12.19% This is an increase from 11.63% in the previous year.	Suffolk County Council is currently consulting with relevant parties on a Tree Policy.
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.		The average ratio of the full time equivalent (FTE) pupils to the FTE qualified teachers is down in 2016 from 19.8 (2015) to 18 (2016) in Primary schools, and at Secondary school level it is down to 10.3 from 13.	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.

<sup>5</sup> Venuescore's UK Shopping Venue Ranking ranks over 3,000 retail venues within the UK (including town centres, stand-alone malls, retail warehouse parks and factory outlet centres) based on the current retail provision. Towns and major shopping centres are rated using a scoring system which takes account of the presence in each location of multiple retailers – including anchor stores, fashion operators and non-fashion multiples.

2011 Core Strategy Objectives/Targets	On track?	Progress in 2015-2016	Commentary
To tackle deprivation and inequalities across the town.		Ipswich currently ranks 74 <sup>th</sup> (2015) having previously ranked 83 <sup>rd</sup> in 2010.	This means that Ipswich has become relatively more deprived in 2015 compared to 2010.
To create a safer and more cohesive town.			Note from 2014/15 onwards, figures have been recorded using a different methodology and data from that date cannot be compared with that from earlier years. Suffolk Constabulary provided data for Ipswich for this fiscal year and commented that the data for domestic burglary for the years up to 2015 appears to be inaccurate and that no trends can be drawn from the data. This is being investigated.
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.		<p>IBC has worked in partnership with neighbouring planning authorities and the County Council to progress the SPIF, a Strategic Housing Market Assessment, Employment Land Supply Assessment, Retail and Leisure Study, Employment Land Needs Assessment and the production of a Habitats Regulations Mitigation and Avoidance Strategy.</p> <p>In addition, there are also cross boundary strategic sites at Ransomes Europark, and the Sproughton Sugar Beet site, the latter owned by IBC and located within Babergh.</p>	IBC continues to work with its partners through various mechanisms and is working towards the production of a joint or aligned Local Plan with neighbouring authorities.



## CHAPTER 5:

### DUTY TO CO-OPERATE

- 5.1 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
- 5.2 A Duty to Co-operate Statement was 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 Duty to Co-operate statement was updated in December 2015 to accompany submission of the Ipswich Local Plan to the Government for Examination during 2016.
- 5.3 The Council continues to engage with neighbouring authorities and Suffolk County Council on strategic planning matters on a regular basis and through the Ipswich Policy Area (IPA) Board meetings and through working on a number of joint projects such as the Habitats Regulation Assessment Recreational Avoidance and Mitigation Strategy and updating the evidence base for the joint/aligned Local Plans.
- 5.4 The Duty to Co-operate Statement can be viewed on the Council's website <https://www.ipswich.gov.uk/content/ipswich-policy-area>, and this includes further updates on actions and outcomes beyond the period covered by the AMR.
- 5.5 Specifically within 2015-16 actions and outcomes in relation to the Duty to Co-operate were:
- IPA Board meetings were held on 5<sup>th</sup> June 2015, 7<sup>th</sup> August 2015, 15<sup>th</sup> October 2015, 18<sup>th</sup> March 2016 and meeting notes can be viewed at <https://www.ipswich.gov.uk/content/ipswich-policy-area>
  - Memorandum of Understanding signed May/June 2016 [https://www.ipswich.gov.uk/sites/default/files/pscd28\\_-\\_memorandum\\_of\\_understanding\\_-\\_planning\\_for\\_housing\\_and\\_employment\\_development\\_-\\_june\\_2016.pdf](https://www.ipswich.gov.uk/sites/default/files/pscd28_-_memorandum_of_understanding_-_planning_for_housing_and_employment_development_-_june_2016.pdf)
- 5.6 Aside from the IPA Board, other outcomes related to the Duty to Co-operate for the period April 2015 – March 2016 include:
- Working with Natural England to address their concerns regarding potential impacts on the Stour and Orwell Estuaries Special Protection Area from the proposed extension to Orwell Country Park and through site allocations proposed through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD. This included a series of

meetings between Natural England, Babergh District Council and Suffolk Coastal District Council;

- Working with Natural England, Babergh District Council and Suffolk Coastal District Council on the production of a Habitats Regulations Assessment Recreational Avoidance and Mitigation Strategy (RAMS), which is due to be adopted in 2017;
- Working with Historic England and Suffolk County Council to address potential impacts on heritage assets through site allocations proposed through the Site Allocations and Policies (Incorporating IP-One Area Action Plan) DPD. There have been various meetings and correspondence and ongoing liaison focused upon the forthcoming creation of an Urban Archaeological Database for Ipswich;
- Working with other local authorities in Suffolk and Suffolk County Council to identify potential short stay stopping sites for Gypsies and Travellers. A public consultation began in August 2014 although was subsequently halted due to further sites being put forward;
- Working with Suffolk County Council on transport and air quality modelling to inform the evidence base for the Local Plan; and
- Input into the Suffolk Strategic Planning and Infrastructure Framework (SPIF). This will provide an overarching framework for strategic planning issues across the county, taking into account development priorities in neighbouring counties and in London. Suffolk's Local Authorities, with input from the Local Enterprise Partnerships, are preparing a joint framework that will set the direction of housing and employment growth over the coming decades. It will identify the infrastructure that is required to deliver and support this growth. The SPIF will be published later in 2017 and it relates to the period from 2012 to 2050. It is a non-statutory document intended to support and inform the preparation of Local Plans being produced by individual planning authorities.

## CHAPTER 6:

### SUSTAINABILITY APPRAISAL

6.1 The Environmental Assessment of Plans and Programmes Regulations 2004 requires that:

*17(1) 'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'*

*(2) 'the responsible authority's monitoring arrangements may comprise or include arrangements established otherwise that for the express purpose of complying with paragraph (1)'*

6.2 Sustainability Appraisal (SA), incorporating the requirements for Strategic Environmental Assessment, was carried out in relation to the adopted Core Strategy and Policies DPD. A monitoring framework was identified as part of the SA process and this is reproduced in Appendix 13. The table below shows where the progress against the Sustainability Appraisal objectives can be found in this report.

**Table 6: Sustainability Appraisal Objectives**

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

## CHAPTER 7:

### CHANGES TO NATIONAL LEGISLATION AND POLICY

- 7.1 This chapter sets out a number of key government policy changes that have occurred during the period covered by the AMR through to March 2017 which have an influence on the delivery of policies referred to in this AMR.

#### **Housing and Planning Act 2016**

- 7.2 The Government has a target to build one million homes by 2020 and this Act is the key mechanism for achieving this target. The Act and the Housing White Paper (published in February 2017) also take forward many of the recommendations of the Local Plan Expert Group (LPEG), which was set up in 2015 to examine how to improve the planning process. It also takes into account the results of the Technical Consultation on the Implementation of Planning Changes and Housing and Planning Act, which was undertaken in 2016.
- 7.3 The Act received Royal Assent on 12<sup>th</sup> May and further detail has been published in the Housing White Paper (February 2017) and future Regulations and Orders.
- 7.4 The Housing White Paper outlines the Government's strategy to "boost housing supply" and create "a more efficient housing market whose outcomes more closely match the needs and aspirations of all households".
- 7.5 The first three chapters of the Housing White Paper: Planning for the Right Homes in the Right Places; Building Homes Faster; and Diversifying the Market, concern measures to increase supply; whilst the fourth chapter, Helping People Now, addresses immediate interventions needed to help manage the most immediate challenges.
- 7.6 Changes to the planning system as a result of the White Paper will be introduced through the Neighbourhood Planning Bill (NPB), regulations and amendments to the NPPF, which is expected later in 2017 and will incorporate all Written Ministerial Statements since March 2012.
- 7.7 Part 1 of the Housing White Paper (Planning for more homes in the right places) is summarised below:

#### ***Plan Making***

- The Neighbourhood Planning Bill (NPB), discussed below, already establishes a statutory requirement for Local Planning Authorities (LPAs) to set out their strategic priorities in plan form. However, the Housing White Paper (HWP) clarifies that it is up to each LPA to decide whether this takes the form of an individual Local Plan or a joint *Strategic Plan* (in which the power is conferred on a joint authority or Mayor).
- In the event that LPAs fail to produce an appropriate plan, National Government will *"intervene to ensure that plans are put in place, so that communities in the areas affected are not disadvantaged by unplanned growth"*. Decisions on interventions will use the criteria set out in last year's Technical Consultation, namely:
  - Where the least progress in plan-making has been made;
  - Where policies in plans have not been kept up to date;
  - Where there was higher housing pressure than previously planned for; and

- Where intervention would have the greatest impact in accelerating local plan production.

Additionally, intervention decisions will be influenced by the extent to which LPAs are working co-operatively to put strategic plans in place.

- The NPB requires LPAs to keep plans “*under review*” and the HWP states that reviews should take place “*every 5 years*” (to be set out in regulations)
- The HWP acknowledges that Duty to Cooperate has not proven very effective at delivering strategic planning. Going forward the preparation of a “*Statement of Common Ground*” concerning cross-boundary working on strategic issues (e.g. housing) will be an essential part of the Local Plan process. A £2.3bn Housing and Infrastructure Fund will be used to “*encourage and support*” collaboration.
- In response to LPEG’s recommendations, the NPPF will set out what ‘proportionate’ evidence will be needed to support a ‘sound plan’.
- Spatial development strategies prepared by combined authorities/mayors will be able to allocate strategic sites.
- LP consultation and examination processes will be subject to further review.

#### ***Assessing Housing Need***

- Aligning with the LPEG recommendations, the HWP proposes a standard approach to assessing housing needs. The Government will consult “*at the earliest opportunity*” on the options for this and also set out what a reasonable justification would be for deviating from the national set approach.
- Once established, the new method will be used as a basis for calculating 5 year housing land supply and delivery from April 2018 onwards (assuming that no up-to-date plan is already in place). It should be noted that LPAs collaborating on “*ambitious*” proposals for new homes (i.e. through a joint plan/framework) will get extra time to adjust.

#### ***Rethinking Density and Space Standards***

- The HWP commits to amending the NPPF in favour of high-density urban housing in areas well served by public transport. The HWP also suggests provision will be made to encourage the building over of low-density uses e.g. car parks, garages / lockups; and vertical extension into existing “*air space*” will also be encouraged.
- LPAs are requested to take a “flexible approach” to the application of policy and guidance so as not to inhibit these objectives. For example, the HWP warns against a “*rigid application of open space standards if there is adequate provision in the wider area*”.
- The Government will also “*review the Nationally Described Space Standard to ensure greater local housing choice, while ensuring we avoid a race to the bottom in the size of homes on offer*”. [note the UK currently build the smallest homes in Western Europe]

7.8 Part 2 of the Housing White Paper (Building homes faster) is summarised below:

#### ***Five-Year Supply***

- The NPPF will be amended to give local authorities the opportunity to have their housing land supply agreed on an annual basis, and fixed for a one-year period.

- Where communities plan for housing through a neighbourhood plan, these plans should not be deemed out-of-date unless there is a significant lack of land supply for housing in the wider area. This measure protects neighbourhood plans from being undermined by LPAs unable to maintain a 5 year supply. Ipswich Borough does not currently have any neighbourhood plans.

#### ***Boosting local authority capacity and capability to deliver***

- LPAs will be able to increase planning fees by 20% from July 2017 if they commit to spend the additional fee income in their planning departments.
- £25 million of new funding is provided to help ambitious authorities in areas of high housing need to plan for new homes and infrastructure.

#### ***Deterring unnecessary appeals***

- The Government will consult on introducing a fee for making planning appeals – refundable if successful.

#### ***Digital Infrastructure***

- We are consulting on requiring local authorities to have planning policies setting out how high quality digital infrastructure will be delivered in their area.

#### ***Tackling unnecessary delays cause by planning conditions***

- The NPB allows the Secretary of State to prohibit conditions that do not meet the national policy tests, and to ensure that pre-commencement conditions can only be used with the agreement of the applicant.

#### ***Sharpening Local Authority Tools to Speed up the building of homes***

- The Government will amend national planning policy to encourage local authorities to consider how realistic it is that a site will be developed, when deciding to where to grant planning permission for housing development on sites where previous permissions have not been implemented.
- The Government are interested in views on whether an applicant's delivery track record should be taken into account when determining planning application.
- The Government are considering whether to amend the NPPF to encourage LPAs to shorten the timescales for developers to implement a permission for housing development from the default period of three years to two years.
- The Government are keeping CPO legislation under review and welcome representations concerning improvement.

#### ***Housing delivery test***

- The Government plan to introduce a new housing delivery test to ensure local authorities are held accountable for their role in ensuring delivery:
  - *From November 2017, if delivery of housing falls below 95% of the authority's annual housing requirement, we propose that the local authority should publish an action plan.*

- *From November 2017, if delivery of housing falls below 85% of the housing requirement, authorities would in addition be expected to plan for a 20% buffer on their five-year land supply.*
- *From November 2018, if delivery of housing falls below 25% of the housing requirement, the presumption in favour of sustainable development in the National Planning Policy Framework would apply automatically.*
- *From November 2019, if delivery falls below 45% the presumption would apply.*
- *From November 2020, if delivery falls below 65% the presumption would apply.*

7.9 Part 3 of the Housing White Paper (Diversifying the market) is summarised below:

### ***Custom Build***

- The Government will support the growth of custom built homes through:
  - Promoting the National Custom and Self Build Association's portal for Right to Build;
  - Ensure the CIL exemption remains in place while longer term reforms are considered;
  - Support custom build through an Accelerated Construction programme; and
  - Work with lenders to ensure they have plans in place to increase lending in line with consumer demand.

### ***Encourage more home building for private rent***

- Change NPPF so LPAs know they should plan proactively for Build to Rent where there is a need and make it easier for Build to Rent developers to offer affordable private rental homes.
- Ensure that schemes benefiting from these changes offer family-friendly three-year tenancies.

7.10 Part 4 of the Housing White Paper (Helping people now) is summarised below:

### ***Starter Homes***

- A 15 year repayment period for a starter home will be introduced to curb speculation risk.
- Rather than a mandatory requirement for Starter Homes, the NPPF will be amended to introduce a clear policy expectation that housing sites deliver a minimum of 10% affordable home ownership units.
- NPPF will also be changed to allow more brownfield land to be released for developments with a higher proportion of starter homes by:
  - Making clear that employment land that has been vacant, unused or unviable for a period of 5 years, and is not strategic employment site, should be considered favourably for starter homes.
  - Extend starter home exception site policy to include other forms of underused brownfield land – e.g. leisure centres and retail uses – while retaining limited grounds for refusal.

- All development on brownfield land within the Green Belt, but only where it contributes to the delivery of starter homes and there is no substantial harm to the openness of the Green Belt.
- There will be a £1.2bn Starter Home Land Fund to support the preparation of brownfield sites for such developments.

### ***Housing for our future population***

- The Government is introducing a new statutory duty through the NPB on the SOS to produce guidance on how Local Development Documents should meet the housing needs of older and disabled people.

### ***Other***

- Intention to extend right to buy to Housing Association tenants retained.
- £7bn Affordable Homes Programme opened up to allow providers to build a range of homes including affordable rent.
- Intention to bring forward a ban on letting agent fees.
- Intention to introduce banning orders to remove the worst landlords or agents and introduce powers for Councils to issue fines and prosecute.
- Intention tackled all unfair and unreasonable abuses of leasehold.

7.11 Aside from the Housing White Paper, there have been a number of other key advances in the monitoring period and up to March 2017:

### ***Permission in Principle (PiP)***

- This grants planning permission 'in principle' (PiP) available for housing led developments in order to separate decision making on 'in principle' issues and technical detail. 'In principle' issues such as land use, location and amount of residential development cannot be revisited at technical details stage. Full planning permission can only be obtained when there is planning consent for the technical details. Development orders are expected in early 2017 and will allow two types of PiP:
  - Allocation PiP': for land allocated for housing led development in 'Qualifying Documents': development plan documents, neighbourhood development plans and in certain registers including the brownfield register Allocation PiPs will take effect on the date when the qualifying documents are published
  - 'Application PiP' for PiP on small sites (under 10 units) where a developer has made an application to the LPA

### ***Vacant higher value local authority housing***

- This places a duty on local housing authorities (LHAs), like Ipswich Borough Council to sell their interests in higher value local authority housing that has become vacant. Where a dwelling is sold, at least one new affordable home (including starter homes) must be provided.

### ***Self-Build and Custom Housebuilding Act (2015)***

- The 2015 Self-Build and Custom Housebuilding Act received Royal Assent on 26<sup>th</sup> March 2015. This act introduced a duty on Local Planning Authorities (LPAs) to keep and maintain a register of individuals and associations wishing to acquire serviced land in order to bring forward self-build and custom housebuilding projects. The act also stipulated that Local Planning Authorities must have 'regard' to such registers when carrying out functions



relating to planning, housing, the disposal of authority land and regeneration.

- This duty was extended by the 2016 Housing and Planning Act which modified the Self-Build and Custom Housebuilding Act (2015) to include a requirement that Local Planning Authorities 'must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period'. The first base period covered the period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> October 2016 and, going forward, will cover a full year from 1<sup>st</sup> November to 31<sup>st</sup> October. Subsequent planning regulations (25<sup>th</sup> October 2016), established a compliance period of 3 years beginning immediately after the end of the previous base period.
- Although not relevant to the 2015/16 Authority Monitoring Report (AMR) period, IBC are committed to reporting our progress against this statutory requirement in future years.
- For more information or to join the Ipswich Borough Council Self-Build and Custom Build register: <https://www.ipswich.gov.uk/content/self-build-and-custom-build-register>

### ***Neighbourhood Planning Bill - Permitted Development***

- Allowing offices to change to residential use was originally a temporary permitted development right that was due to expire on 30<sup>th</sup> May 2016, but new regulations made this a permanent right from 6<sup>th</sup> April 2016.
- These regulations also allow for launderettes to change use to housing from 6<sup>th</sup> April 2016.

### ***Paris Agreement on Climate Change***

- This was ratified by the UK in November and commits countries to try to limit global warming to as close to 1.5 degrees Celsius higher than pre-industrial levels as possible.

### ***New household projections***

- The Government has published new household projections for England from 2014 to 2039.

## CHAPTER 8:

### CONCLUSIONS

- 8.1 The Council published a Local Development Scheme (LDS) in October 2015 which reviewed the timetables for preparation of local development documents and introduced two new Supplementary Planning Documents covering Cycling and Low Emissions. The Cycling Strategy SPD was adopted in July 2016 and the Low Emissions Strategy SPD will be produced in 2017.
- 8.2 During this monitoring period the Proposed Submission Core Strategy Review and Site Allocations plans underwent independent examination hearings in two stages: in March and June/July 2016. The consultation on the Inspector's Post-Submission Main Modifications to the Ipswich Local Plan took place between 20<sup>th</sup> October 2016 and 1<sup>st</sup> December 2016. Ipswich Borough Council adopted the Ipswich Local Plan 2011-2031 in February 2017.
- 8.3 Local plan policies within the adopted Core Strategy and Policies development plan document (DPD) (December 2011) were used effectively in the monitoring period.
- 8.4 Housing completions in Ipswich continued to rise after falling to just 96 homes in 2012-13 rose from their lowest level since 1998 the previous year. Indeed, the completion of with 496 net dwellings completed, 133 of which were affordable housing completions (27%), represents the highest level of completions since 2009/10. No student accommodation or assisted living units were built during this period. Of the 496 dwellings 363 were built on previously developed land (73%) and 237 were within the central IP-One area (48%). Gross housing completions (before calculating those dwellings lost) were 526. This said, However, currently the Council is only able to has identified a 3.07 year housing land supply (3,044 dwellings) against a five year supply requirement (4,951 dwellings). However through the emerging review of the Core Strategy and Policies DPD the Council is committed to working with adjoining authorities to meet housing need.
- 8.5 There is a shortage of land within Ipswich Borough to meet the housing need identified for the Borough. Ipswich Borough Council, Suffolk Coastal District Council, Babergh District Council and Mid Suffolk District Council are therefore working together on their Local Plans in order to plan for housing across the Ipswich Housing Market Area.
- 8.6 In relation to the above, 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, Historic England, the Environment Agency and Natural England through the Local Plan preparation and revision process.
- 8.7 In response to the information presented in the AMR, Ipswich Borough Council plans to:
- Improve the monitoring of the implementation of the Local Plan;
  - Review the Local Development Scheme and update the timetables for the documents therein;
  - Use the AMR to inform the development of the emerging joint/aligned Local Plan;
  - Ensure that the emerging local plan has SMART objectives and targets; and
  - Continue to review the format of the AMR to ensure that it presents our monitoring data in the best possible fashion.

## APPENDICES

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

Appendix 1: Objective 1 – High Standards of Design

Appendix 2: Objective 2 – Carbon Emissions

Appendix 3: Objective 3 – Housing Completions and Employment Provision

Appendix 4: Objective 4 – IP–One Development

Appendix 5: Objective 5 – Strategic Facilities

Appendix 6: Objective 6 – Accessibility

Appendix 7: Objective 7 – Flood Protection

Appendix 8: Objective 8 – Protection of Open Spaces

Appendix 9: Objective 9 – Community Infrastructure

Appendix 10: Objective 10 – Deprivation

Appendix 11: Objective 11 – A Safe and Cohesive Town

Appendix 12: Objective 12 – Ipswich Policy Area

Appendix 13: Monitoring Against the Sustainability Appraisal

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

### **Objective:**

High standards of design will be required in new development. 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.

### **Commentary:**

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. However, following the publication of the Planning Update Ministerial Statement in March 2015 the Council may no longer require the Code for Sustainable Homes to be met but instead can require the optional water standard of 110 litres per person per day to be met and can require energy efficiency equivalent to level 4 of the Code for Sustainable Homes. The 2015/16 AMR will therefore report on achievement in relation to these new provisions. Legacy cases will still need to achieve the required Code for Sustainable Homes standard<sup>6</sup>.

Through the monitoring period 30% of the 496 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 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. Most non-residential developments have been certified as BREEAM Very Good rather than BREEAM Excellent. The Two Rivers' Medical Centre on Woodbridge Road received a BREEAM Excellent certification.

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<sup>6</sup> The Government defines legacy cases as those where residential developments are legally contracted to apply a code policy (e.g. affordable housing funded through the national Affordable Housing Programme 2015 to 2018, or earlier programme), or where planning permission has been granted subject to a condition stipulating discharge of a code level, and developers are not appealing the condition or seeking to have it removed or varied. In these instances it is possible to continue to conduct code assessments.

**Indicators:**

<b>Indicator 1.1 - Overall / general satisfaction with the local area.</b>
Overall / general satisfaction with local area Not currently monitored

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

<b>Indicator 1.2 - Proportion of completed dwellings or non-residential floor space achieving CfSH or BREEAM targets (in relation to Policy DM1).</b>			
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	496	0	0
Number of dwellings subject to Policy DM1	149	N/A	N/A
<b>% of completions meeting policy target</b>	<b>30</b>	<b>N/A</b>	<b>N/A</b>

<b>Indicator 1.3 - Proportion of dwellings granted planning permission that achieve Silver under Building for Life</b>
<i>Not currently monitored since Ipswich Borough Council does not have any Building for Life assessors and this information is not routinely recorded by the Council.</i>

## Appendix 2 – 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

**Commentary:**

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

Because sustainability is a thread which runs through so many of our policies, monitoring each policy implementation individually would be overly complicated. Central Government monitors the annual carbon emissions for the Borough as part of its own monitoring process on climate change (former National Indicator 186). This process runs two years behind the monitoring period for this AMR (2015-2016) however it still provides emissions data that can be monitored at a local level, with the most recent data being provided for 2014.

During the period 2005 – 2014 the CO<sub>2</sub> emissions reduced by 37.29% to 3.7 tonnes per capita (each member of the population).

Within the period 2005 – 2014 sectors in which levels of CO<sub>2</sub> have been reduced are shown to be mainly in the Industry and Commercial sector where there was a 38.3% reduction in emissions. Domestic emissions reduced by 28.6%, and transport by 15.4% over the same period.

Planning policy has a number of initiatives to contribute to the reduction of CO<sub>2</sub> emissions in Ipswich, which include requiring electric charging points in major new developments and the production of a Cycling Strategy SPD in 2016 and a Low Emissions SPD during 2017.

The level of reduction of CO<sub>2</sub> emissions recorded up to 2016, if projected forward to 2025, indicates that the Local Plan target for CO<sub>2</sub> emissions will be met.

Whilst the overall trend for centrally monitored CO<sub>2</sub> levels shows a reduction, air quality in central areas of Ipswich, and indeed in other towns and cities in the UK and beyond remains an issue. The Government's revised Air Quality Strategy for England, Scotland, Wales and Northern Ireland was a direct response to the requirements of the Environment Act 1995 and it set health based standards and objectives covering seven pollutants:

- Benzene;
- 1,3-Butadiene;
- Carbon Monoxide;
- Lead;
- Nitrogen Dioxide (NO<sub>2</sub>);
- Particulate Matter (PM<sub>10</sub>);
- Sulphur Dioxide

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

Currently there are four Air Quality Management Areas (AQMAs) and these have been declared due to measured exceedances of the objective for annual average NO<sub>2</sub>. Each of these areas has an action plan in order to make improvements. Ipswich Borough Council monitors the air quality in Ipswich using automatic monitors and numerous diffusion tubes across the town.

According to the available evidence, there is full compliance with the 1-hour mean NO<sub>2</sub> objective and all other objectives for local air pollutants including particulates, and no issues are expected in the foreseeable future. IBC is currently reviewing its AQMAs and will be undertaking a study on 'source apportionment' to enable the refinement of measures. This study is due to take place in Summer 2017.

**Table 8: CO<sub>2</sub> Emission Estimates and Population Figures**

**Indicators:**

<b>Indicator 2.1 - CO<sub>2</sub> emission estimates and population figures 2005-2014 (Emissions per capita (t) CO<sub>2</sub> , and population based on mid year estimates)</b>						
	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
2013	4.2	134,700	7.0	735,900	6.7	53,865,000
2014	3.7	134,966	6.3	738,512	6	54,316,618
<b>% change since 2005:</b>	<b>-37.29%</b>	<b>8.84%</b>	<b>-23.17%</b>	<b>5.83%</b>	<b>-29.41%</b>	<b>7.33%</b>

**Table 9: Ipswich Carbon Emissions (2005-2014)**

<i>Indicator 2.2 - Ipswich Carbon Emissions from 2005 – 2014</i>			
	Industry and Commercial	Domestic	Transport
2005	309.5733	278.818	130.894
2006	298.8272	279.8874	130.013
2007	281.1604	273.4417	131.9013
2008	273.5683	270.8244	127.6542
2009	238.3469	244.0892	123.3994
2010	248.1285	262.6769	122.7748
2011	209.6653	229.7059	119.4005
2012	224.1721	248.0059	109.2205
2013	223.3596	237.859	107.7927
<b>2014</b>	190.7453	199.0156	110.7609
<b>% change since 2005:</b>	<b>-38.38%</b>	<b>-28.62%</b>	<b>-15.38%</b>



## Appendix 3 – 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.

#### Commentary:

Housing completions for the 2015-16 monitoring period are up 21% on the previous period, with 496 new homes completed. No student accommodation or assisted living units were built in Ipswich during this period. Despite representing an increase on 2014/15 figures, completions were nevertheless 204 dwellings short of the requirement. Of the homes completed in Ipswich, 73.2% were constructed on previously developed land and 47.8% were within the IP-One area. The level of affordable homes provided amount to 26.8% which is below the 35% target established within the Core Strategy and down on the level achieved in 2014/15. The level of windfall development, that is development not previously identified by the Council, was 230 dwellings (of which 145 resulted from permitted development applications).

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

#### Indicators:

<i>Indicators 3.1, 3.3 &amp; 3.4 - Net housing completions, affordable housing, and those within IP-One</i>							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
			%		%		%
2001 - 2002	347	267	77	31	9	45	13
2002 - 2003	468	402	86	157	34	10	2
2003 - 2004	566	469	83	107	19	172	30
2004 - 2005	717	677	94	102	14	428	60
2005 - 2006	782	759	97	156	20	308	39
2006 - 2007	985	972	99	163	17	321	33
2007 - 2008	1,413	1,413	100	329	23	779	55
2008 - 2009	899	884	98	245	27	501	56
2009 - 2010	389	377	97	26	7	232	60
2010 - 2011	337	303	90	135	40	109	32
2011 - 2012	283	203	72	152	54	51	18
2012 - 2013	100	63	63	7	7	21	21
2013 - 2014	228	190	83.3	44	19.3	117	51.3
2014 - 2015	470	421	89.6	202	43.0	318	67.7
2015 - 2016	496	363	73.2	133	26.8	237	47.8
including Assisted Living units							

**Table 11: Net Housing Totals Since 1996**

<b>Fig 3a – Net housing totals since 1996</b>							
	New Homes	Previously Developed Land		Affordable Homes		Within IP-One area	
Jul 1996 – Mar 2001	1,049	884	84%	212	20%	230	22%
Apr 2001 – Mar 2015	7,984	7,400	93%	1,856	23%	3,412	43%
<b>Apr 2015 – Mar 2016</b>	<b>496</b>	<b>363</b>	<b>73%</b>	<b>133</b>	<b>27%</b>	<b>237</b>	<b>48%</b>
<b>Total Jul 1996 – Mar 2016</b>	<b>9,529</b>	<b>8,647</b>	<b>91%</b>	<b>2,201</b>	<b>23%</b>	<b>3,879</b>	<b>41%</b>
including Assisted Living units							

**Table 12: Housing Target Evolution**

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

**Table 13: 5 Year Housing Land Requirement**

<b>Fig 3c – 5 year housing land requirement</b>	
Housing requirements	No. of units
Core Strategy Housing Requirement at 700 dwellings per annum x 5% buffer	3,675
Residual Shortfall from 1 <sup>st</sup> April 2001 to 31 <sup>st</sup> March 2016 (10,500 dwellings required - 8,480 dwellings completed, plus predicted shortfall 531 2016/17 / 10 years 2017/18 – 2026/27) x 5	1,276
<b>Ipswich five year housing requirement</b>	<b>4,951</b>
<i>* Residual figure spread over plan period. 373 represents 5 years of this residual requirement</i>	

**Table 14: Ipswich Housing Land Supply 2017 - 2022**

<b>Fig 3d. Ipswich Housing Land Supply 2017 – 2022</b>	
Type of site	No. of Units
Extant Planning Permissions on Allocated Large Sites	30
Extant Planning Permissions on Unallocated Large Sites	1,078
Extant Planning Permissions on Unallocated Small Sites	205
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))	662
Ipswich Garden Suburb (broad location identified in Local Plan)	679
A justified windfall element (linked to SHLAA evidence of genuine local circumstances)	390
<b>Ipswich Housing Supply Total</b>	<b>3,044</b>

**Table 15: Ipswich Housing Land Supply Calculation**

<b>Figure 3e: Ipswich Housing Land Supply Calculation</b>	
Requirement April 2001 – March 2011 (a)	7,000
Completions April 2001 – March 2011 (b)	6,903
Shortfall April 2001 – March 2011 (c)	97
Requirement April 2011 – March 2016 (d)	3,500
Completions April 2011 – March 2016 (e) <sup>7</sup>	1,577
Shortfall April 2011 – March 2016 (f)	1,923
Predicted completions April 2015 – March 2016 (g)	169
Predicted shortfall April 2016 – March 2017 (700 – (g)) = (h)	531
Shortfall April 2001– March 2011 (c) plus Shortfall April 2011 – March 2016 (f) plus predicted shortfall April 2016 – March 2017 (h) = total shortfall April 2001 – March 2016 (i)	2,551
Shortfall April 2001 – March 2017 (i) / 10 years = Annual shortfall until 2027 (j)	255
Annual shortfall until 2027(j) (x 5 years <sup>8</sup> ) = Shortfall to be added to five year supply (k)	1,276
Local Plan requirement April 2017 – March 2022 plus 5% buffer <sup>9</sup> (l)	3,675
Requirement April 2017 – March 2022 (l) plus shortfall for next 5 years (k) = Five year requirement (m)	4,951
Five year requirement (m) / 5 years = Annual requirement April 2017 – March 2022 (n)	990
Identified supply April 2017 – March 2022 (see housing trajectory) (o)	3,044
Identified supply (o) / Annual requirement April 2017 – March 2022 (n) = <b>Housing supply in years</b>	<b>3.07</b>

<sup>7</sup> Completions includes assisted living units as per the guidance in national Planning Practice Guidance which states ‘Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.’ (Reference ID: 3-037-20150320). Care homes have not been included as one space does not necessarily free up one dwelling.

<sup>8</sup> Based upon Planning Practice Guidance that ‘Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the ‘Duty to Cooperate’.’ (Reference ID: 3-035-20140306). The Proposed Submission core Strategy and Policies Review (November 2014) sets out a commitment to working with neighbouring authorities to meet housing need later in the plan period.

<sup>9</sup> The buffer is added to the requirement without the shortfall to avoid a ‘double counting’ the undersupply.

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

<i>Indicator 5 - Net annual housing and employment land completions</i>	
	Land amount in hectares
Housing completions	6.29
Employment completions	0.74*
<b>Total</b>	<b>7.03</b>

\* Floorspace completed

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

<i>Target – To deliver a) 14,000 homes by 2021 and b) 18,000 jobs by 2025</i>	
	% complete
a) Homes - 14,000 dwellings by 2021	57.0%
b) Employment - 18,000 jobs by 2025*	-

\* Note: To quantify the number of jobs created annually, the Council is currently using the East of England Forecasting Model, which notes the number of jobs projected from 2001 to 2016 has increased by 2,700.

**Table 18: Ready to Develop Housing Sites**

Indicator 3.2 - Supply of ready to develop housing sites - 5 year supply																																
Site Reference	Planning application ref/DPD policy ref	Type of permission (Allocation, Outline, Reserved Matters, Full)	Parish/Ward	Name and address of site	Greenfield/Brownfield		Available	Suitable	Achievable in 5 years	Site Area	Total number of dwellings built on site	Total residual number of dwellings under construction, permitted/allocated	Total number of dwellings on site	Number of residual which are expected to be completed in 5 years	2016/17 Current Year	2017/18 (Yr 1)	2018/19 (Yr 2)	2019/20 (Yr 3)	2020/21 (Yr 4)	2021/22 (Yr 5)	2022/23 (Yr 6)	2023/24 (Yr 7)	2024/25 (Yr 8)	2025/26 (Yr 9)	2026/27 (Yr 10)	2027/28 (Yr 11)	2028/29 (Yr 12)	2029/30 (Yr 13)	2030/31 (Yr 14)	2031/32 (Yr 15)	Total Identified Supply	
IP004	UC004	Alloc 2001	Gipping	Bus depot, Sir Alf Ramsey Way	B	Yes	Yes	No	1.1	0	48	48	0											24	24						48	
IP005	UC005	Alloc 2001	Whitton	Former Took's Bakery, Old Norwich Road	B	Yes	Yes	Yes	2.8	0	101	101	101		50	51															101	
IP006	UC006	Alloc 2001	Gipping	Co-op warehouse, Paul's Road	B	Yes	Yes	No	0.6	0	28	28	0												28						28	
IP009	UC009	Alloc 1997	St Margaret's	Part Victoria Nurseries	B	Yes	Yes	No	0.4	0	12	12	0								12										12	
IP010a	UC010 part a	Alloc 2001	Priory Heath	Co-op Depot, Felixstowe Road	B	Yes	Yes	No	2.2	0	66	66	0								22	22	22								66	
IP010b	UC010 part b	Alloc 2001	Priory Heath	Felixstowe Road	B	Yes	Yes	No	2.8	0	75	75	0										25	25	25							75
IP011a	11/00572	Full (expired) Proposed Alloc	Alexandra	Smart Street/Foundation Street (former Gym & Trim) (Student Accommodation)	B	Yes	Yes	Yes	0.2	0	14	14	14						14												14	
IP011b	UC011 part	Alloc 2001	Alexandra	Smart Street/Foundation Street	B	Yes	Yes	No	0.7	0	50	50	0										25	25								50
IP012	UC012	Proposed Alloc	Alexandra	Peter's Ice Cream, Grimwade St/Star Lane	B	Yes	Yes	No	0.3	0	29	29	0										29									29
IP015	UC015	Proposed Alloc	Gipping	West End Road Surface Car Park	B	Yes	Yes	No	1.2	0	22	22	0									22										22
IP029	UC030	Proposed Alloc	Whitehouse	Land opposite 674-734 Bramford Rd	G	Yes	Yes	Yes	2.3	0	71	71	71					35	36													71
IP031	UC032	Proposed Alloc	Bridge	Burrell Road	B	Yes	Yes	Yes	0.4	0	20	20	0								20											20
IP032	UC033	Proposed Alloc	Whitton	King George V Field, Old Norwich Rd	G	Yes	Yes	No	3.7	0	99	99	0								33	33	33									99
IP033	UC034	Proposed Alloc	Whitehouse	Land at Bramford Road (Stocks site)	B	Yes	Yes	No	2	0	46	46	0								23	23										46
IP037	UC038	Alloc 2001	Holywells	Island site	B	Yes	Yes	No	6	0	271	271	0												54	54	54	54	55			271
IP039a	UC040	Alloc 2001	Bridge	Land between Gower Street and Great Whip Street	B	Yes	Yes	No	0.5	0	43	43	0											21	22							43

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

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

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



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

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

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

## Appendix 4 – 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.

**Commentary:**

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

Five year land supply figures indicate comparative numbers of dwellings completed and projected on 'greenfield' and previously developed sites. Of the 3,044 dwellings anticipated to come forward for development between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2022, 2,137 (70.2%) are located on previously developed sites.

Of 496 new homes completed in the 2015-16 monitoring period 73% were constructed on previously developed land; 48% were completed within the IP-One area; and 94.6% were built within 800 metres of a district centre and the central shopping area.

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

309 of the 321 new build housing completions recorded in Ipswich between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016 were located within developments of 10 dwellings or more. The density of development achieved in Ipswich is monitored on these larger sites as shown in Figure 3.6. Of these 309 dwellings:

- 123 (39.8%) were within Waterfront schemes in the IP-One area.
- 174 (56.3%) were completed as flats.
- 11 were developed at less than 30 dwellings per hectare (3.6%).
- 153 were developed at between 30 and 50 dwellings per hectare (49.5%).
- 145 were developed at over 50 dwellings per hectare (46.9%).
- The average net density of land covered by the 309 dwellings is 56.9 dwellings per hectare.

Taken as a whole, 321 of the 496 dwellings constructed in Ipswich were new-build and the density achieved was 53.2 per hectare. This figure includes a number of sites with a small number of dwellings.

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

<b>Indicator 1 – Previously developed land that has been vacant or derelict for more than five years</b>
Not monitored during the period 2013 – 2016.

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

<b>Indicator 2 – Density of residential development taking place in IP-One</b>		
237 (47.8%) of the 496 new dwellings completed were in the IP-One area. 218 dwellings were completed within the IP-One area on developments of more than 10 dwellings.		
Location	Number of new dwellings completed 2015-2016	Density across whole development
Regatta Quay	1	313.7
Bath Street	3	51.1
Queen Street*	8	197.9
Eastgate Centre, Carr Street*	25	87.8
Princes Street*	25	463.8
St Edmund House, Rope Walk*	37	243.3
Stoke Quay	119	329.7
	<b>218</b>	

\*not a new build development

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

<b>Indicator 3 – Percentage of major schemes in IP-One consisting of a mix of uses</b>
Not monitored during the period 2013 – 2016

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

## Appendix 5 – Objective 5:

### Strategic Facilities

**Objective:**

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

- Significantly enhancing the town centre in terms of quantity and quality of the shops, the cultural offer and the network of public spaces;
- 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'

**Commentary**

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

The available evidence suggests that Ipswich Town Centre is performing reasonably well and, whilst it has lost national BHS during the monitoring period, it has gained and an improved Primark and TK Maxx and continues to provide a good variety of both national and independent traders. The town centre accommodates 24 of the 27 Experian Goad defined top comparison goods retailers. However, it is noted that a number of higher brand retailers are absent from the town centre such as Gant, All Saints, Cath Kidston, Ted Baker, Hobbs, Hollister, Jaeger, Jigsaw, French Connection, Karen Millen, Levi's, The White Company, Victoria Secret, Mango, Apple, Crew Clothing, Kurt Geiger, and Fred Perry.

During 2015/16 the renovation of the Tower Ramparts shopping centre and re-branding to Sailmakers has been completed and the renovation of the Buttermarket including the entrance off Arras Square was completed in February 2017. There is also work ongoing on proposals to regenerate Cornhill in Ipswich Town Centre. 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.

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 2015. 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.

**Table 22: Vacancies with Central Shopping Area, District and Local Centres (2016)**

<b>Percentage vacancies within the Central Shopping Area, and District and Local Centres -2016</b>			
	No. of units	No. which are vacant	% Vacant
District and Local Centres	668	72	11%
Town Centre	628	103	16.4%
<b>Total</b>	<b>1,296</b>	<b>175</b>	<b>13.5%</b>

In addition, data from Experian Goad Surveys (obtained as part of an ongoing Retail and Leisure study shows that the town centre continues to offer a diversity of uses as illustrated in the following tables:

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

	2009		2017		UK Average
	No.	%	No.	%	%
Convenience	47	8	54	8	9
Comparison	231	37	208	32	32
Retail Service	75	12	91	14	14
Leisure Service	115	18	130	20	24
Financial & Business Service	72	11	79	12	11
Vacant	85	14	96	15	11
<b>Total</b>	<b>625</b>	<b>100</b>	<b>658</b>	<b>100</b>	<b>100</b>

Source: Experian Goad Survey, September 2009 and November 2016 (updated by WYG January 2017)  
UK average figure is at November 2016 % figures may not add due to rounding

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

	2009		2017		UK Average
	Sq m Gross	%	Sq m Gross	%	%
Convenience	7,702	5	8,840	6	16
Comparison	75,409	50	66,750	45	36
Retail Service	7,664	5	8,630	6	7
Leisure Service	28,893	19	29,450	20	25
Financial & Business Service	12,886	9	14,010	9	8
Vacant	18,934	13	20,884	14	9
<b>Total</b>	<b>151,488</b>	<b>100</b>	<b>148,564</b>	<b>100</b>	<b>100</b>

Source: Experian Goad Survey, September 2009 and November 2016 (updated by WYG January 2017)  
UK average figure is at November 2016 % figures may not add due to rounding

Furthermore, data from Venuescore show that Ipswich is identified as a Regional Centre and has seen a slight improvement in its ranking between 2009 and 2016. This is despite the loss of national multiple retailers Next, Gap and Laura Ashley from the town centre within this period. Colchester, Chelmsford and Bury St Edmunds have also both improved their rankings, particularly Bury St Edmunds (primarily as a result of the development of The Arc Shopping Centre), but all three remain below Ipswich.

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

Centre	Classification	2009 Rank	2016 Rank	Change in Rank 2009-2016
Norwich	Major City	8	14	-6
Cambridge	Major Regional	41	26	+15
<b>Ipswich</b>	<b>Regional</b>	<b>67</b>	<b>63</b>	<b>+4</b>
Chelmsford	Regional	90	67	+23
Colchester	Regional	76	73	+4
Bury St Edmunds	Regional	216	126	+90
Felixstowe	Major District	443	384	+59
Stowmarket	District	744	629	+115
Woodbridge	Minor District	-	1,154	-
Saxmundham	Minor District	-	1,486	-
Aldeburgh	Local	-	2,577	-

*Source: VenueScore 2009 and 2015-16 Rankings*

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 a number of sites were granted planning permission for car showrooms in the plan period. The Audi showroom is now complete.

In terms of open space provision, the on-going phased development at the former Hayhill Allotments site will bring forward approximately 1 hectare of public green space. There are 100 play areas in the Borough which has increased over recent years from the previous figure of 72. In 2011 play areas covered 9.3ha of the Borough.

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.

Information obtained from the University of Suffolk (previously the University Campus Suffolk) indicate student numbers increased by 1.7% in this monitoring period, compared to 2014/15, and overall are 8.7% higher than they were in 2008/09.

Suffolk New College numbers are 2.7 % down on last year but that they are less than half the number of students recorded in 2008/09. The drop is most likely due to less Leisure Learning at

Suffolk New College, where student numbers have fallen from 3,074 to 112, rather than an overriding downward trend.

Ipswich's retailing ranking according to the Harper Denis Hobbs Vitality Rankings was 149<sup>th</sup> in the country with a potential retail spend rank of 34<sup>th</sup>. This puts Ipswich in the top five retail centres in the East of England. This has not been updated since the 2013/14 AMR. 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.

**Table 26: Net Change in Retail Floorspace**

**Indicators:**

<b>Indicator 1 - Net change in retail floorspace, inside and outside of the Central Shopping Area (CSA)</b>			
	2013-2014	2014-2015	2015-16
Central Shopping Area	0sqm	-114sqm	No data
Outside CSA	6,284sqm	2,514sqm	No data
<b>Total</b>	<b>6,284sqm</b>	<b>2,400sqm</b>	No data

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

<b>District and Local centres overview table 2015 – 2016</b>							
	No. of store units	Total vacant	Vacancy %	No. of dwellings in centres	Total Residential %	No. of A1 retail	A1 retail %
<b>Total</b>	<b>668</b>	<b>72</b>	<b>11</b>	<b>60</b>	<b>9.0</b>	<b>388</b>	<b>57%</b>
<i>Full data set available within the 2016 District and Local Centres report</i>							

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

<b>Indicator 2 - Additional employment floorspace at former Crane's site</b>			
	2013 - 2014	2014 - 2015	2015-2016
<b>Total Employment Floor Space (Sq. m)</b>	<b>0</b>	<b>0</b>	<b>0</b>



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

<b>Indicator 3 - Gains in Green Infrastructure within the Ipswich Policy Area (ha)</b>	
Not monitored during the period 2014 – 2016	
<b>Ipswich Green Flag Parks</b>	
	Green Flag Parks
Alexandra Park	
Bourne Park	
Chantry Park	
Christchurch Park	2015 – 9 <sup>th</sup> occasion awarded green flag
Gippeswyk Park	
Holywells Park	2015 – 6 <sup>th</sup> occasion awarded green flag
Landseer Park	
Orwell Country Park	

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

<b>Indicator 4 - Number of students at University Campus Suffolk and Suffolk New College</b>										
	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2014-2015 % change	2008-2015 % change
University Campus Suffolk* (Ipswich only)	3,143	3,408	3,729	3,839	3,925	3,679	3,554	3,614	1.7%	13.0%
Suffolk New College **	8,119	8,452	8,486	5,774	5,741	4,053	4,029	3,921	-2.7%	-107.1%
Total	11,262	11,860	12,215	9,613	9,666	7,732	7,583	7,535	-0.6%	-49.5%

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

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

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

**Table 31: Harper Dennis Hobbs Vitality Rankings of Shopping Centres**

<b>Target – ‘Harper Dennis Hobbs’ vitality rankings of shopping centres (No.1 being best,)</b>		
	Vitality	Potential Spend
Ipswich retail ranking 2014 <sup>10</sup>	149	34

<sup>10</sup> Not monitored during 2015-16

## Appendix 6 – Objective 6: Accessibility

### **Objective:**

To improve accessibility to and the convenience of all forms of transport, and achieve significant modal shift from the car to more sustainable modes through the 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).

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.

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

The monitoring of this Objective is currently not possible because the indicators that were taken from the Local Area Agreement and were part of the national set of indicators 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.

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.

The Travel to Work survey is undertaken and published each year by Suffolk County Council. The 2016 results show that of the major employers surveyed in Ipswich Borough between 39.5% (Ipswich Borough Council) and 86.5% (East of England Co-operative Society) employees travel to work by car as a single occupant. There is a noticeable difference in travel method between town centre locations and out of centre location, with higher car usage to the latter. The 2011 Census reported that 4,674 people in the Borough work from home. Historic data for the baseline organisations in the travel To Work Survey 2016 shows that working from home has decreased since 2010.

A key finding from the 2016 survey was that park and ride was used by only 0.5% of respondents, the lowest figure seen during the survey's lifetime.

A cycling survey undertaken as part of production of Cycling Strategy SPD showed that of the 190 people who responded 27% of respondents cycle to school, 51% walk, 17% travel by car and 1% travel by scooter.

**Table 32: Transport Indicators**

***Indicators:***

*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 2015 – 2016 and details are available on the Travel Ipswich website at <https://www.suffolk.gov.uk/roads-and-transport/roadworks/travel-ipswich/>.

## Appendix 7 – 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.

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 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. Construction of the tidal barrier has begun and completion is programmed for later this year.

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.

In 2015-2016 the EA was advised of 25 applications in Ipswich where flood risk or water quality was an issue. Of these, 17 were approved, 1 was approved subject to a Section 106 Agreement, 3 were withdrawn, 1 was refused, and 3 have yet to be decided (at 1<sup>st</sup> December 2016). The EA did not object to any of these applications but did place a holding objection on three, two of which were later removed as a result of a Flood Risk Assessment being received. The third EA holding objection (regarding risks posed to groundwater) remained in place and the application was subsequently withdrawn by the applicant.

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

**Indicators:**

<b>Indicator 1 - Applications that were subject to Environment Agency Consultation</b>	
15/00378/P3JPA	2 Cardinal Street, IP1 1QE
15/00393/FUL	23 - 25 Burrell Road
15/00457/FUL	141 - 145 Princes Street
15/00506/FUL	Land at Harris Way
15/00524/VC	72 Foundation Street, IP4 1BN
15/00545/FUL	Development Site C and D, Stoke Park Drive
15/00616/P3JPA	1 - 2 Observation Court, 84 Princes Street
15/00632/FUL	47 Boss Hall Road, IP1 5BN
15/00755/FUL	Land to the west of Ransomes Way, Nacton Road
15/00780/FUL	EDF Land, Cliff Quay
15/00781/FUL	EDF Land, Cliff Quay
15/00813/CON	Land adjacent to The Mermaid Public House, Yarmouth Road
15/00854/FUL	493 Wherstead Road, IP2 8LL
15/00869/FUL	Felaw Maltings, 44 Felaw Street
15/00899/FUL	21 Sunningdale Avenue, IP4 5SH
15/00908/FUL	Bolton Aerospace, Hadleigh Road, IP2 0BD
15/00941/FUL	178 Ashcroft Road, IP1 6AF
15/01040/OUT	Cliff Brewery, Cliff Road, IP3 0AT
15/01041/FUL	Cliff Brewery, Cliff Road, IP3 0AT
15/01109/FUL	Development Site C and D, Stoke Park Drive
16/00046/CON	Land to the west of Ransomes Way, Nacton Road
16/00057/FUL	Land Adjacent To St Peters Church, College Street
16/00091/VC	Mill House, College Street
16/00092/VC	Mill House, College Street
16/00103/FUL	Former site of 8 to 16 Central Avenue
<b>Target - Implementation of the tidal surge barrier by 2014</b>	

Flood defence barrier expected to be in operation in 2017.

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

### Objective:

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

### Target:

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

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.

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

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

<i>Indicator 1 - Summary table for areas of protection</i>				
	No. of sites	2014-2015 Site area in hectares	2015-2016 Site area in hectares	Any change in size
Site of Specific Scientific Interest	3	47.47	47.47	<b>No change</b>
Special Protection Areas / RAMSAR sites	1	41.27	41.27	<b>No change</b>
County Wildlife Sites	20	266.87	266.87	<b>No change</b>
Local Nature reserves	9	49.84	49.84	<b>No change</b>
Ancient Woodland	2	3.58	3.58	<b>No change</b>

Tree canopy cover across the Borough has increased from 11.63% of the Borough in 2015 to 12.19% in 2016.

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. A fifteenth Conservation Area was designated during the monitoring period, at Marlborough Road, and a Conservation Area Appraisal and Management Plan has been produced.

**Table 35: Country Wildlife Sites 2015-2016**

**Indicators:**

<b>Indicator 1a – Country Wildlife Sites 2015-2016</b>					
<b>Name</b>	<b>2015 Area (hectares)</b>	<b>2016 Area (hectares)</b>	<b>Loss since 2015</b>	<b>Gain since 2015</b>	<b>Total Gain/Loss</b>
Alderman Canal	2.50	2.50	0	0	0
Ashground Covert and Alder Carr (area within IBC – total site 15.32)	5.00	5.00	0	0	0
Bourne Park Reedbed	7.47	7.47	0	0	0
Brazier's Wood, Pond Alder Carr and Meadows	34.92	34.92	0	0	0
Bridge Wood (2 parts within IBC – total site 35.79)	2.81	2.81	0	0	0
Chantry Park, Beechwater and Meadow	47.12	47.12	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 (area within IBC – total site 25.62)	25.06	25.06	0	0	0
Ransomes Industrial Park Verges (site removed in 2014/15)	0	0	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	30.30	30.30	0	0	0
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	1.64	1.64	0	0	0
Bourne Bridge Grassland (area within IBC - site reference 'Babergh 136' total 2.29ha)	0.8	0.8	0	0	0
<b>Total</b>	<b>266.87</b>	<b>266.87</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

**Table 36: Sites of Special Interest**

<b>Indicator 1b -Sites of Special Scientific Interest 2015 – 2016</b>					
Name	2015 Area (hectares)	2016 Area (hectares)	Loss since 2015	Gain since 2015	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
<b>Total</b>	<b>47.47</b>	<b>47.47</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 37: Ramsar Sites**

<b>Indicator 1c - Ramsar sites 2015 – 2016</b>					
Name	2015 Area (hectares)	2016 Area (hectares)	Loss since 2015	Gain since 2015	Total Gain/Loss(- )
Bed of River Orwell (2 parts within IBC)	41.27	41.27	0	0	0
<b>Total</b>	<b>41.27</b>	<b>41.27</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 38: Ancient Woodland**

<b>Indicator 1d - Ancient Woodland 2015 – 2016</b>					
Name	2015 Area (hectares)	2016 Area (hectares)	Loss since 2015	Gain since 2016	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
<b>Total</b>	<b>3.58</b>	<b>3.58</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Table 39: Local Nature Reserves**

<b>Indicator 1e - Local Nature reserves 2015 – 2016</b>					
Name	2015 Area (hectares)	2016 Area (hectares)	Loss since 2015	Gain since 2016	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
<b>Total</b>	<b>49.84</b>	<b>49.84</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 40: Ipswich Buildings on the At Risk Register**

<b>Indicator 2 - Ipswich buildings on the At Risk Register</b>	
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
<b>Total</b>	<b>6</b>

*No change 2015 - 2016*

**Table 41: Tree Canopy Cover**

<b>Target - To increase tree canopy cover in the Borough by 15%</b>						
<b>Ward</b>	<b>Ward area in hectares</b>	<b>Canopy coverage in hectares 2015</b>	<b>Coverage % 2015</b>	<b>Canopy coverage in hectares 2016</b>	<b>Coverage % 2016</b>	<b>% change</b>
Alexandra Ward	190.19	68.12	10.05	19.37	10.18	0.13
Bixley Ward	245.38	30.26	12.3	30.61	12.47	0.17
Bridge Ward	217.70	15.67	7.2	15.82	7.27	0.07
Castle Hill Ward	175.37	23.08	13.16	23.42	13.35	0.19
Gainsborough Ward	364.95	46.73	12.8	47.69	13.07	0.27
Gipping Ward	345.90	47.74	13.8	48.59	14.05	0.25
Holywells Ward	196.73	26.66	13.55	27.31	13.88	0.33
Priory Heath Ward	412.89	24.85	6.02	25.11	6.08	0.06
Rushmere Ward	264.52	21.3	8.05	21.48	8.12	0.07
Sprites Ward	121.73	6.98	5.73	7.06	5.80	0.07
St. John's Ward	162.38	19.45	11.98	19.75	12.16	0.18
St. Margaret's Ward	393.69	86.9	22.07	88.60	22.51	0.44
Stoke Park Ward	197.04	41.83	21.23	42.71	21.68	0.45
Westgate Ward	117.46	9.53	8.1	11.56	9.84	1.74
Whitehouse Ward	260.14	28.19	10.84	28.59	10.99	0.15
Whitton Ward	363.98	33.37	9.17	33.62	9.24	0.07
<b>Total</b>	<b>4030.03</b>	<b>530.66</b>	<b>11.63</b>	<b>491.28</b>	<b>12.19</b>	<b>0.56</b>

*There has been a 0.56% increase in canopy cover from 2015 – 2016 which brings the total cover up to 12.19% coverage in this monitoring period.*

## Appendix 9 – 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.

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

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

In Ipswich primary schools the average in 2014 was 19.8 full time pupils (FTE) to each full time equivalent qualified teacher, a decrease from 20.4 in 2013. Secondary schools have a ratio of 13.3, representing a decrease from 13.9 in the previous year, 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.

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

<i>Indicator 1 - Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.</i>				
	Ipswich 2015	Ipswich 2016	UK average 2015	UK average 2016
Primary school average	19.8	18	20.5	20.5
Secondary school average	13.3	10.3	15.0	15
16-18 year education average	16.2 (2013 figure)	16.2 (2013 figure)	15.6 (2013 figure)	15.6 (2013 figure)

**Table 43: Primary School Class Teacher/ Pupil Ratios**

**Indicators:**

<b>Indicator 1a - Primary School class teacher / pupil ratios</b>				
<b>Primary Schools</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Britannia Primary School	24.3	25.5	23.2	23.7
Cliff Lane Primary School	23	23.6	20.8	23.7
Clifford Road Primary School	24	24	20.8	21.1
Gusford Community Primary School	22.4	24.5	21.2	19.5
Halifax Primary School	24.8	22.3	18.3	15.4
Handford Hall Primary School	19.6	20.2	20.3	19.7
Hillside Community Primary School	18.2	20.9	17.4	23.4
Morland Primary School	20.2	21.7	21.3	14.2
Murrayfield Community Primary School	17.4	19	16	15.2
The Oaks Community Primary School	18.8	19.1	16.4	12
Piper's Vale Community Primary School	17.3	16.3	16.5	17.3
Ranelagh Primary School	19.1	14.6	15.4	14.5
Ravenswood Community Primary School	20.2	19.1	17.7	17.3
Rose Hill Primary School	21.2	22.6	20.5	16.4
Rushmere Hall Primary School	21.9	21.9	21.9	18.8
St Helen's Primary School	21.5	21.7	19.4	13
St John's CofE Primary School*	23.9	24.3	19.4	24.8
St Margaret's CofE Primary School*	25.2	24.9	22.5	24.8
St Mark's Catholic Primary School	23.2	21.6	21.8	15.3
St Mary's Catholic Primary School	23.5	21.4	22.5	22.2
St Matthew's CofE Primary School*	21.8	22.8	22.1	21.2
Sidegate Primary School	21.8	23.1	20.7	17.8
Springfield Junior School	20.7	18.2	20.2	17.4
Sprites Primary School	23.8	21.9	21.2	19.4
The Willows Primary School	19	20.3	18.3	19.4
Beacon Hill School	8.4	8.2	9.1	11.1
The Bridge School	5.1	6.3	5.9	6.2
England State funded only	21	20.9	20.5	20.5
<b>Ipswich primary school averages</b>	<b>20.4*</b>	<b>20.4*</b>	<b>19.8</b>	<b>18</b>
*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school.				

**Table 44: Secondary School Class Teacher/ Pupil Ratios**

<b>Indicator 1b - Secondary School class teacher / pupil ratios</b>				
<b>Secondary Schools</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Chantry Academy	15.5	18	13.7	16
Copleston High School	17.2	17.6	17	15.7
Ipswich Academy	15	13.1	13.8	13.3
Ipswich School	N/A	N/A	N/A	N/A
Northgate High School	15.1	14.8	15.2	12.9
St Alban's Catholic High School*	17.4	16.7	16.1	16
St Joseph's College	N/A	N/A	N/A	N/A
Stoke High School	15.2	16.9	15.4	14.6
Beacon Hill School	8.4	8.2	9.1	11.1
The Bridge School	5.1	6.3	5.9	8.3
Liberty Lodge	N/A	N/A	N/A	N/A
England State funded schools	15.6	15.5	15	15
<b>Ipswich secondary school averages</b>	<b>13.6*</b>	<b>13.9*</b>	<b>13.3</b>	<b>10.3</b>
*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school				

**Table 45: 16 – 18 Years Class Teacher/ Pupil Ratios**

<b>Indicator 1c - 16 - 18 years class teacher / pupil ratios</b>	
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
<b>Ipswich averages</b>	<b>16.2</b>

\*Ratio of the full time equivalent (FTE) pupils to the full time equivalent qualified teachers at the school is not available after 2013.

## Appendix 10 – Objective 10: Deprivation

### Objective: 10

To tackle deprivation and inequalities across the town.

### Target:

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

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).

Continuing the trend reported in last year's AMR, unemployment rates in the 16-64 year age group have continued to fall. Between July 2015 and June 2016 3,200 or 4.7% of those economically active were unemployed according to government modelling data. Data are released quarterly and there has been a steady decrease in unemployment rates since April 2013, where unemployment rates peaked at 9.7%. This shows a significant decrease from the 9.4% recorded at the start of the monitoring period for this plan in 2012. Please refer to Appendix 10 for full data.

In terms of those actively seeking work, in March 2015, 2% of those aged 16-64 were claiming job seekers allowance. February 2016 shows a rate of 1.7% and by May this had dropped to a rate of 1.6%. Whilst this is drop from the 3.5% reported for March 2014, it still remains above the Great Britain average of 1.3% and the average of 0.9 for the Eastern Region.

The Centre For Cities 2016 report of Britain's 63 largest cities lists Ipswich as having the 18<sup>th</sup> highest employment rate for 2014 with a figure of 74.2%; falling slightly from 75.2% for the previous 12 month period.

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. Of those students finishing Key Stage 5 (KS5) at Ipswich's schools and colleges in 2015/16 **89.3%** achieved 3 or more A levels at grade A\* - E; this is significantly higher than the England average of **78.7%**. The Ipswich average accounts for all relevant schools and is not weighted by student numbers.

In 2015/16, **52.5%** of Ipswich pupils achieved 5 or more GCSEs at grades A\* to C. The Ipswich average takes account of all relevant schools (with the exception of Ipswich School and St Joseph's College) and is not weighted by student numbers. This represents an increase on **46.2%** in 2014/15 but remains slightly lower than the England average of **53.8%**.

In key stage 2, primary schools in Ipswich achieved an average of **53%** of pupils achieving level 4 or higher in maths and English. This is slightly lower than the England average of **58%**.

The 2015 Indices of Multiple Deprivation are the latest statistics available and they show that 12 of Ipswich's 84 Lower Super Output Areas (LSOAs) are within the 10% most deprived in England whereas just 2 are in the 10% least deprived.

The overall Index of Multiple Deprivation uses the following data (weightings in brackets):

- Income Deprivation (22.5%)

- Employment Deprivation (22.5%)
- Education, Skills and Training Deprivation (13.5%)
- Health Deprivation and Disability (13.5%)
- Crime (9.3%)
- Barriers to Housing and Services (9.3%)
- Living Environment Deprivation (9.3%)

**Table 46: Percentage of those Unemployed Ages 16 – 64**

<b>Fig 10.1 - Percentage of those unemployed ages 16 - 64</b>		
Date	Ipswich total	Ipswich %
Jan 07 - Dec 07	3,400	5.2
<b>Apr 07 - Mar 08</b>	<b>3,400</b>	<b>5.1</b>
Jul 07 - Jun 08	3,400	5.0
Oct 07 - Sep 08	3,500	5.1
Jan 08 - Dec 08	4,100	4.9
<b>Apr 08 - Mar 09</b>	<b>4,600</b>	<b>6.7</b>
Jul 08 - Jun 09	5,000	7.2
Oct 08 - Sep 09	5,300	7.7
Jan 09 - Dec 09	5,600	8.2
<b>Apr 09 - Mar 10</b>	<b>5,600</b>	<b>8.5</b>
Jul 09 - Jun 10	5,500	8.4
Oct 09 - Sep 10	5,600	8.3
Jan 10 - Dec 10	5,600	8.4
<b>Apr 10 - Mar 11</b>	<b>5,600</b>	<b>8.4</b>
Jul 10 - Jun 11	5,700	8.5
Oct 10 - Sep 11	5,800	9.0
Jan 11 - Dec 11	6,000	8.8
<b>Apr 11 - Mar 12</b>	<b>6,000</b>	<b>8.6</b>
Jul 11 - Jun 12	6,500	9.3
Oct 11 - Sep 12	6,900	9.8
Jan 12 - Dec 12	6,700	9.4
<b>Apr 12 - Mar 13</b>	<b>6,800</b>	<b>9.7</b>
Jul 12 - Jun 13	6,400	8.9
Oct 12 - Sep 13	6,000	8.1
Jan13 - Dec 13	6,000	8.4
<b>Apr 13 - Mar 14</b>	<b>5,600</b>	<b>8.0</b>
Jan 14 - Dec 14	4,800	6.6
<b>Apr 14 - Mar 15</b>	<b>4,700</b>	<b>6.5</b>
Jul 14 - Jun 15	4,700	6.6
Oct 14 - Sep 15	4,300	6.2
Jan 15 - Dec 15	4,100	5.9
<b>Apr 15 - Mar 16</b>	<b>3,500</b>	<b>5.1</b>

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

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

**Table 47: Percentage of Students Achieving Level 4 or above English and Maths**

<b>Indicator 2a - % of Key Stage 2 students achieving Level 4 or above in English and Maths (Data from Department of Education)</b>							
	2010	2011	2012	2013	2014	2015	2016
Britannia Primary School	83%	87%	83%	76%	66%	85%	53%
Cliff Lane Primary School	74%	63%	77%	85%	73%	85%	24%
Clifford Road Primary School	77%	71%	74%	68%	55%	89%	51%
Gusford Community Primary School	63%	66%	62%	58%	48%	62%	37%
Halifax Primary School	59%	78%	85%	71%	52%	76%	69%
Handford Hall Primary School	65%	57%	81%	76%	68%	69%	85%
Hillside Community Primary School	68%	50%	62%	59%	45%	68%	30%
Morland Primary School	79%	71%	78%	65%	42%	N/A	46%
Murrayfield Community Primary School	73%	68%	61%	46%	36%	59%	16%
The Oaks Community Primary School	57%	68%	71%	53%	25%	N/A	50%
Piper's Vale Community Primary School	58%	51%	64%	38%	26%	71%	32%
Ranelagh Primary School	48%	54%	75%	67%	42%	70%	50%
Ravenswood Community Primary School	58%	57%	60%	83%	77%	60%	58%
Rose Hill Primary School	61%	56%	58%	65%	43%	75%	44%
Rushmere Hall Primary School	60%	76%	73%	55%	49%	67%	68%
St Helen's Primary School	81%	80%	78%	66%	57%	68%	58%
St John's CofE Primary School*	93%	93%	93%	90%	90%	97%	
St Margaret's CofE Primary School*	90%	93%	93%	93%	89%	90%	73%
St Mark's Catholic Primary School	97%	94%	100%	100%	93%	97%	
St Mary's Catholic Primary School	90%	100%	93%	90%	77%	93%	93%
St Matthew's CofE Primary School*	81%	56%	83%	77%	71%	73%	57%
Sidegate Primary School	IA	60%	67%	NA	60%	66%	47%
Springfield Junior School	68%	88%	85%	85%	74%	94%	91%
Sprites Primary School	79%	67%	72%	77%	56%	76%	32%
The Willows Primary School	64%	85%	78%	64%	45%	63%	69%
<i>Beacon Hill School</i>	0%	0%	0%	0%	0%	0%	0%
<i>The Bridge School</i>	0%	0%	0%	NA	N/A	0%	0%
England All Schools	73%	74%	79%	75%	63%	78%	77%
England State funded only	73%	74%	79%	75%	63%	78%	77%
<b>Ipswich averages</b>	66%	66%	71%	68%	56%	70%	54%
* Voluntary Aided, with Special schools in <i>italics</i>							



**Table 48: Secondary School Pupils Achieving 5+ A\* - C GCSE English and Maths**

<b>Indicator 2b - Number of secondary school pupils achieving 5+ A* - c GCSEs or equivalent including English and Maths (Data from Department of Education)</b>						
	2009	2010	2011	2012	2014	2015/16
Chantry Academy	26%	37%	38%	40%	24%	36%
Copelston High School	48%	69%	64%	61%	53%	64%
Ipswich Academy	NA	NA	NA	23%	18%	45%
Ipswich School	99%	15%	98%	98%	N/A	
Northgate High School	70%	68%	77%	66%	59%	67%
St Alban's Catholic High School*	65%	63%	68%	59%	55%	65%
St Joseph's College	67%	57%	66%	77%	72%	
Stoke High School	38%	38%	43%	41%	43%	38%
<i>Beacon Hill School</i>	0%	0%	0%	0%	-	
<i>The Bridge School</i>	NA	NA	NA	0%	-	
<i>Liberty Lodge</i>	NA	NA	NA	0%	-	
England all schools	49.80 %	53.50%	59.00%	59.40%	56.6%	58.7%
England State funded schools	50.70 %	55.20%	58.20%	58.80%	53.4%	62.6%
<b>Ipswich averages</b>	52%	43%	57%	42%	46%	53%

\* Voluntary Aided, Special schools in italics

**Table 49: KS5 gaining 3 or more A Levels at A\* - E**

<b>Indicator 2c - % KS5 gaining 3 or more A levels at A*-E (Data from Department of Education)</b>		
	2014/15	2015/16
Copleston High School	81%	82%
Ipswich School	99%	99%
Northgate High School	99%	98%
St Albans Catholic High School	99%	100%
St Joseph's College	79%	82%
Ipswich Academy	23%	75%
Suffolk New College	64%	82%
England All Schools	79.5%	*
England State funded only	77.9%	*
Ipswich averages not including Ipswich Academy and Suffolk New College	77.7%	92.2%

\*Methodology for calculating this data has changed and therefore does not offer a meaningful comparator

**Table 50: Ipswich Rankings (1-326) in Indices of Multiple Deprivation**

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

**Table 51: Ipswich Rank on Indices of Multiple Deprivation 2015 – Suffolk Comparisons**

<i>Target - Ipswich rank on indices of multiple of deprivation 2015, Suffolk comparisons</i>	
Local Authority	2015
Babergh District	200
Forest Heath District	140
<b>Ipswich Borough</b>	<b>74</b>
Mid Suffolk District	239
St. Edmundsbury District	196
Suffolk Coastal District	240
Waveney District	95

## Appendix 11 – 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

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.

The numbers visiting Ipswich Museum and Art School and Ipswich Mansion were 107,524 in 2015/16.

Total tickets issued/visitors to the Regent Theatre numbered 137,711 and approximately half of these tickets were issued to those living in IP1-IP4 postcodes and 40% to London/East Anglian postcodes. The Corn Exchange issued 17,945 tickets. Approximately 40% of these tickets were issued to those living in IP1-IP4 postcodes and 50% to London/East Anglian postcodes.

In terms of the recorded crime, the 2013/14 AMR reported that rates were falling. Suffolk Constabulary no longer reports against this metric.

The way in which numbers of crimes are recorded changed in 2014/15 and activities not previously recorded as crimes must now be. It is not therefore possible to make meaningful comparisons between data from 2014/15 onwards and data for previous years.

The recorded crime figures for 2015/16 were:

- Violence with Injury 1452
- Serious sexual offences 194
- Domestic burglary 221
- Robbery 68

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

The 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.

**Table 52: Totals of All Events Including One-Off Annual Events**

<b>Indicator 1 - Totals of all events including one-off annual events.</b>						
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
IP-Art (all events)	100,000	100,000	100,000			45,000
Maritime Ipswich	55,000	60,000	70,000			40,000
Larking Gowen Half Marathon	2,000	1,500	1,500			2,000
Skyride	6,000	15,000	15,000			7,000
Speciality Markets	20,000	20,000	20,000			5,000***
Other one-off events	53,500	27,300	161,500*			35,200
<b>Total</b>	<b>125,000</b>	<b>189,300</b>	<b>319,000</b>	<b>350,000**</b>	<b>No data</b>	<b>134,200</b>

\* 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

\*\*\*This data is for the Christmas Market only

**Table 53: Organised Visitor Groups to Ipswich Museums, Galleries and Christchurch Mansion**

<b>Indicator 2 - Visitors to Ipswich museums, galleries and Christchurch mansion as individuals and as part of organised groups</b>				
	2011	2012	2013	2014
Ipswich Museum, Art-Gallery, and Christchurch Park*	151,892	138,567**	108,929***	107,524

\*The totals include school visits

\*\*2011/12 includes 31,672 visitors to Ipswich Town Hall

\*\*\*2012/13 included 27,465 visitors to Ipswich Town Hall

**Table 54: Total Tickets Issues/ Visitors**

<b>2015/16</b>	<b>Regent Theatre</b>	<b>Corn Exchange</b>
Total Tickets Issued/Visitors	137,711	17,945

**Table 55: Crime Figures Recorded**

<i>Target – Crimes Recorded figures in comparison to averages over past three years*</i>				
	Violence with Injury	Serious sexual offences	Domestic burglary**	Robbery
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
2014 - 2015	1,782	187	231	59
2015 - 2016	1,452	194	221	68

\*Note from 2014/15 onwards, figures have been recorded using a different methodology and data from that date cannot be compared with that from earlier years.

\*\*Suffolk Constabulary provided data for Ipswich for this fiscal year and commented that the data for domestic burglary for the years up to 2015 appears to be inaccurate and that no trends can be drawn from the data. This is being investigated.

**Table 56: Ipswich Recorded Figures Per Thousand**

<i>Target - Ipswich recorded crime figures per thousand.*</i>						
	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
<b>Recorded crime per thousand population</b>	<b>106</b>	<b>107</b>	<b>100</b>	<b>103</b>	<b>92</b>	<b>77</b>

\*This data has not been collected since 2014

## Appendix 12 – 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.

***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. In the 2015/16 monitoring period IPA Board meetings have been held on 5<sup>th</sup> June 2015, 7<sup>th</sup> August 2015, 15<sup>th</sup> October 2015, and 18<sup>th</sup> March 2016.

The Council has worked with neighbouring authorities on a number of joint evidence base studies during the monitoring period, such as the Ipswich Traffic Appraisal Modelling Suite (ITAMS) Forecast Model Report and Air Quality Assessment (both with Suffolk County Council) and the Habitats Regulations Recreational Avoidance and Mitigation Strategy in partnership with Babergh District Council and Suffolk Coastal District Council.

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

Update of the Haven Gateway Green Infrastructure Strategy for the Ipswich Policy Area was published during the 2015/16 monitoring period together with an Employment Land Needs Assessment with Babergh, Mid Suffolk, Suffolk Coastal and Waveney District Councils.

Update of the Haven Gateway Green Infrastructure Strategy for the Ipswich Policy Area:

[https://www.ipswich.gov.uk/sites/default/files/ipa\\_green\\_infrastructure\\_report\\_-\\_final\\_published\\_october\\_2015.pdf](https://www.ipswich.gov.uk/sites/default/files/ipa_green_infrastructure_report_-_final_published_october_2015.pdf).

Employment Land Needs Assessment for Ipswich and Waveney Economic Areas:

[https://www.ipswich.gov.uk/sites/default/files/ipswich\\_and\\_waveney\\_elna\\_final\\_report\\_09.03.16.pdf](https://www.ipswich.gov.uk/sites/default/files/ipswich_and_waveney_elna_final_report_09.03.16.pdf)

## Appendix 13 – Monitoring against the Sustainability Appraisal

**Table 57: SEA Objectives and Indicators**

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

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



## WEB LINKS

### **GENERAL**

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

### **OBJECTIVE 1**

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

### **OBJECTIVE 2**

Local Authority CO2 emissions estimates 2005 - 2015

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015>

Ipswich Borough Council Air Quality Management

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

Electricity consumption

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

### **OBJECTIVE 3**

Ipswich Strategic Housing Land Availability Assessment Update November 2013

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

Ipswich Employment Land Availability Report

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

East of England Forecasting Model

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

### **OBJECTIVE 4**

N/A

### **OBJECTIVE 5**

University Campus Suffolk – Student data

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

<https://www.ucs.ac.uk/About/Corporate%20Finance/Annual-Report-Financial-Statements-for-year-ended-31-July-2015.pdf>

Green Flag Awards

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

Equipped play area strategy

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

### **OBJECTIVE 6**

Travel to Work Surveys

<http://www.suffolkobservatory.info/IAS/explorer/resources/>

Ipswich cycling survey

[https://www.ipswich.gov.uk/sites/default/files/draft\\_cycling\\_spd\\_consultation\\_statement\\_nov\\_2015.pdf](https://www.ipswich.gov.uk/sites/default/files/draft_cycling_spd_consultation_statement_nov_2015.pdf)

#### **OBJECTIVE 7**

Data on local application of Environment Agency advice.

#### **OBJECTIVE 8**

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

#### **OBJECTIVE 9**

Department of Education for Ipswich Schools

<http://www.education.gov.uk/schools/performance/>

#### **OBJECTIVE 10**

Unemployment Statistics

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

Department of Education – School and Local Statistics

[http://www.education.gov.uk/schools/performance/geo/pconE14000761\\_all.html](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/statistics/english-indices-of-deprivation-2015>

#### **OBJECTIVE 11**

Visitors to Ipswich museums and galleries

<https://democracy.ipswich.gov.uk/documents/s9974/JMS-14-07%20Performance%20Report.pdf>.

Purple Flag Award

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

PCC or Suffolk Police websites

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

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

Office of National Statistics, Crime in England and Wales: year –ending Mar 2016

<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingmar2016>

#### **OBJECTIVE 12**

N/A

#### **STATUTORY INDICATORS**

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

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

## GLOSSARY

AMR	Authority Monitoring Report	Report submitted to Government on progress with preparing the Local Plan and the extent to which policies are being achieved.
CO <sub>2</sub>	Carbon Dioxide	CO <sub>2</sub> or Carbon Emissions into the atmosphere contribute to global warming and as a result climate Change. CO <sub>2</sub> emissions are recorded in tonnes of carbon emissions for each member of the population or <i>(t) per capita</i> .
CIL	Community Infrastructure Levy	Local Authorities 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 Plan, 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 was used by home designers and builders as a guide to development until 2015.
	Corporate Plan	The Council's plan which sets out the strategic objectives of the Council as a whole.
DPH	Density or dwellings per hectare	A term relating to the amount of new housing in a specific area. E.g. High density refers to 90 - 110 dwellings per hectare or DPH. Medium density refers to new housing of at least 40 dph, and low density refers to new housing under 40 dph.
DPD	Development Plan Document	A local development document in the Local Plan which forms part of the statutory development plan. The Core Strategy and Policies is a DPD.
FRA	Flood Risk Assessment	Carried out by, or on behalf of, a developer to assess the risk to a development site and to demonstrate how flood risk from all sources of flooding to the development itself and flood risk to others will be managed now, and taking climate change into account.
FTE	Full Time Equivalent	The method in capturing those in employment or education who are either in full-time or part-time, as a single figure.
	Ipswich Northern Fringe	An area to the North of Ipswich located between Henley Road and Tuddenham Road that is identified for the delivery of housing and associated infrastructure. Now known as the Ipswich Garden Suburb.

GIS	Geographical Information System	A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data
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. KS4 represents the year of GCSE examinations. KS5 represents 16 - 18 years education most often A level examinations.
LDD	Local Development Document	A general term for a document in the Local Plan. It includes the Core Strategy and Policies and other development plan documents, and supplementary planning documents.
	Modal Shift	Movement 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 Plan, by identifying a list of sites which may be suitable and available for housing development.
	Soundness Tests	Is there an objectively assessed the need for homes, jobs, services and infrastructure and will these be delivered sustainably? Is the Plan is based upon a robust and credible evidence base? Is the Plan effective in delivering what it sets out to? Is the Plan consistent with national policy?
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.