

Annual Monitoring Report 2004 / 2005



IPSWICH LOCAL DEVELOPMENT FRAMEWORK

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IPSWICH

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COUNCIL

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1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 (the Act) has introduced a requirement for the Borough Council to produce an Annual Monitoring Report (an AMR). This is the first AMR Ipswich Borough Council has produced.
- 1.2 This document is the Ipswich AMR for 2004 / 2005. As such it relates to the period 1 April 2004 to 31 March 2005.
- 1.3 The purpose of this AMR is:
- To review progress in terms of local development document preparation against the timetables and milestones set out in the Ipswich Local Development Scheme 2005;
 - To monitor performance against a range of established criteria;
 - To assess the extent to which key planning policies are being implemented;
 - To put forward proposals to improve the implementation of key policies;
 - To highlight policy areas that require particular consideration as new local development documents are produced;
 - In doing the above, to set a framework for the production of future AMRs. Within this document certain areas are identified where it is acknowledged that further work is required to ensure better information is contained within next years AMR.
- 1.4 For the avoidance of doubt, the AMR does not contain any new planning policies nor does it amend or delete any existing one's.
- 1.5 The AMR has been produced in accordance with the Act, the Town and County Planning (Local Development) (England) Regulations 2004 (the Regulations), the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) and the Office of the Deputy Prime Minister's (ODPM) document, Local Development Framework Monitoring: A Good Practice Guide (the Guide). In particular, the AMR contains data on all the Core Output Indicators set out in the Guide.

2. Progress on Local Development Scheme timetables

- 2.1 The Local Development Scheme (LDS) for Ipswich was formally brought into effect in January 2005. It was the first LDS to be brought into effect in the East of England.
- 2.2 At 31 March 2005 work was scheduled to have started on 5 local development documents. Table 1 provides a summary of progress against the targets for these five documents.

Table 1: Progress against LDS targets

Local Development Document	Target for 31 March 2005	Progress at 31 March 2005
Statement of Community Involvement	Undertake Regulation 25 consultation during January and February 2005	Consultation undertaken from January to February 2005 On Target
Core Strategies and Policies	Undertake Regulation 25 consultation during January and February 2005	Consultation undertaken from January to February 2005 On Target
Requirements for Residential Developments	Undertake Regulation 25 consultation during January and February 2005	Consultation undertaken from January to February 2005 On Target
Site Allocations and Policies	Undertake Regulation 25 consultation during January and February 2005	Consultation undertaken from January to February 2005 On Target
The IP-One Area Action Plan	Undertake Regulation 25 consultation during January and February 2005	Consultation undertaken from January to February 2005 On Target

2.3 Therefore, as at 31 March 2005 Ipswich Borough Council was on target with its work on all its local development documents.

2.4 However since then four additional factors have resulted in the Council considering whether its LDS should be amended. These factors are:

- The decision by the ODPM, the Government Office for the East of England (GO-EAST) and the East of England Regional Assembly (EERA) to defer the start of the Examination in Public on the Draft Regional Spatial Strategy;
- The fact that vacant posts have arisen within the Council team leading the work on the local development documents and that it has not been possible to fill all posts due to difficulties in recruitment planners. This has resulted in capacity and resourcing difficulties;
- A greater understanding of the amount of work required at the initial stage of the local development document production process resulting in a reappraisal of the practicalities of the original LDS timetable; and
- A recognition by the Borough Council that additional work is required on a range of infrastructure issues before it is possible to take forward key parts of the local development documents.

2.5 All of these factors have resulted in the Council re-considering its LDS timetable and therefore submitting a revised version to the Government. It is intended that this revised version will be brought into effect in January 2006.

3. Monitoring Performance Against Core Indicators

- 3.1 Monitoring performance is one of the key parts of the planning system. It is through monitoring performance that policy areas requiring further attention can be identified and reviewed with the aim of ensuring that desired outcomes are actually achieved.
- 3.2 Equally, it is important that through monitoring, comparisons can be made between Ipswich and other areas and places. To ensure these comparisons can be made it is therefore important that the same issues are monitored in Ipswich as are monitored elsewhere. Therefore monitoring has been undertaken against the national recognised core output indicators as defined in the Guide. The Government Office for the East of England has also suggested that a regional indicator should be addressed relating to gypsy and traveller issues and this is addressed at paragraph 3.64.
- 3.3 Core output indicators cover 9 areas of activity although only 7 of these are relevant to a district authority such as Ipswich – the other two being county council functions. The 7 are as follows:
- Business development;
 - Housing;
 - Transport;
 - Local services;
 - Flood protection and water quality;
 - Biodiversity; and
 - Renewable energy.
- 3.4 The indicators are set out in full within Appendix A.
- 3.5 The rest of this section is structured in the order set out above. As this is the first AMR for Ipswich it is not possible to identify time related trends for some indicators as this might be the first time the Council has monitored the issue. However the data is still set out here to enable trends to be shown in future years.
- 3.6 For some indicators it has not been possible to monitor the data as the indicator was only introduced via the Guide in 2005 and data covering the issue was not being collected from April 2004. In these instances procedures are being put in place to ensure that the data will be available for next years AMR.
- 3.7 The data contained in this section relates to the period from 1st April 2004 to 31st March 2005.

3.8 Business Development

3.9 Whilst the provision of housing often appears to take precedence over other issues within planning monitoring it is crucial that an appropriate balance is retained between housing, business development and other issues.

3.10 In this regard three issues are of particular relevance. There are:

- Development of land for employment purposes;
- The supply of employment land;
- Losses of employment land to other uses.

3.11 In the context of this section employment will be taken to mean anything falling within classes B1, B2 or B8 of the Use Classes Order.

3.12 Further details on many of these issues are contained within the Employment Land Availability Report 2005 which has recently been published by the Borough Council. This is available from the contact details and via the web-site address set out on the front cover of this AMR.

Development of Land for Employment Purposes (Indicators 1a, 1b and 1c)

3.13 Table 2 illustrates the amount of land (square metres) that has been developed by employment type and the proportion of that land that is previously developed.

Table 2: Developments for Employment Use

	Development for Employment Uses		
	Land Area Developed – All Ipswich (sq metres)	Land Area Developed – All Ipswich (% on previously developed land)	Land Area Developed - Village, Waterfront, Town Centre (sq metres)
Use Class B1	0	n/a	n/a
Use Class B2	0	n/a	n/a
Use Class B8	9,900	0%	0

Note:

- square metres – gross internal floorspace – including all internal areas but excluding external walls;
- this excludes any change of use developments and only relates to major developments

3.14 At this stage data for Indicator 1b can not be fully collected as (a) Ipswich does not yet have a Local Development Framework, and (b) the Local Plan does not identify formal ‘development’ or ‘regeneration areas’. However Table 2 does also indicate the amount of employment land redeveloped within the Ipswich Village, Ipswich Waterfront or Ipswich Town Centre (as defined on the First Deposit Draft Ipswich Local Plan 2001).

The Supply of Employment Land (Indicator 1d)

3.15 The total amount of employment land available for employment use across the whole of Ipswich is 72.97 hectares. More information is contained in the Report referred to in paragraph 3.14.

Losses of Employment Land to Other Uses (Indicators 1e and 1f)

3.16 Table 3 identifies the amount of employment land (as defined within the Ipswich Local Plan 1997) that has been lost to employment use due to it being developed for other uses. In addition the table also identifies the amount that is lost to residential use and the amount lost in the Village, Waterfront and Town Centre (see paragraph 3.14 as to why these areas are used in lieu of the indicator definition for development / regeneration areas).

Table 3: Loss of Employment Land to Non-Employment Use

	Net Loss of Employment Land (hectares) to non-employment uses		
	Ipswich Borough	Village, Waterfront and Town Centre	Loss to residential use – Ipswich Borough
2004 / 2005	1.645	1.221	1.645 (100%)

Note: Loss defined as the point when non-employment development commences.

3.17 Housing

3.18 The delivery of housing is of considerable importance to achieving the aims of the Ipswich Local Plan, the Suffolk Structure Plan and the Regional Spatial Strategy. Reporting on housing delivery is one of the key legal requirements of the AMR.

3.19 This part of the AMR meets the national requirements and sets out key data on housing delivery. The information is set out in the following sections:

- The context of housing targets for Ipswich;
- Housing completions since 1996;
- Projections for future housing completions up to 2021;
- Development on Previously Developed Land;
- Densities of completed developments;
- Affordable housing completions;

3.20 Further details on many of these issues are contained within the Housing Land Availability Report 2005 published by the Borough Council. This is available from the Council – see the contact details on the front cover of this AMR.

Housing Targets for Ipswich

3.21 Table 4 below sets out the three different housing targets that are relevant to Ipswich.

Table 4: Housing Targets for Ipswich

Document	Adoption Date	Housing Period	Total Ipswich Housing Target	Annual Target
Suffolk Structure Plan	1995	1988 to 2006	4,490	250
Ipswich Local Plan	1997	1988 to 2006	4,490	250
Suffolk Structure Plan	2001	1996 to 2016 (mid year based)	8,000	400
First Deposit Draft Ipswich Local Plan	Draft 2001 (Will not be adopted)	1996 to 2016 (mid year based)	8,000	400
Draft Regional Spatial Strategy	Draft 2004 Target adoption date 2006	2001 to 2021 (financial year based)	15,400 (to be confirmed)	770 (to be confirmed)
Ipswich Local Development Framework	Target adoption date 2008	2001 to 2021 (financial year based)	15,400 (to be confirmed)	770 (to be confirmed)

3.22 Two factors are of particular note:

- (i) The targets have got progressively higher with the latest draft Regional Spatial Strategy target being over three times the target contained in the 1995 Structure Plan and the currently adopted Ipswich Local Plan. The Regional target is also over 90% more than the current 2001 Structure Plan target of 400 units per annum;
- (ii) Each new target is back-dated a significant number of years from the date of plan production and adoption. For instance despite the fact the 400 per annum target was first adopted in 2001 for delivery and monitoring purposes the target is back-dated to 1996. The 2001 adopted target sets the standard that 400 units a year should have been delivered between 1996 and 2001 (i.e. 2000 units in total) when the adopted target actually in place between 1996 and 2001 was for 250 units a year (i.e. 1250 in total). This is a particular issue in Ipswich as our targets have significantly increased twice over the last decade. Therefore, within Ipswich, an element of playing ‘catch up’ on the targets is inevitable.

Housing completions since 1996 (Indicator 2a (i) and (ii))

3.23 The housing completions since 1996 are shown on graph 1. In summary:

Completions July 1996 to March 2005	3145
Average completions per year July 1996 to March 2005	359
Completions April 2001 to March 2005	2101
Average completions per year April 2001 to March 2005	525

3.24 For information, between 1988 and 2005 4,969 units were completed exceeding the 4,490 target set out for the period to mid 2006 within the 1995 Structure Plan and the existing adopted Local Plan of 1997.

Projections for future housing up to 2021 (Indicator 2a (iii), (iv) and (v))

3.25 As well as identifying annual completions since 1996 Graph 1 (see next page) also sets out a projection of estimated annual housing delivery in the period up to 2021. This demonstrates that:

- whilst the current historic delivery rate is just below the Structure Plan target rate it is anticipated that by March 2006 the annual rate of delivery will meet the Structure Plan target and thereafter exceed that target;
- it is anticipated that the Structure Plan overall target will be reached around 2012 / 2013 (i.e about three years earlier than set out in the Structure Plan);
- that in the context of the higher draft Regional Spatial Strategy target of 770 per annum it is anticipated that it will take longer to reach the target but a trajectory is shown that achieves this. This trajectory is comparable with completion rates during 2004 / 05.

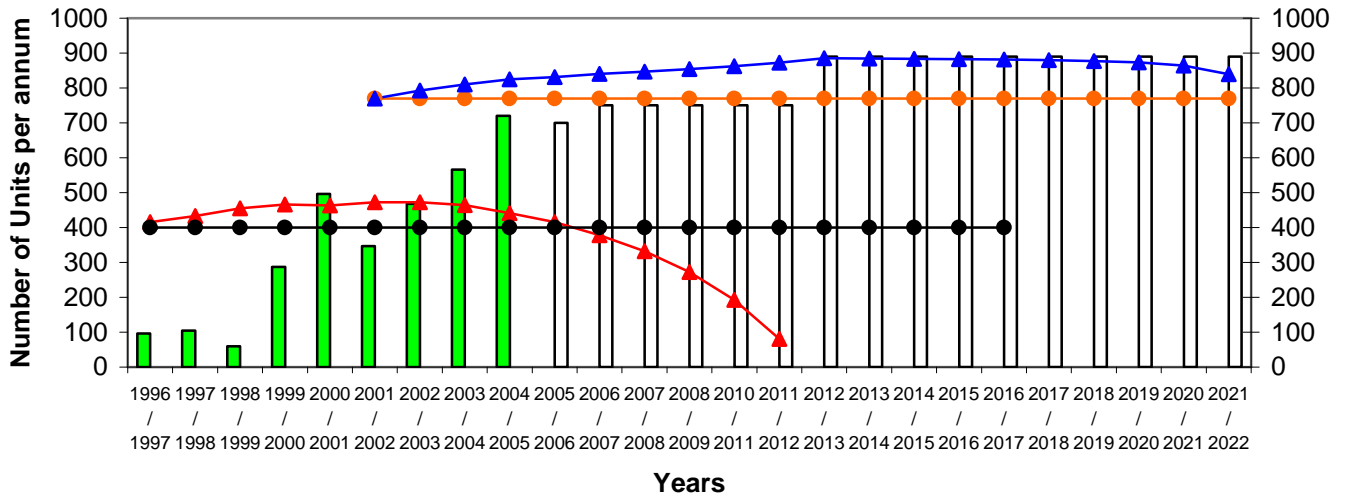
3.26 Graph 2 (see next page) illustrates that whilst still being behind the Structure Plan target the cumulative gap has narrowed significantly over the last 5 years although the gap from the regional target is still increasing and indeed in the context of Graph 1 it is anticipated to continue to increase until around 2012 – although at a much slower rate.

3.27 It is anticipated that issues associated with the Regional Spatial Strategy and the delivery and phasing of the housing target will be addressed within the Core Strategy and Policies Development Plan Document when it is produced.

3.28 In terms of short term housing delivery and supply, the Housing Land Availability Report (see paragraph 3.20) highlights that as at 1 April 2005:

Units under construction	702
Units with planning permission but not yet commenced	2,307
Units covered by planning applications likely to be approved (i.e. they are agreed in principle but a Section 106 agreement is not yet completed and therefore permission has not yet been granted)	1,718
Total	4,727

Graph 1 - Housing Trajectories



Graph 2 - Housing Trajectories

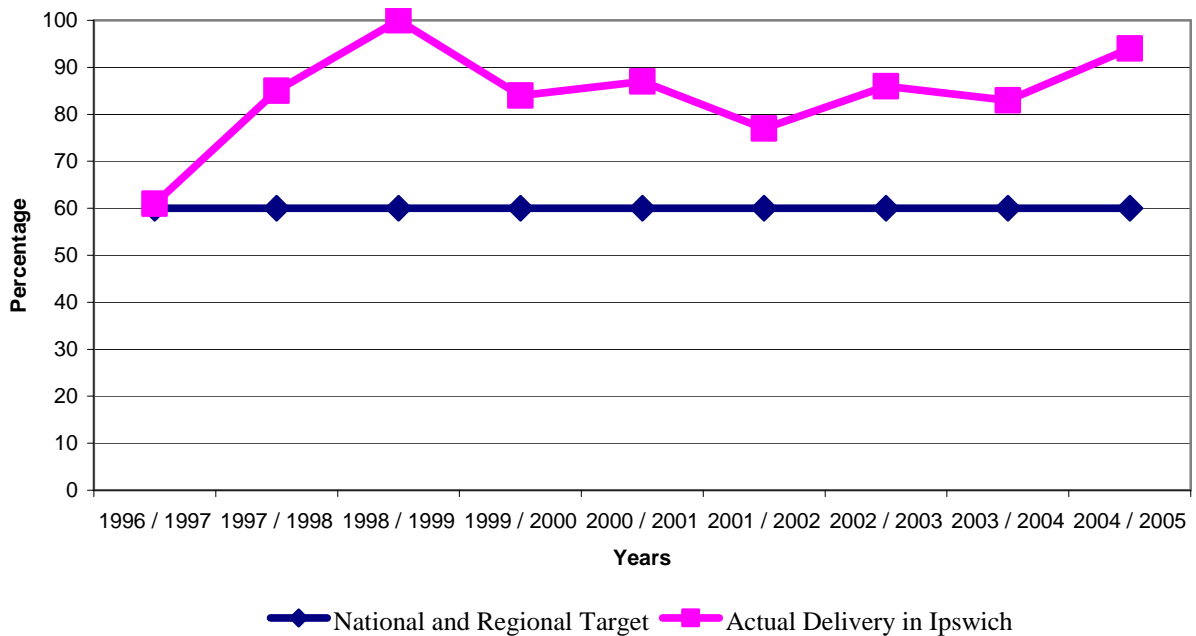


3.29 Whilst an additional 3,396 possible units have been allocated in the First Deposit Draft Local Plan it needs to be remembered that these sites are not within the development plan. Therefore it is important that the proposed two development plan documents (i.e. the IP-One Area Action Plan and the Site Allocations and Policies DPD) that deal with site allocations are brought forward at the earliest opportunity

Development on Previously Developed Land (Indicator 2b)

3.30 Graph 3 shows that the rate of development on previously developed land far exceeds the national and regional target of 60% with the average being 86% between 1996 and 2005 and 87% between 2001 and 2005.

Graph 3 - Residential Completions on Previously Developed Land (as a % of total completions)



Densities of Completed Developments (Indicator 2c)

3.31 Planning Policy Guidance Note 3 suggests that all residential developments should have net densities of over 30 units per hectare and that developments at places with good public transport accessibility such as town, district and local centres or around major nodes along good quality public transport corridors should be developed at more than 50 units (net) per hectare.

3.32 In the year from April 2004 to March 2005 the following 6 major residential development schemes were completed (i.e. developments of more than or equal to 10 units). The Ravenswood development will be included within the AMR when all phases are completed. The 6 completed developments are:

- Carolbrook Road / Birkfield Drive 11 units
- Coprolite Street 113 units
- Former Save Service Station, Fore Hamlet 40 units
- Former Co-op site, Henslow Road 13 units
- Riverside Road 21 units
- Turret Lane 19 units

Total units on sites of greater than 10 units =217 units

3.33 Out of those 6 developments:

- 2 were developed at less than 30 units per hectare (net) (11% of units);
- 1 was developed at between 30 and 50 units per hectare (net) (10% of units);
- 3 were developed at over 50 units per hectare (net) (79% of units);

3.34 On average:

- the average net density of the 6 sites is 103 units per hectare net
- the net density across the 6 sites taking account of site size and unit numbers is 90 per hectare net.

3.35 Therefore the PPG3 standard has been exceeded and the averages suggest that the density of developments in Ipswich is high when compared with national expectations. The high density figures are a direct result of two of the 6 completed developments being Waterfront schemes which are generally being approved at higher densities than elsewhere in the town.

Affordable Housing Completions (Indicator 2d)

3.36 Policy H10 of the Ipswich Local Plan 1997 (and its supporting paragraph 6.51) states that the affordable housing target for Ipswich is 30% of all provision. Policy H6 of the First Deposit Draft Local Plan 2001 states that 30 % of homes on greenfield sites and 25% of homes on previously developed land for developments of above a certain size threshold should be affordable housing.

3.37 The draft Regional Spatial Strategy 2001 suggests that at least 30% of all supply should be affordable in each local authority area and the aspiration should be that at least 40% should be affordable housing where housing stress warrants higher provision.

3.38 The delivery of affordable units as a percentage of total housing completions is as follows for Ipswich:

	2004 / 2005	1996 / 2004	2001 / 2004
Ipswich	11	21	21
Suffolk ¹	N/A	N/A	10
Regional ¹	N/A	10	11

⁽¹⁾ Data from the East of England Annual Monitoring Report 2004 published by the East of England Assembly

3.39 Whilst the 2004 / 2005 figure in Ipswich was lower than in previous years, over the last decade the delivery of affordable housing in Ipswich far exceeds both the regional and the county average. The Borough Council recognises that its affordable housing policies require review to ensure delivery moves towards meeting the regional targets and local needs. This will be addressed within forthcoming work on the Core Strategy and Policies Development Plan Document and the Requirements for Residential Developments Development Plan Document.

3.40 To inform this future work the Borough Council has just published a new Housing Study which was produced for it by Fordham Research. The Study is available via the contact details on the front of this AMR.

3.41 Transport

3.42 The Guide sets out two indicators that should be measured for transport. These relate to car parking provision for completed non-residential developments and the proximity of residential developments to key services.

Car parking provision for completed non-residential developments (Indicator 3a)

3.43 The existing local plan sets out minimum levels of car parking required in association with certain types of development. As such it is out-of-date and not in-line with current thinking as set out in documents such as Planning Policy Guidance (PPG) Notes 13 (Transport) and 3 (Housing) which set maximum standards for developments.

3.44 Full monitoring mechanisms have not been in place throughout 2004 / 2005 to enable this indicator to be monitored accurately at this point in time. Table 5 identifies the data that it is proposed to monitor for future AMRs.

Table 5: Car Parking Provision in Non-Residential Developments

Development	Employment / Leisure or Retail	PPG13 maximum exceeded	70% of PPG13 maximum exceeded
<i>DATA NOT AVAILBLE FOR 2004 / 2005</i>			

Note: Threshold for completed developments is 1,000m² gross internal floorspace.

Proximity of completed residential development to major services (Indicator 3b)

3.45 The Guide sets out a specific set of services against which to measure residential proximity against. For this indicator, the assessment is made for the 6 major residential developments that were completed during the year 2004 / 2005 (i.e. the same 6 as outlined in paragraph 3.32)

Table 6: Proximity of Residential Developments to Services

Development	Total Number of Units in the Development	Is the site within 30 minutes bus ride or walking distance to the relevant service? ¹					
		Hospita l	GP	Major Health Centre	Primary School	Secondary School	Employment (i.e. the town centre)
Carolbrook Road / Birkfield Drive	11	X	✓	✓	✓	✓	✓
Coprolite Street	113	✓	✓	✓	✓	✓	✓
Former Save Service Station, Fore Hamlet	40	✓	✓	✓	✓	✓	✓
Former Co-op site, Henslow Road	13	✓	✓	✓	✓	✓	✓
Riverside Road	21	X	✓	✓	✓	✓	✓
Turret Lane	19	✓	✓	✓	✓	✓	✓
Number of the 6 sites within 30 minutes of service by foot or bus	-	4	6	6	6	6	6

- 1 Includes time taken to get to bus stop by foot and time taken to walk from destination bus stop to service.
- 2 Assuming the Tower Ramparts bus station is within the town centre – therefore no walking time at that end to employment
- 3 Assuming walking speed is 1 mile in 20 minutes (or 1 km in 12.4 minutes)

3.46 As the Borough of Ipswich is the County town and the Borough has a comparatively tight administrative boundary inevitably whatever sites are allocated for residential development are going to be within a reasonable distance of key services. It is not a surprise that of all the categories the hospital is the one that is not accessible within the set time period from all the sites.

3.47 Local Services

3.48 The Guide provides three indicators to cover local services. These relate to the amount of completed retail, office and leisure development, the proportion of these in the town centre and the percentage of eligible open space managed to green flag standard.

Amount of Completed Retail, Office and Leisure Development and Proportion in the Town Centre (Indicators 4a and 4b)

3.49 Table 7 provides the relevant information on completed retail, office and leisure development.

Table 7: Completed Major Retail, Office and Leisure Developments

	Use Class	Within Ipswich Borough (m ²)	%age within the Town Centre
Retail (gross)	A1 or A2	0	n/a
Retail (net)	A1 or A2	0	n/a
Office	B1(a)	0	n/a
Leisure	D2	0	n/a

Note: The square metre floorspace given is the gross internal floorspace and only major developments are assessed (greater than 1,000m²).

Percentage of eligible open space managed to green flag award standard (Indicator 4c)

3.50 No open spaces in Ipswich have been put forward for Green Flag awards and therefore none have been awarded. As a result the percentage figure is 0%. It is intended to submit the Orwell Country Park for a Green Flag Award in early 2006.

3.51 Currently the amount of public open space in Ipswich owned and / or managed by the Borough Council is over 470 hectares. Further accessible open space is owned by the County Council, other public agencies or private landowners. It is intended to calculate the full level of public accessible open space for reporting in next years AMR.

3.52 Flood Protection and Water Quality (Indicator 7)

3.53 Much of central Ipswich is within the floodplain and as such flooding issues are of particular relevance in Ipswich. The Borough Council has been working with the Environment Agency (EA) and other partners on an Ipswich Flood Defence Strategy. It is hoped that this will result in decisions being made in the next few months by the EA and Department for Environment, Food and Rural Affairs that will ensure new flood protection measures are put in place over the next five years. Progress on this will be reported in next years AMR.

3.54 The Guide has a single indicator on this issue which relates to the number of planning permissions granted contrary to the advice of the EA on water quality or flood defence grounds.

3.55 The Environment Agency have advised that out of 18 applications in Ipswich where flood risk was an issue, 4 (22%) were approved contrary to their advice. Fundamentally, it is the view of the Borough Council that there were sound planning reasons for approving each of the four applications and that the flooding issue was fully considered in each case. The Council has discussed these cases with the Environment Agency.

3.56 The position with regard to the four applications is:

- For application reference IP/04/00302/FUL (St Nicholas House, Franciscan Way) the EA acknowledge that they missed the consultation deadline;
- For application reference IP/04/00849/FUL (Orwell Service Station, Fore Street) the EA have confirmed that they are pleased that the Council attached a floor level condition to achieve mitigation;
- For application reference IP/03/00514/FUL (Land adjacent British Telecom, Handford Road) whilst the EA objected that a flood risk assessment (FRA) had not been submitted with the application they are pleased that the Council requested an FRA before determining the application;
- For application reference IP/04/00524/FUL (133 London Road) there is an element of disagreement over the consultation deadline however a clearer system has since been put in place for providing greater clarity over when the deadline dates are. In any event, the application was for a relatively small development that in any event was for a change of use away from residential accommodation, namely for a Change of use from 2 self-contained flats to form an extension to a hotel.

3.57 Biodiversity

3.58 The Guide puts forward two indicators, one relating to species and species habitats and the other related to changes in areas designated for their intrinsic environmental value.

Change in Priority Habitat and Species (by type) (Indicator 8(i))

3.59 Whilst it is not thought that there has been any change in terms of the impact of completed developments and their associated management programmes and planning agreements there is no system in place to properly monitor this issue. It is currently being considered how such a system could be produced and this issue will feature in next years AMR.

Change in areas designated for their intrinsic environmental value (Indicator 8(ii))

3.60 Like the previous indicator, it is not thought that there has been any change in areas designated for their environmental value at an international, national, regional, sub-regional or local level, however there is no system in place to properly monitor this issue. . It is currently being considered how such a system could be produced and this issue will feature in next years AMR.

3.61 Renewable Energy

3.62 The Guide has a single indicator of renewable energy installations by type and megawatt.

Table 8: Renewable Energy Capacity Installed by Type (Indicator 9)

Renewable Energy Type	Installed Capacity (megawatts)
Bio fuel	0
Onshore Wind	0
Water	0
Solar Energy	8.360 pa
Geothermal Energy	0

3.63 Regional Indicators

3.64 The Government Office for the East of England have written to local planning authorities suggesting that authorities should also monitor and report on gypsy and traveller issues since they are of regional significance. To summarise the position in Ipswich is that:

- There is one public site in Ipswich at West Meadows which is run by the Borough Council;
- There are no known unauthorised sites in Ipswich;
- There are no relevant planning permissions relating to additional sites;
- The issue of traveller and gypsy housing needs is addressed on a countywide basis and the Borough Council participates in this work.

4. Assessing the extent to which key planning policies are being implemented

4.1 There are about 200 policies in both the adopted Local Plan (1997) and the First Deposit Draft Local Plan (2001). The Local Development Framework that the Council has started producing will supersede both of these documents.

4.2 For the purposes of this report it is appropriate to comment on a small number of the key policies within the adopted Local Plan. It is however expected that future AMRs will contain significantly more detail about progress on policies within the LDF. At that point it would be appropriate to consider whether policies should be amended or not.

4.3 Key monitoring of the adopted Local Plan policies shows that:

- More houses have been provided during the Local Plan period (1988 to 2006) than proposed within Policy H1 (see paragraph 3.24 above for more details);
- A total of 19 sites were allocated for residential development within Policies H3, H4 and H5. Of those 19 sites:
 - 10 have been developed for residential use;
 - 4 residential developments have commenced but have not yet been completed. The four are the major allocation at Ravenswood plus part of the TA Centre at Yarmouth Road, the former Lambourne Clothing Factory Site at Christchurch Street and the former McNamara Motors site on St Helens Street);

- 3 have been through the formal planning system at least in part. These three are St George's House / NCP Car Park (north of St Matthews Street) and the two sites that comprise the Hayhill Road allotment site that have Committee resolutions to grant permission on all or part of the sites
 - 2 have not happened – site 6.12 to the west of Handford Cut and site 6.6 the former Running Buck Public House on St Margaret's Plain. Both of these small sites have been redeveloped / re-used for appropriate alternative uses – the former as an expansion of the commercial uses previously on the site and the latter as a community use associated with the adjacent church.
- The key out-of town retail development proposed have been approved and taken place (at Bury Road (Policy S2) and Felixstowe Road (Policy S14)) and the Local Centre commenced at Ravenswood (Policy S13);
 - The proposed Park and Ride at Bury Road has been provided (Policy T3);
 - The proposed cemetery at Tuddenham Road has been provided (Policy CF6);
 - The proposed play area and open space on part of the Bramford Lane allotments site has been provided (Policies R18 and R11);
 - The Buttermarket and St Nicholas Street have been repaved with major improvements for pedestrians at the heart of both schemes (Policy T7);
 - 20% of all housing completed since the plan was adopted has been affordable housing and therefore a mix has been provided (Policy H10).
- 4.4 The above points provide an example of the key development that have happened in accordance with the present adopted Plan. It should be noted that most of these occurred before the current monitoring year however it is considered appropriate to draw attention to them within this first AMR.
- 4.5 There are aspects of the adopted plan which have not yet happened and in particular new schools have not been provided at Stoke Park Drive or Lavenham Road (Policy CF9), the proposed major park adjacent to Henley Road has not been provided (Policy R18 and RL16) and the Bramford Road Relief Road was not provided (Policy T17).
- 4.6 It should be noted that the above lists are not exhaustive and merely represent examples of the items that have been done and those that have not been done (so far). However, it is clear that the adopted Local Plan has resulted in development coming forward in a better planned manner than would have happened otherwise alongside the provision of a range of community facilities.
- 4.7 The LDF will need to consider these outstanding items and others contained within other planning policy documents. However, it should be noted that just because something is in a historic planning document it should not be assumed that that proposal is still appropriate a number of years later.

5. Putting forward proposals to improve the implementation of key policies

- 5.1 As stated in paragraph 4.7 above the LDF will need to review the existing planning policy documents as new documents are produced. In addition careful consideration will need to be given to new policies at a national and regional level. In that context the draft Regional Spatial Strategy (the RSS) is of particular importance since the Council's documents should be in general conformity with the RSS when it is adopted.

6. Highlighting policy areas that require particular consideration as new local development documents are produced

- 6.1 From the monitoring undertaken so far, coupled with the key issues that the Borough Council has raised when it has commented on the RSS it is important that the following issues are addressed within new planning policy documents:

- Ensuring that adequate land is allocated to meet the growth targets for Ipswich;
- Ensuring that a balance is reached between housing growth and economic / job growth whilst ensuring that a full range of community facilities are integrated with that growth;
- Ensuring that appropriate infrastructure is in place at the appropriate time to support or enable the growth to take place;
- Ensuring that issues of delivery are fully addressed within the new planning policy documents.

- 6.2 It is important to note however that all these issues and others will be explored as the new documents are produced and that in due course the AMR will focus on identifying gaps in policies or identifying areas which require further work either because the policy that is in place is not working and / or because the delivery mechanism associated with it is not working.

7. Key Areas of Work in advance of the 2005 / 2006 AMR

- 7.1 The production of planning policy documents will have moved on before the next AMR is produced. However there are five critical issues that need to be addressed in the lead up to the production of the next version of the AMR. These are:

- Putting systems in place to ensure all the data is available for all the national core output indicators and any appropriate regional indicators;
- To ensure that as new planning policy documents are produced regard is had to future monitoring needs;
- To ensure that clear links are made between the monitoring work for future versions of the AMR and the aims and objectives of the Community Plan and Transforming Ipswich;
- To ensure that the requirements of the Strategic Environmental Assessment Directive and associated Sustainability Appraisal monitoring requirements are fully incorporated into future work; and

- That in the interim before new planning policy documents are adopted a sensible hybrid approach can be adopted relating to existing documents and new documents as they are produced.

8. Conclusions

- 8.1 This is the first AMR for Ipswich.
- 8.2 It is not perfect in that it does not provide all the data that the ODPM are seeking. However it does provide most of the information and will form a very useful platform for improving monitoring and associated reporting in future years.

Appendix A: Location of the Core Indicators within the Guide within this AMR

Core Indicator as set out in Table 4.4 of the Guide		Location in the AMR (page number(s))
No.	Indicator Description	
1a	Amount of land developed for employment by type	6
1b	Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework	6
1c	Percentage of 1a, by type, which is on previously developed land	6
1d	Employment land supply by type	7
1e	Losses of employment land in (i) development / regeneration areas and (ii) local authority area	7
1f	Amount of employment land lost to development	7
2a (i)	Housing trajectory showing net additional dwellings over the previous five year period or since the start of the relevant development plan period, whichever is the longer	9 – 10
2a (ii)	Housing trajectory showing net additional dwellings in the current year	9 – 10
2a (iii)	Housing trajectory showing projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	9 – 10
2a (iv)	Housing trajectory showing the annual net additional dwelling requirement	9 – 10
2a (v)	Housing trajectory showing annual average number of additional dwellings needed to meet overall housing requirements, having regard to previous years' performances	9 – 10
2b	Percentage of new and converted dwellings on previously developed land	11
2c (i)	Percentage of new dwellings completed at less than 30 dwellings per hectare	11 – 12
2c (ii)	Percentage of new dwellings completed at between 30 and 50 dwellings per hectare	11 – 12
2c (iii)	Percentage of new dwellings completed at above 50 dwellings per hectare	11 – 12
2d	Affordable housing completions	12 – 13
3a	Percentage of completed non-residential development complying with car parking standards set out in the local development framework	13
3b	Percentage of new residential development with 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre	14
4a	Amount of completed retail, office and leisure development	15
4b	Percentage of completed retail, office, leisure development in town centres	15
4c	Percentage of eligible open spaces managed to green flag award standard	15
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	15 – 16
8(i)	Changes in areas and populations of biodiversity importance, including change in priority species and habitats (by type)	17
8(ii)	Changes in areas and populations of biodiversity importance, including change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance	17
9	Renewable energy capacity installed by type	17 – 18

Indicators 5 and 6 relate to minerals and waste respectively. These are county council functions and it is anticipated that the relevant data will be in the AMR that will be prepared by Suffolk County Council.

Appendix B: List of tables and graphs contained in the AMR

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Appendix C: Glossary of terms used in the AMR

Word / Phrase	Abbreviations	Definitions
Adopted		Final agreed version of a document or strategy
Annual Monitoring Report	AMR	Document produced each year recording and presenting progress on all elements of the local development framework where measurement is required
Conformity		A term for a proposal, plan or strategy which is in line with policies and principles set out in other relevant documents
Government Office for the East of England	GO-East	Regional headquarters of Central Government responsible for implementing government policy, strategies and programmes in the East of England

Ipswich Borough Council	IBC	The Council responsible for a range of service provision in Ipswich including the local development framework and dealing with planning applications
Local Development Documents	LDD	All development plan documents and supplementary plan documents are local development documents
Local Development Framework	LDF	Structure of the new planning system at the local level. All documents by IBC that are relevant to planning in Ipswich make up the LDF
Local Development Scheme	LDS	The document that sets out Ipswich Borough Council's proposals for new LDDs and the timetable for producing them
Local Plans		Old style detailed land use plan covering a district / borough administrative area. These are being phased out under the new planning system and will eventually be replaced by documents forming the <i>local development framework</i> . The Ipswich Local Plan 1997 will be saved for a three year period until the LDDs are in place
Planning and Compulsory Purchase Act 2004		The law that has introduced a new planning system in the UK
Regional Spatial Strategy	RSS	A plan for the East of England which considers matters relating to and implemented by the planning system. The plan also takes account of a wide range of activities and programmes which have a bearing on land use (eg. health, education, culture, economic development, skills and training, social inclusion, crime reduction and the impact of climate change)
Strategic Environmental Assessment	SEA	An environmental assessment which complies with the EU Directive 2001/42/EC. The environmental assessment involves the preparation of an environmental report, the carrying out of consultations, the taking into account of these in decision making, the provision of information when the plan or programme is adopted and showing that the results of the environmental assessment have been taken into account
Sustainability Appraisal	SA	A tool for appraising policies and documents to ensure they reflect sustainable development objectives. All policies and documents must be subject to a sustainability appraisal