

Annual Monitoring Report 3, 2006/2007



IPSWICH LOCAL DEVELOPMENT FRAMEWORK

April 2008

Planning, Transport and Regeneration

Ipswich Borough Council
Grafton House, Russell Road
Ipswich IP1 2DE
(01473) 432933

email: planningandregeneration@ipswich.gov.uk

website: www.ipswich.gov.uk



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Ipswich Local Development Framework, Annual Monitoring Report 3, 2006/2007:
Executive Summary

This is Ipswich Borough Council's third Annual Monitoring Report (AMR) produced in accordance with the Planning and Compulsory Purchase Act 2004. It covers the period from 1st April 2006 to 31st March 2007. 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 May 2007, setting out timetables for document preparation. Against those timetables, progress on document preparation has been good.

Key Indicator Results – The Effects of Policies

Employment – 6,165 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 based at Ransomes Europark. Over the same period, 5.73 ha of employment land were lost to other uses. Sites available for employment development amount to 61.58 hectares.

Housing – a housing trajectory has been included in this AMR. 985 dwellings were completed over the monitoring period. 99% of them were built on previously developed land, and 16% of them were affordable homes. The average net density of those developments was 68 dwellings per hectare. The total housing land supply at April 2007 amounted to 5,414 dwellings.

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

Local Services – 6,749 sq m of office floorspace was completed during the monitoring period, and over 90% of this took place in a designated Employment Area (1997 Local Plan). There are currently no Green Flag open spaces in Ipswich, however Christchurch Park has been entered for Green Flag status and will be judged in May 2008.

Biodiversity – There was no gain or loss in biodiversity area in 2006/2007.

Renewable Energy – No planning permissions granted consent in the monitoring year were subject to planning conditions requiring 10% renewable or low energy credit.

Regional and Local Indicators – Ipswich has two authorised Gypsy/traveller sites and there were no 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 take account of the publication of the Regional Spatial Strategy and revised Regulations expected in early summer 08 that will change the LDF preparation process and could therefore impact on key milestones.
 - We will revise the Local Development Scheme once the revised Regulations are published.
- Ensure that data is entered into the additional fields set up in the development control application monitoring system to allow the more efficient gathering of data on core output indicators for future AMRs.
 - Progress has been made but there are still gaps, which are being discussed with Development Control.
- Extend the evidence base as identified in the AMR.
 - We will complete the Strategic Housing Market Assessment, Open Space, Sport and Recreation Study and Strategic Flood Risk Assessment during the summer of 2008. We will also address the need for a Strategic Housing Land Availability Assessment during 2008-09. Consideration will be given to further evidence needs prior to submission stage of the development plan documents.

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 third AMR Ipswich Borough Council has produced.

1.2 This document is the Ipswich AMR for 2006/2007. As such it relates to the period 1st April 2006 to 31st March 2007.

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 2007;
- 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 – An Update

Population

1.6 The AMR published in December 2006 provided an outline of the borough's population based on the Population Census of 2001 and the Registrar General's mid year estimate of population for 2005 (which was 118,200). Since 2006, a new mid-year estimate has been published (2006) which puts the Borough's population at 120,400 (rounded). This contrasts with the Council's own estimate of population in 2007 of 128,000 (based on Council Tax records).

Socio-cultural matters

- 1.7 An update of the baseline information provided in the 2006 AMR indicates that unemployment in Ipswich has fallen from 3.5% in April 2006 to 3.2 % in April 2007. There has been no new data published on the Indices of Deprivation during 2006-2007.

Economy

- 1.8 Construction started on a new university waterfront campus building during the year (due to open in summer 2008).
- 1.9 Ipswich is identified as a Growth Point within 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. During 2006-2007 funding was confirmed from DCLG for the repair and conversion of St Lawrence's Church into a community centre and the relocation of a major electricity cable in order to free up a potential development site.

Environmental Assets

- 1.10 The 2006 AMR set out a list of Ipswich's designated wildlife Habitats. There have been no additions to the sites over the monitoring period.

Housing and Built Environment

- 1.11 The 2006 AMR outlined Ipswich's housing stock position and there has been no update of that information over the monitoring period.
- 1.12 The period 2006-2007 saw average house prices in Ipswich rise from £144,972 to £159,454 (4th quarter)(Suffolk Observatory). The position at the fourth quarter of 2007 is that average house prices in Ipswich remain slightly below the Suffolk average (at 81%). More information will be available in the next AMR following the publication of the Strategic Housing Market Assessment.
- 1.13 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

- 1.14 There are no changes to report in terms of transport infrastructure. Two major transport studies were started/completed during the monitoring period: a joint Ipswich A14 Corridor Study, which was carried out by Atkins, reported in July 2007, and the joint Ipswich Waterfront Transportation Study which was carried out by Colin Buchanan, reported in November 2006.

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, this was later revised in March 2006 and again in May 2007.
- 2.2 At the start of the 2006-2007 monitoring year, the Local Development Scheme that the Council was working to was that of March 2006. However, by December 2006 it was clear that a review was needed to address changing circumstances and on 13th February 2007 the Council's Executive approved a revised draft LDS. For the purposes of this AMR, therefore, the milestones in the revised Local Development Scheme finally published in May 2007 will be the main focus as they are the most up to date. The May 2007 LDS reduced the number of development plan documents proposed in Ipswich from four to three by combining the Requirements for Residential Development development plan document with the Core Strategy and Policies.
- 2.3 Table 1a provides a summary of progress against the revised targets for the four local development documents (including the statement of community involvement). Table 1b outlines the other 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	Target for 31st March 2007	Progress
Statement of Community Involvement	<p>(2006 LDS: Submission Oct 2006 and Examination March 2007).</p> <p>2007 LDS: considering submission consultation comments Jan-Feb 07; examination June 2007; adoption Oct 07.</p>	<p><u>Position at 31st March 2007</u> The draft SCI was submitted to the Secretary of State in October 2006 – on target against the 2006 LDS.</p> <p>Submission consultation comments were under consideration in Jan-Feb 2007, as per the 2007 LDS.</p> <p>Re-submission was required in March 2007 to ensure Regulatory compliance, but this did not affect the examination date set out in the May 2007 LDS.</p> <p><u>Current Position</u> The Ipswich Statement of Community Involvement was subject to examination in June 2007 and adopted by the Council on 11th September 2007 – on target against the 2007 LDS.</p>
<p>Core Strategy and Policies (incorporating Requirements for Residential Developments) development plan document</p> <p>Site Allocations and Policies development plan document</p> <p>IP-One Area Action Plan development plan document</p>	<p>(2006 LDS: pre-submission public participation – preferred options – Sept-Nov 2006).</p> <p>2007 LDS: Preparation for pre-submission public participation (preferred options) Jan-Aug 2007; pre-submission public participation Sept-Oct 07.</p>	<p><u>Position at 31st March 2007</u> The 2006 LDS target for pre-submission public participation was not achieved – the reasons are explained in the December 2006 AMR.</p> <p>However, at April 2007 the revised target in the 2007 LDS, to be working on preparing documents for pre-submission public participation, was being met.</p> <p><u>Current Position</u> The three Preferred Options DPDs were taken to Executive Committee on 19th November 2007, and the pre-submission public participation (preferred options consultation) took place a little later than scheduled, from Jan-March 2008. There will be a full update on the process after April 2007 in the 2008 AMR.</p>

Table 1b LDS Targets for other documents listed in the revised Local Development Scheme, May 2007

Local Development Document	Status	Key Milestones	Progress
The Northern Fringe Area Development Brief	Supplementary planning document	Pre-submission consultation June 2010 Public consultation on draft SPD January- Feb 2011 Adopt SPD June 2011	Start not scheduled until June 2010
Extending your Home	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	Start not scheduled until June 2009
Parking Standards	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	Start not scheduled until June 2009
Planning Obligations	Supplementary planning document	Pre-submission consultation June-July 2009 Public consultation on draft SPD January-Feb 2010 Adopt SPD June 2010	Start not scheduled until June 2009
The Old Norwich Road Development Brief	Supplementary planning document	Pre-submission consultation June 2010 Public consultation on draft SPD January- Feb 2011 Adopt SPD June 2011	Start not scheduled until June 2010

2.4 The tables above show that, at 31 March 2007, progress against milestones in the 2007 LDS presented a positive picture. This would be expected given that the LDS was revised towards the end of that monitoring period. Progress had slipped against the March 2006 LDS but this was acknowledged and explained in the December 2006 AMR. The Council submitted the Statement of Community Involvement (under Regulation 28) on target in October 2006 and considered the representations between January and March 2007. Early in 2007 it was realised that a background document had not been made available at the submission stage as required, and therefore the Statement of Community Involvement was re-submitted in March 2007 to ensure full compliance with the Regulations. This did not affect its adoption timetable and did help to ensure that the document was found to be 'sound' by the independent Inspector.

- 2.5 At the start of the 2006-2007 monitoring year, there were four development plan documents under preparation within the Ipswich Local Development Framework (see the December 2006 AMR). Issues and options consultation was carried out on these under Regulation 25 in June and July 2006 and again on additional sites and development control policy matters in March 2007. The May 2007 LDS reduced the number of development plan documents to three. It indicated the period of January to August 2007 as preparation for the pre-submission public participation (under Regulation 26). Work was broadly on course for this as at 31st March 2007, alongside the additional Regulation 25 consultation taking place at that time on additional sites and development control policies. Subsequently the pre-submission public participation started four months later than planned. The reasons for, and impacts of, this will be explored in detail in the 2008 AMR.
- 2.6 The Local Development Scheme (LDS) is a public statement of the local planning authority's programme for the production of local development documents. It is a three year rolling programme of work expected on those documents. It is important that the AMR flags up any changes that may be needed to the LDS, either as a result of slippage in the timetables or the results of monitoring outcomes. At the time of writing it is clear that revision to the May 2007 LDS will be needed in due course to reflect the following:
- In the latter part of 2007 progress on the development plan documents was not as fast as anticipated;
 - The Government is making changes to the process of preparing a development plan document and specifically to the submission process (through revision to the Town and Country Planning (Local Development) (England) Regulations 2004 and PPS12).
- 2.7 In the interim, it is necessary to update the public on the timetable of work. Therefore, a provisional revised timetable has been published on the Council's web site (see Appendix B) to indicate when it is likely that the next formal stage of development plan document preparation – submission stage - may take place.
- 2.8 The Government Office for the East of England has advised that any review of the LDS should await the changes to the Regulations. Given that these changes would impact on the submission process, the Council is adhering to this advice and, therefore, there is not an intention to carry out a review of the LDS before the summer of 2008.
- 2.9 Table 1b shows that the preparation of scheduled supplementary planning documents is not due to begin until 2009.

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. 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 3.53.
- 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 third 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 trends from the data.
- 3.6 Since the 2006 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 2006 to 31st March 2007.

Business Development

- 3.8 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.
- 3.9 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.

- 3.10 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.
- 3.11 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	6,749	0.5%	34	6,165
Use Class B2	0	0%	0	0
Use Class B8	590	0%	0	590

Note: square metres – gross internal floorspace – including all internal areas but excluding external walls.

- 3.12 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)

- 3.13 The total amount of employment land available for employment use across the whole of Ipswich is 61.58 hectares. This consists of 6.83 ha with planning permission, 18.43 ha on allocated land and 36.32 ha of vacant land within identified employment areas.

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

3.14 Table 3 identifies the amount of employment land (as defined within the Ipswich Local Plan 1997) that has been lost from employment use between 2006 and 2007 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 3.12 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)
2006/2007	5.73ha	0.02ha	5.71ha	5.6ha

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

This excludes applications 03/00169/FUL and 02/00242/FUL, where details of floor area are not available due to historic nature of applications.

Housing

3.15 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.

3.16 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;

3.17 Further details on many of these issues are contained within the Housing Land Availability Report 2007 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

3.18 Table 4 below sets out the three different housing targets that are relevant to Ipswich. The position remains unchanged since the last monitoring report.

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 2008	2001 to 2021 (financial year based)	15,400 (to be confirmed)	770 (to be confirmed)
Ipswich Local Development Framework	Target adoption date for each DPD*	2001 to 2021 (financial year based)	15,400 (to be confirmed)	770 (to be confirmed)
1. Core Strategy	2009			
2. IP One AAP	2010			
3. Site Allocations	2011			

* As set out in May 2007 Local Development Scheme

3.19 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))

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

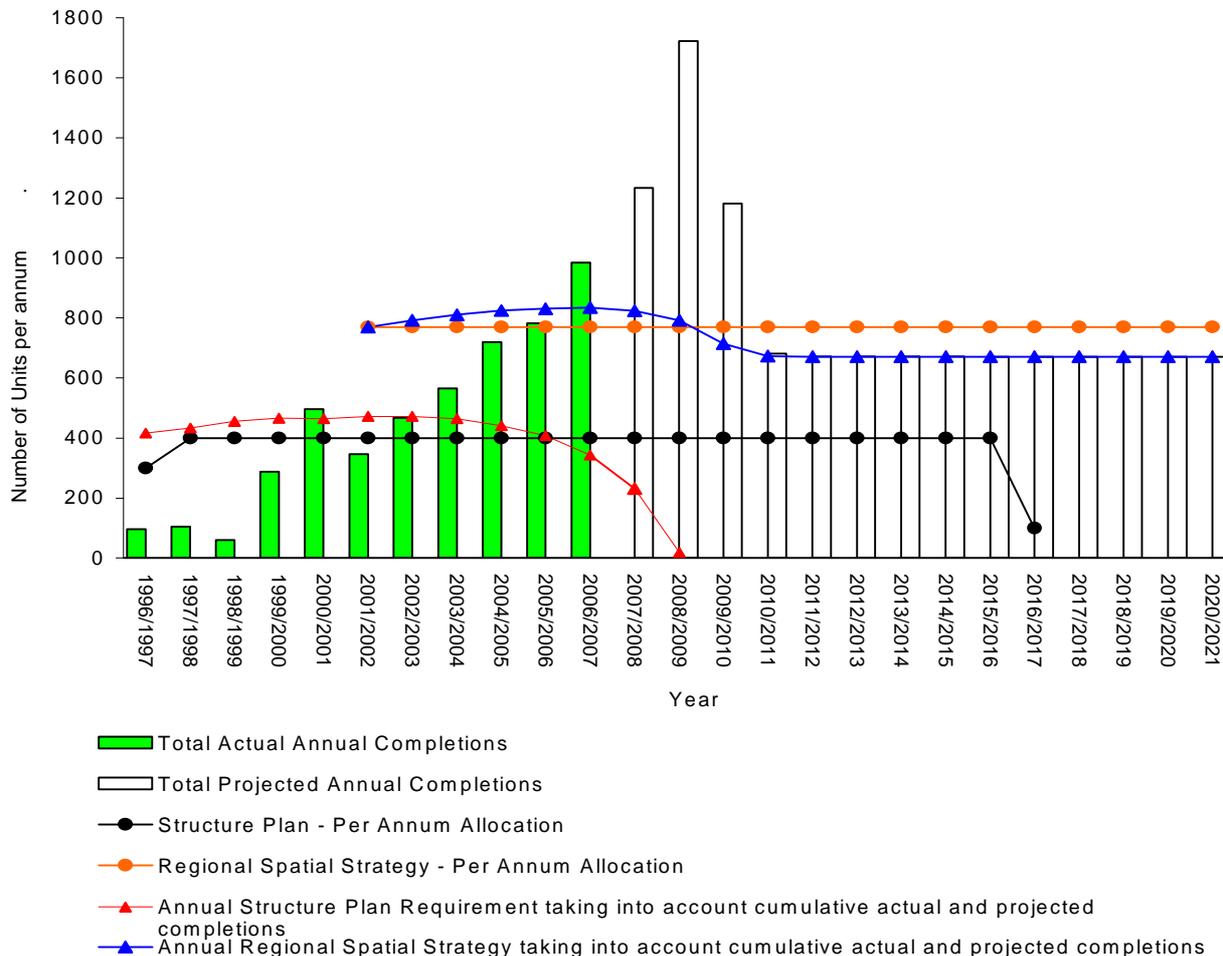
Completions 1 st April 2006 to 31 st March 2007	985
Completions July 1996 to March 2007	4912
Average completions per year July 1996 to March 2007	457
Completions April 2001 to March 2007	3868
Average completions per year April 2001 to March 2007	645

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

3.21 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:

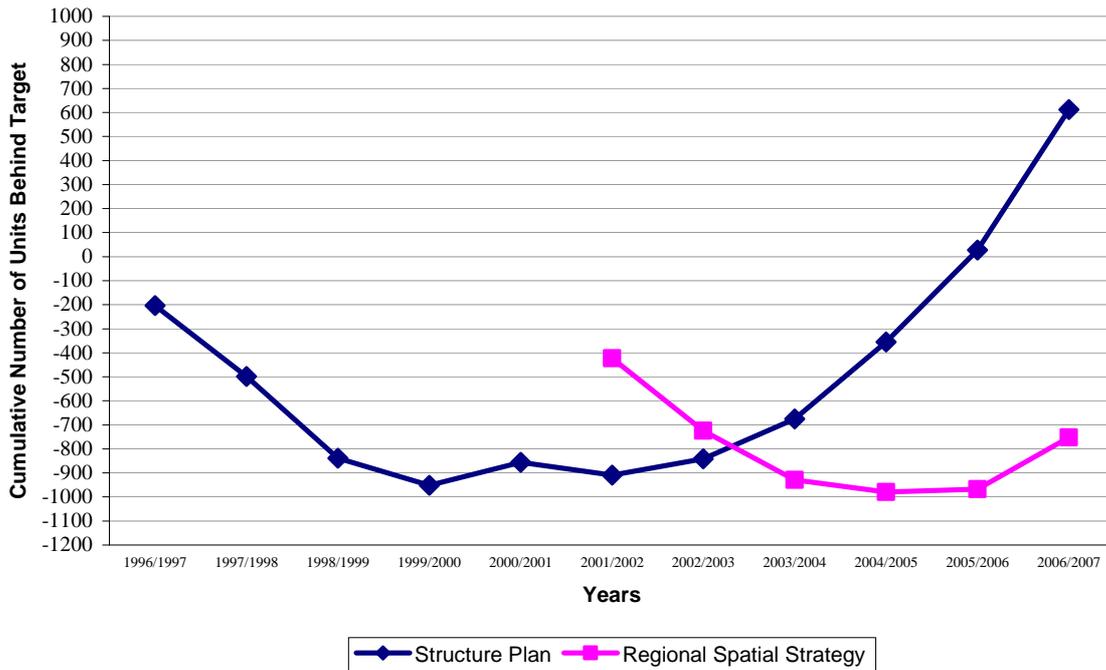
- It is anticipated that the Structure Plan overall target will be reached around 2008/2009 (i.e about seven years earlier than set out in the Structure Plan);
- In the context of the higher draft Regional Spatial Strategy target of 770 per annum, it is anticipated that it will take longer to reach the target but a trajectory is shown that achieves this. This trajectory is comparable with completion rates during 2004/5 and 2005/6. During 2006/7 total actual completions exceeded the Regional Spatial Strategy trajectory shown.

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



3.22 The projected completions in Graph 1 include sites forming part of the housing land supply (see paragraph 3.24 and also Appendix E). They also include from 2010/2011 an annual delivery rate equivalent to the residual requirement of draft Regional Spatial Strategy (ranging from 682 to 671 dwellings per annum), because the development plan documents that will implement the requirement through allocating sites for residential development are currently under preparation. Graph 2 (see next page) illustrates that Structure Plan housing target has been met. Over the past year the actual completions have increased, reducing the shortfall in meeting the Regional target, as indicated in Graph 1. This shortfall is anticipated to decrease further over the next few years.

Graph 2 - Housing Completions and Targets



3.23 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.

3.24 In terms of short term housing delivery and supply, the Housing Land Availability Report (see paragraph 3.17) highlights that as at 1 April 2007:

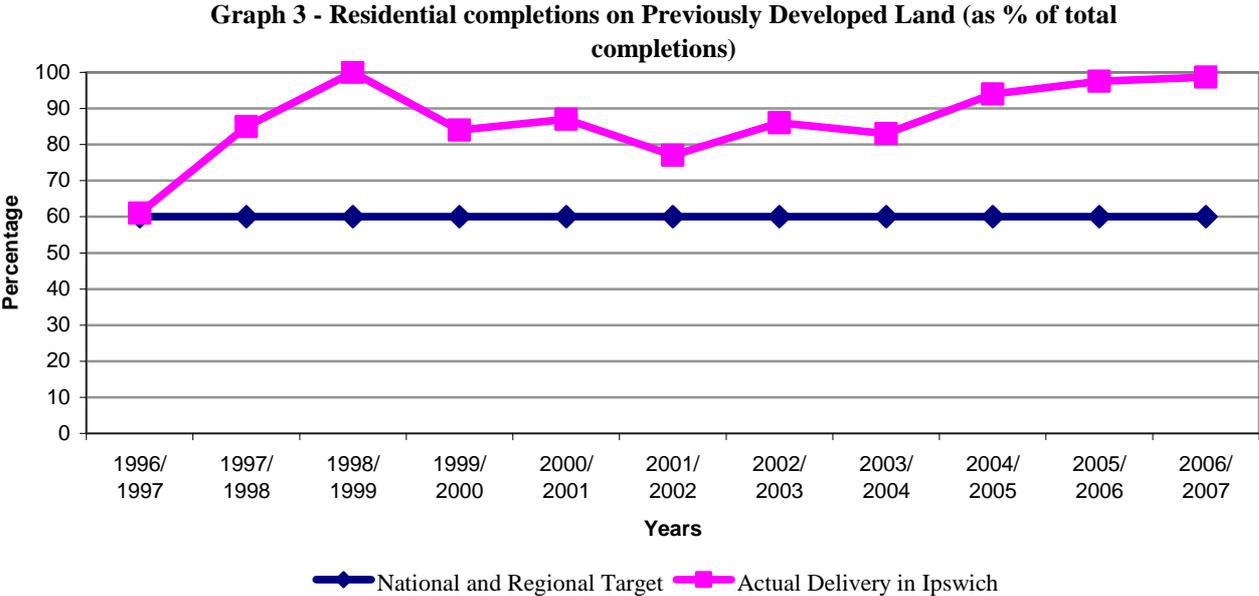
Units under construction	1,109
Units with planning permission but not yet commenced	3,585
Units covered by planning applications likely to be approved (i.e. they are agreed in principle but a Section 106 agreement is not yet completed and therefore permission has not yet been granted)	720
Total	5,414

3.25 Given the supply of 5,414 units at 1 April 2007, and based on the regional requirement of 770 per year, this currently represents a seven year housing land supply. Using a residual requirement calculation of 824 dwellings per annum over the remaining years to 2021, the supply amounts to land for over six and a half years.

3.26 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 and Appendix B of this report.

Development on Previously Developed Land (Indicator 2b)

3.27 Graph 3 shows that, at 99%, the rate of development on previously developed land far exceeds the national and regional target of 60% with the average being 90% between 1996 and 2007 and 92% between 2001 and 2007.



Densities of Completed Developments (Indicator 2c)

3.28 In the year from April 2006 to March 2007 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	5	135	31.6
Ravenswood	132	1200	37.2
Duke Street	71	380	141.8
184 Britannia Road	8	10	114.9
Croft Street/Wherstead Road	7	180	41.2
116-164 Fore Hamlet	24	24	218.2
Coral Drive/Henniker Road	13	13	51.6
Modus, Duke Street	39	377	100.3
Brickfield Close	10	10	200.0
Foxley Close	11	11	21.5
Sapphire Close	12	12	69.8
Tudor Place/Christchurch Street	51	64	196.3
Pooley's Yard, Ranelagh Road	56	71	351.5
Palmerston Road/St Helen's Street	19	32	113.9
Europa Way/Bramford Road	135	399	57.7
Yeoman Close, Yarmouth Road	41	145	172.6
Silk Street/Orchard Street	33	34	64.2
Celestion/Bull Motors, Foxhall Road	141	288	48.6
Total new build units completed in sites of equal to or greater than 10 units	808		

3.29 Out of those 808 units:

- 11 were developed at less than 30 units per hectare (2% of units);
- 285 were developed at between 30 and 50 units per hectare (35% of units);
- 512 were developed at over 50 units per hectare (63% of units).

3.30 The average net density of the 808 units is approximately 68 units per hectare.

3.31 Therefore the PPS3 standard has been exceeded and the averages suggest that the density of developments in Ipswich is high when compared with national expectations. Whilst in previous years the high density figures have been attributable to Waterfront schemes, which were generally being approved at higher densities than elsewhere in the town, this is less the case now. The figures above suggest that higher densities are being achieved across the town.

Affordable Housing Completions (Indicator 2d)

- 3.32 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. The Affordable Housing Position Statement Nov 06, applies that same standard as the First Deposit Draft Local Plan 2001.
- 3.33 The draft Regional Spatial Strategy gives priority to the provision of affordable housing to meet identified needs. The target is to ensure that some 35% of new dwelling provision is affordable.
- 3.34 The delivery of affordable units as a percentage of total housing completions is as follows for Ipswich:

	2006/2007	1996/2007	2001/2007
Ipswich	157 (16%)	922 (19%)	710 (18%)
Suffolk ¹	N/A	N/A	14%
Regional ¹	N/A	N/A	14%

⁽¹⁾ Data from the East of England Annual Monitoring Report 2006-7 published by the East of England Assembly

- 3.35 The 2006/2007 figure in Ipswich has slipped against the Ipswich averages over previous years. However, since 2000, the delivery of affordable housing in Ipswich has far exceeded 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.
- 3.36 To inform this future work the Borough Council has published a Housing Needs Study, and has commissioned a Strategic Housing Market Assessment (SHMA) to ensure a full understanding of the Ipswich housing market area. The SHMA will be reporting in the summer of 2008.

Transport

3.37 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)

3.38 The adopted 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, which sets maximum parking standards for developments. The two key documents are Planning Policy Guidance (PPG) Note 13 (Transport), specifically Annex D Maximum Parking Standards, and the Suffolk Advisory Parking Standards (First Deposit Draft Local Plan 2001, Appendix 1.

3.39 PPG13 sets maximum standards for large retail, leisure, education and office developments (within use classes A, D and B). One office (B1) development over the threshold size of 2,500 square metres that triggers the PPG13 standard was completed during the year. Table 5 below shows that the B1 development stayed well within the maximum parking standard. A second large development also took place, consisting of 2,825 square metres of storage and distribution (B8 development). The Suffolk Advisory Parking Standards impose a maximum for this type of development, which in this case was exceeded.

Table 5: Car Parking Provision in Non-Residential Developments

Development	Employment / Leisure or Retail	PPG13 / Suffolk maximum exceeded	70% of PPG13 / Suffolk maximum exceeded	Actual provision
Land to the north of West Road, Ransomes Europark	Employment (B1) 3,340 sq m	112 spaces no	78 spaces no	29 spaces
Land to the north of West Road, Ransomes Europark	Employment (B8) 2,825 sq m	22 spaces yes	16 spaces yes	100 spaces

Note: Thresholds for completed developments vary but are based on gross internal floor space.

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

3.40 The Guide sets out a specific set of services against which to measure residential proximity. For this indicator, the assessment is made for the 808 units within major residential developments that were completed during the year 2006/2007 (i.e. the same units as outlined in paragraph 3.30).

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	5	✓	✓	✓	✓	✓	✓
Ravenswood	132	✓	✓	✓	✓	✓	✓
Duke Street	71	✓	✓	✓	✓	✓	✓
184 Britannia Road	8	Not walk	✓	✓	✓	✓	✓
Croft Street/Wherstead Rd	7	Not walk	✓	✓	✓	✓	✓
116-164 Fore Hamlet	24	✓	✓	✓	✓	✓	✓
Coral Drive/Henniker Road	13	Not walk	✓	✓	✓	✓	✓
Modus, Duke Street	39	✓	✓	✓	✓	✓	✓
Brickfield Close	10	Not walk	✓	✓	✓	✓	✓
Foxley Close	11	✓	✓	✓	✓	✓	✓
Sapphire Close	12	Not walk	✓	✓	✓	✓	✓
Tudor Place/Christchurch Street	51	✓	✓	✓	✓	✓	✓
Pooley's Yard, Ranelagh Road	56	Not walk	✓	✓	✓	✓	✓
Palmerston Road/St Helen's Street	19	✓	✓	✓	✓	✓	✓
Europa Way/Bramford Rd	135	Not walk	✓	✓	✓	✓	✓
Yeoman Cl, Yarmouth Rd	41	Not walk	✓	✓	✓	✓	✓
Silk Street/Orchard Street	33	✓	✓	✓	✓	✓	✓
Celestion/Bull Motors, Foxhall Rd	141	✓	✓	✓	✓	✓	✓
Number of the 808 units within 30 minutes of service by foot or bus	-	808 (of which 526 also in 30 min walk distance)	808	808	808	808	808

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)

5 All above with ✓ are within 30 minutes walk distance, those shown with Not Walk lie outside 30minute walk buffer. It is assumed that all sites are also within 30 minutes bus journey.

3.41 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, they 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 on foot within the set time period from all the sites. This is because it is a 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.

Local Services

- 3.42 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)

- 3.43 Table 7 provides the relevant information on completed retail, office and leisure development. The business development took place at Ransomes Europark, a large employment area on the edge of Ipswich. The retail development took place at a local centre adjacent to Nacton Road (application ref: 03/00252/FUL).

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	NA	NA
Retail (net)	A1 or A2	1,345	0
Office	B1(a)	3,340	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). NA means data not available.

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

- 3.44 Christchurch Park has been put forward for Green Flag status and will be judged in May 2008. To date however, the amount of open space eligible for Green Flag award is 0 ha, and the percentage is 0%.
- 3.45 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. An open space, sport and recreation audit and needs assessment is being prepared and will assist in providing data on the level of publicly accessible open space. This will be available in next years AMR.

Flood Protection and Water Quality (Indicator 7)

- 3.46 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. On the 25th March 2008, the Environment Agency announced that the 1st phase of funding for a £40million-plus solution to Ipswich's flood defence has been secured. A tidal surge barrier across the River Orwell is the main part of the proposal put forward by the Ipswich Flood Defence Management Strategy. The barrier will be constructed across the New Cut, opposite the Island site, once further funding has been secured, and is expected to be in operation in early 2012. This will enable the Environment Agency to safeguard the town from a one in 300 chance of flooding in any one year due to a tidal surge. A further update on the work will be provided in the next AMR.
- 3.47 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.

3.48 The Environment Agency was advised of 80 applications in Ipswich where flood risk or water quality was an issue. Of these, 50 were approved, 6 refused, 21 withdrawn and on 3 no further action was taken. One application was approved contrary to the Environment Agency's advice. Their objection was dealt with through agreeing a suitable condition to impose on the planning permission, however, the Agency chose not to withdraw the original objection.

Biodiversity

3.49 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))

3.50 Unfortunately there is still 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))

3.51 Appendix G gives a comparison between the changes in area designation from 1 April 2005 to 31 March 2006. Unfortunately we are unable to update this indicator for April 2007.

Renewable Energy Capacity Installed by Type (Indicator 9)

3.52 There was no recorded renewable energy capacity installed in the monitoring year. To monitor this indicator we sought to identify planning approvals in the monitoring year, which were subject of planning conditions either requiring implementation in accordance with or the submission of a detailed Building Research Establishment Environmental Assessment Method (BREEAM) Design Stage Assessment and Certification, 10% local renewable or low energy credit. We will continue to monitor applications, which were the subject of these conditions with the aim of identifying a renewable energy saving by energy type in megawatts.

Regional and Local Indicators

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

3.54 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 2006-March 2007. We do not have details of changes of occupancy over this period, however generally on the site there is very little movement.
- Henniker Road: a permanent, privately owned site. It has 2 pitches. We do not have details of changes of occupancy over the monitoring year.

We are not aware of any transit sites in Ipswich.

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

- We do not have details of roadside encampments during the monitoring period.
- 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 2006 and March 2007. There were no unimplemented permissions outstanding at 31st March 2007.

(iv) Progress on work to assess the housing needs of Gypsies and Travellers.

In partnership with five other Suffolk authorities, Ipswich Borough Council commissioned a joint Gypsy and Traveller Accommodation Assessment in July 2006. The study reported in May 2007 and identified a need in Ipswich for one to three additional residential pitches and ten transit pitches. In 2006 the East of England Regional Assembly started a single issue review of the emerging East of England Plan to address the accommodation needs of the Gypsy and Traveller Communities in the East of England. In mid 2007 issues and options were consulted upon. Ipswich Borough Council responded using findings from the local study. The submission stage of the single issue review will be covered in the 2008 AMR.

(v) The use and performance of existing development plan policies on this issue.

The 1997 Adopted Local Plan remains the key determinant of planning applications in accordance with Section 38(6) of the Planning and Compulsory Purchase Act. The 2006 AMR set out Local plan policies in relation to Gypsies and Travellers. Over the 2006-2007 monitoring year there were no planning applications for new or expanded gypsy and traveller sites. The 2008 AMR will provide an update on how LDF work and the RSS single issue review are taking the policy framework forward.

Data sources used were:

- a) Information provided by Mell Robinson: Site Officer, West Meadows site.
- b) GTAA May 2007 (IBC).

Air Quality

3.55 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. We are still working on ways to monitor planning applications where air quality was a material consideration. This will be incorporated this into next year's AMR.

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

- 4.1 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.
- 4.2 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” until September 2007 to allow a smooth transition to a Local Development Framework.
- 4.3 Ipswich Borough Council applied to save certain adopted Local Plan policies beyond September 2007 under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act. The Secretary of State issued a Direction to extend the saved period of the policies on 14th September 2007. It is the Secretary of State’s expectation that the policies will be replaced promptly and by fewer policies. The Local Development Scheme details the development plan documents that Ipswich Borough Council is currently preparing to replace the saved policies. In replacing saved policies, councils are exhorted to make maximum use of national and regional policy. In the meantime, the saved policies should be read in the context of other material considerations, which could include new national policy or new evidence. Appendix F indicates where the Council anticipates adopted Local Plan policies being replaced by new development plan document policies in due course.
- 4.4 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.
- 4.5 Ongoing monitoring of key saved adopted Local Plan policies about delivering development shows that:
- 985 dwellings were completed between April 2006 and March 2007, of which 600 were flats and 285 were houses. 157 were affordable units (flats or houses) (Local Plan policies H1, H9 and H10);
 - At 1st April 2007, land was available for 5,606 housing units. Using the Regional Spatial Strategy completion rate of 770 units per year this demonstrates that Ipswich has more than a seven year housing supply (Local Plan policy H2).

Housing Supply

Units under construction	1,109
Units with planning permission but not yet commenced	3,585
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)	720
Units remaining on adopted Local Plan housing allocations	192
Total	5,606

- At 31st March 2007, 6 Local Plan housing allocation sites had been completed, 11 were under construction and 3 remained available.

Status of adopted Local Plan Housing Allocations at 31st March 2007

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	6	7	1
WD5	4	0	2	2
WD7	1	0	1	0
Total	20	6	11	3

- A total of 71.02 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, 6.83 ha has planning permission and 36.32 ha remains available as vacant land within employment areas.
- 147 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). For next year's AMR the non saved policies will be shown struck through on the table. Policies not used by Development Control are shown in bold.

Local Plan Policies referred to in Planning and Development Committee reports

Policy	Frequency						
BE01	322	CF06	0	NE10	79	S08	5
BE02	237	CF07	1	NE11	27	S09	0
BE03	6	CF08	13	NE12	2	S10	1
BE04	5	CF09	2	NE13	0	S11	1
BE05	0	CF10	0	NE14	1	S12	0
BE06	43	CF11	1	NE15	7	S13	0
BE07	108	EMP01	6	NE16	4	S14	0
BE08	420	EMP02	19	NE17	0	S15	3
BE09	96	EMP03	19	NE18	0	S16	6
BE10	8	EMP04	5	NE19	3	S17	2
BE11	5	EMP05	0	NE20	32	S18	16
BE12	0	EMP06	6	NE21	18	S19	2
BE13	12	EMP07	0	NE22	20	S20	10
BE14	2	EMP08	5	NE23	35	S21	5
BE15	6	EMP09	4	NE24	0	S22	5
BE16	7	EMP10	27	NE25	2	T01	18
BE17	12	EMP11	5	NE26	0	T02	2
BE18	4	EMP12	0	NE27	0	T03	1
BE19	10	EMP13	1	RL01	0	T04	3
BE20	13	H01	1	RL02	0	T05	0
BE21	1	H02	2	RL03	0	T06	0
BE22	3	H03	1	RL04	2	T07	0
BE23	42	H04	3	RL05	1	T08	7
BE24	5	H05	2	RL06	11	T09	2
BE25	6	H06	8	RL07	1	T10	21
BE26	26	H07	14	RL08	0	T11	5
BE27	17	H08	0	RL09	3	T12	2
BE28	0	H09	2	RL10	2	T13	6
BE29	28	H10	13	RL11	1	T14	1
BE30	2	H11	1	RL12	10	T15	3
BE31	2	H12	0	RL13	0	T16	14
BE32	1	H13	0	RL14	0	T17	0
BE33	38	H14	0	RL15	0	T18	0
BE34	54	H15	2	RL16	0	T19	0
BE35	5	H16	1	RL17	6	T20	33
BE36	1	H17	5	RL18	0	T21	0
BE37	15	H18	1	RL19	0	WD01	2
BE38	11	H19	16	RL20	0	WD02	0
BE39	3	H20	0	RL21	0	WD03	2
BE40	26	H21	0	RL22	0	WD05	1
BE41	17	INF1	3	RL23	1	WD06	0
BE42	3	INF2	9	RL24	0	WD08	1
BE43	0	INF3	3	RL25	0	WD11	1
BE44	0	NE01	5	RL26	1	WD12	0
BE45	0	NE02	1	RL27	0	WD14	1
BE46	27	NE03	9	S01	1	WD15	0
BE47	23	NE04	10	S02	2	WD17	1
CF01	17	NE05	1	S03	3	WD18	2
CF02	4	NE06	31	S04	4	WD19	1
CF03	2	NE07	0	S05	1	WD20	0
CF04	1	NE08	2	S06	0	WD21	0
CF05	0	NE09	17	S07	0	Total	2439

Policies not used highlighted in bold

- 4.6 The above demonstrates how the saved Local Plan policies have continued to effectively deliver key development between 1st April 2006 and 31st March 2007. It also indicates that the Plan's development control and protective policies are still being used where appropriate to the applications received.
- 4.7 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.
- 4.8 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):
- PPG8 Telecommunications (2001)
 - PPG13 Transport (2001)
 - PPG17 Open Space, Sport and Recreation Facilities (2002)
 - PPS1 Delivering Sustainable Development (2005)
 - Supplement to PPS1- Planning and Climate Change (2007)
 - PPS3 Housing (2006)
 - PPS6 Planning for Town Centres (2005)
 - PPS7 Sustainable Development in Rural Areas (2004)
 - PPS9 Biodiversity and Geological Conservation (2005)
 - PPS12 Local Development Frameworks (2004)
 - PPS22 Renewable Energy (2004)
 - PPS23 Planning and Pollution Control (2004)
 - PPS25 Development and Flood Risk (2006)
- 4.9 These are material considerations in development control decisions used alongside the saved Local Plan policies where appropriate. They will be fully taken into account in preparing new development plan documents.

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 2008.

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

6.1 The list of key issues that have been highlighted by monitoring and the regional planning process and which will need to be addressed within new planning policy documents remains unchanged from previous AMRs:

- 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 supplement to PPS1 on climate change.

6.2 These will be explored as the new development plan documents are produced so 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 2007/2008 AMR

7.1 This section remains largely unchanged since the 2006 AMR. 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 Sustainable Community Strategy and Transforming Ipswich;
- To ensure that the requirements of the Strategic Environmental Assessment Directive, the Habitats 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 third AMR for Ipswich and it has advanced considerably in terms of developing a more comprehensive monitoring framework. However, there are still gaps in the monitoring data that need to be filled.
- 8.2 Some key actions emerge from the various sections, in addition to those outlined in Section 7 above.
- 8.3 Section 2 reports on progress against milestones in the Ipswich revised Local Development Scheme, May 2007. Whilst progress to the end of March 2006 was good, progress later in 2007 did slow down. This will be explored further in the 2008 AMR covering April 2007 to March 2008. However, it is useful to flag up now the fact that the slower than expected progress, the need to keep the programme of local development documents under review to ensure it meets the borough's needs, and the expectation of revised Regulations that will change the submission process all point to the need to review the Ipswich Local Development Scheme later in 2008.
- 8.4 A provisional timetable has been provided in Appendix B and this puts back submission of three development plan documents from September/October 2008 to February/March 2009. Nevertheless, 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, currently the regional target for development taking place on previously developed land is being exceeded. 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 the subject of ongoing discussion with Development Control.
- 8.6 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 Throughout the AMR, reference has been made to the Council's evidence base to inform development plan document preparation. Good progress has been made in gathering evidence. The local Gypsy and Traveller Accommodation Assessment has been completed. Three key studies are currently nearing completion: the Strategic Flood Risk Assessment, the Open Space, Sport and Recreation Study and the Urban Capacity Study. The main gap remaining is for an employment land review to further develop the work done through the Haven Gateway Employment Land Study. There is also a need for research into how we would calculate a planning tariff and for work to address the need for a Strategic Housing Land Availability Assessment.
- 8.8 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 (Core Strategy and Policies). The Council published an interim Position Statement on affordable housing (November 2006) to ensure that affordable housing provision continues to meet need. This will need to be kept under review.

8.9 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 2008. 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 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 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 May 2007	Provisional Timetable 2008
Preferred options consultation (Regulation 26)	September – November 2007	Jan – March 2008
Submission of draft development plan document to the Government and 6 week consultation (Regulation 28)*	September – October 2008	Feb-March 2009
Independent examination	May 2009 (Core Strategy)	October 2009 (Core Strategy)
Receive Inspector’s binding report	October 2009 (Core Strategy)	March 2010 (Core Strategy)
Document modified and adopted accordingly	December 2009 (Core Strategy)	May 2010 (Core Strategy)

*This would be affected by changes to the Regulations.

Please note that a revised Local Development Scheme to be prepared in the summer of 2008 will provide a detailed revised timetable for the preparation of each of the three planned development plan documents.

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))
No.	Indicator Description	
1a	Amount of floorspace developed for employment by type	12
1b	Amount of floorspace developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework	12
1c	Percentage of 1a, by type, which is on previously developed land	12
1d	Employment land available by type	12
1e	Losses of employment land in (i) employment / regeneration areas and (ii) local authority area	13
1f	Amount of employment land lost to development	13
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
2a (ii)	Housing trajectory showing net additional dwellings in the current year	16
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	16
2a (iv)	Housing trajectory showing the annual net additional dwelling requirement	16
2a (v)	Housing trajectory showing annual average number of additional dwellings needed to meet overall housing requirements, having regard to previous years' performances	16
2b	Percentage of new and converted dwellings on previously developed land	18
2c (i)	Percentage of new dwellings completed at less than 30 dwellings per hectare	19
2c (ii)	Percentage of new dwellings completed at between 30 and 50 dwellings per hectare	19
2c (iii)	Percentage of new dwellings completed at above 50 dwellings per hectare	19
2d	Affordable housing completions	20
3a	Percentage of completed non-residential development complying with car parking standards set out in the local development framework	21
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	22
4a	Amount of completed retail, office and leisure development	23
4b	Percentage of completed retail, office, leisure development in town centres	23
4c	Percentage of eligible open spaces managed to green flag award standard	23
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	23-24
8(i)	Changes in areas and populations of biodiversity importance, including change in priority species and habitats (by type)	24
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	24
9	Renewable energy capacity installed by type	24

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

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Appendix E: Sites Data to Support the Housing Trajectory (Graph 1, page 16)

	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	64	62	62	62	62	62	62	62	62	62	62	62	62	62	62	1241
Large scale unidentified windfalls	125	156	200	207	179	292	359	556	383	202	260	349	470	514	609	609	609	609	609	609	7906
Strategic Site																					0
6.1 - Ravenswood*	60	226	146	182	84	148		80	100	17											1043
6.3 - Bramford Road*	110	35			70	41	34														290
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		39	150	226	38												494
5.10 - Great Whip Street# (5.13*)			29					7		75	150	126									387
5.11 - Star Lane*			36																		36
6.2 - Birkfield Drive*			9	2																	11
5.7 - Shed No 7#			43	72	194	71															380
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	51															67
6.3 - Eastway Business Park#					16	109	100	83	50	88	80										526
5.1 - Fore Street#					34																34
6.10 - Foxhall Road#					2	141	119	26													288
6.15 - St Helen's St#					13	19															32
6.6 - Croft Street#						7	140	33													180
6.12 - St George's St#								19	19												38
6.15 - Vermont Crescent*							5														5
6.13 - Hayhill Road area#								50	75	29											154
5.4 - Northern Quays West#						3	100	430	276	134											943
5.8 - South of Patteson Road#									14	75	120	135	140	96							580
5.11 - Bath Street#							150	150	164												464
																					0
Past Completions	347	468	566	720	782	985															3868
Projected Completions							1233	1722	1181	682	672	672	672	672	671	671	671	671	671	671	15400
Cumulative Completions	347	815	1381	2101	2883	3868	5101	6823	8004	8686	9358	10030	10702	11374	12045	12716	13387	14058	14729	15400	

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 overleaf)**

	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
Devearoux 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		8															10
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	56															71

Europa Way (unallocated area)										30	82	30									142	
Europa Way								20														20
Fonnereau Road								10														10
Foxhall Road							13															13
Norwich Road								11														11
Old Foundry Road								11														11
Queen Street									12													12
Ranelagh Road							87	157	129													373
Spring Road									24													24
St Helen's Street								13														13
Upper Orwell Street								12														12
Wherstead Road							11															11
Woodbridge Road									34													34
Total	125	156	200	207	179	292	357	554	381	30	82	30	0	0	0	0	0	0	0	0	0	2593

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 Core Core Site Both Core Site Core 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 Core Not included Both Core Not Included Core Core 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 Core Core Both Core 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.

Appendix G: Changes in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

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.