

Annual Monitoring Report 2, 2005/2006



IPSWICH LOCAL DEVELOPMENT FRAMEWORK

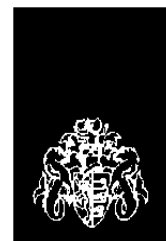
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Contents Page

<i>Section</i>	<i>Page</i>
Executive Summary	3
1 Introduction	5
2 Progress on Local Development Scheme Timetable	8
3 Monitoring Performance Against Core Indicators	13
<i>Business Development</i>	13
<i>Housing</i>	15
<i>Transport</i>	22
<i>Local Services</i>	24
<i>Flood Protection and Water Quality</i>	24
<i>Biodiversity</i>	25
<i>Renewable Energy</i>	26
<i>Regional Indicators</i>	26
4 Assessing the extent to which key planning policies are being implemented	29
5 Putting forward proposals to improve the implementation of key policies	33
6 Highlighting policy areas that require particular consideration as new local development documents are produced	33
7 Key Areas of Work in advance of the 2006/2007 AMR	33
8 Conclusions	34
Appendix A Glossary of terms used in the AMR	36
Appendix B Indicative likely development plan document preparation timetable.	37
Appendix C Location of the Core Indicators within the Guide within this AMR	38
Appendix D List of tables and graphs contained in the AMR	39
Appendix E Sites Data to Support the Housing Trajectory	40
Appendix F Incorporating saved policies in the adopted Ipswich Local Plan 1997 into proposed development plan documents	43

Ipswich Local Development Framework, Annual Monitoring Report 2, 2005/2006: **Executive Summary**

This is Ipswich Borough Council's second Annual Monitoring Report (AMR) produced in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period from 1st April 2005 to 31st March 2006. Its purpose is to review progress on local development document preparation, and to monitor the outputs and implementation of current policies. The Annual Monitoring Report does not contain any new planning policies, nor does it amend or delete any existing policies.

Progress on Local Development Document Preparation

The Council published a revised Local Development Scheme in March 2006, setting out timetables for document preparation. Against those timetables, progress on document preparation has been mixed. The Statement of Community Involvement was submitted to the Government in October 2006, on target.

However, preparation of the four development plan documents (the Core Strategy and Policies, Site Allocations and Policies, IP-One Area Action Plan and Requirements for Residential Developments) has been put back. The reason is to avoid the risk of local documents diverging from draft Regional Spatial Strategy. Publication of the Government's changes to draft Regional Spatial Strategy has been delayed from September to November, and then to December 2006. The Council is waiting to see what the changes are before making decisions about preferred strategies locally.

A new revised Local Development Scheme will be prepared in February 2007 setting out revised timetables for the production of Ipswich development plan documents to reflect this decision. This has not affected the timetables for supplementary planning documents planned for preparation in 2008.

Key Indicator Results – The Effects of Policies

Employment – 11,440 sq metres of employment floorspace (Use Classes B1, B2 and B8) was completed on developments of 1,000 sq m or more. All of the development was on previously developed land. Over the same period, 1.2ha of employment land was lost to other uses. Sites available for employment development amount to 75.26 hectares.

Housing – a housing trajectory has been included in this AMR. 782 dwellings were completed over the monitoring period. 97% of them were built on previously developed land, and 20% of them were affordable homes. The average net density of those developments was 77 dwellings per hectare. This high figure reflects the role of high-density Waterfront developments in the completions figures. The total housing land supply at April 2006 amounted to 6,105 dwellings.

Transport – All housing developments of ten or more dwellings completed during the monitoring period were within 30 minutes travel time by public transport of a GP, primary and secondary school, employment area and major retail centre.

Local Services – 4,202 sq m of office floorspace was completed during the monitoring period and it was outside the town centre. There are currently no Green Flag open spaces in Ipswich, but there are plans to bid for this status during 2007 for Christchurch Park and Orwell Country Park.

Biodiversity – There was a net gain in areas designated for wildlife interest resulting from an additional five Local Nature Reserves totalling 12.4ha.

Renewable Energy – there was no gain in installed renewable energy capacity over the period.

Regional and Local Indicators – Ipswich has two authorised Gypsy/traveller sites and there were five unauthorised encampments during the monitoring period. A local indicator on applications in the Air Quality Management Areas will be monitored in next year's AMR.

Are Policies Being Used?

The AMR notes that the Council is currently in transition between the 1997 adopted Local Plan and new style development plan documents. The core output indicators show that key “saved” Local Plan policies continue to be used effectively to deliver housing and employment development in suitable locations, and ensure an ongoing supply of land for development. The AMR also shows that the majority of saved Local Plan policies are still being used to guide development control decisions.

Key Actions Needed

- Revise the Ipswich Local Development Scheme, to reschedule the preferred options consultation and subsequent preparation stages of the four development plan documents to fit in with the publication of the Government's changes to draft Regional Spatial Strategy.
 - Revised Local Development Scheme to be prepared in February 2007.
- Add additional fields to the development control application monitoring system to allow the more efficient gathering of data on core output indicators for future AMRs.
 - Discussions are underway with colleagues to set this in train.
- Extend the evidence base as identified in the AMR.
 - Briefs for the Housing Market Assessment and Open Space Study have been prepared. The Strategic Flood Risk Assessment is currently being carried out.

1. **Introduction**

- 1.1 The Planning and Compulsory Purchase Act 2004 (the Act) introduced a requirement for the Borough Council to produce an Annual Monitoring Report (an AMR). This is the second AMR Ipswich Borough Council has produced.
- 1.2 This document is the Ipswich AMR for 2005/2006. As such it relates to the period 1 April 2005 to 31 March 2006.
- 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 revised Ipswich Local Development Scheme 2006;
 - 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; and
 - In doing the above, to set a framework for the production of future AMRs. Whilst progress has been made in establishing baseline data and monitoring systems to inform the AMR, there remain areas within this document where it is acknowledged that further work will still be required to ensure better information is contained within future AMRs.
- 1.4 For the avoidance of doubt, the AMR does not contain any new planning policies nor does it amend or delete any existing ones.
- 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 former 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. A glossary of terms used in the AMR is provided in Appendix A.

Ipswich in Context

Population

- 1.6 Ipswich is the County Town of Suffolk and had a population of 117,069 in 2001. The 2005 mid-year estimate was 118,200. The borough boundary is drawn tightly around the town. Thus, as a centre for commerce, leisure and tertiary education, Ipswich serves a much larger population of more than 300,000 people within a fifteen mile radius of the town centre. Ipswich has a relatively varied population with 6.7% described as non-white (higher than the County average, but lower than the national average of 9%). 21% of the population is aged over 60 (higher than the national average). The borough's population translates into 49,869 households.

Socio-cultural matters

- 1.7 Information was gathered to provide evidence in connection with the Haven Gateway bid for Growth Point Status in 2006. This reveals that the unemployment rate in Ipswich in 2006 stood at 3.5%, higher than both the regional and national figures (2.6% and 3.3% respectively). The proportion of school leavers in Ipswich going on to Higher Education was 15.5%, significantly lower than the regional and national averages (25.4% and 25.5% respectively). The Indices of Deprivation 2004 show that Ipswich was ranked 98th amongst 354 local authorities nationally (with 1st being the most deprived) (DCLG). The ten most deprived areas within Ipswich fell within the wards of Priory Heath, Gainsborough, Alexandra, Whitton, Gipping, Stoke Park and Whitehouse. This distribution shows a concentration of deprivation in the south of the borough, with the exception of Whitton and Whitehouse in the north-west. Factors taken into account in the combined scores on deprivation include income, employment, health, education and skills, crime and housing deprivation.

Economy

- 1.8 Historically Ipswich's economy was based on a range of industries including engineering, agricultural manufacturing, clothing and tobacco, and on trade through the wet dock. More recently the town has benefited from investment in the insurance and information technology industries. Now Ipswich is the fastest growing urban centre in the East and is at the heart of the Haven Gateway.
- 1.9 At the 2001 Census, the sectors accounting for most employees were the wholesale and retail trade and motor vehicle repair (19%), manufacturing (12%), transport storage and communication (12%), health and social work (11%), real estate, renting and business (10%), construction (8%) and financial intermediation (6%). Total employment in Ipswich and its surrounding districts (Babergh, Mid Suffolk, Suffolk Coastal) increased by 15,616 (9.7%) between 1998 and 2001. The largest sectoral increases were in the banking & financial services sector (36.2%), the retail, hotels & restaurants sector (23%), the transport & communications sector (15.2%) and the public sector (5.7%).
- 1.10 Ipswich is a progressive regional centre. It is witnessing a transformation in the Waterfront area where more than £500 million has been spent or committed on the Waterfront renaissance. Ipswich Village contains a new County Court and new head quarters buildings for Suffolk County Council and Ipswich Borough Council, as well as Ipswich Town Football Club's extended stadium. A university campus will open in 2007 on the east side of the town centre, and plans have been approved for a new further education college to be built in the next few years.
- 1.11 The Government has recently awarded Ipswich Growth Point status as part of the Haven Gateway area, in recognition of the role it is playing in planning for household and jobs growth within the Eastern Region. The status brings with it access to funds to help make that growth happen.

Environmental Assets

- 1.12 Ipswich is set within a high quality landscape at the convergence of three distinctive landscape character areas as defined by Natural England: the South Norfolk and High Suffolk Claylands, the South Suffolk and North Essex Claylands, and the Suffolk Coast and Heaths. Part of the latter is designated as an Area of Outstanding

Natural Beauty. Within its boundary, the town contains over 1,000 acres of public and private open space. A key asset in Ipswich is the River Orwell, which becomes the River Gipping upstream of the town centre beyond the tidal reaches.

- 1.13 The borough has three SSSIs: the Orwell Estuary, Stoke Tunnel Cutting and Bixley Heath. The Orwell Estuary is also designated as a Ramsar site and a Special Protection Area for Birds. Ipswich also has 19 County Wildlife sites and 9 Local Nature Reserves. A Suffolk Biodiversity Action Plan identifies important species and habitats for Ipswich.

Housing and Built Environment

- 1.14 There are an estimated 44,500 private dwellings in Ipswich and, of these, 85% are houses and 15% are flats (Stock Condition Survey April 2005). Almost one third of the private housing stock was built after 1964, and 27% of dwellings were built before 1919. Within the total housing stock of 54,516 dwellings (public and private), 82% of dwellings are houses and 18% flats. In terms of tenure, 65% of Ipswich people own their own home, 16% rent from the Council, 12% rent privately and 7% rent from a housing association. The proportion of social renting (23%) is higher than the regional and national averages (15.1% and 17.6% respectively) (2001 Census). In 2005 it was estimated that about 2,000 private sector dwellings were unfit (4.5%) which is slightly higher than the national and regional rates (4.2% and 3% respectively).
- 1.15 In the first quarter of 2005, the average Ipswich house price was £140,220 compared with a Suffolk average of £174,579. By the first quarter of 2006, those averages had risen to £149,418 in Ipswich and £176,076 in Suffolk. Whilst Ipswich prices remain below Suffolk prices, their growth over the twelve months exceeded growth in Suffolk: Ipswich prices rose by 6.6% over the year and Suffolk prices by just 0.9%. Thus, as at the first quarter 2006, Ipswich prices were at 85% of the Suffolk average, having risen from 80% the year before (Suffolk Observatory).
- 1.16 Ipswich has a fine legacy of old buildings. Within Ipswich there are fourteen conservation areas and over 650 listed buildings. In 1965 Ipswich was included on the Council for British Archaeology's list of towns of outstanding archaeological importance.

Transport and Connections

- 1.17 Ipswich is located on the River Orwell, approximately 65 miles north-east of London. Ipswich sits at a crossroads of strategic road links between the A14 running east-west and the A12 north-south. The town is linked by regular train services to London, Norwich, Cambridge, Peterborough, Lowestoft, Felixstowe and Harwich. Car ownership levels are below the national average: 29% of Ipswich households have no car, compared with 27% nationally.
- 1.18 Within the town, accessibility by public transport is generally good. The monitoring of housing completions in Section 3 of this document indicates that all major new housing developments are within half an hour by public transport of all key services, with the exception of the hospital. The 2001 census shows that the most common form of travel to work in Ipswich is by car or van (52%), followed by walking (14%), bus or coach (10%), working at home or being a passenger in a car or van (both 7%) and cycling (6%).

2 Progress on Local Development Scheme timetables

- 2.1 The first Local Development Scheme (LDS) for Ipswich was formally brought into effect in January 2005. However, as reported in the 2005 AMR (paragraph 2.4), it was evident by November 2005 that timescales would need to be adjusted. The reasons for this were that:
- The timetable for draft Regional Spatial Strategy was put back and the start of the Examination in Public deferred;
 - The Council was unable to fill vacancies that arose in the Strategic Planning and Regeneration team because of a shortage of planners;
 - It became clear during 2005 that more work would be needed at the early stages of document preparation, to fully reflect the “front loading” (or early involvement) principle of the new system; and
 - The Council recognised that additional work would be needed on infrastructure issues before taking forward key parts of the local development documents.
- 2.2 Thus in March 2006, the Council brought into effect a revised Local Development Scheme, following a report to Executive on 22nd November 2005 (ref. E/05/73). For the purposes of this AMR, the milestones in the revised Local Development Scheme of March 2006 will be referred to.
- 2.3 At 31st March 2006, work was scheduled to be well underway on five local development documents. Table 1a provides a summary of progress against the revised targets for these five documents. Table 1b outlines the other four local development documents proposed in the revised Ipswich Local Development Scheme, and gives an update on their timetables.

Table 1a: Progress against LDS targets for documents under preparation

Local Development Document	Revised Target for 31st March 2006	Progress
Statement of Community Involvement	Preferred options consultation Mar-Apr '06.	<p>Consultation on a draft SCI setting out preferred options for consultation was undertaken during May and June 2006 – two months later than scheduled.</p> <p><u>Current position</u> The draft SCI was submitted to the Secretary of State in October 2006 – on target.</p>

Local Development Document	Revised Target for 31 st March 2006	Progress
<p>Core Strategy and Policies</p> <p>Requirements for Residential Developments</p> <p>Site Allocations and Policies</p> <p>IP-One Area Action Plan</p>	<p>Preparing for preferred options consultation (working towards Reg 26 consultation Sept-Nov '06).</p>	<p>Following early consultation on issues in Jan-Feb '05, further issues and options consultation (under Regulation 25) on all four DPDs was under preparation as at March '06. The issues & options consultation stage was extended further – having already been extended in the revision to the LDS - to ensure adequate front loading and the soundness of the DPD, but with a view to reaching preferred options stage on target in September 2006. Thus, preparation of preferred options was broadly on schedule.</p> <p><u>Current position</u></p> <p>The further round of issues & options consultation (Regulation 25) was undertaken in Jun-Jul '06. Two factors subsequently led to the postponement of the preferred options stage from September-November 2006, however.</p> <p>i) The primary reason was the risks associated with proceeding to preferred options in advance of publication of the Secretary of State's (SoS) changes to draft RSS. There are risks associated with soundness and the major changes between Structure Plan and RSS on housing numbers, and the uncertainty the Panel Report introduced about the Ipswich Policy area. At the time, the SoS's changes were scheduled for publication in November 2006.</p> <p>ii) The scale of response to the issues & options consultation (over 7,000 comments) and time needed to process and consider them. The work was completed early in October and results have been published.</p> <p>More recently, the timetable for the publication of the Secretary of State's changes to draft RSS has slipped to December 2006. This will therefore need to be taken into account in re-programming the preferred options stage for the four development plan documents. The need for revisions to the Ipswich Local Development Scheme is discussed further below.</p>

Table 1b LDS Targets for other documents listed in the revised Local Development Scheme

Local Development Document	Status	Key Milestones	Progress
The Northern Fringe Area Development Brief	Supplementary planning document	Pre-submission consultation June 2008 Public consultation on draft SPD December 2008-January 2009 Adopt SPD April 2009	Start not scheduled until June 2008
Extending your Home	Supplementary planning document	Pre-submission consultation June 2008 Public consultation on draft SPD December 2008-January 2009 Adopt SPD April 2009	Start not scheduled until June 2008
Parking Standards	Supplementary planning document	Pre-submission consultation June 2008 Public consultation on draft SPD December 2008-January 2009 Adopt SPD April 2009	Start not scheduled until June 2008
The Old Norwich Road Development Brief	Supplementary planning document	Pre-submission consultation June 2008 Public consultation on draft SPD December 2008-January 2009 Adopt SPD April 2009	Start not scheduled until June 2008

2.4 The tables above show that, at 31 March 2006, progress against milestones presented a mixed picture. On the Statement of Community Involvement, Ipswich Borough Council was slightly late with Regulation 26 consultation, but back on target for submission (Regulation 28) in October 2006. On the four development plan documents (Table 1a), there has been some slippage during 2006. The reasons for this are:

- To enable the fullest possible front loading in document preparation so as to ensure the documents' soundness;
- To await the publication of the Secretary of State's changes to draft Regional Spatial Strategy. This is significant because Ipswich development plan documents must be in general conformity with Regional Spatial Strategy and, consequently, to prepare Ipswich planning documents in advance of RSS would carry with it a risk of abortive work and unsoundness in the documents. Publication of the Secretary of State's changes was scheduled first for September, then November, and now December 2006; and

- To allow sufficient time to process and digest the 7,000 comments submitted by about 1,000 respondents in response to the further issues and options Regulation 25 consultation on the four development plan documents. A staff vacancy in the Strategic Planning and Regeneration Team compounded this issue.
- 2.5 The knock-on effect is that preferred options consultation (Regulation 26) on the four Ipswich development plan documents will need to be re-scheduled to take place during 2007. The details of programming and revised milestones will be set out in a revised Local Development Scheme when the actual date for receipt of the changes to draft RSS is known. The timetable is dependent on this, as the Council will need time to consider how the changes may affect key planning issues in Ipswich. However, an indicative likely timetable is included for information in Appendix B.
- 2.6 Additional drivers to those outlined in paragraph 2.4 that all point towards revision are:
- Early results from the public examination of planning documents, and advice from the Planning Inspectorate. The first two core strategies nationally to be examined were both found to be unsound by Inspectors. The local authorities involved were instructed to withdraw the documents and start the process again. There are useful lessons to be learnt from this by other authorities, including the risk of submitting documents simultaneously. The “chain of conformity” is such that all other development plan documents have to be in conformity with the Core Strategy. Consequently there is a body of thought that advocates submitting and examining the Core Strategy first. The Planning Inspectorate advises the submission of draft development plan documents sequentially, starting with the Core Strategy, precisely to minimise this risk. We therefore need to consider whether to retain our approach of simultaneous submission of the four Ipswich development plan documents, balancing risk minimisation against the urgent need to realise an up to date development plan.
 - Other findings on the unsound Core Strategies referred to above relate to their incomplete evidence base. It is clear that all elements of the evidence base need to be in place at least by submission stage of development plan documents. In Ipswich three elements of the evidence base are still in preparation: a Strategic Flood Risk Assessment, an open space study and a housing market assessment. There is also a need to write up and publish the urban capacity study so that all background data is fully available to the public.
 - We are currently awaiting the publication of three national planning policy statements that are pertinent to Ipswich: revised PPS3 on housing, revised PPS25 on flood risk and a new planning policy statement on climate change. New national guidance will always be under preparation and development plan document preparation would not normally be delayed to await it. However, the combination of the factors listed here, and the particular relevance of flood risk advice to potential site allocations in Ipswich tips the balance in this case.

- 2.7 It is possible that the revised Local Development Scheme may stagger submission of the development plan documents such that the Core Strategy and Policies, and Requirements for Residential Developments would be submitted together first, and the Site Allocations and Policies and IP-One Area Action Plan development plan documents would follow on subsequently.
- 2.8 A further detailed change will need to be made to the revised Local Development Scheme. During the course of preparing for issues and options consultation on the IP-One Area Action Plan during 2006, it became apparent that the northern boundary of the IP-One area as identified in the revised Local Development Scheme March 2006 differs slightly from the town centre boundary in the adopted Local Plan. We propose to make this minor alteration to ensure that the IP-One Area Action Plan will cover the whole town centre.
- 2.9 One purpose of the AMR is to provide an opportunity to flag up the need for additional local development documents, in response to new evidence or guidance. As work has progressed on the Requirements for Residential Developments development plan document during 2006, the question has arisen as to whether a detailed supplementary planning document will be needed setting out formulae to be used in calculating Section 106 contributions. The alternative is to include this detail in the development plan document itself. This matter is still being considered and may lead to a revision of the Local Development Scheme in due course.
- 2.10 Table 1b shows that the preparation of scheduled supplementary planning documents is not due to begin until 2008.

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 nationally 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 C. A list of tables and graphs in the AMR is provided at Appendix D.

3.5 The rest of this section is structured in the order set out above. As this is the second AMR for Ipswich, it is possible to start to identify change over time for some indicators. However, we will need data for many years before we can safely identify time related trends from the data.

3.6 Since the 2005 AMR, work on monitoring has progressed. However, there are still areas of data where there are gaps, which the Council will continue to work to fill for future AMRs. In several instances, such as with the car parking Core Output Indicator 3a, it is because LDF policies are not yet in place and therefore the monitoring in the meantime is against PPG13 standards.

3.7 The data contained in this section relates to the period from 1st April 2005 to 31st March 2006.

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. These 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 (office uses), B2 (general industry) or B8 (warehousing and distribution) of the Use Classes Order.

3.12 Table 2 illustrates the amount of floorspace (square metres) that has been developed by employment type (indicator 1a) and the proportion of that floorspace that is on previously developed land (indicator 1c).

Table 2: Developments for Employment Use

	Total floorspace developed - Ipswich (m ²)	% on previously developed land	In Village, Waterfront or Town Centre areas (m ²)	In designated Employment Areas (1997 Local Plan) (m ²)
Use Class B1	4,203	100%	100	4,203
Use Class B2	3,679	100%	0	3,679
Use Class B8	3,558	100%	0	3,558

Note:square metres – gross internal floorspace – including all internal areas but excluding external walls;
 an application for 2,200(m²) (16 units B1/B2/B8 split unknown) has been evenly split between the three Use Classes)

3.13 At this stage, data for Indicator 1b (the amount of floorspace developed for employment by type in employment or regeneration areas) cannot be fully collected as the Local Plan does not identify formal ‘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), and in employment areas identified in the adopted Local Plan.

The Supply of Employment Land (Indicator 1d)

3.14 The total amount of employment land available for employment use across the whole of Ipswich is 75.26 hectares. This consists of 8.60 ha with planning permission, 18.43 ha on allocated land and 48.23 ha of vacant land within identified employment areas.

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

3.15 Table 3 identifies the amount of employment land (as defined within the Ipswich Local Plan 1997) that has been lost from employment use between 2005 and 2006 due to its being developed for other uses. In addition the table also identifies the amount that has been lost to residential use, the amount lost in the Village, Waterfront and Town Centre (see paragraph 3.13 as to why these areas are used in lieu of the indicator definition for regeneration areas) and the amount lost in identified employment areas.

Table 3: Loss of Employment Land to Non-Employment Use (Indicators 1e & 1f)

Net Loss of Employment Land (hectares) to non-employment uses				
	Total - Ipswich	Village, Waterfront and Town Centre	Loss to residential use – Ipswich Borough	Loss from Employment Areas (1997 Local Plan)
2005/2006	1.2	1.12	1.2 (100%)	0

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

3.16 Housing

3.17 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.

3.18 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;

3.19 Further details on many of these issues are contained within the Housing Land Availability Report 2006 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.

Housing Targets for Ipswich

3.20 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 2007	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)

3.21 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 (net additional dwellings) since 1996 (Indicator 2a (i) and (ii))

3.22 The net housing completions since 1996 are shown on Graph 1. In summary:

Completions 1 st April 2005 to 31 st March 2006	782
Completions July 1996 to March 2006	3927
Average completions per year July 1996 to March 2006	403
Completions April 2001 to March 2006	2883

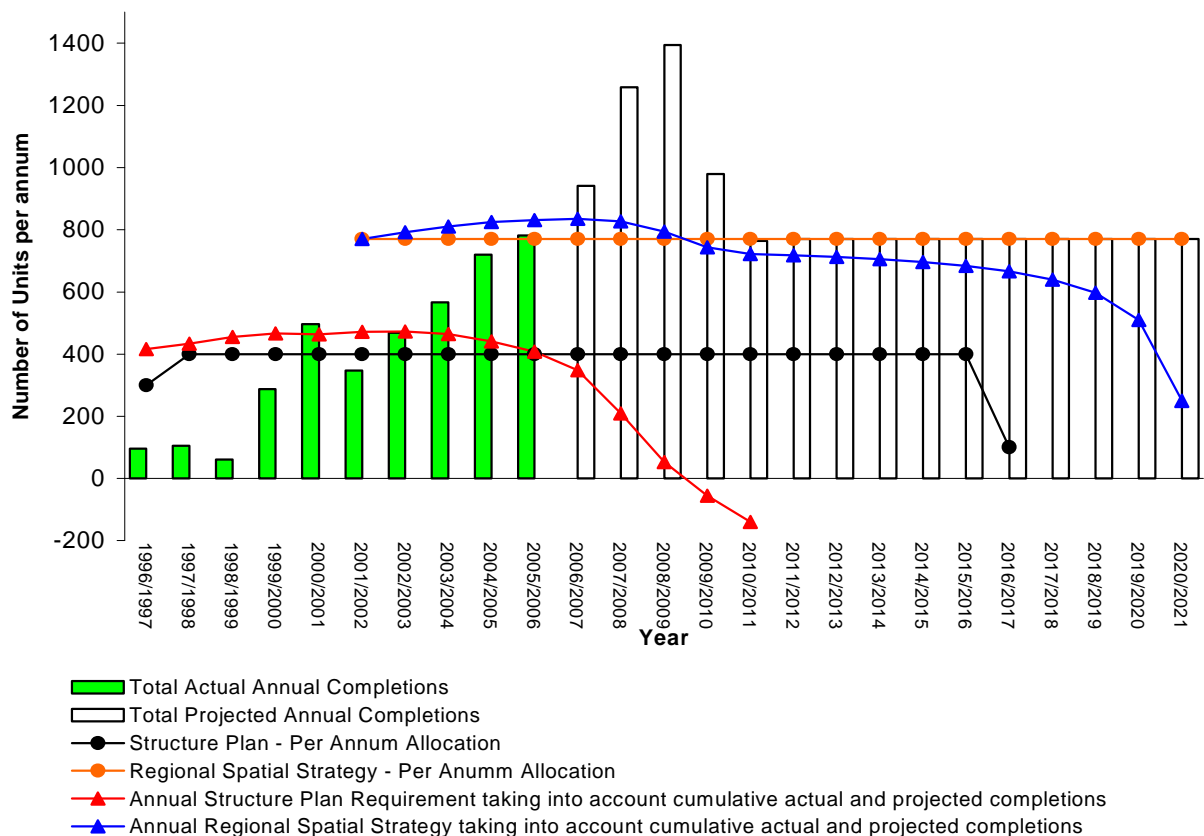
3.23 For information, between 1988 and 2006, 5,751 units were completed exceeding the 4,490 target set out for the period to mid 2006 within the 1995 Structure Plan and the existing adopted Local Plan of 1997.

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

3.24 As well as identifying annual completions since 1996, Graph 1 below also sets out a projection of estimated annual housing delivery (net additional dwellings) in the period up to 2021. This demonstrates that:

- is anticipated that the Structure Plan overall target will be reached around 2009/2010 (i.e about six 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 2004/5 and 2005/6.

Graph 1 Housing Trajectory: Completions Since 1996 and Projections to 2021



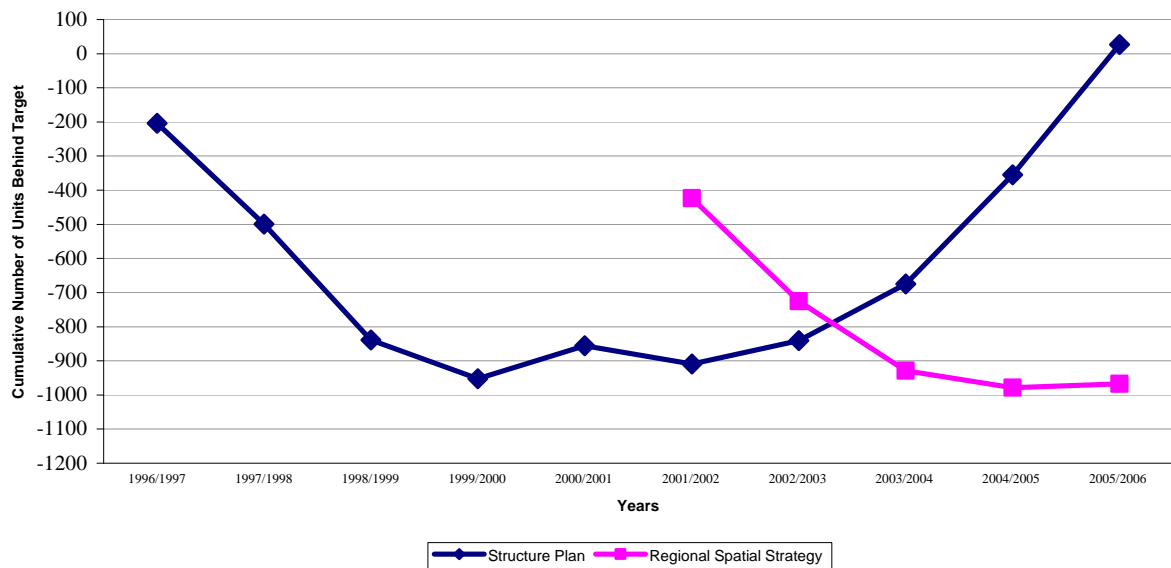
- 3.25 The projected completions in Graph 1 include sites forming part of the housing land supply (see paragraph 3.27 and also Appendix E). They also include from 2010/2011 an annual delivery rate equivalent to the borough’s housing requirement in draft Regional Spatial Strategy (770 dwellings per annum), because the development plan documents that will implement the requirement through allocating sites for residential development are currently under preparation (see Site Allocations and Policies, Issues and Options Report, June 2006). Graph 2 (see next page) illustrates that Structure Plan housing target has been met. Over the past year the amount that completions fall behind meeting the Regional target has levelled out and, as indicated in Graph 1, will decrease over the next few years.

- 3.26 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. Together with the Site Allocations and Policies Development Plan Document and IP-One Area Action Plan, it will address the need for allocations to ensure the delivery of housing towards the end of the draft RSS plan period.

- 3.27 In terms of short term housing delivery and supply, the Housing Land Availability Report (see paragraph 3.19) highlights that as at 1 April 2006:

Units under construction	753
Units with planning permission but not yet commenced	3,609
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)	1,743
Total	6,105

Graph 2 - Housing Completions and Targets

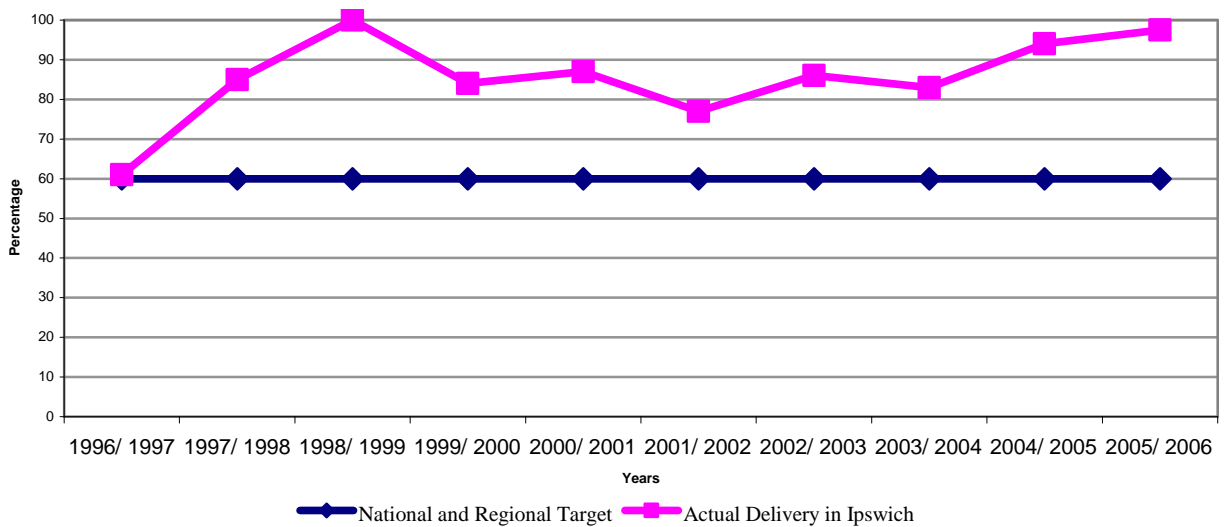


3.28 Whilst an additional 1,388 possible units have been allocated in the First Deposit Draft Local Plan, it needs to be remembered that these sites are not within the development plan. Therefore it is important that the proposed two development plan documents (i.e. the IP-One Area Action Plan and the Site Allocations and Policies DPD) that deal with site allocations are brought forward at the earliest opportunity. Their timetables are discussed in Section 2 of this report.

Development on Previously Developed Land (Indicator 2b)

3.29 Graph 3 shows that, at 97%, the rate of development on previously developed land far exceeds the national and regional target of 60% with the average being 88% between 1996 and 2006 and 89% between 2001 and 2006.

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



Densities of Completed Developments (Indicator 2c)

3.30 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.

3.31 In the year from April 2005 to March 2006 the following units were completed within new build developments of more than or equal to 10 units.

Site Address	Net units built during the year	Total number of units on site	Density of whole site-units per hectare)
St Mary's, Woodbridge Road	19	135	31.6
Ravenswood	84	1200	37.2
Duke Street	194	356	145.9
96 Felixstowe Road	14	14	135.9
Rapier Street (Wherstead Road)	100	174	120.4
Ingelow Gardens, Howard Street	11	19	55.9
Tudor Place	13	64	196.3
293 Spring Road	13	13	97.7
Firmin Close	3	77	71.3
Redhill Close (Edward Close)	12	12	29.0
Whitton Church Lane/Akenham Close	13	13	57.5
50 Cliff Lane	50	50	119.9
Pooley's Yard, Ranelagh Road	15	71	351.5
Palmerston Road	13	18	122.4
Europa Way/Bramford Road	81	399	57.7
Yeoman Close, Yarmouth Road	70	144	171.4
Orchard Street	1	34	64.2
Orwell Service Station, Fore Street	34	34	272.0
Celestion/Bull Motors, Foxhall Road	2	288	48.6
Total new build units completed in sites of equal to or greater than 10 units	742		

3.32 Out of those 742 units:

- 12 were developed at less than 30 units per hectare (2% of units);
- 105 were developed at between 30 and 50 units per hectare (14% of units);
- 625 were developed at over 50 units per hectare (84% of units);

3.33 The average net density of the 742 units is approximately 77 units per hectare.

3.34 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 328 of the 742 completed units being within Waterfront schemes which are generally being approved at higher densities than elsewhere in the town.

Affordable Housing Completions (Indicator 2d)

3.35 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.

3.36 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.

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

	2005/2006	1996/2005	2001/2006
Ipswich	156 (20%)	765 (19%)	553 (19%)
Suffolk ¹	N/A	N/A	11%
Regional ¹	N/A	N/A	13%

⁽¹⁾ Data from the East of England Annual Monitoring Report 2005 published by the East of England Assembly

3.38 The 2005/2006 figure in Ipswich is higher than the average over previous years and 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.

3.39 To inform this future work the Borough Council has published a Housing Needs Study, and is looking to commission a Housing Market Assessment to ensure a full understanding of the Ipswich housing market area.

3.40 Transport

3.41 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)

3.42 The existing local plan sets out minimum levels of car parking required with certain types of development. However, on this matter 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.

3.43 PPG13 sets maximum standards for large retail, leisure and employment developments (within use classes A, D and B). Four developments of over 1,000m² were completed during the year, but none of these exceeded the 2,500m² floor space threshold required by PPG13 to trigger the maximum parking standard for that type of development. Table 5 identifies these 4 developments.

Table 5: Car Parking Provision in Non-Residential Developments

Development	Employment / Leisure or Retail	PPG13 maximum exceeded	70% of PPG13 maximum exceeded
SEH, Olympus Close	Employment	n/a	n/a
Adj 29 Olympus Close	Employment	n/a	n/a
Land north of West Rd	Employment	n/a	n/a
Adj 18 The Havens	Employment	n/a	n/a

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

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

3.44 The Guide sets out a specific set of services against which to measure residential proximity. For this indicator, the assessment is made for the 742 units within major residential developments that were completed during the year 2005/2006 (i.e. the same units as outlined in paragraph 3.31)

Table 6: Proximity of Residential Developments to Services

Development	Number of Units completed (net)	Is the site within 30 minutes bus ride or walking distance to the relevant service? ¹					
		Hospital	GP	Major Retail Centre	Primary School	Secondary School	Employment (i.e. the town centre)
St Mary's, Woodbridge Rd	19	✓	✓	✓	✓	✓	✓
Ravenswood	84	✓	✓	✓	✓	✓	✓
Duke Street	194	✓	✓	✓	✓	✓	✓
96 Felixstowe Road	14	✓	✓	✓	✓	✓	✓
Rapier Street	100	X	✓	✓	✓	✓	✓
Ingelow Gdns, Howard St	11	✓	✓	✓	✓	✓	✓
Tudor Place	13	✓	✓	✓	✓	✓	✓
293 Spring Road	13	✓	✓	✓	✓	✓	✓
Firmin Close	3	✓	✓	✓	✓		✓
Redhill Close (Edward Cl)	12	X	✓	✓	✓		✓
Whitton Church Lane	13	X	✓	✓	✓		✓
50 Cliff Lane	50	✓	✓	✓	✓		✓
Ranelagh Road	15	X	✓	✓	✓		✓
Palmerston Road	13	✓	✓	✓	✓		✓
Europa Way/Bramford Rd	81	X	✓	✓	✓		✓
Yeoman Cl, Yarmouth Rd	70	X	✓	✓	✓		✓
Orchard Street	1	✓	✓	✓	✓		✓
Orwell S S, Fore Street	34	✓	✓	✓	✓		✓
Foxhall Road	2	✓	✓	✓	✓		✓
St Mary's, Woodbridge Rd	19	✓	✓	✓	✓	✓	✓
Number of the 742 units within 30 minutes of service by foot or bus	-	451	742	742	742	742	742

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 Major retail centre – Town centre and District Centres as identified in Ipswich Local Plan 1st Deposit Draft 2001

4 Assuming walking speed is 1 mile in 20 minutes (or 1 km in 12.4 minutes)

3.45 As the Borough of Ipswich is the County town and the borough has a comparatively tight administrative boundary, inevitably whichever sites are developed for residential use 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. This is because is a one-off strategic facility, and it is located in the east of Ipswich such that public transport users need to travel into the town centre and out again to reach it. The findings above suggest that in considering major new residential developments, public transport access to the hospital needs to be a consideration.

3.46 Local Services

3.47 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 amount 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)

3.48 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	0
Retail (net)	A1 or A2	0	0
Office	B1(a)	4,202	0
Leisure	D2	0	0

Note: The square metre floor space given is the gross internal floor space and only major developments are assessed (greater than 1,000m²). One application for 2,200 (B1/B2/B8 16 units split unknown) has been divided equally between the three use classes.

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

3.49 No open spaces in Ipswich have been put forward for Green Flag awards and therefore none have been awarded. As a result, the amount is 0 ha, and the percentage is 0%. However, it is intended to submit the Orwell Country Park and Christchurch Park for Green Flag Awards in early 2007.

3.50 Currently the amount of public open space in Ipswich owned and/or managed by the Borough Council is 477 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 publicly accessible open space for reporting in next year's AMR. An open space, sport and recreation audit and needs assessment is to be undertaken and will assist in providing this data.

3.51 Flood Protection and Water Quality (Indicator 7)

3.52 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. DEFRA gave their approval for the Ipswich Flood Defence Strategy during 2006.

3.53 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.

3.54 The Environment Agency was advised of 115 applications in Ipswich where flood risk or water quality was an issue. Of these 90 were approved, 11 refused and 14 withdrawn. None of the applications was approved contrary to the Environment Agency's advice.

3.54 Biodiversity

3.55 The Guide puts forward two indicators about change in areas and populations of biodiversity importance.

Change in priority habitats and species (by type) (Indicator 8(i))

3.58 There is currently no data available. The Suffolk Biological Records Centre holds the most accurate and up-to-date information regarding biodiversity in Ipswich. However, the centre does not hold this information at present, but is aware of the need for the data for AMR purposes across Suffolk. The Council will work with the Centre, and other Suffolk authorities to set up a mechanism to provide the necessary data in the future.

Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance (Indicator 8(ii))

3.59 The following compares the situation in March 2006 with March 2005.

Sites of Special Scientific Interest: no change

2005: 2 sites (48 hectares)

2006: 2 sites (48 hectares)

RAMSAR: no change

2005: 1 site (41 hectares)

2006: 1 site (41 hectares)

County Wildlife Sites: no change

2005: 19 sites (194 hectares)

2006: 19 sites (194 hectares)

Local Nature Reserves: 5 additional sites, with a net increase of 12.4 designated hectares.

2005: 4 (36.6 hectares)

2006: 9 (49 hectares)

The five additional sites were proposed before April 2005, but not officially designated as Local Nature Reserves until the monitoring year 2005-2006. The sites added were:

- Alderman Park;
- Dales open space
- Stoke Park Wood
- Bourne Park reed beds
- Bridge Wood.

Source: Suffolk Biological Records Centre data.

3.60 Renewable Energy Capacity Installed by Type (Indicator 9)

3.61 The Guide has a single indicator of renewable energy capacity installed by type, in megawatts. As indicated in Table 8 below, the Council is not aware of any renewable energy capacity having been installed during the monitoring period.

Table 8: Renewable Energy Capacity Installed by Type

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

3.62 Regional and Local Indicators

3.63 The Government Office for the East of England has written to local planning authorities suggesting that authorities should also monitor and report on gypsy and traveller issues, since they are of regional significance.

3.64 Gypsy and Travellers Regional Indicators

- (i) Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them over the period monitored, and any changes during the period.

Ipswich Borough Council has 2 authorised sites:

- West Meadows: a permanent, public site owned by Suffolk County Council and managed by Ipswich Borough Council. It has 42 pitches (1 permanently closed) and 41 of these were occupied over the period April 2005-March 2006. There were 9 changes in occupancy on West Meadows April 2005-March 2006, although the overall occupancy level remained at 41.
- Henniker Road: a permanent, privately owned site. It has 2 pitches. Both pitches were occupied on this site over the period April 2005-March 2006. There were no changes in occupancy during this period.

There are no transit sites in Ipswich.

- (ii) Number of unauthorised sites and numbers of caravans on them.

- Roadside encampments: between April 2005 and March 2006 there were 5 unauthorised encampments in Ipswich, as outlined below.

Address	Number of caravans	Changes April 2005- March 2006
Wells Close	1 caravan	Encampment lasted one day only Arrived 27/04/2005 and left 27/04/2005
Tooks Bakery	16 caravan	Encampment lasted six days Arrived 22/07/2005 and left 28/07/2005

Sloane Church	Street	3 tents	Encampment lasted approximately one month Arrived 19/08/2005 and left in September 2005
West Meadows		1 caravan	Encampment lasted nine months Arrived 12/07/2005 and left 08/03/2006
Bury Road and Ride	Park	13 caravans	Encampment lasted ten days Arrived 31/03/2005 and left 10/04/2005

- Unauthorised developments: There are no unauthorised developments in Ipswich.
- (iii) Permissions granted for new public or private sites, or expansion of existing sites and other unimplemented permissions outstanding: no permissions were granted for new public or private sites, or expansions to existing sites, between April 2005 and March 2006. There were no unimplemented permissions outstanding at 31st March 2006.
- (iv) Progress on work to assess the housing needs of Gypsies and Travellers.
In partnership with five other Suffolk authorities, Ipswich Borough Council has commissioned a joint Gypsy and Traveller Accommodation Assessment. This assessment will achieve accordance with the requirements of housing legislation, and with government planning policy by informing the emerging Local Development Frameworks (LDF) and the Single Issue Review of the East of England Regional Spatial Strategy on Gypsy and Traveller Accommodation Needs. It will cover Gypsy and Traveller Accommodation needs in Babergh, Ipswich, Mid-Suffolk, Suffolk Coastal and Waveney districts. The Salford Housing and Urban Studies Unit (University of Salford) was commissioned to carry out this assessment, and began work in July 2006. It is expected that the Final Report will be published in January 2007.
- (v) The use and performance of existing development plan policies on this issue.
The 1997 Adopted Local Plan is the key determinant of planning applications in accordance with Section 38(6) of the Planning and Compulsory Purchase Act. Future policies will, of course, be informed by the findings of the Suffolk Gypsy and Traveller accommodation needs survey itself once it is completed. The 1997 Local Plan allocates land between Sroughton Road and Bramford Road (immediately west of Dandalan Close) for travelling showpersons (although this allocation was not retained in the 1st Deposit Draft Local Plan). The 1997 local Plan also allocates land to the very north-west of the Borough, west of the A12. This is the West Meadows site, and is currently being used for its allocated purpose. Paragraph 6.64 of the 1997 Local Plan proposes a “flexible and sympathetic” approach to applications for planning permission in order to encourage gypsies to help themselves. Policy H20 states that the Council will “endeavour to ensure that there is adequate provision of caravan sites to meet the needs of gypsies residing in or resorting to the Borough, throughout the Plan period”. Between 1st April 2005 and 31st March 2006, there were no planning applications for new or expanded gypsy and traveller sites, and so the above policy approach to applications for such provisions was not tested. The Council will be in a position to comment in more detail about the performance of current policies once the findings of the Gypsy and Traveller Accommodation

Assessment are published in January 2007. These findings, and the policies contained in the East of England Regional Spatial Strategy Single Issue Review on Gypsy and Traveller Accommodation Needs, will inform future policy development in relation to Gypsy and Traveller accommodation in Ipswich.

Data sources used were:

- a) Ipswich Borough Council Response to the Request for Advice form EERA (Single Issue Review of the East of England Spatial Strategy to address provision of Gypsy and Traveller Caravan Sites: October 2006);
- b) Information provided by the Council to Salford Housing and Urban Studies Unit for its Cross Boundary Gypsy and Traveller Accommodation assessment (GTAA): September 2006.
- c) Information provided by Bob Williamson: Site Officer, West Meadows site.

3.65 Air Quality

3.66 On 21st March 2006 Ipswich Borough Council declared three Air Quality Management Areas in Ipswich. They are located at the Star Lane Gyrotory System; the junction of Crown Street with Fonnereau Road and St Margaret's Street and St Margaret's Plain; and at the Norwich Road, Valley Road and Chevalier Street junction. Therefore, in future years, we will need to monitor planning applications within them to look at those for which air quality was a material consideration. We will start this in next year's AMR.

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

4.1 There are about 200 policies each in the adopted Local Plan (1997) and the First Deposit Draft Local Plan (2001). When the Planning and Compulsory Purchase Act took effect in September 2004, the adopted Local Plan policies were automatically “saved” for a period of three years to allow a smooth transition to a Local Development Framework.

- 4.2 Regulation 48 requires this section of the AMR to identify:
- Any policies that are not being implemented;
 - Reasons why those policies are not being implemented;
 - Steps we intend to take to secure policy implementation; and
 - Any intention to prepare or revise a development plan document to replace or amend a policy.

4.3 This section of the AMR therefore analyses whether the saved adopted Local Plan policies are being implemented. It is not necessary to consider the First Deposit Draft Local Plan policies, because they carry little weight as a first deposit draft. The Local Development Framework that the Council has started producing will supersede both of these documents. It is expected that once new development plan documents are adopted, 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.

4.4 Last year’s AMR gave a position statement as at 31st March 2005 on development allocations made in the adopted Local Plan. It outlined which sites had come forward for housing, employment or retail development since the start of the plan period, and which had not. Ongoing monitoring of key adopted Local Plan policies shows that:

- 782 dwellings were completed between April 2005 and March 2006, of which 575 were flats, 207 were houses and 156 were affordable units (flats or houses) (Local Plan policies H1, H9 and H10);
- At 31st March 2006, land was available for 6,297 housing units. Using the Regional Spatial Strategy completion rate of 770 units per year this demonstrates that Ipswich has more than a five year housing supply (Local Plan policy H2).

Housing Supply

Units under construction	753
Units with planning permission but not yet commenced	3,609
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)	1,743
Units remaining on adopted Local Plan housing allocations	192
Total	6,297

- At 31st March 2006, 5 Local Plan housing allocation sites had been completed, 12 were under construction and 3 remained available.

Status of adopted Local Plan Housing Allocations at 31st March 2006

Local Plan Policy	Number of Sites in the Policy	Whole site completed	Under construction or allocated remaining	Whole site available
H3	1	0	1	0
H4	14	5	8	1
WD5	4	0	2	2
WD7	1	0	1	0
Total	20	5	12	3

- A total 56.91 hectares (B1, B2 and B8) of employment land has been completed in designated and allocated Employment Areas (Local Plan policy EMP1). 18.43 ha remains available on allocated sites, 8.6 ha has planning permission and 48.23 ha remains available as vacant land within employment areas.
- 140 of the Local Plan's 213 saved policies were used by Development Control in the determination of planning applications during the monitoring period (see below).

Local Plan Policies referred to in Planning and Development Committee reports.

Policy	Frequency								
		CF07	3		NE12	5		S11	1
BE01	216	CF08	5		NE13	0		S12	0
BE02	111	CF09	1		NE14	1		S13	0
BE03	5	CF10	2		NE15	0		S14	0
BE04	7	CF11	3		NE16	0		S15	3
BE05	0	EMP01	0		NE17	0		S16	3
BE06	50	EMP02	18		NE18	0		S17	3
BE07	88	EMP03	22		NE19	1		S18	5
BE08	439	EMP04	1		NE20	21		S19	1
BE09	77	EMP05	1		NE21	13		S20	10
BE10	9	EMP06	1		NE22	18		S21	7
BE11	12	EMP07	0		NE23	19		S22	2
BE12	6	EMP08	9		NE24	1		T01	7
BE13	6	EMP09	10		NE25	4		T02	0
BE14	0	EMP10	9		NE26	1		T03	0
BE15	8	EMP11	8		NE27	0		T04	0
BE16	21	EMP12	0		RL01	0		T05	0
BE17	22	EMP13	0		RL02	0		T06	3
BE18	5	H01	1		RL03	1		T07	0
BE19	17	H02	0		RL04	2		T08	3
BE20	12	H03	1		RL05	0		T09	1
BE21	5	H04	2		RL06	8		T10	18
BE22	1	H05	0		RL07	0		T11	4
BE23	41	H06	0		RL08	0		T12	1
BE24	21	H07	9		RL09	0		T13	5
BE25	15	H08	0		RL10	0		T14	0
BE26	8	H09	1		RL11	0		T15	4
BE27	5	H10	6		RL12	9		T16	13
BE28	1	H11	1		RL13	1		T17	0
BE29	52	H12	1		RL14	2		T18	0
BE30	13	H13	1		RL15	2		T19	0
BE31	5	H14	0		RL16	0		T20	54
BE32	2	H15	0		RL17	1		T21	0
BE33	49	H16	0		RL18	1		WD01	6
BE34	43	H17	6		RL19	0		WD02	1
BE35	16	H18	0		RL20	0		WD03	6
BE36	1	H19	18		RL21	0		WD05	2
BE37	3	H20	0		RL22	0		WD06	1
BE38	18	H21	1		RL23	0		WD08	2
BE39	1	INF1	11		RL24	0		WD11	3
BE40	70	INF2	3		RL25	0		WD12	1
BE41	33	INF3	1		RL26	0		WD15	2
BE42	11	NE01	4		RL27	0		WD17	3
BE44	1	NE02	1		S01	1		WD18	2
BE45	2	NE03	4		S02	0		WD19	1
BE46	40	NE04	6		S03	0		WD20	0
BE47	20	NE05	0		S04	4		WD21	0
CF01	12	NE06	28		S05	3		Total	2222
CF02	0	NE07	0		S06	1		Policies not used highlighted in bold.	
CF03	0	NE08	0		S07	2			
CF04	13	NE09	28		S08	3			
CF05	0	NE10	63		S09	0			
CF06	0	NE11	16		S10	0			

- 4.5 The above demonstrates how the saved Local Plan policies have continued to effectively deliver key development between 1st April 2005 and 31st March 2006. It also indicates that the Plan's development control and protective policies are still being used where appropriate to the applications received.
- 4.6 It is clear that the adopted Local Plan continues to result in development coming forward in a better-planned manner than would have happened otherwise. Where policies have not been listed as used in development control decisions, it is because the vast majority are specialised policies for development types that did not feature during the monitoring period, for example H14 is a policy to guide hostels for homeless people, or they are allocations for developments that have happened. Amongst them, however, there are two that stand out as policies that the Council will need to develop further in preparing the new development plan documents. The first is H20, provision of Gypsy sites, which will need to reflect the findings of the Gypsies and Travellers study, and recent Government guidance (Circular 1/06). The second is NE27, on energy conservation and efficiency, a field in which the Council wishes to be more proactive in ensuring that new developments address the challenges of climate change.
- 4.7 The Council considers that the majority of adopted Local Plan policies will need to continue to be saved beyond September 2007 when the automatic saved period for adopted policies comes to an end. This will be set out in detail in a revised Local Development Scheme. Appendix F indicates where the Council anticipates adopted Local Plan policies being replaced by new development plan document policies in due course.
- 4.8 There are several topics on which national guidance has been issued since the adoption of the Local Plan in 1997, first as Planning Policy Guidance Notes (PPGs) and latterly as Planning Policy Statements (PPSs):
- PPG3 Housing (2000) which is about to be superseded by Planning Policy Statement 3¹.
 - PPG8 Telecommunications (2000)
 - PPG13 Transport (2001)
 - PPG17 Open Space, Sport and Recreation Facilities (2002)
 - PPG25 Development and Flood Risk (2001) which is about to be superseded by Planning Policy Statement 25 due out shortly
 - PPS1 Delivering Sustainable Development (2005)
 - PPS6 Planning for Town Centres (2005)
 - PPS9 Biodiversity and Geological Conservation (2005)
 - PPS22 Renewable Energy (2004)
 - PPS23 Planning and Pollution Control (2004).
 - A new PPS on Climate Change is expected imminently.
- 4.9 These are material considerations in development control decisions used alongside the saved Local plan policies. They will be fully taken into account in preparing new development plan documents.

¹ Planning Policy Statement 3, Housing, was published on 29th November 2006.

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

5.1 The Local Development Framework preparation process will need to include review of 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 level, as outlined in paragraphs 4.8 and 4.9 above. The Council will need to give particular attention to emerging regional policy also, as Ipswich's development plan documents are required to be in general conformity with draft Regional Spatial Strategy (the RSS) and the RSS is scheduled for adoption during 2007.

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 raised when it 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 to 2021;
- 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;
- Ensuring that site allocations reflect the revised guidance on flood risk, as areas of Ipswich fall within flood risk areas identified by the Environment Agency; and
- Ensuring that the planning documents contribute positively to tackling climate change, responding to PPS22 and the anticipated PPS on climate change itself.

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 2006 / 2007 AMR

7.1 This section remains largely unchanged since the 2005 AMR, partly because work on Ipswich's development plan documents has been held back to await publication of the Secretary of State's changes to draft Regional Spatial Strategy. Thus there remain five critical issues that we will need to address in preparing both the next version of the AMR, and the development plan documents. These are:

- Putting systems in place to ensure all the data is available for all the national core output indicators and any appropriate regional and local 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 second AMR for Ipswich and it has advanced considerably in terms of developing a more comprehensive monitoring framework. For example, contextual indicators have been reported on in Section 1, and more work has been done on the effectiveness of the implementation of saved policies in Section 4.
- 8.2 However, it is still far from 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.
- 8.3 Some key actions emerge from the various sections, in addition to those outlined in Section 7 above.
- 8.4 Section 2 reports on progress against milestones in the Ipswich revised Local Development Scheme, March 2006. It outlines reasons why the timetable for the preparation of the four Ipswich development plan documents will need to be amended in a revision to the Ipswich Local Development Scheme. This will be done early in 2007 to ensure that the new Scheme takes effect before the end of March 2007. The effect will be to put back preferred options (Regulation 26) consultation on the development plan documents until after the publication of the Government's changes to draft Regional Spatial Strategy. The Council recognises the need to move swiftly to the new Local Development Framework, and therefore in revising timetables the objective will be to minimise delay to the adoption of development plan documents.
- 8.5 Section 3 reports on the core output indicators identified in the Government's guide on AMRs and shows how key policy objectives and targets are being met. For example, Structure Plan housing completion targets are being exceeded, as is the regional target for development taking place on previously developed land. Progress has been made in reporting on these indicators since the first AMR was published in 2005, but there is more to do to fill remaining gaps. Some gaps, such as the absence of identified regeneration areas in relation to employment floorspace completions, will only be filled through the preparation of development plan documents. Others can be addressed by extending the monitoring fields within the planning applications database ('Uniform'), and this is already under discussion with Development Control. Specifically, we need to set up monitoring fields to:
- Identify applications affecting designated habitats;
 - Identify applications in Air Quality Management Areas;
 - Identify applications approved contrary to the advice of the Environment Agency on flooding;
 - Identify applications for, or incorporating, renewable energy;

- Count provision of parking spaces in employment, leisure and retail developments;
 - Identify which commercial developments inside and outside the town centre; and
 - Identify more detail in connection with residential and employment developments, e.g. number of bedrooms, type of employment.
- 8.6 Most of these have been measured for this AMR, but in some cases this has been done by trawling through the details of individual schemes. We aim to get to a point at which all the information needed is entered into the relevant part of the Uniform system to allow full and speedy analysis. This is to be discussed with Development Control shortly, with a view to having more monitoring fields operational by April 2007 for the monitoring year 2007-2008. In addition, we need to establish means to track changes to biodiversity and designated habitats, through working with partners in the Suffolk Biodiversity Partnership.
- 8.7 An area needing considerable work is that of significant effects indicators. It is the Council's intention to develop these alongside work on the sustainability appraisal of the development plan documents as they emerge. A scoping report for sustainability appraisal, identifying objectives and indicators, was consulted on in March 2006. This will inform the choice of significant effects indicators.
- 8.8 Throughout the AMR, reference has been made to the Council's evidence base to inform development plan document preparation. The Strategic Flood Risk Assessment and the Gypsy and Traveller Accommodation Assessment are currently underway. There is an urgent need to get the Open Space study (see para. 3.50) and the Housing Market Assessment (see para. 3.39) underway.
- 8.9 On 1st November 2006 Ipswich Borough Council made a commitment to the Nottingham Declaration on Climate Change. It acknowledges the increasing impact that climate change will have on our community during the 21st Century, and commits to tackling the causes and effects of a changing climate on our Borough.
- 8.10 Action is also needed to respond to the messages emerging from the indicators in Section 3. One key area is the delivery of affordable housing. This will be addressed through work on the Ipswich development plan documents, but in October 2006 as an interim measure, the Council adopted a revised policy position on affordable housing. The effect of this is to apply flexibility to how affordable housing targets are applied (so that in some cases it will be percentage of units but in others it may be percentage of bed spaces) and the mix of tenures sought. The purpose is to ensure that the housing provided is of a type and tenure to meet identified need and address a dip in demand for shared ownership housing.
- 8.11 Finally, as identified in Sections 4 and 5, work is needed to respond to new national policy and to Regional Spatial Strategy when it reaches adoption in 2007. This is already underway in the form of scoping for the preparation of the development plan documents.

Appendix A: Glossary of terms used in the AMR

Word / Phrase	Abbreviation	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 that is in line with policies and principles set out in other relevant documents.
Department for Communities and Local Government	DCLG	The Government department that took over planning functions from the Office of the Deputy Prime Minister (ODPM). It is also now a source of data on the Indices of Deprivation 2004.
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 3 years 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	RSS	A plan for the East of England which considers matters

Strategy		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 that complies with the EU Directive 2001/42/EC. It involves preparing an environmental report, carrying out consultations, taking these into account in decision making, providing 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 planning policy documents must be subject to a sustainability appraisal

Appendix B: Indicative likely development plan document preparation timetable.

Key Milestone in Preparation Process	Timetable in Revised LDS March 2006	Likely Timetable in revised LDS 2007
Preferred options consultation (Regulation 26)	September – November 2006	Summer 2007
Submission of draft development plan document to the Government and 6 week consultation (Regulation 28)	September – October 2007	Early 2008
Independent examination	March – April 2008	Autumn 2008
Receive Inspector’s binding report	July 2008	Early 2009
Document modified and adopted accordingly	September – October 2008	Spring 2009

Please note that a revised Local Development Scheme to be considered by Councillors in February 2007 will provide a detailed revised timetable for development plan document preparation.

Appendix C: 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))
<i>No.</i>	<i>Indicator Description</i>	
1a	Amount of floorspace developed for employment by type	14
1b	Amount of floorspace developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework	14
1c	Percentage of 1a, by type, which is on previously developed land	14
1d	Employment land available by type	14
1e	Losses of employment land in (i) employment / regeneration areas and (ii) local authority area	15
1f	Amount of employment land lost to development	15
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	16-17
2a (ii)	Housing trajectory showing net additional dwellings in the current year	16-17
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	17-18
2a (iv)	Housing trajectory showing the annual net additional dwelling requirement	17-18
2a (v)	Housing trajectory showing annual average number of additional dwellings needed to meet overall housing requirements, having regard to previous years' performances	17-18
2b	Percentage of new and converted dwellings on previously developed land	19
2c (i)	Percentage of new dwellings completed at less than 30 dwellings per hectare	20
2c (ii)	Percentage of new dwellings completed at between 30 and 50 dwellings per hectare	20
2c (iii)	Percentage of new dwellings completed at above 50 dwellings per hectare	20
2d	Affordable housing completions	21
3a	Percentage of completed non-residential development complying with car parking standards set out in the local development framework	22
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	23
4a	Amount of completed retail, office and leisure development	24
4b	Percentage of completed retail, office, leisure development in town centres	24
4c	Percentage of eligible open spaces managed to green flag award standard	24
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	24
8(i)	Changes in areas and populations of biodiversity importance, including change in priority species and habitats (by type)	25
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	25
9	Renewable energy capacity installed by type	26

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 D: List of tables and graphs contained in the AMR

Tables

		<i>Page</i>
Table 1a	Progress against LDS targets for documents under preparation	8
Table 1b	LDS targets for other documents listed in the revised LDS	10
Table 2	Developments for Employment Use	14
Table 3	Loss of Employment Land for Non-Employment Use	15
Table 4	Housing Targets for Ipswich	16
Table 5	Car Parking Provision in Non-Residential Developments	22
Table 6	Proximity of Residential Developments to Services	23
Table 7	Completed Major Retail, Office and Leisure Developments	24
Table 8	Renewable Energy Capacity Installed by Type	26

Graphs

Graph 1	Housing Trajectory: Completions Since 1996 and Projections to 2021	17
Graph 2	Housing Completions and Targets	19
Graph 3	Residential Completions on Previously Developed Land	19

Appendix E: Sites Data to Support the Housing Trajectory (Graph 1, page 17).

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL	
Small scale unidentified windfalls	52	41	67	82	67	80	64	64	64	64	64	70	70	70	70	70	70	70	70	70	70	1339
Large scale unidentified windfalls (also see table on page 41)	125	156	200	207	179	291	526	618	270	200	395	550	700	700	700	700	700	700	700	700	700	9317
6.1 - Ravenswood*	60	226	146	182	84	60	60	60	60	58												996
6.3 - Bramford Road*	110	35			70	41	33															289
6.14 - Henslow Road* (6.9#)		4	8	1	4																	17
6.18 - Waterworks St#		5																				5
5.12 - Duke St/Fore Hamlet#		1		40		60	110	110	85	63												469
5.10 - Great Whip Street# (5.13*)			29																			29
5.11 - Star Lane*			36																			36
6.2 - Birkfield Drive*			9	2																		11
5.7 - Shed No 7#			43	72	194	47	25															381
5.2 - Wherstead Road#			14	60	100																	174
6.4 - Bramford Road#			14			14																28
5.26 - Handford Road (west)#				74	3																	77
6.14 - Christchurch St#					16	25	26	18														85
6.3 - Eastway Business Park#					16	90	90	90	100	90	51											527
5.1 - Fore Street#					34																	34
6.10 - Foxhall Road#					2	78	78	75	55													288
6.15 - St Helen's St#					13	19																32
6.6 - Croft Street#						40	70	60	10													180
6.12 - St George's St#						19	19															38
6.13 - Hayhill Road area#								50	75	29												154
5.4 - Northern Quays West#						30	68	150	160	160	160	150										878
5.8 - South of Patteson Road#						47	25															72
5.11 - Bath Street#							64	100	100	100	100											464
Past Completions	347	468	566	720	782																	
Projected Completions						941	1258	1395	979	764	770	770	770	770	770	770	770	770	770	770	770	15920
Cumulative Completions	347	815	1381	2101	2883	3824	5082	6477	7456	8220	8990	9760	10530	11300	12070	12840	13610	14380	15150	15920		

allocated sites are from the *Ipswich Local Plan 1997 or #Ipswich Local Plan 1st Deposit Draft 2001

Large Scale Unidentified Windfalls with planning permission (continued on page 43)

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
Pipers Vale Close	22																				22
Felixstowe Road	10																				10
Gippeswyk Avenue	18	1																			19
Masons Close	9	5																			14
Lovetofts Drive	59																				59
St Clement's Church Lane	10																				10
Draymans Way	15	19																			34
Portman Road	16	5	3																		24
Deveaux Court	6	13																			19
Downside Close	-40	18																			-22
Woodbridge Road		29	48	34	19	5															135
La Salle Close		32																			32
Stone Lodge Lane/Salmet Close		3	49																		52
Morland Road		18																			18
Sagehayes etc		13	28																		41
Oak hill Lane			8																		8
Rose Lane			12																		12
Deben Road			22																		22
Cavendish Street			12																		12
St Nicholas Court			20																		20
Cliff Lane			-1		50																49
Henley Road			-1		7	2	7														15
Turret Lane				19																	19
Coprolite Street				113																	113
Howard Street/Ingelow Gardens				8	11																19
Riverside Road				21																	21
Britannia Road				2																	2
Stoke Street				11																	11
Orchard Street				-1	1	33															33
Alan Road					14																14
Foundation Street					24																24
Elm Street					14																14
Spring Road					13																13
Redhill Close					12																12
Akenham Close					13																13
Ranelagh Road					15	45	11														71
Norwich Road					24																24
Europa Way (unallocated area)					65																65
Franciscan Way					-107	25	70	18													6

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total	
Orwell Place					4	17															21	
Grimwade Memorial Hall						32																32
Belvedere Road							15															15
Rear of Bramford Road							30															30
462-464 Bramford Road						10	20															30
560 Bramford Road							13															13
Bramford Road/Lone Barn Court							12															12
Britannia Road						8																8
Clarkson Street								11														11
Curriers Lane								15														15
Fircroft Road							12															12
Fonnereau Road								39														39
Fore Hamlet						24																24
Rear of Foxhall Road						11																11
401/3 Foxhall Road							12															12
Franciscan Way						5	30	15														50
Great Colman Street						14																14
Greyfriars Road								14														14
Chantry Close, London Road								11														11
21 London Road						10																10
Mather Way							20	27														47
Reynolds Road								12														12
Robeck Road							20	29														49
St Helens Street							29	50														79
St Matthews Street								23														23
Stoke Park Drive									35													35
Tacket Street								14														14
Waveney Road								12														12
Wherstead Road							10															10
Wherstead Road								24														24
Woodbridge Road							14															14
Large Scale Windfalls (S106)																						
Ranelagh Road (CompairReavell)						50	121	100	100													371
Woodbridge Road (488-496)									34													34
Europa Way (unallocated area)							30	80	30													140
411-417 Bramford Road								34														34
Rear of Bramford Road							50	90	71													211
TOTAL	125	156	200	207	179	291	526	618	270	0	0	0	0	0	0	0	0	0	0	0	0	2572

Appendix F: Incorporating saved policies within the adopted Ipswich Local Plan 1997 into proposed development plan documents

Policy	Where to integrate into LDF	Policy	Where to integrate into LDF
Natural Environment NE1 & NE2 NE3 & NE4 NE5 - NE12 NE13 – NE14 NE15 – NE16 NE17 & NE18 NE19 – NE23 NE24 NE25 – NE27	Both Core Site All Core Both Site Both Core Not Included All Core Not Included All Core	Recreation and Leisure RL1 RL2 RL3 – RL4 RL5 RL6 RL7 RL8 RL9 & RL10 RL11 RL12 and RL13 RL14 RL15 RL16 RL17 & RL18 RL19 RL20 RL21 – RL22 RL23 – RL25 RL26 & RL27	Core Not Included Both Core Site Residential Core Site Both Core Site Residential Site Core Site Both Core Not Included Site All Core IP-One Both Core
Built Environment BE1 – BE47	All Core	Community Facilities CF1 CF2 CF3 CF4 & CF5 CF6 CF7 CF8 CF9 - CF11	Core Residential Not included Both Core Not Included Core Residential All Site
The Wet Dock Area WD1 – WD21	All IP-One	Employment EMP1 EMP2 – EMP6 EMP7 EMP8 EMP9 EMP10 – EMP13	Core All Site IP-One Core IP-One All Core
Housing H1 & H2 H3 H4 – H6	Both Core Not Included Site	Infrastructure INF1 – INF3	All Core

H7 – H9 H10 H11 H12 & H13 H14 – H17 H18 H19 – H21	All Core Residential Core Both Residential All Core IP-One Core		
Shopping S1 – S8 S9 S10 – S12 S13 & S14 S15 – S22	All IP-One Not Included All Core Both Not Included All Core	Transport T1 & T2 T3 T4 – T6 T7 T8 – T11 T12 – T14 T15 – T16 T17 T18 T19 T20 & T21	Both Core Not Included All Core IP-One All Core All IP-One All Core Not Included Core Site Both Core

Key

The following abbreviations are used in the table to describe the destination of the policy:

Core = Core Strategy and Policies

Sites = Site Allocations and Policies

Residential = Requirements for Residential Developments

IP-One = IP-One Area Action Plan

Not Included = the policy will not be included in future development plan documents.